

The Strath Haven News

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April 2022

NEWS FROM THE APRIL BOARD MEETING

- BDS

FINANCIALS: The reports indicate that the Actual Year to Date is **\$24,372 under budget** based on data relative to the accounting period. The YTD Variance is **\$17,270 under budget.**

The Capital Reserve Fund for the month of **March increased.** The ending balance on **March 31 was \$2,426,699.27**

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

#529 Joyce Ritz

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

#727 Judy Adam (R)

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: Approved previously by unanimous consent in December 2021 but needs to be reflected in the minutes.

#1014 SELLER: Charles Jenkins \$170,000
BUYER: Marie Amos Dobyns

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

#923 SELLER: Deborah Meltz \$325,000
BUYER: Richard Martin Valelly & Nanette Marie Tobin

Typical two-bedroom end special that includes a storage locker and carport.

INCIDENTS: On April 6 at approximately 8:20 am, the fire alarm sounded, on floors 10 through 12, because of smoke in the elevator mechanical room. The fire department and staff responded. The fire department stated it was an issue with a piece of equipment for Princeton elevator #4. Kone was called out and responded within 30 minutes and determined the brake was dragging, creating the smoke. Adjustments were made and the elevator put back into service.

MAINTENANCE ISSUES:

HARVARD SIDEWALK PROJECT: Baillie Fabricating & Welding Inc., stated that the railing at the pool will be installed in mid-May.

(Maintenance issues – Cont.)

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

WINDOWS: The design firm (TBS) conducted the onsite inspection, which took a day longer than anticipated. They hope to have a **report to us by mid-June.**

INFRARED ROOF SCAN: Mark J. Sobeck Roof Consulting informed us of the **conditions that need to be met** in order to conduct the roof scan. He has us in the queue for when the weather improves.

SURGE SUPPRESSION SYSTEM: The **deadline was extended** to obtain more than one bid.

CAPITAL RESERVE STUDY: Management met with J Pattison from ICI to review the most recent study and update projects. He will work on preparing a draft, which **Engineering will review** before it goes to the Budget & Finance Committee.

CONVECTOR CLEANING: The staff is **almost done** with the project, with the last day being April 22.

BIKE ROOM: A reminder notice was posted throughout the building, on the website and on the bike room door, so residents would get their bikes out of the room in a timely fashion. **All residents removed their bikes by the deadline.**

COOLING TOWER PREP: Management obtained a quote for the annual **startup/cleaning of the cooling tower** from John Calvitti in the amount of **\$2,250**. This is work that is normally performed by Pat Newlin but with his hip issues and staffing shortages, we felt it best to bring in an outside contractor to perform this work. The B&F Committee reviewed the quote and recommended that it be accepted, which the **Board approved.**

POOL CABANA & PUMP ROOM: Both need painting and a new application of epoxy on the floors. In the past, our staff has done this work, but we do not have the staff to do it this year, so we sought out bids for the work. The B&F Committee reviewed two competitive bids and made a recommendation to engage the services of Tyler Building Concepts **in the amount of \$10,700, which the Board approved.**

PRINCETON PASSENGER ELEVATOR: There was another issue with the **brake dragging in the #4 elevator** on April 14. Kone came out immediately and made further adjustments to the system. The elevator was returned to service by 2:30 pm afternoon.

PRESIDENT'S REPORT

– Peg Christensen

Since we are short staffed, and since Pat Newlin will be taking a medical leave for a much needed surgical procedure, the Board voted to have some projects typically done by our staff done by contractors, *e.g.*, the cooling tower prep work needed prior to turning on our A/C system. Many companies are experiencing difficulty in hiring staff and our requirement that our staff pass a background check makes the challenge even greater. Therefore, we may find it necessary to pay to have jobs done by outside companies until the employment situation is resolved. Patience is requested by all residents during this time.

The Board voted to hold the May meeting in person also. Residents should feel free to wear a mask if that makes them feel more comfortable. There was a very good turnout for the St. Patrick's Day party with many residents reporting that having had their vaccines and boosters made socializing something many missed.

Details needing decisions prior to renovations starting are being resolved. Unfortunately, the flooring that was selected has been discontinued and it took a while to find an acceptable replacement. In addition, stamped, engineered drawings were required so that was approved by the board. Being able to announce a schedule is something everyone is looking forward to!

Sales of condo units are moving at a fast pace, with some prices higher than asking depending on location and condition of the unit especially those that have been recently renovated.

TREASURER'S REPORT

– Josh Twersky

The Budget & Finance Committee met on April 13, 2022. Two CD's, each for \$250,000, matured. The Committee recommended purchasing three CD's, two for \$250,000 and one for \$100,000. The additional CD was purchased to both maximize interest earned and to minimize funds not FDIC insured.

The Committee also recommended accepting a bid (\$2,250) to prepare the cooling tower for the change over from heat to cooling and to recommend accepting a bid (\$10,700) to redo the flooring and wall coverings in the pool cabana bath and pump rooms.

WELCOMING COMMITTEE

– Maddy Sheff

Welcome to our latest new resident as of March 24th, Judy Adams, Unit 727. Final tweaks are being made to the updated Welcoming Packet. It will be ready for duplication and distribution very soon. Thanks to Amy Rosenberg, Becky Johnson, Nancy Morrison, Betty Saunders, Peg Christensen and Terri May for their input and suggestions.

SOCIAL COMMITTEE

– Pam Butler

The Social Committee met on April 12, 2022 to discuss possible **future events for the year**. We are proposing a van **trip to the Philadelphia Flower Show** in early June. We hope to have a **"Thirsty Thursday"** gathering in early May (see Bulletin Board for notices) and a **"Garage Sale" in June**. There is also a plan to have an **ice cream social** when the pool opens for the summer.

Instructions and sign up sheets will be forthcoming shortly.

The Social Committee will be offering van service to the Philadelphia Flower Show, the nation's largest and longest-running horticultural event. It will be held again this year at FDR Park in Philadelphia between June 11-19.

On Tuesday, June 14, the van will leave at 9:30 am to take 10 interested participants. Return to the StrathHaven Condominiums will be around 3 PM.

Tickets are approximately \$47.50, payable by check or cash to Terri in the office. If there is enough interest, we will offer a second trip on Thursday, June 16th.

There are two birthdays in April: Bob Turner on 4/21 and Marta Bartalozzi on 4/29.

BOOK CLUB

Wednesday, April 20th, we discussed *The Storyteller's Secret* by Sejal Badani. The talk was led by Shirley Rudd and was, as usual, robust and filled with personal reflections. **Next month's book is The Personal Librarian of JP Morgan** by Marie Benedict and the discussion will be led by Betty Saunders. A list of the books for the rest of the year is available:

June 15	<u>Penguin, the Magpie</u>	Cameron Bloom
July 20	<u>The last thing he told me</u>	Laura Dave
August 17	<u>Send for me</u>	Lauren Fox
September 21	<u>Carnegie's maid</u>	Marie Benedict
October 19	<u>Heartbreak Hotel</u>	Anne Rivers Siddon
November 16	<u>Fresh water for flowers</u>	Valerie Perrine
December 21	<u>The warmth of other suns</u>	Isabel Wilkerson

All meetings will take place on Wednesday at 1:30 pm in the fifth floor Meeting Room.

LIBRARY

– Helene Van Hoeven

The Condo Library is open for borrowing and returns and will remain so until further notice. When the renovations begin, the entire collection will have to be packed up and stored, so it is best not to add to the collection with additional donations at this time. Thank you for your cooperation.

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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. 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.

MAY 3 – SHOPS AT GRANITE PROMENADE – NOON @ PRINCETON LOBBY

MAY 5 – BROOKHAVEN – NOON @ PRINCETON LOBBY

MAY 13 – BOOTH'S CORNER – 9 AM @ PRINCETON LOBBY

MAY 16 – MEDIA DAY – 9 AM @ PRINCETON LOBBY

MAY 16 – BOARD OF MANAGERS MEETING – 5TH fl Meeting Room

MAY 19 – SWARTHMORE DAY – NOON @ PRINCETON LOBBY

MAY 25 – LAWRENCE PARK – 9 AM PRINCETON LOBBY

MAY 28 – POOL OPENS

MAY 30 – MEMORIAL DAY – MANAGEMENT OFFICE CLOSED

JUN 2 – BROOKHAVEN – NOON @ PRINCETON LOBBY

JUN 7 – SHOPS AT GRANITE PROMENADE – NOON @ PRINCETON LOBBY

JUN 10 – BOOTH'S CORNER – 9 AM @ PRINCETON LOBBY

JUN 14 – PHILA FLOWER SHOW @ FDR PARK – 9:30 AM TO 3 PM

JUN 16 – SWARTHMORE DAY – NOON @ PRINCETON LOBBY

JUN 20 – MEDIA DAY – 9 AM @ PRINCETON LOBBY

JUN 20 – BOARD OF MANAGERS MEETING – 5TH fl Meeting Room

JUN 22 – 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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