

## The Strath Haven News

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JULY 2020

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### NEWS FROM THE JULY BOARD MEETING

- BDS

**FINANCIAL REPORTS:** The reports indicate that Actual Year to Date is **\$11,890 under budget** based on data relative to the accounting period. The YTD Variance is **\$17,247 under budget**.

The **Capital Reserve Fund** for the month of **JUNE increased** due to receipt of special assessments and lack of payments on projects. The **ending balance on June 30 was \$1,033,134.23**.

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

**# 305 Elizabeth & John Connally**

**2021 BUDGET:** Management has **begun work on the 2021 budget** so the Budget & Finance Committee can review the 1<sup>st</sup> draft on July 29.

**GAS CONTRACT:** Management obtained quotes for extending the **current gas contract beyond 2021** since the rates are lower than we currently have in place. The Budget & Finance Committee reviewed the quotes and felt the rate could possibly go a bit lower. They made a recommendation to the Board Of Managers that **Management be authorized to obtain a "strike contract"**, meaning if the rates fall to the cost the Committee is setting, our consultant and Management could bind the contract and realize the savings without having to wait to go through the Committee and the Board, all while prices could increase.

**CAPITAL RESERVE STUDY:** The Engineering and Budget & Finance Committees reviewed the quote from ICI to conduct an **onsite reserve study**. The quote is listed at \$5,200, plus an additional \$950 if work to include the windows would exceed five hours. ICI would have a draft to us in time for the September meeting. The Board agreed with the Committees' recommendation.

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

**#1015 Stuart Bowie & Bonnie Smith (R)**  
**# 628 David & Katheryn Chorney (O)**



**(Maintenance issues – Cont.)**

**ELEVATORS: All elevators are up and running.** Kone sent out a more experienced technician to thoroughly go over the elevators on July 11. No issues were found and the **recent repairs/replacement of boards, appears to have solved the issues.** Kone did agree to stock some leveling switches onsite. The new elevator monitoring system is up and running

**POOL: The pool opened on June 22** with glorious sunshine and residents eager to get out via social distancing to enjoy the beautiful surroundings. We wish to thank the pool monitors for stepping up and making it possible to keep the pool open while so many pools in our area are either closed for the season or only offering limited hours and reduced capacity.

**LANDSCAPING:** Caramanico was onsite and **upgraded various areas** around the property with river rock, including the 1<sup>st</sup> floor Princeton entrance. **The old bamboo was removed, and new rock installed.**

**SANITARY SEWER LINES:** PSC came out on June 25 and **wet jetted all the mains** on property.

**ROOF TOP EXHAUST FANS:** Pat performed preventive maintenance on these units the week of June 30. **Management asks that you notify them if you hear a strange noise in the exhaust system, or no noise at all.**

**PRINCETON EXIT CONCRETE APRON:** Management is meeting with the engineer from Arcus to **review the replacement of the cracked, concrete apron.** The driveway apron was last replaced in 2011.

**INCIDENTS:** NONE SINCE THE LAST MEETING

**COVID 19 DISCUSSION:** The Board agreed to **continue with the nightly sanitizing of the common areas** for another 60 days and will review the matter at the September 21<sup>st</sup> meeting.

The Association reminds everyone to **continue to practice social distancing**, which includes use of the elevator and mail rooms, **to wear a mask at all times when in the common areas** and to follow the CDC guidelines for staying safe through this pandemic.

**COMMON AREAS:** The **Board voted unanimously to keep the library, meeting room and hobby shop closed** and will review the matter at the September meeting. This includes the shopping carts since we cannot sanitize the carts after use.

## PRESIDENT'S REPORT

– Peg Christensen

On behalf of the Board and Management office and all residents, appreciation is offered to everyone for being so diligent with wearing face coverings when on our property -- in the halls or even at the pool. So **thanks to everyone!** There continue to be studies and data showing how effective face masks are in helping to reduce the rate of corona virus infections.

July 20 was the **first Zoom board meeting**, and since it was new to us, only the board, Terri and committee chairs spoke. It was a first, and we will give it another go in September, with comments from those attending, although as in our regular meetings, there may be time constraints. There were a number of emails or notes sent by residents in response to the request that questions be sent to the Management Office. **In summary:**

Special Assessments have occurred over the past seven years and are expected to continue for a not yet determined period of time. There is a process for determining need, amount, and timing. **The Association contracts for a Capital Reserve or Replacement Reserve Funding Plan / Study every other year;** one will be done this year. Done by a professional engineering firm, it shows replacement cost for common area elements and outlines a plan for allocating reserve fund expenditures. **Areas include: Site, Building Exterior, Building Interior, Building Electrical Systems, and Building Mechanical Systems.** The Engineering Committee, the Budget & Finance Committee, Management and the Board critique this study to determine **what capital jobs should be done, over approximately a five year period and at what cost.** A specific example of how this worked was our major capital job begun in 2012 to replace both the horizontal and vertical pipes in the building, knowing that the pipes were degrading / rusting, and needed to be replaced before major leaks occurred. **The estimated cost for this will be \$7M** when we finish next year; this is **lower than the original estimate** thanks to Terri's foresight and negotiating skills. Of that amount, **special assessments accounted for \$3M;** the balance came from the capital reserve account. Determining assessments is not taken lightly, but this is a 50 year old building in need of maintenance expenditures; other systems such as electrical and renovations also need upgrading. We have been told by realtors experienced in selling our units that this is a prime property with a reputation for being well managed. Property values do reflect what one's unit looks like, but the impression given upon

**(President's report – Cont.)**

entering or exploring our property and the building also has an impact. **How expenses are covered is determined by the Board of Managers**, and to date has involved a combination of special assessments and condo fees. Exploring the option of **a long term loan is in the process of consideration** but current quotes on capital jobs are needed to apply for any loan to the Association. In conjunction with special assessments contributing to covering the cost of Strath Haven Condo Association expenses are our condo fees. The Budget & Finance Committee, along with Terri, spend many, many hours over many months reviewing and honing revision after revision of the budget with a **goal to cover expenses, keep condo fees as low and/or reasonable as possible, while making our homes a wonderful place to live.**

Delaware County Property Assessments were sent to owners and reflected increases over the prior amount. The assumption in the system was new as it was intended to approximate an actual estimated selling price. **There is a wide range of prices for units at Strath Haven** depending on improvements made, location, or how much an owner wants to expedite the sales process. However, there is not necessarily a relationship between the higher new assessment and higher real estate taxes. The municipalities and school board need to adjust their tax (millage) rates to reflect the new assessments and are not allowed to collect IN TOTAL more than they would have under their budget. Throughout the whole county, some properties will see their taxes go up, some will go down and some will remain the same. **The intention is a more equitable distribution of the real estate burden.** If desired, though, **appeals can be made to the county;** we have no involvement in this process.

**The Board approved continuing special cleaning for the next two months and for not opening the common areas,** including the library, in the building. This was in response to an abundance of caution and in recognition that what we are doing seems to be working.

**The questions and comments were appreciated; some, however, will take time to consider.**

## ENGINEERING COMMITTEE REPORT

– Dan Snyder

Several sources, including the New York Times, report that “An international group of 239 experts is calling on the World Health Organization to recognize that the **coronavirus can be spread through the air**, especially in crowded indoor spaces with poor ventilation... [This means that]... **ventilation systems in schools, nursing homes, residences and businesses may need to minimize recirculating air, [and] aim to provide clean outside air...**”

Please remember that **our building’s air handlers cannot provide fresh air to your unit if the space beneath your hall door is blocked**. We strongly recommend that anything blocking that space be removed. If you need help with that, please contact the Management at 610-544-6000.

## RULES COMMITTEE

- Becky Johnson

The Rules Committee would like to thank everyone for their cooperation, flexibility and compliance with the facial coverings and social distancing protocols that have been established in our common areas and at the pool.

We met on July 28<sup>th</sup>, to resume our rule revision process and are beginning with yet another aspect of our community life that has been impacted by COVID-19.

**Section 3.2 Deliveries.** As you all have noticed our Mail Rooms and package closets are often overwhelmed with, not only the volume, but the size of packages. It’s often difficult and, sometimes hazardous, to access our individual mail boxes or to find our own packages.

With the expansion of delivery services, it is no longer possible to establish a protocol with these services which often rely on individual contractors who are unfamiliar with the complexities of our property. Additionally, deliveries are now made beyond, what used to be considered, normal business hours and on weekends.

We are eager to received your feedback and input for solutions to this issue. Please do not hesitate to contact any of us.

**In the meantime, please make every effort to pick up your packages as quickly as possible after delivery. USPS, UPS and Amazon all provide electronic notification of delivery. Contact us if you want mor information about setting that up.**

Thank you.

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