

The Strath Haven News

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APRIL 2021

NEWS FROM THE APRIL BOARD MEETING

- BDS

FINANCIALS: The reports indicate that Actual Year to Date is **\$47,092 over budget** based on data relative to the accounting period. The YTD Variance is **\$15,659 under budget**.

The **Capital Reserve Fund for the month of March increased due to the retained earnings transfer of \$104,000** and owners paying the 2021 special assessment early. The ending balance on **March 31 was \$1,891,818.51**.

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

#1130 Lynn R Jordan

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

#918 Rachel Dell (O)

RESALES: The owner(s) 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:

#1022 SELLER: Estate of Nancy Fritz \$230,000
BUYER: Jessica W Graae

Typical three-bedroom unit that includes a carport and two storage lockers.

412 SELLER: Gale Economou \$ 96,000
BUYER: Lauren Minsky

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

INCIDENTS: NONE SINCE THE LAST MEETING

MAINTENANCE ISSUES:

HVAC PIPE REPLACEMENT 2021: Liberty started this projected on March 22 and is **already into week six**. All the new pipes are installed, which are currently being insulated. The painter is working on closing the walls. The convectors will be installed in the next couple of weeks. The work is taking place **on the '21, '24, and '26 risers**.

PRINCETON CONCRETE APRONS: Shade Valley **will be sending us a proposal** for the replacement of the aprons.

(Maintenance issues - Cont.)

HARVARD SIDEWALK REPLACEMENT: Exciting news! Shade Valley **completed this project in good time.** There were some issues along the way, such as irrigation piping that got damaged and a rework of the cabana soil line. We are now **working with Arcus to get the railings** designed and installed as quickly as possible. We will also need to work with a landscaper designer to get the affected areas back in shape.

The **6th floor Yale door will remain closed** until a new railing is installed but the steps and walkway out from 6th floor Harvard door was re-opened. **The new sidewalks look great and function beautifully.**

YALE AVENUE EROSION: Register Associates is working with PENNDOT to address our concerns.

WINDOWS: The WWG conducted **two site visits**, with two firms: Aegis and Walker. **We will complete the RFP and send it out** to the firms in the coming weeks.

PRINCETON LOBBY HUMIDITY ISSUE: Liberty installed the register, now we just **must wait for the hot/humid weather** to see if we were successful.

ELEVATORS: The Princeton service elevator was down for a few days when a part took longer than expected to arrive. **The elevator is up and running.**

BALCONY RAILINGS: The Engineering Committee is working on **writing up guidelines for owners** to follow should they wish to install some type of screening on their railing.

SMOKE DETECTORS: The Fire & Safety Committee will meet again in July, but Terri felt it important enough to discuss now. The **life expectancy of a smoke alarm is generally 10 years**, after which point, their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it does not mean that the smoke sensor is working. **We ask that residents replace their old detectors** to ensure they function properly.

EMERGENCY GENERATORS: Eastern Generators performed **preventive maintenance checks on both units.** No issues were found.

CHILLERS; McQUAY & YORK: The part for the McQuay was delivered and Limbach has started demo of the old VFD. Additional **work is continuing to get the AC up and running by the time we need it.**

(Maintenance issues - Cont.)

Typically, we switch from one HVAC to another by looking at the extended forecast and discussions with Management and the Board president. This year, **due to work on the chiller system, Limbach will need time to install the new unit and add the emergency piping system. This means that we will need to turn off the heat as soon as Limbach is ready to start the work.** Engineering made a recommendation, which the Board approved, that we base the decision on the needs of the project vs the temperature.

ANNUAL CONVECTOR FILTER CLEANING: The remaining units are on pause while **we work to reschedule the cleaning.** This affects units (**4th floor through ground floor**).

PRINCETON LOBBY ENTRANCE: It has come to the attention of the Management Office, that those needing assistance gaining entry to the building, continue to use the lobby entrance versus using the side entrance. The **front entrance is not designated as a handicapped entrance.** The **side entrance**, just around the corner from the lobby, is flat and level, making it **much easier for those with mobility issues** to access the building quickly and safely.

FIRST RESPONDERS & ACCESS TO THE BUILDING: There was a recent incident that required first responders to access the building. It appears that one ambulance company could not get entry, even though there are protocols in place for them to do so. The **Association has provided emergency personnel** (via central dispatch and the local chiefs) **with their own access code to the building.** This code works 24/7 via the directory system. Terri spoke with the police chief and the officer that responded to the event and both stated they were not aware of any issues in gaining entry to the building. They also stated that there are **protocols in place** for other first responders to reach them or central dispatch should an issue arise.

EMERGENCY NOTIFICATION QUESTIONNAIRE

We ask that every resident send in a completed form, even if you sent the form in previously. We are requesting this information so that in the event of an emergency; we will have contact info on file that first responders can access.

The form is attached to the newsletter.

PRESIDENT'S REPORT

– Peg Christensen

Unfortunately, there continue to be instances where someone destroys notices in our elevators that advise residents of important events, such as book club meetings. The Board voted to purchase two cases that could be locked, similar to what is already in each elevator. One will be put in Harvard and one in Princeton.

The Board had a lengthy discussion on opening the Meeting Room for use by residents. Since the number of positive Covid cases in Delco is very high, and rising, it was felt that to open the Meeting Room was not the right thing to do at this time. The **Board voted to allow residents to use the Hobby Room so long as only one person used it at a time.** If the work on the pool area is done before residents can actually swim in the pool, it will be opened for residents to use and enjoy.

Anyone interested in joining the ad hoc committees on Grilling and Gym should submit their name to the office.

On the exciting news front, our design firm, Floss Barber, sent bids out for the construction part of our project and results are due soon. As explained during the many presentations given to residents, with approval from the Board of Managers, **our hope is to be able to begin renovations of both lobbies this year.**

FIRE/SAFETY/SECURITY COMMITTEE

– Madelon Sheff

At the last meeting held on April 1st Sandie Chatfield reviewed instructions for new residents about **what to do in case of a fire alarm.** They will be included in the New Residents Packet. Also, it is advisable that **up-to-date next of kin information** is readily available in case of emergency. The office will be asking for updates.

Central Dispatching has access codes to our building in the event first responders need to enter the premises.

A suggestion was made and agreed upon to hold **meetings every three months instead of monthly,** unless there is an urgent matter to consider. The next meeting is July 22nd at 3PM.

Maddy Sheff resigned as chairperson of this committee shortly after the April 1st meeting.

LIBRARY

– Helene Van Hoven

Given the recent announcement from the CDC that surfaces are not a significant source of Covid transmission, I am dispensing with the labeled baskets in which you were to place books. Please **just put your returned materials on the bookcase to the right of the desk.**

The sign-in sheets will still be used for the time being, so please remember to mark both time in and time out.

(Library – Cont.)

I am placing a **photo album** on the table that I found in a closet. It is from years gone by and it looks as though someone was the official photographer for condo events. The last entries were for parties many years ago. **Please feel free to page through it**, and if there are photos you'd like to have, feel free to take them.

The **second album** is a compilation of **articles from Cooks" Illustrated**. I will leave it out for the time being, and eventually put it on the shelf with the other cookbooks. Someone put a lot of work into it.

SOCIAL COMMITTEE

– Madelon Sheff

Our **book club**, which **meets by zoom each month** has a loyal and enthusiastic following. The book for May is *The Great Alone* by Kristin Hannah and meets May 12th at 2:45 pm. **Watch for flyer for log in information**. New residents or new members are very welcome.

The birthday registry is gaining new participants. We want to share your special day with you. Contact Nancy Morrison, unit 517, with a note stating your name, date, and unit number. **April's birthday is Bob Turner**.

We are optimistic with the warmer weather we will be able to socialize outdoors. **Jack's Santino's exercise class (outdoors) is taking place three times a week, weather permitting**.



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**STRATH HAVEN CONDOMINIUM ASSOCIATION
EMERGENCY NOTIFICATION/CONFIDENTIAL QUESTIONNAIRE**

All of the information below is for the use of Strath Haven Condominium Association exclusively and will be held in strict confidence. *Items must be filled out completely. Please be sure to complete BOTH sides of form.

<hr/> *UNIT NUMBER	() _____ *CELL PHONE NUMBER
<hr/> *NAME	() _____ *HOME TELEPHONE
<hr/> *STREET ADDRESS	() _____ *WORK TELEPHONE
<hr/> *CITY STATE ZIP CODE	<hr/> E-MAIL ADDRESS

1. EMERGENCY INFORMATION

*Are we authorized to enter without your presence in the home? YES NO

IN CASE OF EMERGENCY WE WILL ENTER

* Is your home alarmed? YES NO

If yes, Name & Phone Number of Alarm Company: _____

EMERGENCY CONTACTS

_____ Name	() _____ Telephone #	_____ Relationship
_____ Name	() _____ Telephone #	_____ Relationship

2. AUTOMOBILE INFORMATION

Make _____ Year _____	License No./State _____ Color _____ SHC STICKER # _____
Make _____ Year _____	License No./State _____ Color _____ SHC STICKER #: _____

3. CARPORT NUMBERS (PLEASE LIST IF YOU OWN OR RENT)

4. STORAGE SPACE(S) RENT OR OWN (PLEASE SPECIFY)

LOCKER # _____	LOCATION _____
LOCKER # _____	LOCATION _____

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**STRATH HAVEN CONDOMINIUM
EMERGENCY NOTIFICATION/CONFIDENTIAL QUESTIONNAIRE**

5. DO YOU HAVE AN "I" (INCAPACITATED) STICKER ON YOUR DOOR?

YES () NO () WOULD YOU LIKE ONE () REMOVE ONE ()

6. OWNER/RENTAL INFORMATION

Please list below the names of all persons residing in the unit. If they are children, please designate in the appropriate space (C). Be sure to supply all telephone numbers in case of an emergency.

Name	Child (C)	Home number	Work number
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Is your unit a rental unit? _____ Yes _____ No Is the unit furnished? _____ Yes _____ No
If yes, please provide the following information:

Name of renters: _____

Date of Lease Renewal: _____

If your unit is a rental, is there a Management Company maintaining this unit for you? _____ Yes _____ No
If yes, please provide the following information:

Name of Management Firm: _____

Telephone Number: _____

Contact Person: _____

7. KEYS

Unit Keys – Does the Management Office have a copy on file in the key safe? _____ Yes _____ No

Serial number on keys: _____

Storage Room – Does the Management Office have a copy on file in the key safe? _____ Yes _____ No

8. BICYCLE ROOM – Do you have a bicycle stored in the Princeton Bike Room? _____ Yes _____ No

*SIGNATURE OF OWNER

*DATE

Thank you for completing this confidential form and providing this vital information.

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