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## **President's Message: Spring into action with IREM**

April 04, 2025 - Owners Developers & Managers

What a long, wet, and windy winter it has been but (cue the trumpets!) spring is here.

Owners and property managers are well aware of the damage that a severe season, marked by exceptionally strong winds, can inflict on their residential and/or commercial properties.

The current seasonal transition can be challenging, with increased costs and budget impacts resulting from property damage. The price to repair roofing and siding is going through the roof. Ditto the expense to remove fallen branches and repair damaged landscaping. But cost aside – you can't place a price on safety.

I may be “preaching to the choir” but here are a few tried and true steps to help mitigate the costs associated with winter cleanup and repairs.

Conduct an assessment. Determine which issues have the most significant impact on safety, operations and resident satisfaction. Rank problems based on urgency and potential consequences if not addressed.

Check for missing shingles. Clean out gutters to prevent water damage from spring rains. Look for foundation cracks. Check pipes for signs of leakage or freeze damage. Remove fallen branches and debris from lawns, flower beds, and walkways. Service HVAC systems and give the AC system a test run. And don't forget to check for early signs of pests and take preventive measures now to avoid problems in the summer.

Keep tenants informed about plans and progress. Regular communication with tenants is important. Provide updates on the status of repairs and maintenance, including timelines and potential disruptions.

By taking these steps, property owners and managers can more effectively mitigate costs and ensure their properties are well-maintained as we advance into the warm weather months.

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