

## BCCA Spring Newsletter 2021

The last year has been stressful but 2021 has the promise of better times if not a return some version of normal. Whereas, 2020 was a time to hunker down and weather the storm of Covid 19, 2021 looks much brighter. This year's Annual Meeting is taking a step forward; it will be a hybrid meeting. The meeting portion will be on Zoom but the election will be held under the canopies of specified buildings. Of course, masks and social distancing will be required. Hopefully, next year we can resume an in-person meeting/election.

Over the last year BCCA has accomplished many tasks. The listing that follows is a brief overview:

- With all lobbies brought up to PR firecode, BCCA is moving closer to meeting the second firecode goal of updating the residential hallways. To date 10 buildings have been completed and the remaining four will be done in 2022.
- Both check and gate valves will be replaced in our Lift Station this summer.
- Storm sewers, sidewalk squares and curbing will be replaced as necessary this summer.
- The HVAC drip pan replacement project will resume with approximately 1/3 completed.
- Three canopy roofs have been replaced as part of a multiyear maintenance project with another three scheduled for this summer (2400 Archbury, 400 Thames & 2300 Windsor).
- The areas behind 500 Thames and 600 Thames were paved.
- A new energy efficient furnace was installed at 2400 Windsor.
- Grounds work this last year included tree removal/planting, sodding, mulching and ornamental flower planting.
- Our maintenance staff aerated, overseeded and fertilized our lawns last fall.

Next year:

- The continuation of our annual maintenance projects; paving, landscaping HVAC etc.
- The continuation of our multi-year projects; residential hallways at 401 Ascot, 300 Thames, 2500 Archbury and 2600 Windsor, canopy roofs at 2400 Archbury, 400 Thames and 2300 Windsor and drip pan replacement across the complex.

Please stay safe & healthy

Marianne Sachs, President BCCA