

## The Strath Haven News

Editor: Barbara Schnur

[barbschnur@verizon.net](mailto:barbschnur@verizon.net)

OCTOBER 2020

### NEWS FROM THE OCTOBER BOARD MEETING

- BDS

#### FINANCIAL REPORTS:

The reports indicate that Actual Year to Date is **\$8,666 under budget** based on data relative to the accounting period. The YTD Variance is **\$2,838 under budget.**

The Capital Reserve Fund for the month of **September increased.** The ending **balance on September 30 was \$879,201.13.**

**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 3rd draft of the 2021 budget. Recommendations were made to increase the rates that are charged for moving fee from \$75 to \$100 and the completion of mortgage questionnaire from \$75 to \$100. **The Budget & Finance Committee made a recommendation to distribute the 3rd draft of the 2021 budget to all unit owners, with a proposed increase of 1.3517%;** the Board approved the recommendation. The Budget & Finance Committee will review the final draft of the 2021 budget at the November meeting and final approval of the budget will take place at the December 7th Board meeting.

**CAPITAL RESERVE STUDY:** ICI revised the study, as per the Committee's recommendations. Those revisions and other items were discussed in both the Engineering and Budget & Finance Committee meetings. Additional changes were suggested, which Terri will review with ICI. **The 3rd draft will be reviewed by both committees at the November meetings.**

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

- #824      M/M Anthony Jones      (0)

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

**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: Five resales in one month, a first! Year to date, there were 14 resales, equal to what was done all last year and it was done during COVID.

**#107           SELLER: Marta Bates                                 \$115,000**  
**BUYER: Suzanne Miller**

Typical two-bedroom unit with neither a carport or storage locker.

**#1020         SELLER: Maria Makymowch                         \$143,500**  
**BUYER: Paula A. Gray**

Typical two-bedroom unit with neither a carport or storage locker

**MAINTENANCE ISSUES:**

**HVAC PIPE REPLACEMENT 2020:** Liberty completed work on the '16 & '17 risers and began work on the '19 riser on October 19. The next riser to be completed this year is the '25 riser. Work should start in mid to late November.

**The '21, '24 & '26 risers will be completed next year,** with work scheduled to start sometime in March.

**POOL AREA:** The **area surrounding the pool** is open for residents to sit, relax and hang out (socially distanced of course). The area **is open currently from noon to 5:30, weather permitting, seven days a week.** Many thanks to all the volunteers who monitor the area to ensure compliance with the CDC guidelines, we couldn't do it without you. And **a big thanks to Becky Johnson** for handling this and the pool monitoring schedule this season.

In case you didn't know, there is a cornhole (bean bag toss) set up near the pool cabana. There is a lively competition amongst some residents; it's a lot of fun and being enjoyed by many. Normally, games aren't permitted in this area, but the Board reviewed the matter and felt that this is not our regular pool season time and permitted the game to remain where it is currently placed.

**PRINCETON EXIT CONCRETE APRON:** Register Associates sent a proposal to engineer the **replacement of the driveways.** The Engineering Committee will review the proposal at the November meeting.

**(Maintenance issues – Cont.)**

**ROOF MAIN:** Atlantic Roofing started working on **repairs to the perimeter of the roof** the week of October 19. The work is expected to take several days to complete.

**ROOF POOL CABANA:** **The roof on the cabana is slated to be replaced** and the Engineering Committee is still **considering the feasibility of installing solar panels on the roof**. Management will be obtaining information from PECO on the solar usage.

**CHILLERS:** The proposal from Limbach to replace the VFD on the McQuay, was reviewed by both the Engineering and Budget & Finance Committees. The Committees made a recommendation to the Board to accept the quote from Limbach at a price not to exceed \$70,000; the **Board approved the recommendation**.

McHugh Engineering began their **preliminary work on the replacement of the York chiller**. Once the specification is written, it will be sent out to contractors to bid in the coming months.

**SEAL COATING HARVARD AND YALE PARKING LOTS:** Advanced Pavement Group, is scheduled to sealcoat the Yale and Harvard parking lots, the week of November 2. **The Yale work is slated for November 2 and Harvard is slated for November 3, both are weather permitting**. All vehicles, including those in carports, must be moved by the designated date. Parking is permitted in the Princeton lot and we will be asking Swarthmore Police and Swarthmore College for permission to park on Harvard Avenue and Mary Lyons. Once approved, the information will be included with instructions.

**TREE CONCERNS AT CORNER OF HARVARD AND YALE:** Management had some concerns about the beech tree on the corner of Harvard and Yale Avenue and requested that the arborist from Davey Tree come out to inspect it. Davey came out and walked the entire property. There is **work that needs to be done on several trees** and some treatments on others for the Spotted lantern flies.

**CHIMNEY CLEANING:** DJ Cross is scheduled to **clean the chimney** on October 28. This is part of our preventive maintenance program.

**PHONE LINES ISSUES:** We recently experienced **issues with a few phone lines**, and it took Verizon several days to complete the necessary repairs. **All lines are now working**.

**DISINFECTING SERVICES DISCUSSION:** After a lengthy discussion, the Board of Managers voted to stop the nightly cleaning as of October 31.

**(Maintenance issues – Cont.)**

**ROOFTOP EXHAUST FANS:** Pat has stepped up his **inspection of the fans during the pandemic**, to ensure all are running properly and providing the necessary air exchange in the building.

**YALE AVENUE EROSION:** Management is **waiting on a quote** from Regester Associates to address the erosion that occurs during heavy storms. Once received, the Engineering Committee will review it.

**WINDOWS:** The Association is **continuing its pursuit of a window consultant**. RFP's went out to additional firms, with proposals expected back soon for the Engineering Committee to review in November.

**ELECTRICAL SYSTEM TESTING:** Reuter Hanney came out in late September and early October to perform the **infrared scanning of our major electrical components**. Once the report is completed, the Engineering Committee will review it and the information will be shared with the electrical consultants we are interviewing.

**INCIDENTS: September 30** at approximately 4 am, the building experience a **complete power failure** as a result of a fallen branch on the power lines up on Harvard Avenue. It took PECO several hours to make the necessary repairs and power was restored by 11 am.

**October 14 – Minor damage to the stone retaining wall** in the Princeton parking lot when a resident struck the wall. No one was injured.

**COMMON AREAS:** The Board revisited this matter and felt that the **meeting room and hobby shop should remain closed for now**. The matter will be revisited again at the November Board meeting.

**VAN: The van continues to operate on the revised scheduled;** shopping trips only. Monday, Wednesday and Friday's, the van leaves the Princeton lobby at 9 am and on Tuesday and Thursday's the van leaves at noon. This will continue until there is a need to return to the morning train runs.

**PROPERTY INSURANCE:** The Budget & Finance Committee, reviewed the renewal quote for property insurance and made a **recommendation to accept the renew**. The package expires at midnight on October 31, 2020.

**ANNUAL MEETING & ELECTION:** The Association's **annual meeting and election will take place via ZOOM this year** due to COVID. The annual meeting is scheduled for **Wednesday, November 4 at 6 pm**.

The deadline to vote in this important Association election, is noon on Wednesday, November 4. The Election Committee will count the ballots prior to the annual meeting, results to be presented at the Annual Meeting.

## PRESIDENT'S REPORT

– Peg Christensen

After considerable discussion on the pros and cons on the issue of opening the common areas to residents the board decided to err on the side of caution and keep the Meeting and Card Rooms and Hobby Shop closed. The issue will remain on the board's agenda for next month.

Considerable thanks and appreciation go to both the Engineering and Budget & Finance Committees for the many hours they are spending on condo issues. **We have received the Replacement Reserve Study, a/k/a Capital Reserve Study**, which lists reserve fund items -- Site, Building Exterior, Building Interior, and Building Electrical Systems. For each of those individual areas, average life in years, remaining life in years, as well as estimated cost are shown. **The Engineering Committee was asked to focus particularly on the next 3 - 5 years and determine if they were in agreement with the capital jobs on the report.** This document will eventually be approved by the Board of Managers and become the basis for the Capital Reserve Plan, with cost covered by owners in condo fees or special assessments, so it is a critical document. **This is the first year windows were included**, although the cost is only an estimate. The Windows Working Group will recommend a company to act as a consultant to our windows project so we will be in a position to receive specifications, bids and proceed with installing new windows and sliding doors.

The **Budget & Finance Committee also has been spending hours in determining our 2021 Budget.** Every item in the budget is reviewed and discussed by Terri May and the committee. It stands as an example of fiscal responsibility and we should be appreciative of both committees.

**Given the millions of dollars in capital jobs that will be needed, there is still an intent to explore a long term loan and take advantage of the low interest rates currently available.** However, the banks contacted who are interested in lending us money continue to tell us we need updated quotes on the projects. This takes time, but will be done.

**Design boards for our renovations are also in the works.** Owners will be able to view two options on the redecorating style and voice their opinions. Hopefully, the lobbies will reflect an updated, clean, sophisticated style attractive to current and future residents.

**Remember to practice all COVID prevention recommendations --** wear a face mask, wash your hands frequently, practice social distancing of at least 6 feet and be cautious when in public places.

## TREASURER'S REPORT

– Josh Twersky

**The 2021 budget has been distributed.** Currently it projects a 1.3517% increase in condominium fees. Fees for moving, storage rental and those related to mortgage transactions are among those being increased. Many of these fees have not been increased in a decade.

**This is NOT the final iteration of the budget.** As is normal practice, the Budget & Finance Committee will look at it again at its November meeting and then send it to the Board of Managers for approval in December.

Additionally, it should be noted, that as part of the budget process, **approval of a special assessment for 2021 should be expected.** The exact amount and payment terms are to be determined and disclosed as soon as possible.

The Committee is also **reviewing the recently updated capital reserve study** prepared by ICI. Generally speaking, this required study is a long term planning document which spells out the buildings capital (long term assets) projected expenditures.

Finally, a friendly reminder that **the remainder of the 2020 special assessment is due from owners on or before December 15, 2020.**

## ELECTION COMMITTEE

– Tim Morrissey

SHC condo owners are reminded that they should **deposit their ballot for the election of candidates to the Board of Managers at a Suggestion Box in one of the mailrooms by 12:00 noon on Wednesday, November 4, 2020.** The results of this election will be announced that night at the Zoom Annual Meeting at 6 pm.

You may **vote for three of the five candidates** (John Brooks, Nancy Jones Martin, Jack Sannino, Maddy Sheff, and Sue Strine) running for the Strath Haven Condominium Board of Managers. You can discover information about these candidates by reading their short biographies on the sheet that the office sent you along with the ballots.

The rules of our Association state that 51% of the 238 condo owners (120+ ballots) must vote for the election to be considered valid. **As of Friday, October 23, I have collected only 34 ballots.**

**Remember also to vote either pro or con on whether to amend the SHC bylaws by reducing the size of our Board of Managers from nine to seven members and reducing the members' term of office from three to two years. Our bylaws require that 2/3 of our 238 units (159 favorable votes) are needed to amend the bylaws**

**AUTUMN at the SHC POOL**

– Becky Johnson

**Keeping the pool area open after the closing of the pool is proving quite successful**, especially with the sunny crisp weather we've been having. As reported last month, the pool is covered, but the tables and chairs remain, and it is a great place **to meet your neighbors for a socially distanced** chat, read a book, enjoy the fresh air and watch the falling leaves.

We plan to keep the area open as long as there are sunny days and reasonable warm temperatures. However, as the days shorten we are adjusting the closing time. **It is currently closing at 5:30.** As further adjustments are made, the hours will be posted on the pool gate.

SHC staff will be winterizing the cabana during the week of October 26<sup>th</sup>, so the rest rooms and running water will no longer be available. Sanitizers will be there, as always.

**Many thanks to the Suzie Dudo and our great team of volunteer monitors** for their assistance in keeping this beautiful piece of our property available for us within the CDC and Pennsylvania Department of Health guidelines.

- |               |                 |                |
|---------------|-----------------|----------------|
| Bente Polites | Chris McGinniss | Donna Marchese |
| Eva Starr     | Ilene May J     | ack Sannino    |
| Joan Neely    | Judith Trustone | Lisa D'Antonio |
| Maddy Sheff   | Margery Lauber  | Mark D'Antonio |
| Pam Butler    | Peg Christensen | Shirley Rudd   |

**Bean Bag Toss Tournament** – There's still time to enter the competition! Joan Neely, Chris McGinniss and Donna Marchese currently top our Leader Board for the prizes to be awarded by the Social Committee at the end of the season.

Come on down, try your luck and toss a few :)

**LIBRARY**

– Helene Van Hoeven

The library reopening has run smoothly and its operation with the daily labeled bins for book returns is working fine. **Please remember to sign in and sign out when you use the library. Masks are required at all times.**

Please confirm that the books you're returning belong to this library. No donations can be accepted at this time due to space and processing issues.

Thank you.

## SHC DIRECTORY FALL UPDATE

- Becky Johnson

The **Fall Update to the 2020 SHC Owner/Resident Directory was delivered** electronically and in paper to those without e-mail access last weekend.

If you are a Directory participant and did not receive it, please let me know.

**If you not yet a participant, we hope you will consider becoming one.** Our completely voluntary and confidential Directory is a wonderful way to get to know and keep in contact with your neighbors. Just contact me to provide your name, phone number and (optional) e-mail address.

Thank you.

Questions? Corrections? Contact Becky Johnson, #929, 610-328-3790, [baj0671@verizon.net](mailto:baj0671@verizon.net)

## SOCIAL COMMITTEE

- Maddy Sheff

We've had the wind knocked out of our sails but we've been busy. Our **members have been writing unit numbers on the packages** which has made them easier to retrieve.

The Board made a one-time special exception so we were able to host a **retirement reception for our popular Ron Miller**. Social distance, masks, and good ventilation were observed. It was evident that we missed our gatherings. **We wish Ron all the best.**

---

## PRESIDENTIAL ELECTION DAY VAN SCHEDULE - NOV. 3

The VAN will pick up and drop off from the Princeton Lobby every 45 minutes according to the follow schedule:

9 AM	9:45 AM	10:30 AM	11:15 AM	12:30 PM	
1:15 PM	2 PM	2:45 PM	3:30 PM	4:15 PM	

THERE WILL BE NO SHOPPING TRIPS ON THIS DAY