



COVID 19 CURRENT UPDATE

-Terri May

Management and the Board of Managers continue to monitor the situation and adapt to the changes as needed. We are already working on ways to keep everyone safe once the Stay at Home order is lifted. We will continue to maintain social distancing in order to keep everyone safe. Once we have a final plan in place, we will notify everyone. Much will be determined by the government and CDC recommendations. In the meantime, Management is working hard every day to address the needs of residents, maintain the building structure and handle any emergencies as they arise.

The nightly disinfecting services are continuing, residents are adhering to the Governor's orders and visitors are doing their part as well. This includes wearing masks when entering or in the building, maintaining at least 6' distance from one another.

And as a reminder, please be courteous to your neighbors and not use your foot to activate the handicap push plates. The equipment isn't meant to handle that type of force and dirt from your shoes will be transferred unto your neighbor's hands. Additionally, bikes are not permitted in through the lobby. There are bike racks in the Harvard parking lot for storage.

We appreciate the efforts of the Social Committee, led by Maddy Sheff in calling residents and keeping them posted on important notices. Other committees are continuing their good work as well. Janet Murdock has the herb gardens in good shape, though we are waiting for the weather to improve before planting basil. Engineering is receiving updates on important projects and Budget & Finance Committee reviews the monthly financials from the safety of their homes. The Board continues to be apprised of developments as they occur and are giving their computers a hard workout by responding via email. Becky Johnson assisted me with putting together a more developed list of resident emails, all from beautiful Mexico. Devin Zuczek was able to assist us by pulling information from the website. We now have a much more thorough email list, but we are still missing some. The easiest way to know if we have your email, is to sign up on the website, www.strathhavencondo.org, to receive a notice when communications are posted. Each Board member has been supportive of decisions, comments and suggestions to keep Strath Haven as safe as possible. Peg Christensen has worked tirelessly keeping abreast of the many changes in the corona virus situation.

Many thanks to the Shirley Rudd for all the cotton face masks that she's been making for the community! There are still some available in the Management Office if you need one. Just call or email and the staff will bring it up to you Monday through Friday.

The van is still operating on a modified schedule for essential trips to the grocery and drug stores. The van runs on Monday, Wednesday and Friday. It goes out at 7:00 am for the "senior" shopping hours at Acme and then again at 9:30 am for other grocery or drug stores. There is a limit of 4 people at a time on the van and everyone must be wearing a face-covering in line with the current guidelines. When there are more than four people Susie will make multiple trips. The van is wiped down between runs and at the end of the day.

For those not wishing to leave their home to get groceries, we are continuing to assist the Swarthmore Co-op in getting food delivered to our residents. Just go on their website <http://swarthmore.coop/> and place your order for delivery on Tuesday or Thursday by our staff. The Co-op also delivers on Saturday but has a member from there make deliveries to our building.

We continue to encourage residents to review safety guidelines and look for updates from the CDC, the local health department and the World Health Organization. Please observe the CDC's guidelines and continue to practice social distancing, which includes maintaining space on elevators and in the mail rooms.

These are trying times for everyone and we appreciate your patience, understanding and cooperation in these matters.

MANAGER'S REPORT:

-Terri May

FINANCIAL: The reports indicate that Actual Year to Date is **\$21,147 under budget** based on data relative to the accounting period. The YTD Variance is **\$17,469 under budget.**

The Capital Reserve Fund for the month of **March decreased.** The ending balance on **March 31st was \$1,064,362.39.**

LEASE APPLICATIONS: An application to lease the following units has been submitted to, and approved by, the Board of Managers:

NONE SINCE THE LAST NEWSLETTER

NEW OWNERS AND RESIDENTS: The following are new residents to our community since the last meeting:

NONE SINCE THE LAST NEWSLETTER

RESALES: The owner(s) of the following unit(s) have requested that the Board of Managers waive the right of first refusal to allow the sales transaction as indicated below:

NONE SINCE THE LAST NEWSLETTER

HVAC PIPE REPLACEMENT SPRING 2020: The project has been pushed back in an abundance of caution for all parties involved while we work to ensure things are in place for the safety of residents, staff and contractors.

Once the Governor's Stay at Home Order is lifted, the Association will then decide how best to proceed with this project. The project will take place this year in some form out of an abundance of caution for the aging pipes.

ELEVATOR MONITORING SYSTEM: Kone was able to get the system up and running. Unfortunately, there was an issue with the #2 Harvard elevator that wasn't detected in the proper way and they are working to correct that issue. Harvard elevator #2 and both Princeton elevators are working well.

FIRE TOWER D: The project started on February 10th and is now complete.

WINDOWS WORKING GROUP: Since we only received 1 response to our RFP, a 2nd wave of consultants will be sent the RFP in the coming weeks.

PRINCETON RAILING MAIN ENTRANCE: This project is tabled until the Stay at Home order is lifted.

RECYCLING CONTAMINATION FINE: A fine of \$88.00 for excessive contamination in one of Recycling containers was included in our March bill from Waste Management. It was waived because this was the first time. Please see Becky Johnson's article on RECYCLING for specific information.

POOL: We are working closely with our pool management contractor, IMPOOL, to ensure that our pool is opened as quickly as possible when Pennsylvania guidelines allow. It is expected that the Chester County Health Department will issue specific guideline for the pool and spa industry on May 15th.

Applications for Pool Tags, for those whose accounts are in good standing with the Association, will be placed on the console tables in Princeton and Harvard lobbies. Please complete and drop in the Mail Room Suggestion box as soon as you can to make sure you are registered to receive your tag before opening day.

The Rules Committee will be reviewing and revising the Pool Rules & Regulations after the Health Department guidelines are received to ensure we are in full compliance.

BUILDING AIR CONDITIONING: As always, we will be closely monitoring weather forecasts to determine the appropriate date to switch our system from heat to air conditioning. Please remember that our chiller does not operate when temperatures are below 65 degrees.

PRESIDENT'S REPORT

-Peg Christensen

Thanks to all residents for recognizing how serious a problem the corona virus is -- and following the CDC recommendations by wearing face masks when outside of your condo. Feel free to use the disinfectant dispensers located at the entrances of the Princeton main and Service entrances, the Harvard 6th floor and 5th floor Service entrance, and the 1st and 3rd floor entrances.

To the best of our knowledge there are no corona virus positive cases at Strath Haven Condos. The extra cleaning being done daily may be an influencing factor in addition to there being significantly fewer guests and visitors in our building. Because we do not know what will happen once the stay in place order is lifted the board has decided to continue a cleaning regiment, staggering employee shifts and continuing to address management office issues through phone calls or emails unless a one to one visit is required in which case it is important that you call and schedule an appointment. Residents should be aware that even when our employees are on an off week there is often condo work being done at home or during off hours. This precautionary measure recognizes the value of each employee AND everyone living at the condos by working to reduce the opportunity for contagion and being sure we will have staff to provide coverage in any emergency.

Board members are always eager to get feedback and input from residents and owners. Since we may not run into you in the halls or in the parking lots, please feel free to contact any of us directly. A list of SHC board members, committee chairs and contact people is attached for your convenience. Please remember, however, that any maintenance or safety issues should always be reported directly to the Management Office for resolution.

A decision on opening the pool has not yet been made but will be announced before Memorial Day. The pool is a perfect way to relieve stress during these times but consideration of the need to meet social distancing as well as any other orders to control the pandemic must be taken into consideration.

We will get through this!

BUDGET & FINANCE COMMITTEE

-Josh Twersky

As announced on April 6th, in consideration of the uncertainty of these times and the delay in the HVAC Pipe Replacement Project, the Board of Managers has adjusted the payment schedule for the 2020 special assessment as follows:

July 1 — due date for at least 50% of the special assessment

December 15 — due date for the balance of the special assessment

RECYCLING CONTAMINATION FINE

-Becky Johnson

As Terri stated in the Management Report, we received notification of an \$88.00 fine for contaminated recycling. This fine was for one green container in the Harvard lot. Specifically:

Container : 8 YD FEL RCY

Date : 03/16/2020

Address : 801 YALE AVE STE 2 SWARTHMORE PA 19081-1817

Who knew that each of our 16 containers are coded? We were also surprised to learn that Waste Management vehicles are now equipped with "smart truck" technology. The cameras on the truck take pictures automatically of every dump. The trucks are geo-coded to the location. The pictures are then reviewed for contamination and fines, if indicated, are issued. *(Too late to make Orwell fiction again?)*

Thank you to everyone at SHC. We've been doing well with our recycling efforts, but now we must rise to challenge of this new technology. We have 16 containers so our potential monthly fine is \$1,408.00 plus whatever the fine for the large paper recycling dumpster in the Princeton lot might be.

Our staff will be doing a visual inspection of the containers on pick-up day and removing any contamination they see on top. But, obviously, for health and safety reasons, they cannot go dumpster diving or digging through the containers.

It is up to each of us to take responsibility for our recycling.

A copy of the " **RECYCLING DO NOT DO's RECYCLING DO'S**" document that is posted in each of our Chute Rooms is attached for your review and reference. Our Waste Management Contract Manager, Ron DeBerardinis, has told us repeatedly that our most common/biggest source of contamination is plastic bags. Plastic bags are also very easily identified on photos, so please **DO NOT PUT PLASTIC BAGS or STYROFOAM** in the recycling containers.

On a current note, disposable gloves and sanitizing wipes are neither recyclable nor flushable.

If you have an interest in recycling and would be willing to assist in keeping it as a focus at SHC in this complicated time when it's so easy to be overwhelmed by do's and don'ts, please do not hesitate to contact me.

Thank you.

SHC CONFIDENTIAL DIRECTORY SPRING UPDATE

-Becky Johnson

A one-page update to the 2020 Directory will be issued in May.

As a result of our completely electronic Newsletter in March, I have been contacted by non-resident owners seeking to be more connected with SHC. So, we are pleased to expand our 2020 Confidential Directory to include new residents and non-resident owners.

Welcome new residents! We hope to meet you in person very soon, but in the meantime please consider participation in our Directory. It is provided for owners and renters, to facilitate communication via telephone or e-mail (optional). Participation is completely voluntary. Only owners/residents who choose to participate receive The Directory which is published solely for the private non-commercial use by our residents. The information contained may not be used for personal or commercial, direct or indirect, solicitations. It may not be copied or shared in any manner.

Current participants please take a moment to review your information in the Directory and let me know if there are any corrections or updates needed.

If you are not yet included in the Directory, we hope you will consider joining. It is a wonderful way to get to know and keep in contact with your neighbors. Just contact me at 610-328-3790 or baj0671@verizon.net to provide your unit number, and home phone number by **May 15th**. Providing your cell phone number and/or e-mail address is optional.

Thank you.

APRIL IS NATIONAL VOLUNTEER MONTH

- Becky Johnson

Please join the Board of Managers of the Strath Haven Condominium Association in thanking each resident on the attached list who has volunteered their time and effort on behalf of our community in 2019-2020. These residents staff our committees, seasonally decorate our lobbies, prune our plants, deliver our Newsletters, serve as floor Fire Wardens and perform a myriad of special little projects that help transform our enormous big, brick buildings and rolling property into a place to call home.

If you would like to get involved with an on-going project, group or committee, or if you have a thought about something new that would enhance our condo, please get in touch with any Board member or slip your idea into the mail room Suggestion Box.



Thank You



SHCA 2019-2020 VOLUNTEERS

Al Alvarez
Arlene McDermott
Barbara Stratton
Betty Saunders
Bob Turner
Chris McGinniss
Dan Snyder
Dawn Malseed
Devin Zuczek
Eve Lapier
Ginny Roberts
Helen Finnegan
Janet Murdock
Jim McMenamin
John Morrison
Karen Pagano
KG (Bert) Crowe
Lisa D'Antonio
Mark Robinson
Marta Bartolozzi
Nancy Morrison
Reine Patterson
Roy Brandow
Shirley Rudd
Tom Monari

Al Meyer
Art McGarity
Barbara Schnur
Bill Lotz
Carol DeRow
Connie Roddy
David Languintano
Deborah Kelly
Drexel Herman
Evelyn Costa
Grace Beatty
Helene Van Hoeven
Jane Welsh
Joan Neely
Josh Twersky
Karen Robinson
Laura Kaufman
Maddy Sheff
Marie DeVries
Mary Majewski
Peg Christensen
Rosalie Spelman
Sandie Chatfield
Susan Crowe
Tony Mountford

Amy Rosenberg
Barbara Meyer
Becky Johnson
Bill Schicktans
Carol O'Neill
Craig Phillips
David Rudd
Dena Rochvarg
Eva Starr
Eve Mountford
Gudrun Weinberg
Jack Sannino
Janiece Oblak
Joel Marcus
Judith Trustone
Ken DeRow
Ling Ling Wang
Mark D'Antonio
Marlene Holter
Nancy Jones
Peg Devlin
Rosemary Rellick
Sharlie Ushioda
Tim Morrissey
Wendy Waterson

~ our sincere apologies if anyone has been inadvertently omitted ~

IS IT A BIRD, A PLANE, A UFO?



Nope, it's the cell tower erected April 27th on Swarthmore College property above Crum Creek visible here, apparently, by only residents in the upper floors of the 28, 29, 30 and 01 risers.



An article in the January 26, 2018 *Delaware County Daily Times*, reported that the CBA Communications was proposing construction of a tower off of Avondale Road, adjacent to a leaf-composting facility shared by Nether Providence Township and Swarthmore Borough, but there doesn't seem to be any more recent information.

Whether or not it's visible from your unit, we are hopeful that the tower will improve all our cell phone reception for chats with the friends and family we're not able to visit.
