

The Strath Haven News

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JULY 2021

NEWS FROM THE JULY BOARD MEETING

– BDS

FINANCIALS: The reports indicate that Actual Year to Date is **\$24,991 under budget** based on data relative to the accounting period. The YTD Variance is **\$70,672 under budget.**

The Capital Reserve Fund for the month of **June increase.** The ending balance on **June 30 was \$1,873,957.36.**

CD'S: We have additional funds that can be placed in CD's until the start of other projects for this year. The Budget & Finance Committee recommends purchasing at least \$500,000 in CD's at varying maturities.

2022 BUDGET: The Budget & Finance Committee reviewed the first draft of the budget line-by-line. Management is working on obtaining quotes for contracts and services, and discusses which projects need to be included for next meeting. The Committee will continue its hard work in September.

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

#905 James Oblak

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

#1130 Terral & Lynn Jordan (R)

912 Sarah Wilhelm (O)

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:

#810 SELLER: Jenny Lynn Morrison \$155,000

BUYER: William J. Mouillerat

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

#821 SELLER: Estate of James Bates \$94,000

BUYER: Chika & Emeka Nwadiora

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

INCIDENTS: June 23 at approximately 10:30 am, **brief PECO outage.**

POSITION: Management is still working to fill the part time janitorial position.

MAINTENANCE ISSUES:

PRINCETON CONCRETE APRONS: Shade Valley sent a proposal for the **replacement of the aprons**, which the Engineering and B&F Committees reviewed and recommend accepting, and which the **Board approved.**

HARVARD SIDEWALK PROJECT: Management is working on **obtaining quotes** now that we have the specifications from

Arcus for the railings. The quotes will be presented to both Engineering and B&F Committees at the September meeting.
RETAINING WALL/LANDSCAPING: We will be **meeting** with Caramanico the week of July 19 to go over the project and **to schedule this work.**

YALE AVENUE EROSION: Register Associates advised Management on July 12 that **PENNDOT has formally agreed to install the C inlets** that we have requested. There is no specific date assigned just yet.

WINDOWS: Our attorney is reviewing the Aegis contract.

CHILLERS; McQUAY & YORK: The new chiller is **scheduled to ship out** on July 30 and take about 10 to 14 days to get here. We will meet with Limbach and Daikan about the display panel for the McQuay in the coming weeks.

DOMESTIC HOT WATER LEAKS: The **parts are in** for the necessary repair work in the Princeton building. **We will need to schedule a building shut down** and get a notice out to all residents. Once the repairs are made, the ceiling area will be closed, and the tiles replaced. Right now, we have the area open to monitor the situation.

WATER USAGE: Just a friendly reminder to **check toilets and faucets** in your units **for leaks, dripping or if it is running.** If you find any of these issues, please contact the Management Office and the staff will be happy to assess the situation for you. Sometimes a quick fix by the staff, other repairs might require a plumber to correct the situation. **Conserving water is important, as it helps the environment and helps to reduce our bills.**

ELEVATORS ISSUES: Kone was onsite recently to repair the Princeton passenger elevator and the Harvard service elevator on July 16. A leveling switch was bad on both elevators.

CABANA ROOF REPLACEMENT: Management **will be replacing the roof on the cabana in the off season.** We will be obtaining quotes, which the Engineering and BF Committees will review.

BIKE ROOM CLEANOUT: The staff will be cleaning out the bike room in the coming weeks.

POOL GUESTS: Please note that **guests are only permitted inside the pool area when a lifeguard is on duty. Residents must stay with their guests while they are at the pool.**

KITCHEN EXHAUST FANS: Please be courteous to your neighbors and remember to **run exhaust fans in your kitchen when cooking.** This will prevent unwanted odors in your neighbor's home. Thank you.

MAILING ADDRESS: The postal service has asked us to **remind residents to use the proper mailing address for your unit so mail and parcels are delivered and not sent back.** The mailing address for the Management Office is 801 Yale Avenue, Management Office, Swarthmore, PA 19081. We recently had an issue with a check coming to the office, as it was addressed to Strath Haven Assessment and did not list Management Office.

Many of us are still upset at what happened to the condo in Surfside, FL. The loss of life is tragic, but it is an opportunity for all of us to **recognize the outstanding work in maintaining our 50+ year old condo building by Terri May, the Engineering Committee, Budget & Finance and the Board of Managers.** And it is an opportunity to thank every owner who pays their condo fee and special assessment knowing that the funds are used to keep our homes safe. This is a very special place, with knowledgeable, caring committee members and a belief in transparency and being open-minded. As everyone knows, we have had special assessments, and they will occur for a few more years for windows, and renovations and electrical work and likely elevators. But the result is a well-managed safe place to live.

The next topic is about **use of our pool.** As the pool users know, last year, with the concern of COVID, we instituted new rules which in hindsight appear to have been very effective. This year, the restrictions were mostly eliminated or reduced; using volunteers for the times before and after the lifeguard was on duty remained. The Board felt a need to make official the responsibility of the condo pool monitor as a position for **Becky Johnson** who has worked diligently to assure guidelines and rules are followed. Following a recommendation from CAI magazine on condo pools, **the position of Condo Pool Monitor has been made official.**

Renovations - we are **working with two bidders** on the condo renovation project and should be in a position to present this to B&F at their next meeting.

FACE MASKS REQUIRED FOR ALL EMPLOYEES:

The Association requires that all employees wear a face mask regardless of vaccination status. We ask that residents refrain from asking employees if they are vaccinated just because they are wearing a mask. The mask is now part of our uniform and required anytime an employee is indoors.

Thank you for your understanding.

1.

Our Building's Structural Integrity

Dan Snyder, for the Engineering Committee

In the light of the recent tragic collapse of the condo building in Surfside, Florida, the Engineering Committee discussed the structural integrity of our building. We agreed that we see no evidence that our building has the problems that seem to have led to the collapse of the Florida condo, and so we are confident that our building is structurally safe and sound. Here are the considerations that lead us to feel this way.

Our building is constructed of poured concrete, reinforced with steel reinforcing bars ("rebars"). This construction method has been in use since the 1930s. Studies of this type of building over the past 80+ years have shown that this type of building has an essentially unlimited lifespan, as long as (1) it is competently designed and constructed, (2) it is protected from the environment, and (3) any early signs of deterioration are observed and repaired effectively.

1. Design and construction:

It is too early to say for sure, but it may turn out that the Florida condo

was built on soil that was very sandy and/or very wet. If so, that building's foundation may not have been up to the task of supporting a multi-story building. Our building is constructed directly on solid rock, which provides excellent anchoring.

2. Protection from the environment:

Salt (as in salt spray from the ocean) and water (rainwater) are the two most common environmental threats to a concrete building. They both eventually penetrate the concrete and cause the rebar to rust in ways that damage (and thus weaken) the concrete.

Salt: The Florida condo was built oceanside, and thus continuously exposed to salt. Our building is about 70 miles from the ocean, and so not exposed to any significant amount of salt.

Rainwater: Rainwater can enter a building through either the roof or the sides. Our roof is regularly inspected, and repaired or replaced as needed (the roof was last replaced in 2007). A major reason we have started the project to replace all of our windows and balcony doors is because they are over 50 years old and repairing them is a warranted, preventative measure.

3. Noticing and responding to early signs of deterioration

If, despite the foregoing considerations, the concrete and rebar "backbone" of a building such as ours should start to fail, it would exhibit early signs of structural problems long before failure became imminent. Depending on where in the building they occur, these signs are easy to see, even by non-experts: new or widening cracks in concrete ceiling, walls or floors; concrete crumbling off of a concrete surface (such as a column), sometimes even exposing the rebar within; new creaking noises; or windows or doors that can no longer be opened (or closed). Such signs were reported on the Florida condo within ten years of its construction, but effective repairs were not done, leading to the building's collapse decades after the problems were evident. We have not seen warning signs like these in our building, which is a major reason we (the Engineering Committee) do not worry about our building collapsing. **Please note that we encourage you, our fellow residents, to be part of this monitoring process: if you think you may be seeing any of the signs listed above, please let our Management Office know. They will follow up to make sure we learn whether what you see represents a problem and, if so, that appropriate action is taken.**

On a related topic: the Engineering Committee (and SHC Management) report to you from time to time on "the ICI report", also known as "the Capital Reserve Study". We want to be sure we've clearly explained what this report does, and does not, tell us. Think of our building immediately after it was constructed: it was an "empty" structure, just concrete and rebar. This is the structure that, when protected from the elements, has an essentially unlimited service life. After its construction, various tradespeople installed the systems that

(Structural integrity – Cont.)

make the building livable: the electric, HVAC, domestic hot and cold water, etc. Each of these "systems" has many components, each of which has an expected service life and replacement cost. The ICI report looks mostly at each component of each system, and estimates when it will need to be replaced and how much that will cost. This data goes into a spreadsheet which estimates for us how much expense we can expect for major capital projects in each of the next several years (which helps us develop our capital budget). The point here is that the ICI study looks at the systems that were installed into the building, it does not look at the structure of the building itself.

So our understanding that our building's structure is sound is based mostly on the factors described earlier in this article, rather than the ICI study. (With an appointment, all owners can read the ICI/Capital Reserve Study in the Management Office.)

SOCIAL COMMITTEE

Maddy Sheff

Recent events

July 4th inaugurated our return to the Meeting Room with a Celebration of Freedom. There were sandwiches, chips, hot hors d'oeuvre, desserts galore, soft drinks and happy talk. The decorations filled the room with red, white, and blue. Thanks to our hardworking crew: Candace Matson, Evelyn Costa, Nancy Morrison and Dena Rochvarg.

Indoor Yard Sale, July 16th and 17th. Chaired by Joan Neely, the room was awash with housewares, knick-knacks, jewelry and other treasures. Joan wants to express appreciation for the cooperation and camaraderie among the participants. **It was a fun event and we are hoping to hold another one sometime before Christmas**

Ongoing

Birthday Registry (Nancy Morrison) unit 517. Let us acknowledge your special day by simply placing a note under her door with your name, unit number, and date of birth.

Yoga-Jack Sannino is responsible for the newly toned and trim residents taking his **Tuesday, Thursday, Saturday classes.**

Book Club meets the **third Wednesday of each month at 1:30-2:30 pm** in the Meeting Room. The July selection, *Writers and Lovers* by Lily King generated our usual lively discussion. The August 18th book will be *The Vanishing Half* by Brit Bennett.

Please join us for a stimulating and fun session of book talk. All are welcome.

Please note that news of events are posted in the elevators, the resident bulletin boards in the mailrooms and blast emails from the office. Please **make yourself aware of the activities that your Social Committee provides and come on board.** Sign up sheets are on the benches in the mailrooms when required.

Future events include our annual Pizza Party on September 12th and the resumption of our popular Great Courses program.

Ad Hoc Grilling Committee

Maddy Sheff

At the July 19th Board meeting, **Tony Jones shared his Powerpoint presentation** outlining a comprehensive study of the proposal to possibly introduce outdoor grilling to StrathHaven, pending Board approval. The visual portion was shown to Zoom participants and everyone heard Tony's voice outlining the results of his findings. In addition, for those that may have missed it, or want to review the report, **it is available on the StrathHaven website**, scroll to 'residents' and then to 'documents.' Look for 'Grilling.' A thorough discussion of the requirements and prerequisites of this new possible amenity was offered in the powerpoint.

Julie Clapp prepared a questionnaire to get a sense of the residents' feelings about community grilling and grilling on our balconies. **Please email Julie.clapp@verizon.net for a preferred digital version of the form.** Here is an opportunity to **express your feelings about this possible new amenity.** For those who do not have internet access, a hard copy is printed below. Please complete and return to the office by August 15th.

Strath Haven Condominiums Grilling Survey

Please return the print version to the office by AUGUST 15th.

1. Email (required) _____
2. Unit number (required) _____
3. Electric grills are being considered for resident balconies. Would you support allowing grilling on balconies using electric grills?
Mark only one
 yes no
4. In addition, gas grilling on the grassy area adjacent to the Harvard lot is being considered. Would you support shared gas grilling in a common area?
Mark only one
 yes no
5. In consideration of all residents, grilling hours will be limited. Please select your preferred hours.
Mark only one
 10a-8p 10a-9p 10a-10p
6. Please share any additional comments. Use a separate sheet if necessary.

ATTENTION RESIDENTS

**JOIN OUR YOGA & YOGA/TONING CLASSES AT
STRATH HAVEN**

WHEN: TUESDAYS & THURSDAYS

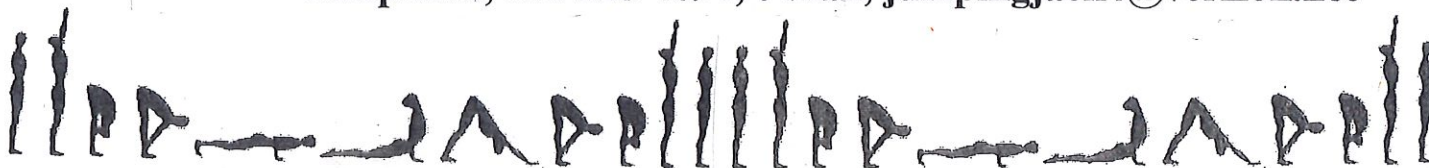
**TUESDAY: YOGA, 9:00 AM, YOGA TONING, 10:00 AM
THURSDAY: YOGA TONING 9:00 AM, YOGA 10:00 AM**

CLASSES ARE 45 MINUTES

**COST: \$8.00 PER CLASS
FIRST CLASS IS FREE TO NEW MEMBERS**

ADDITIONAL QUESTIONS:

**Contact Jack Sannino Unit #510,
Telephone, 610-325-4094, e-mail, jumpingjack4@verizon.net**



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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.

You MUST be prompt when returning to the van from shopping as a courtesy to other residents.

For the special monthly shopping trips, you MUST sign up in advance with the Management Office as space is limited on the van to 5 riders.

AUGUST 2 – PROMENADE @GRANITE RUN MALL – NOON @ Princeton Lobby

AUGUST 5 – BROOKHAVEN AND LINVILLA ORCHARDS

AUGUST 13 – BOOTH'S CORNER – 9 AM @ Princeton Lobby

AUGUST 16 – TRADER JOE'S ACME, MEDIA – 9 AM Princeton Lobby

AUGUST 19 - SWARTHMORE DAY

AUGUST 25 – LAWRENCE PARK – 9 AM @ Princeton Lobby

2ND & 4TH 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, 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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