



## COVID 19 CURRENT UPDATE

Terri May

At the March 16th Board meeting, the Board made the decision to cancel all non-essential amenities, such as yoga, painting classes, closing the library and other things for the good and welfare of the community.

We've also modified the van schedule to just included trips to the grocery and drug stores at this time. The Association will not and does not make any of the decisions mentioned above lightly. These actions are being taken to ensure the health and welfare of the residents of this community. We pledge to keep residents informed of all relevant developments and how they affect association operations. We strive to maintain a balance of providing necessary services while keeping residents safe daily. This includes proceeding with urgent projects and providing necessary routine services, such as trash and recycling removal.

We encourage residents to review safety guidelines and look for updates from the CDC, the local health department and the World Health Organization.

We've increased our cleaning/disinfecting of the common areas and will continue to do so for the foreseeable future.

On March 20<sup>th</sup>, we were officially notified that there is a case of COVID 19 within the community. For legal reasons and out of respect for the person's privacy, we are not permitted to release any further information.

We recommend that members of the community take all necessary precautions and to please observe the CDC's guidelines and continue to practice social distancing.

We are all in uncharted waters with this pandemic and the Association is working non-stop and to the best of our abilities to keep residents informed during the current COVID 19 situation that we and the nation are facing.

Effective on March 23<sup>rd</sup>, we will be posting notices on ***each floor at the elevator lobby area*** when we have new information to report. Notices will be posted after 4:30 pm, unless there is an emergency situation.

We will continue to monitor the situation and we will provide updates as they become available.

For the foreseeable future, we will not be placing notices, including the newsletter, under each individual door for the health and safety of all involved.

During the evening hours of March 23<sup>rd</sup>, Eaddy Environmental Services, the company that has been doing our asbestos remediation since 2012, began disinfecting our common areas, including fire towers, according to CDC and Delaware County Department of Intercommunity Health Coordination guidelines.

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**.

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The Capital Reserve Fund for the month of **February increased**. The ending balance on **February 29 was \$1,132,710.30**.

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

**NONE SINCE THE LAST MEETING**

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

**#309 Maria-Luisa Guardiola (O)**

**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 MEETING**

**HVAC PIPE REPLACEMENT SPRING 2020:** This project has been put on hold with an appropriate start date to be determined.

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**FIRE TOWER D:** The project started on February 10 and is ongoing, though in the final stages of completion. The outside door must be custom made and once received; it will be installed, completing the project.

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

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**PRINCETON RAILING MAIN ENTRANCE:** Management suggested changing the design the railing that was originally presented and would not work. Arcus Design Group reviewed the information and presented a drawing that will now work for the front entrance. We have a contractor that can manufacturer the railing and then have FP Onorato install it. No word on timing currently.

**PART-TIME HOUSEKEEPING:** We were able to fill the position on March 3. Ron Hilton works Monday thru Friday 8 to 3 pm. He is assisting Damon at night with the additional cleaning of common areas.

**TOM LUCIANI:** Tom returned to work on March 9 and is recovering well from his recent surgery.

**2019 AUDIT:** The auditors presented a draft of the 2019 audit to the Budget & Finance Committee on March 11. The 2019 retained earnings amounted to just under \$42k. The Budget & Finance Committee recommended waiting to transfer the funds to reserves.

**IMPORTANT INFORMATION ON ELECTRICAL PANELS:** Residents should be aware to not crowd their electrical panels. There must be 3' of working clearance in front of the panel and the width should be at least 30".

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**AIR CIRCULATION/AIR HANDLERS:** see Engineering Committee Report.  
**If you currently have door sweeps or other items blocking the gap at the bottom of your door, please be sure to remove** it as soon as possible to ensure fresh air is flowing throughout our condo.

**MATURING CD:** The Budget & Finance Committee made a recommendation to the Board of Managers, to cash in the \$250,000 CD that matured on March 13. The funds will be used for the upcoming HVAC project.

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## **PRESIDENT'S REPORT**

-Peg Christensen

We are extremely fortunate to have the dedicated staff we have, especially with our Property Manager, Terri May, in these difficult times. She has had many sleepless nights and long days reading and researching the corona virus has been proactive in offering ideas and suggestions on how we best respond to the problem with a plan to always do what is best and right for the residents. Throughout, she has been professional, caring and put the health and safety of the residents first. We are also so fortunate to have a

staff of committed employees who have responded to this unprecedented situation by showing up, doing their job, and taking on whatever additional responsibilities would help all of us. We are very lucky!

Communications will continue through postings throughout the building, on our website, in this newsletter, or through calls to the management office.

Remember to wash your hands often and follow social distancing recommendations.

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## **ENGINEERING COMMITTEE**

-Dan Snyder

At this time of serious concern about the coronavirus, the Engineering Committee notes the importance of allowing fresh air to circulate through our units. The air handlers force a large volume of fresh, outside air into our hallways. The gap under our condo doors allows that air to enter our condos, and the exhaust fans in our bathrooms suck that air up and back to the outside. For this system to work, and provide us with fresh outside air, that gap under our doors must remain free of any obstruction.

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## **TREASURER'S REPORT**

-Josh Twersky

The board approved the December 31, 2019 audit report. Our auditors Ruotolo, Spewak & Co gave the Association an unqualified opinion. This is the highest level of audit opinion and is a testament to our staff and internal controls over our finances.

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## **PROPERTY REASSESSMENT MEETING**

-Janiece Oblak

On Thursday, March 12, Swarthmore Borough Councilwoman Betsy Larson met with residents to share info about the recent property reassessment conducted by the Delaware County Board of Assessment. All owners received a notice of the tentative assessment change (mine was dated March 6, 2020). The purpose of the notice was to identify a tentative new value, effective tax year 2021. As stated in the letter "the purpose of the reassessment is to distribute the property tax burden among properties based on current fair market values. The reassessment cannot legally be used by the country or any school district or municipality to generate more tax revenue."

Ms. Larson emphasized that equalizing values among similar properties was key in this process AND that a higher rate of valuation doesn't mean the sale price should/could be doubled. The goal was to bring the earlier valuation of approximately 2/3rds of sale price to closer to the market value. Residents had 10 days from the date on the letter to appeal by phone. Tyler Tech is

doing phone interviews if you have specific concerns (although note the original 10 day time frame from the date of your letter).

Overall, property values in the county have decreased since 2008.

An important fact is that not all two bed/two bath condos are assessed at the same value. Individual factors come into play, such as square footage view, having a balcony etc. There is a separate assessment for carports; storage units are not part of the assessment. The assessment for carports did go up, somewhat closer to sale price (generally \$10,000).

If you have specific questions or concerns, contact Tyler Tech. Originally they were scheduling in person interviews but given the coronavirus situation, they will do telephone interviews.

The meeting was informative and cordial. Approximately 22 people attended.

## **WHY THE LIBRARY IS CLOSED**

-Helene Van Hoven

It is very frustrating that the library is closed while we are all distancing, and therefore in our condos with plenty of time to read. However it has become apparent in this exponential worldwide pandemic, that Covid19 is being spread by people who do not have symptoms. In addition the virus can live on surfaces- paper, books doorknobs, etc. Anyone using the library would know neither who preceded them nor what has been touched. It is impossible to disinfect the library space. It is for the protection of all that we take no chances in the library.

## **ELECTRONIC COMMUNICATIONS**

-Becky Johnson

- If you haven't already, now is a very good time to sign up for **e-mail Updates** from our Management Office via our website [strathhavencondo.org](http://strathhavencondo.org). Be informed immediately about latest information impacting our community wherever you are and without having to leave your unit to walk to the elevator lobbies or bulletin boards. Sign up now on our website in the right hand column.
- It's also a great time to sign up for the United States Postal System's **Informed Delivery** Program at [informeddeliveryusps.com](http://informeddeliveryusps.com). As their website explains "Informed Delivery provides residential consumers a digital preview of their household mail scheduled to arrive that day. You can view greyscale images of the exterior, address side of incoming letter-sized mail pieces (not the inside contents) via email."

No more walking to the mailroom just to find your box empty or filled with “junk mail” especially now when the Post Office has requested 1 person at a time in the mail room.

- Have you been thinking about getting a **Kindle or other e-reader**? With our library closed and more time at home, now might be the perfect time to give it a try. The Delaware County Library system has over 10,000 e-books available for borrowing and downloading without ever leaving home through their Libby program ([delco.overdrive.com](http://delco.overdrive.com)). Nancy Morrison (610-543-7350 – [jmorrison107@comcast.net](mailto:jmorrison107@comcast.net)) and Maddy Sheff (484-472-8823 – [maddykins326@gmail.com](mailto:maddykins326@gmail.com)) are among the many Kindle lovers and fans of Libby here at SHC. Both have graciously volunteered to answer any questions you may have and help with the set-up process. Feel free to contact them.
- Remember that our **Newsletter** is also available via e-mail delivery. No muss, no fuss, no paper to touch. Call the Management Office to sign up.

Personally, I find all these forms of electronic communication very helpful and convenient. Not only when I’m traveling, but also when I’m home, not feeling well or being just plain being lazy 😊.

## WHO IS THAT MASKED MAN, ANYWAY ?



It’s our very own Board Secretary, Devin Zuczek, shopping at the Co-Op in a self- created mask he’s wearing for the “greater good.”

Many medical experts are encouraging people to make their own masks so that there are more manufactured ones available for medical personnel.

We’ve got many crafty, creative neighbors at SHC and what better way to pass the time then learning how to make something new.

Turn that blouse, shirt, or whatever you’ve been thinking of donating to a worthy cause into a mask with some decorative personal touches. There are lots of instructions on how to do that available on line and on You-Tube.

Have fun with it!