

Here is the text of the *thevaux.com*'s former Maintenance page . . .
(The links are inoperative.)

MAINTENANCE is an ongoing feature of life @ The Vaux, because our buildings, like all large and complex structures, have many moving parts — and now and then parts fail ...

PROPOSED REPAIRS ...

Victaulic Pipe Couplings & Valves — Efforts are underway to replace The Vaux's deteriorating pipe couplings.

- Click here to view the Board's informational letter . . .
- And click here for a note from Charter Construction . . .

Raleigh Water Feature — A contractor to repair, refinish, and seal the waterfall and pools has started the upgrade process. Completion awaits a reliable string of good weather days. This is Portland, so that may be a while yet.

COMPLETED REPAIRS ...

Garage Gate — Failing hinges were replaced on 09/02/14.

- Click here for the gate repair notice in PDF form...

Courtyard Drains — Drains in our courtyard were successfully connected to the proper pipes in 08/14.

Savier Building Boiler — As of late March 2012, one of three water boilers in the Savier Building has started to leak. Although the leak is small, if a second boiler should fail, the result would be the loss of all hot water to the building — so repairs are urgent. In fact, work is already underway to replace it. This is unscheduled maintenance, and the bill, possibly as much as \$9000, demonstrates why we maintain a hefty contingency fund!

Raleigh Elevator Number 1 — Over the weekend of March 23rd 2012, this elevator was down for repairs. Downtime extended into Monday when the proper replacement part proved hard to come by. Service was restored by Tuesday morning, March 27.

Compressor Switches & Protective Caps — In November 2011 it was discovered that birds have pecked and destroyed the rubber caps on the reset switches of 69 rooftop air-conditioning compressors. Although the compressors belong to individual units, American Heating is repairing these switches all at once, and then installing heavy-duty PVC caps to prevent further animal vandalism. The cost for repairs will be billed to each affected owner, and the new caps will be paid for by the Owners' Association.

Raleigh Water Feature — In mid-October 2011, in two separate incidents, some unknown person or persons removed the drain strainer and dropped a large number of rocks down the drain tube, blocking its operation. Plumbers were called, and \$2000 worth of repairs were made. Drains on both water features have now been secured. This is criminal vandalism. If any resident has knowledge that can shed light on this incident, please contact CMI. Meanwhile, please be on the alert for any activities that might further harm our condominiums.