

The Strath Haven News

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February 2022

NEWS FROM THE FEBRUARY BOARD MEETING

– BDS

FINANCIALS: The reports indicate that Actual Year to Date is **\$13,600 under budget** based on data relative to the accounting period. The YTD Variance is **\$3,996 under budget.**

The Capital Reserve Fund for the month of **January increased.** The ending balance on **January 31 was \$2,345,489.33**

CD: We have a CD set to mature in the next couple of weeks, in the amount of \$250,000. The Budget & Finance Committee recommended renewing the CD and the Board approved the recommendation.

LEASE APPLICATIONS: An application to lease the following units has been submitted to, and approved by, the Board of Managers: **NONE SINCE THE LAST MEETING**

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

#916 Nancy Daniel (R)

RESALES: The owners of the following units requested that the Board of Managers waive the right of first refusal to allow the sales transaction as indicated below:

#1220 SELLER: Yun L. Frowine \$180,000

BUYER: Francis & Peggy L. Garraty

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

#727 SELLER: James & Rosemary Hubbard \$151,000

BUYER: Peter J. Roe

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

MAINTENANCE ISSUES:

HARVARD SIDEWALK PROJECT: Baillie Fabricating & Welding Inc., installed the railing at the sixth floor Yale stairs but cannot go further with the project due to the current weather conditions.

YALE AVENUE EROSION: Still no date on when PENNDOT will install the C inlets.

REDECORATING PROJECT: We met with (Floss Barber) to go over all the details for furnishing priorities and placement of flooring, lighting, and wall coverings. There are a few minor details to work out in the next week or so.

(Maintenance issues – Cont.)

MANAGEMENT OFFICE AC: The contract was award to Trust Mechanical at \$8,900 to replace and relocate the unit. A **large holly tree had to be removed** to accommodate the installation of the new unit. The work to install the unit took place on February 16 and the unit was up and running by end of day.

ROUTINE MAINTENANCE: The staff continues **patching walls** throughout the building.

FIRE ALARM SYSTEM TESTING: Bell Fast was onsite in January performing the **annual inspection** of the entire system. **No issues were found.**

TRASH CHUTE CLEANING: Fresh Foam **cleaned the trash chutes** on January 19 as part of routine maintenance.

SEWER LINE CLEANING: On February 10, PSC was onsite to wet jet all exterior sewer mains, which is part of our ongoing maintenance program.

INCIDENTS: January 24 – **the fire alarm sounded because of construction work that created dust**, which caused the alarm to activate.

NOISE ISSUES: Recently, it was brought to our attention that a new resident received an anonymous note under their door concerning the amount of noise coming from their unit. **We ask that resident refrain from placing notes under doors or even on vehicles**, and instead notify the Management office of their concerns. We have a system in place to handle complaints and encourage all residents to use this system.

STAFFING: We continue to be short staffed and are looking to fill a few key positions. Tom Luciani is now working part-time. Bob Grear and Damon Wilson continue to recover from their health issues.

PRESIDENT'S REPORT

– Peg Christensen

After considerable discussion, the Board voted to ***recommend* that masks be worn in the common areas of the condo**. This change, effective March 1, reflects what is happening locally, and applies to our staff as well, although residents can request that staff wear a mask when in their unit. The Board felt it was too early to hold open board meetings since there are often more than 30 people in attendance and that number may be a concern for some. This will be on the agenda for the March board meeting.

Many hours have been spent since the redecorating design was approved assuring all details are addressed, *e.g.*, what is the height of the sofas and chairs, how easy will it be to maintain the furniture (minimal dust

(President's Report – Cont.)

collectors!), what surrounds the carpet insert so residents don't trip, how bright is the hallway, how sturdy is the furniture, and guaranteeing that we do not exceed the budget for furniture. The result -- new carpeting throughout, LVT flooring (luxury vinyl tile), painted hallways, new package and mail rooms, an updated, attractive meeting room more conducive to social events -- will enhance the entire place. Once we have a schedule it will be communicated to everyone.

Since the Bike Room will become a Package Room, residents with bikes in that room will need to find another home for them; they can be kept outside at one of our bike racks, in your locker or your unit, but not on a balcony.

Following over two years of dedication and lengthy discussions, the subcommittee **revising and updating our Rules**, which were last updated in 2012, has completed this major project. The result is a document that has a softer and more practical tone, friendly suggestions highlighted in boxes, and takes into account procedures that should make our condo operate more smoothly. With approximately 300 people living here, we do need rules. Thanks to the hours spent considering many perspectives the subcommittee, comprised of Becky Johnson, Karen Robinson, Sandie Chatfield, Amy Rosenberg, Carol Derow and John Morrison, has given us something from which we will all benefit.

A very well attended **Town Hall Meeting was held on Zoom on January 26** which covered the renovation project, capital jobs completed recently and those planned in the near future, and our finances. Reports were provided by Dan Snyder, Josh Twersky, and Peg Christensen.

TREASURER'S REPORT

– Josh Twersky

The Budget & Finance Committee made a recommendation to the Board to accept the **ICI study** in the amount of \$5000. It also recommended approval of **renewing \$250,000 worth of CD's** coming due soon. **Both were approved.**

ENGINEERING COMMITTEE REPORT

– Dan Snyder:

*We recommended acceptance of the bid submitted by **ICI** to update our Capital Reserve Study. **This Study helps us plan for all tasks required to properly maintain our building and property**, by providing an estimated date and cost for each project or item.*

*SHC recently had a visual **structural assessment done of our buildings** and we are now awaiting clarification of some final details before accepting it. We will report on it when it is accepted in final form.*

(Engineering Comm.– Cont.)

For the Windows Project, we have selected a Design Team, led by TBS/Lenhart Rogers. They will provide the architectural and structural engineering expertise to help us decide on the physical structure and appearance of the new windows and balcony doors. We expect our contract with them to be fully signed in the next week or two, then the design process will begin.

We met with **Kone Elevators** (who maintains and repairs our elevators) to **discuss time frames for replacement parts** and feasibility of maintaining stock of parts in today's environment. We also discussed the appropriate **timing for a total replacement** of all elevators, due to the elevator's remaining useful life. They answered the questions we had previously submitted, and we discussed the situation. This is a work-in-progress, and we'll report when there is something more definite to report.

We discussed the **air handlers and needed repairs** and how best to proceed with maintaining the units. (These are the large units atop the Princeton and Harvard buildings, which provide fresh air by filtering and conditioning outside air, then forcing it into our hallways.) According to the Capital Reserve Study, they should have about four more years of useful life. So far, we think repairing them is preferable to replacing them. However, we may revisit that decision, depending on how they operate going forward.

SOCIAL COMMITTEE

– Pam Butler

Members of the Social (including Welcoming) Committee met on February 3, 2022 in the 5th floor meeting room to compile Valentine's Day bags for distribution on 2/14 to residents.

We hope everyone had a peaceful and loving Valentine's Day.

Plans are afoot for a **gathering on March 18 to honor St. Patrick.** Stay tuned!

Maddy reported that the **Book Group will meet on 2/16 at 1:30 pm** in the 5th floor meeting room. **The book is The Lions of Fifth Avenue** by Fiona Davis.



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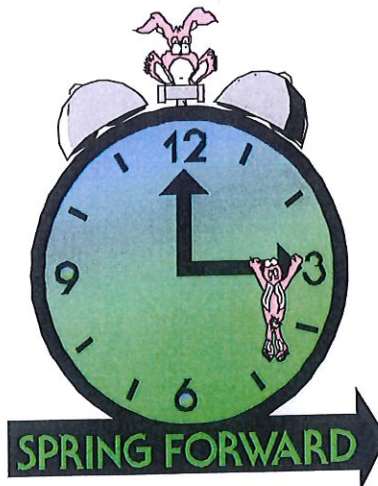
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**DAYLIGHT SAVINGS TIME
BEGINS AT 2:01 AM ON
SUNDAY, MARCH 13 .
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TO TURN YOUR CLOCK
AHEAD ONE HOUR.**



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. Please refer to our website for the snow policy for van trips.

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.

MAR 1 – SHOPS AT GRANITE PROMENADE – NOON @ PRINCETON LOBBY

MAR 3 – BROOKHAVEN – NOON @ PRINCETON LOBBY

MAR 11 – BOOTH'S CORNER – 9 AM @ PRINCETON LOBBY

MAR 17 – SWARTHMORE DAY – NOON @ PRINCETON LOBBY

MAR 21 – MEDIA DAY – 9 AM @ PRINCETON LOBBY

MAR 21 – BOARD OF MANAGERS MEETING via ZOOM @ 6:30 PM

MAR 23 – LAWRENCE PARK – 9 AM PRINCETON LOBBY

APR 5 – SHOPS AT GRANITE PROMENADE – NOON @ PRINCETON LOBBY

APR 7 – BROOKHAVEN – NOON @ PRINCETON LOBBY

APR 8 – BOOTH'S CORNER – 9 AM @ PRINCETON LOBBY

APR 15 – GOOD FRIDAY – MANAGEMENT OFFICE CLOSED

APR 18 – BOARD OF MANAGERS MEETING via ZOOM @ 6:30 PM

APR 18 – MEDIA DAY – 9 AM @ PRINCETON LOBBY

APR 21 – SWARTHMORE DAY – NOON @ PRINCETON LOBBY

APR 27 – 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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