

## The Strath Haven News

Editor: Barbara Schnur

barbschnur@verizon.net

SEPTEMBER 2020

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### NEWS FROM THE SEPTEMBER BOARD MEETING

- BDS

#### FINANCIAL REPORTS:

The reports indicate that Actual Year to Date is **\$1,070 under budget** based on data relative to the accounting period. The YTD Variance is **\$2,256 under budget.**

The Capital Reserve Fund for the month of **August increased.** The ending **balance on August 31 was \$1,013,201.47**

**CD PURCHASE:** Presently we have \$1,062,000 in the investment account and we should consider purchasing new CD's with the funds and add an additional \$48,000 to round out the purchase. We will purchase four \$250,000 CD's and one \$100,000 CD.

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

**# 610      Jenna Brandow**  
**# 620      Cheikhou Diagne**

**2021 BUDGET:** The Budget & Finance Committee reviewed the 2<sup>nd</sup> draft of the 2021 budget. Recommendations were made to increase the rate that is charged for storage locker rentals. The current rate is \$1.15 per sq ft (set in 2012) to \$1.25 per sp. ft. Another proposed increase is for the amount collected for a resale packets when a unit is sold. The current charge is \$175, and the proposed charge is \$300. **Both increases will be effective January 1, 2021.** The committee recommended that research be done to determine what other condominiums charge for various things, such as move-ins and resale contributions to the capital reserve fund.

**CAPITAL RESERVE STUDY:** ICI prepared a draft for the committees to review. Each committee will have comments to the Management Office by September 23 and those will be forwarded to ICI for any changes or items to be addressed. The committees will then review again in October before making a recommendation to accept the revised study. **We cannot proceed with planning future projects without this information.** Work has started on our internal capital reserve budget.

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

<b>#620</b>	<b>Cheikhou Diagne</b>	<b>(R)</b>
<b>#610</b>	<b>Jenn Brandow</b>	<b>(R)</b>
<b>#806</b>	<b>Victoria Stough</b>	<b>(O)</b>
<b>#918</b>	<b>M/M Marra</b>	<b>(O)</b>

**(News from the Board meeting – Cont.)**

**RESALES:** The owners of the following units have requested that the Board of Managers waive the right of first refusal to allow the sales transaction as indicated below: **Six resales in one month, a first!** Year to date, there were 15 resales, surpassing all of last year and it was done during COVID.

**#824**          **SELLER: Ted E. Martynowicz**                      **\$86,250**  
**BUYER: Anthony E. Jones**

*Typical two bedroom unit that includes a carport but not a storage locker.*

**#1103**          **SELLER: Everett & Stacey Hogge**                      **\$78,000**  
**BUYER: Deeptak Verma & Gayathri Moorthy**

*Efficiency unit that includes neither a carport nor storage locker*

**#720**          **SELLER: Gary & Kathleen Wontroba**                      **\$120,000**  
**BUYER: Cindy L. Mandon**

*Typical two bedroom unit that includes neither a carport nor storage locker*

**#915**          **SELLER: Kristine Rafter \$99,900**  
**BUYER: Catherine & Mark Bittle**

*Typical one bedroom unit that includes neither a carport nor storage locker*

**#924**          **SELLER: Estate of Ruth Rhine \$125,000**  
**BUYER: William R. Foster & Jennifer Lynn Pennington**

*Typical two bedroom unit that includes neither a carport nor storage locker.*

**#827**          **SELLER: Marlene Holter**                                      **\$110,000**  
**BUYER: HN Realty Inc.**

*Typical two bedroom unit that doesn't include a carport but does include a storage locker.*

**INCIDENTS: August 4, Tropical Storm Isaias** that caused a power outage, for about an hour, leaks at various windows, erosion along Yale Avenue and flooded the meadow.

**September 12** at approximately 7 pm, a **report of strong odor** and emergency personnel responded. It was determined that the odor was due to the materials being used by our nightly disinfecting crew.

**MAINTENANCE ISSUES:**

**HVAC PIPE REPLACEMENT 2020:** Liberty completed work in the '18 riser and started work on the '16 & '17 risers on August 26 and already on week six. **The work is going well and is on schedule.** Once this work is completed, Liberty will move on to the '19 risers around the middle of October and finish up with the 25 risers later this year. The three remaining risers; '21, '24, & 26, will take place in the first quarter of 2021, hopefully at the same time. We have meetings scheduled, via ZOOM and in person for residents in the '25 risers on Tuesday, September 29.

**.(HVAC Pipe project - Cont.)**

Terri showed the condition of the pipes removed from the '16 riser and they were in horrible shape, lots of rusting and the pipes were brittle. Hence the urgency to continue with the project.

**PRINCETON RAILING MAIN ENTRANCE:** Contractor having issues finding the materials needed to build the railing.

**ELEVATORS:** The Engineering Committee reviewed whether there was a need to keep the landlines for the elevators now that we are using the self-monitoring system. A recommendation was made to abandon the lines since the new system works even during power outages. The Budget & Finance Committee discussed the Engineering Committee's recommendation with input from Management on how difficult it is to obtain land lines, since the phone company is pushing people to go wireless. The Budget & Finance Committee felt it was prudent to maintain one landline in the event the Association should need it and revisit the matter in a year. **The cost savings will be about \$500 a year.**

**POOL:** Terri stated that it seemed like she just reported the pool opening and now she is reporting on the pool closing. For the most part, the weather cooperated, residents were able to get out of their homes and socialize with one another via social distancing. **It was a great season, despite all the changes.** Becky Johnson did a stellar job of scheduling pool monitors and making sure everyone enjoyed the pool. The Rules Committee quickly worked each time a change was required to adapt the rules to address the ever changing COVID situation. **Kudos to all and many thanks to everyone who served as a pool monitor.** It was wonderful that we were able to extend the pool season this year.

According to the capital reserve budget, the Association was scheduled to have the pool cover replaced this year, but IM Pools did not communicate that information to the people that make the cover. If we were to have the cover made this year, we would have to wait six to eight weeks while a new cover is made. This would require keeping the pool maintained until the new cover is installed. The other option is to wait until next year.

IM Pools believes the cover will suffice for 1 more season. The Board felt it was prudent to wait until 2021 to have the cover replaced. IM Pools installed the cover on September 25.

**PRINCETON EXIT CONCRETE APRON:** Management met with the engineer from Register & Associates to review the replacement of the cracked, concrete apron. The driveway apron was last replaced in 2011 and due to the heavy trucks, the concrete is just not holding up.

## **(Maintenance issues – Cont.)**

**ROOF MAIN:** Late summer last year, Management reported issues with **bubbles appearing on the roof**. Since the roof is still under warranty, we contacted the manufacturer, GAF and scheduled someone to inspect the area. Unfortunately, by the time we got on the schedule, the weather turned cooler and the bubbles disappeared. The **inspection had to wait** until the warmer weather in 2020. And then COVID struck and everyone and everything was put on hold. **We are still being advised that the manufacture is not sending out inspectors when it requires an overnight visit, which our does.** We will continue to push the issue with GAF

**ROOF POOL CABANA:** The roof on the cabana is slated to be replaced, as per the capital reserve budget. The **Engineering Committee is exploring the feasibility of installing solar panels on the roof**. There is still a lot of information to consider but we are in the planning stages now so that when we are ready to replace the roof, a decision can be made concerning solar panels.

**CHILLERS:** Over the past few months, **both chillers have experienced problems** that resulted in loss of service and contractor repairs. The units are approximately 20 years old, with a life expectancy of 25 years. **Both units are oversized and not efficient.** The older unit, the York chiller, is pretty much beyond repair. There is a serious issue with the oil recovery unit that would cost at least \$120,000 to repair. The other unit, the McQuay, is a couple of years younger and needs less repairs. It needs to have the control panel rebuilt, which we are reviewing the costs with Limbach. The refrigerant alarm systems need to be replaced as well.

Both the Engineering and Budget & Finance Committees reviewed this information and estimates from Limbach and quote from McHugh Engineering to design a chiller **replacement. Both committees' felt it prudent to rebuild the McQuay and to replace the York chiller, with a properly sized, energy efficient unit.** This would require hiring McHugh Engineering to spec a new chiller to replace the York and to design a system that would include emergency piping should it ever be needed, along with a design for the refrigerant alarm system at a cost of approximately \$10,000.

Because of the issues with the chillers, and to ensure that they continue to run this season; we increased the set point temperature that controls when the units turn on. Previously the units would fire up when the outside temperature was above 65 degrees, now it is set at 70 degrees. This is just temporary until repairs are made next season.

## **(Maintenance issues – Cont.)**

**SEAL COATING HARVARD AND YALE PARKING LOTS:** We are **scheduled to sealcoat the Harvard and Yale parking lots this year.** This is a capital expenditure and there is approximately \$18,000 in the budget for it. Management has one quote in hand and will have another shortly for this work.

**TREE CONCERNS AT CORNER OF HARVARD AND YALE:** Terri expressed **concern about the tree on the corner of Harvard and Yale Avenue** and requested that the arborist from Davey Tree come out to inspect it. We do have money in the budget this year to address it.

**TRASH CHUTE CLEANING:** Our **quarterly cleaning** was conducted by Fresh Foam.

**AIR HANDLERS:** In July there was an **issue with the Harvard unit**, which Pat was able to repair. Also, in July, the **Princeton unit went down**, and Liberty had to replace the variable fan drive to get the unit **up and running.**

**PHONE ENTRY SYSTEMS:** We experienced an issue that required our service contractor, ADT to come out. It was determined **there was an issue with the board and it took some time to get it all straightened out** as parts needed to be ordered. The system has been **up and running without issue since the repair.**

**PRINCETON 1<sup>ST</sup> FLOOR LIGHT ISSUE:** In mid-August, there was an **issue with the wiring of the hallway and outside lights.** The staff was able to temporarily install lights for the hallway while they worked to resolve the issue. It is **now corrected.**

### **TREASURER'S REPORT**

**– Josh Twersky**

The committee has been hard at work on the 2021 budget. With COVID-19 and multiple current and future projects along with our normal operation there is a lot to consider. Under consideration is raising fees on storage lockers and resale packets. It has been many years since these charges have been increased.

The committee recommended the purchase of four \$250,000 and one \$100,000 certificates of deposit.

## **PRESIDENT'S REPORT**

– Peg Christensen

Since we will once again have the Board of Managers' meeting via **Zoom** in October please keep in mind:

You will need to contact the Management Office for the log in information. We want to be sure only residents and/or owners are attending so the access information will not be publicly posted on our website or posted agenda.

While there is a Chat function in ZOOM, we have chosen not to use it during the meeting. We ask that questions or comments relating to the agenda or other items be emailed to Terri or Linda by 3:00 on the Friday prior to the BOM meeting to include it for discussion

As a final comment, I would like everyone to know that by our bylaws we are only required to have four open meetings/year. We have 11 plus the Annual Meeting. Open meetings mean attendees can observe the board taking care of condo business. Our open, transparent, frequent meetings are an unusual practice.

Ron Miller, a Strath Haven Condo Association employee, has retired after almost 16 years of dedicated service here. Ron's work is much appreciated and he will be missed.

Given that the condo **by-laws** were passed almost 40 years ago it seems appropriate that there be a review of them to determine if there is a need for updating. An ad-hoc committee will be formed to offer analysis and recommendations. In order to make any changes, a vote of 2/3rds of owners is needed for approval. As an example, the No Pets policy could be one of the rules up for consideration.

If all goes well, there will be design boards showing two design choices for renovations of our condo in October. Information will follow on where to view and how to provide feedback.

Comments from residents that were addressed during the President's report included:

The special assessments have been properly approved and fall within the condo by-laws because the funds were approved by the Board of Managers when the Operating and Capital Reserve Budgets were approved so it is not an increase to the budget and the items fall within the category of recurring expenses.

## **(President's Report – Cont.)**

The Board considered a request that we replace our current method of operating by hiring an outside property management firm and unanimously rejected the proposal. It was felt an in-house staff of dedicated employees who know the residents and respond quickly and knowledgably to problems is a tremendous advantage to our residents and contributes to the excellent reputation we have within the community. There are 239 units at Strath Haven and it is an old building in constant need of attention; our in house staff provides exceptional care and attention to our issues. We are very fortunate to have the staff we have. It is impossible to put a dollar amount to that.

## **LIBRARY**

– Helene Van Hoeven

### **Library Reopening**

The library will reopen on October 1. Several new procedures should keep it safe for everyone. First, of course, is that masks be worn at all times. Procedures will mimic the operation of the Swarthmore Public Library.

There will be a clipboard to sign in date and time upon arrival. Name is not necessary. Use is limited to one person or condo unit at a time.

Borrowing books will be as before with no need to indicate what you took, but return procedures are different. I will be holding books for several days before re-shelving them. There will be bins on the table marked with days of the week. Please put your books only in the bin for the day in which you returned them. I can't envision overflow situations, but if so, please pile them in front of the specific day.

When departing, please sign your time out. Why? As you enter the library, you will be able to see when the last user departed, and how long they were there. If you feel at all concerned about entering the library immediately after someone, you may wish to come back at a different time. Similarly, you may feel differently if someone was in the library for an hour as compared to someone preceding you for 10 minutes.

You may wish to bring a sanitizing wipe to clean the doorknobs upon entering and leaving. It isn't mandatory, but I will certainly use one when I come and go.

Thank you for your cooperation.

**Election to the Board of Managers**

Owners of Strath Haven condos should know that the deadline for nominating candidates for the Strath Haven Board of Managers is **5:00 pm on Friday, October 9, 2020**. If you are interested in running for the Board, please return your completed Candidate Data Sheet to the office as soon as possible. If you have misplaced your form, you may get another copy from the Office or from the Strath Haven website at [www.strathhavencondo.org](http://www.strathhavencondo.org); press "For Residents"; then press "Documents and Forms"; and finally press "Board Candidate Data Sheet."

Three positions on the Board of Managers are up for election this year: Craig Phillips, Becky Johnson, and one vacancy (Amy Farrow). Please turn in your nomination form as soon as possible. There will also be a vote (2/3 support needed to pass) to reduce the size of the Board of Managers from 9 to 7 members. Candidates' Night will take place on Monday, October 26 at 7:30 pm, possibly in the fifth floor Meeting Room.

The Election results will be announced on Wednesday, November 4, 2020 at 7:30 pm at the Annual Meeting.



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References

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Member PHCC Philly Suburban Master Plumbers Association



**SHC DIRECTORY FALL UPDATE** ..... Becky Johnson

A one-page update to the 2020 SHC Directory will be distributed in October to add new residents and non-resident owners who choose to participate and reflect any changes to current participants' information.

Participants, please take a moment to review your Directory information and let me know if anything needs to be corrected or updated.

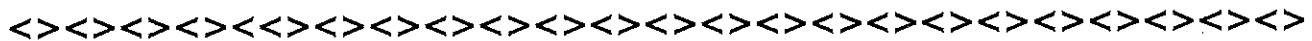
**Welcome new residents!** We hope you're settling in and enjoying the beautiful autumn here at SHC. It only gets better as the leaves change. Our confidential Directory is provided for our condo residents and non-resident owners to facilitate communication among neighbors. Participation is completely voluntary. Only residents and non-resident owners 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.

It is available as an electronic PDF or on paper, sorted in three different formats:

- A) By Unit #
- B) By Last Name
- C) By First Name (for those who usually remember someone's first name more than last name or where they live)

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 complete the form below and slip in under my door (#929), e-mail me at [baj0671@verizon.net](mailto:baj0671@verizon.net) or return to the office by **Friday, October 9th**.

Thank you.



**2020 SHC DIRECTORY (FOR NEW PARTICIPANTS ONLY)**

**Name/s** (whatever you prefer to be called) \_\_\_\_\_  
\_\_\_\_\_

**Telephone** (\_\_\_\_)\_\_\_\_-\_\_\_\_-\_\_\_\_ **Cell Phone** (optional) (-\_\_\_\_)\_\_\_\_-\_\_\_\_-\_\_\_\_

**Unit #** \_\_\_\_\_ **E-Mail/s** (optional) \_\_\_\_\_

**Directory Preference:** You may opt for both paper and/or electronic PDF

- Paper** copy under door: If paper, you may choose **only one** format:
  - Listed by Unit #     Listed by Last Name     Listed by First Name
- Electronic** PDF copies of all 3 formats

## 2020 at the SHC POOL

Becky Johnson

It was challenging to open the pool this year within compliance of CDC and PA Department of Health Covid guidelines, complicated by the lack of available life guards. Many thanks to the SHC staff, especially Suzie Dudo, for their flexibility and dedication to making it possible.

A very special thank you to a wonderful team of volunteer Monitors who supplemented Suzie's hours and enabled us to keep the pool open for the full regular hours, seven days a week.

Amy Rosenberg	Anne DeMaria	Bente Polites
Bob Turner	Dena Rochvarg	Donna Marchese
Eva Starr	Gudrun Weinberg	Jack Sannino
Jim Benedetti	Joan Neely	Judith Trustone
Lisa D'Antonio	Maddy Sheff	Marge Rees
Mark D'Antonio	Nancy Morrison	Peg Christensen
Sharlie Ushioda	Steve Phillips	

**For the first time ever in SHC history, the pool area will remain open each day from 12:00pm to 6:00pm** (weather permitting) to provide a space for residents to enjoy the sunshine and fresh air. The pool is covered, but the tables and chairs remain, so it's a perfect place to meet your neighbors for a socially distanced chat, read your newspaper, or just enjoy the sights and sounds of the birds, squirrels, bunnies, chipmunks and groundhogs who graciously share their space with us.

**We do need more volunteers to keep this happening, though.** With Ron's retirement, Suzie is not available as often to monitor the area. Please contact me at 610-328-3790 or [baj0671@verizon.net](mailto:baj0671@verizon.net) if you have an hour available and are able to help. Better yet, just come down to the pool area and sign up at the Monitor table.

The Monitors have a check list to ensure that everyone entering the pool area has signed the Covid & No-Lifeguard Liability Waivers and is wearing a facial covering while standing or walking around the pool deck. The waivers are available at the table your first time there.

**Bean Bag Toss Tournament** – We are pleased to have added a Bean Bag Toss to the pool area. Sanitizing wipes and hand sanitizers are right there for your easy use.

Stretch out and enjoy a toss or two! The Social Committee will be awarding prizes at the end of the season to the three most accurate tossers!

## PACKAGE DELIVERIES

Becky Johnson

Thank you everyone for your cooperation with the Package Delivery Guidelines that were posted in the elevators a few weeks ago. A special thank you to Margery Lauber and the Social Committee for their identification of unit numbers on the packages.

For your convenience and easy reference, here are the Guidelines:

1. Before ordering something that will be delivered by USPS, UPS, FedEx, or Amazon, check that the package will reasonably fit in the package closets without blocking access to the shelves.

Please make a good faith effort to determine the size of your package. If it will not fit in the package closet, then follow Section 3.2 of SHC Rule & Regulations regarding deliveries.

2. If you have internet access, track the delivery of your package on the carrier's webpage (usps.com; ups.com. fedex.com, amazon.com, et.al.) and **make every effort to retrieve it the day it arrives.**

If you do not have internet access, check the package closet/mail room regularly after placing an order.

3. Please do not order items for delivery if you know you will not be here to retrieve them.

4. Have a "Package Buddy" – someone you trust to retrieve your package and deliver to your door when you are not able to or hold the package until you return. Volunteers from our Social Committee will be glad to assist in this regard. Feel free to contact our current Chair, Maddy Sheff at 484-472-8823, to make arrangements.

If you have not yet signed up, now is the time to register for the free service available from USPS, UPS and FedEx and receive regular updates via text or e-mail of any packages being delivered to your address whether you ordered them or not. It's easy and worth the time to set it up. Each of these services allow you to specify delivery instructions and locations. UPS also enables delay or rescheduling of delivery. You'll never have an unexpected gift languishing in the mail room closet again.

<https://www.fedex.com/en-us/create-account.html>

<https://informedelivery.usps.com/box/pages/intro/start.action>

<https://www.ups.com/us/en/services/tracking/mychoice.page?>

As always, your feedback and input are most welcome. Please do not hesitate to contact any member of the Rules Committee with ideas and suggestions. We've been listed in previous editions of the Newsletter – no room here :)

# **CALENDAR OF UPCOMING COMMUNITY EVENTS**

**WWW.STRATHHAVENCONDO.ORG**

***EVERY – Monday, Wednesday & Friday, the van goes out food shopping at 9 AM  
EVERY – Tuesday and Thursday, the van goes out food shopping at NOON.  
All shopping trips leave from the Princeton lobby.***

***OCTOBER 1 – Strath Haven Library re-opens under new, posted guidelines***

***OCTOBER 19 – BOARD OF MANAGERS MEETING – 5:30 PM via ZOOM  
Contact the Management Office for details to log into the meeting.***

***OCTOBER 26 – MEET THE CANDIDATE NIGHT – 7:30 PM 5<sup>th</sup> floor  
MEETING ROOM***

***NOV 3 – PRESIDENTIAL ELECTION DAY -- NO SHOPPING TRIPS  
The van will be shuttling residents to the polls EVERY 45 minutes as follows:***

<b><i>9 AM</i></b>	<b><i>9:45 AM</i></b>	<b><i>10:30 AM</i></b>	<b><i>11:15 AM</i></b>	<b><i>12:30 PM</i></b>
<b><i>1:15 PM</i></b>	<b><i>2 PM</i></b>	<b><i>2:45 PM</i></b>	<b><i>3:30 PM</i></b>	<b><i>4:15 PM</i></b>

***VAN WILL PICK-UP & DROP OFF @ THE PRINCETON LOBBY***

***NOV 4 – ANNUAL MEETING & ELECTION (BOARD OF MANAGERS) @  
7:30 MEETING RM***

***NOV 26 & 27 – THANKSGIVING HOLIDAY – MGMT OFC CLOSED – Security  
on duty***

***2<sup>ND</sup> & 4<sup>TH</sup> Thursday of every month – Exterminator on site – Please contact the Management  
Office at 610-544-6000 should you have need of their services.***

***Remember to check out the Strath Haven Condo website (strathhavencondo.org) for important notices  
and other condo business and to SIGN-UP for our email blasts when important notices are posted.***

***If you are interested in advertising in the newsletter, please contact the Management Office for details.***

***IMPORTANT REMINDER: Please, as a courtesy to your neighbors, **DO NOT** schedule any food  
delivery service before 8 am any day of the week.***

***If you should have any questions concerning the above events, please do not hesitate to contact the Management Office at 610-544-6000.  
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at his/her risk. Logos and photographs are not guaranteed to reproduce like the original. The advertisements do not represent a recommendation by the  
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