

Memo on AC replacement

May 13 2019

By Kaz

One Unit owner replaced her AC (Air Conditioner unit). The replacement involved a large size crane and required other residents' cooperation to vacate their parking spots. I am typing up this memo to provide information useful for other residents.

The owner shopped around for a new AC and installment service. This seems very important, as the final cost was a lot less than the first estimate from a different company. The AC vender/contractor contacted a crane company and included the rental fee (\$650) in the bill.

The contractor gave the owners the time window of 9:30AM to 10:30AM.

The owner does not live in the unit currently. I helped her contact her neighbors one week prior to the day. We contacted five residents by leaving fliers on their cars, but we received support from a liaison resident too (we needed her help too as one of the spots was hers). See a list of liaison residents at:

<http://ffhcondos.com/liaisons>

The five neighbors responded very kindly. I put my email address in the flier and I quickly heard back from some of the residents. I bumped into some of the neighbors while walking my dog and I asked them about the arrangement. As a back-up, I offered my parking spot on the other side of the road for temporal use, but no one had to use it. The owner also knocked the doors one day prior to the date for a final chat.

We correctly guessed we would need five spots. We debated if one on the other side of the island block was necessary, but we did not pursue. This was fine as the crane did not utilize the space on the other side of the island block. The photo below shows that the contractor used one spot to park their truck

and used four remaining spots to park the crane.



The crane came and parked itself almost parallel to the building. As mentioned, the crane used the four parking spots to hold itself. The photo also shows, if even one car had been left, this wouldn't have happened during the given time range (Thank you!).



They also worked on inside the utility room prior to all this (and after).



Lessons learned

1. Shopping is important as the price varies by contractor.
2. One week was good enough to start contacting neighbors (but it is possible some residents may go away for a vacation and may be out of reach).
3. A combination of emails, phone calls and in-person contacts with residents are most likely necessary.
4. In this case, we needed five spots all together (one for the company truck and four others for the crane itself).
5. We didn't need to contact the spot on the other side of the island block.

Questions:

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