



ASR
COMPANIES

Manor Homes – Project FAQs

Important information regarding upcoming construction activities

The following Frequently Asked Questions outline key details of the upcoming project, including timelines, resident responsibilities, and anticipated impacts. Please review this information carefully to ensure proper preparation and minimize disruptions.

Project Timeline

When will the project begin?

Work is scheduled to commence on **[Insert Date]**. This date may shift depending on weather conditions or other unforeseen circumstances.

Is there a schedule available?

A preliminary schedule has been developed. As the project progresses, a rolling two-week “look-ahead” will be distributed to provide updated timelines. This helps account for weather, inspection schedules, change orders, or faster-than-expected progress.

Resident Preparations

Do I need to clear my patio or deck?

Yes. All personal items—such as grills, furniture, plants, or other belongings—must be removed from your patio or deck before work begins on your unit. Unit-specific start dates will be provided so you have adequate time to prepare. ASR will not be responsible for any damage to belongings left in the work area.

Do I need to prepare the inside of my home?

Yes. Because some work can cause vibration, please remove or secure fragile or valuable items from walls, ceilings, and shelves.

Construction Impact

What are the working hours?

Construction activities will typically occur Monday through Friday between 8:00 AM and 6:00 PM. Crews may arrive earlier or remain later for setup and cleanup.

How long will my patio work take to complete?

Baseline repairs for patios are expected to take up to four weeks per unit.



ASR
COMPANIES



info@asrcompanies.com



www.asrcompanies.com

8530 Concord Center Drive, Ste 200 | Englewood, CO



ASR
COMPANIES

Will work be performed on holidays?

No work will be performed on the following holidays:

- Labor Day
- Thanksgiving Day and the following day
- Christmas Eve and Christmas Day
- New Year's Day

Access & Safety

How will workers access my home or patio?

For patio work, access will be gained through lifts, ladders, or scaffolding, and temporary safety rails will be installed at deck doors. Please note that certain areas may be temporarily blocked off—vehicles will need to be moved before work begins.

Can I enter work areas during construction?

No. For your safety, do not enter any areas that are coned off, taped off, fenced, or otherwise marked as restricted.

What if I have a pet?

Pets must remain indoors while crews are working on your home. They are not permitted on decks or in work zones until the project is fully complete and the area is reopened for use.

Additional Considerations

Should I expect any odors, noise, or vibrations?

Yes. Activities such as grinding, gluing, sanding, and painting work may create temporary odors, noise, and vibration. While crews will take reasonable steps to minimize disruptions, some impact is unavoidable.

Will dumpsters or portable toilets be on site?

Yes. Dumpsters and portable toilets will be placed in designated areas on the property for the duration of the project.

Will the worksite be cleaned?

Yes. Work areas will be cleaned daily following completion of work.



ASR
COMPANIES



info@asrcompanies.com



www.asrcompanies.com

8530 Concord Center Drive, Ste 200 | Englewood, CO



ASR
COMPANIES

For additional questions or project updates, please contact:

- Chris Chronister – Project Manager | 303-589-5487 | cchronister@asrcompanies.com
- [INSERT] – Project Superintendent | 123.456.7890 | lastname@asrcompanies.com
- ASR Main Office – 303-991-6600
- ASR Emergency Line (Life-Threatening only, after hours or weekends) – 303-325-7315

Before Work Begins – Homeowner Checklist

To help the project run smoothly and protect your property, please complete the following steps before your unit's scheduled start date:

- ☐ Clear patios and decks – Remove grills, furniture, plants, and any other personal belongings.
- ☐ Protect the inside of your home – Take valuables or fragile items off walls, ceilings, and shelves to avoid damage from vibration.
- ☐ Secure personal property – Ensure items in or around your home are protected from dust, debris, or possible impact.
- ☐ Relocate vehicles if needed – Move cars from driveways, cul-de-sacs, or other designated work zones before work begins.
- ☐ Keep pets and children safe – Ensure they remain indoors and away from all construction areas.
- ☐ Avoid restricted areas – Do not enter spaces marked with cones, caution tape, fencing, or containment barriers.
- ☐ Note your start date – Watch for your unit-specific notice and prepare accordingly.
- ☐ Direct questions to the project team – Contact your management team, Project Manager, or Superintendent (listed above) rather than stopping workers on site.



ASR
COMPANIES



info@asrcompanies.com



www.asrcompanies.com

8530 Concord Center Drive, Ste 200 | Englewood, CO