



BEVERLY OAKS

Homeowners Association

May 20, 2009

Notes:

Spoke to Henry Lumen (President) and he will come out to inspect the west wall which is slowly rolling over.

Lumen informs me that “poured in place” 6 inch thick concrete wall with a texture liner (the device that creates the “brick” look) runs about \$85 a linear foot for the wall, and \$17-\$25 per linear foot for the foundation. The installation is 1,126 linear feet. When asked why such an elaborate wall was used for an alleyway, Lumen speculated that this is a screen while required by the city to separate residential property from commercial property – this is common across the complex.

Concrete Wall

809 Lavon Drive
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972.494.1206
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henryl@concretewalls.net

Dave O’Brien at **Garland Concrete** (972-276-9584) estimated that their firm could pour the wall for \$100-\$150 per linear foot up (not including foundation). O’Brien suggested that there’s likely a foundation problem causing the role. O’Brien recommended Concrete Wall as a more economical alternative. O’Brien also suggested that if we were looking at a complete wall replacement we might well look at prefab panels. He cautioned however, that many of the companies putting in prefab panels cut corners are not putting an adequate foundations, and these walls don’t last. He suggested that if we go this route to pay strict attention to the foundation planning.

John Link at Anderson Paving (972-444-8225) inspected the site on May 15 and was not able to offer a quotation. He recommended contacting Garland Concrete.

Jim Coulter at **Master Construction** (214-748-5611) inspected the site on May 12, but could not provide a repair estimate without structural analysis. He believes from looking at the situation as the dealership parking lot was poured on top of the footer of the wall and is causing it to sink on one side. To further understand this, they would have to cut into the foundation.

From: randyranew@aol.com
Subject: **WALL MEASUREMENTS**
Date: April 23, 2009 3:08:26 PM CDT
To: robertbauer@casebauer.com
Cc: precisionproperty@hotmail.com, brendamadison@live.com, rzla222@yahoo.com, sewing1999@yahoo.com

I have measured the walls of our community and they are as follows:

WALL SHARED WITH CHIVAS APTS

Small section of wall that runs parallel to our main entrance behind the first single unit home on the left 153 ft long by 7 ft tall (avg height)

Long section behind Wilshire Drive homes 381 ft by 6 ft tall (avg height)

ALLEY WALLS

563 ft by 6 ft one side, both sides equal 1126 ft by 6 ft

I checked the electrical connections for the lighted exit sign and flood light and found that there is no electrical meter. It looks like the electric company removed it because there is a blank panel put in its place. Whether there is service to the panel or not I do not know, but will check it with my meter this weekend.

THANKS,
RANDY

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