

The Strath Haven News

Editor: Barbara Schnur

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May 2022

NEWS FROM THE MAY BOARD MEETING

- BDS

FINANCIALS: The reports indicate that Actual Year to Date is **\$13,374 over budget** based on data relative to the accounting period. The YTD Variance is **\$21,908 under budget.**

The Capital Reserve Fund for the month of **April decreased.** The ending **balance on April 30 was \$2,383,696.85**

CD: A CD is set to mature later this month, in the amount of \$250,000. The Budget & Finance Committee recommended renewing the CD and the Board approved this recommendation.

LEASE APPLICATIONS: None since the last meeting.

NEW OWNERS AND RESIDENTS: There is one new residents to our community since the last meeting:

#829 Arthur Jackson & Lauren Nuttle (O)

RESALES: The owner of the following unit 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.

#101-04 SELLER: Dora Frattarola \$285,000
BUYER: Bimpe Adenusi & Babtunde Adenusi

Typical hotel unit that includes a storage locker but not a carport.

INCIDENTS: None since last meeting.

MAINTENANCE ISSUES

HARVARD SIDEWALK PROJECT: Baillie Fabricating & Welding Inc., stated that the railing at the pool is scheduled **to be installed the week of May 23.**

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

WINDOWS: The design firm (TBS) had a meeting with Aegis and they will present their preliminary findings to the Engineering Committee the first week of 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.

TRASH CHUTE CLEANING: The regular, quarterly chute cleaning took place on April 22.

SURGE SUPPRESSION SYSTEM: The **deadline was extended to obtain more than one bid.** The few we did receive have to revise their bids, as they were bidding on more surge suppressors than are needed.

HARVARD PARKING LOT REPAVING: Management is **working on obtaining quotes for the repaving of the parking lot.**

CIRCULATING PUMP REPLACEMENT: We have **three quotes**, which the Committees will review at the June meetings.

COOLING TOWER PREP: John Calvitti Co performed the tower cleaning in a very timely fashion. **Pat was able to get things ready for cooling season** and Limbach was scheduled on May 16 to start up the chillers but due to an emergency they were unable to come. Terri scheduled a phone call for our staff to be walked through the startup, which they did on May 16 so residents could have AC.

While the prep work was being performed, Pat found that a **valve to circulating pump #2 was leaking severely.** He switched to pump #1 but that means we do not have a backup pump should an issue arise.

Terri worked to get quotes in time for the Board meeting. The **Board approved a price not to exceed \$4,500 to purchase the valve.** Installation will take place during the circulating pump project, which will save the labor costs to install the valve, unless an emergency occurs, and the valve has to be installed ahead of the pump project. The matter was discussed with the Engineering and BF Committee, and both recommend approval of a new valve as soon as possible.

EMERGENCY GENERATOR TESTING: Routine testing was performed on May 12 and **the units passed.**

BIKE ROOM: The **bike room is now cleaned out** and Terri worked with a rep from the city of Chester to donate the bikes and bike racks to the week of May 16.

LANDSCAPING: The **irrigation company started up the system** in late April. The **Outdoor Committee is busy** working on many areas around the property, such as planting the herb gardens, weeding, and planting flowers at the pool in the next few weeks. **Please consider joining this important committee,** even if you just have an hour or so to water plants. Every little bit of assistance helps to maintain your beautiful home.

POOL OPENING: The season starts on **Saturday, May 28 at 11:30!** We look forward to a wonderful season.

POOL APPLICATION: **Forms to sign up for the Pool Membership Tags are located on the website and in the Princeton or Harvard lobbies.** Please note that only residents (proof of residency can be requested) in good standing will be issued a pool tag membership. You can email us the completed form or drop it off to the Management Office. **All membership tags will be distributed the week of May 23 in advance of the pool opening.**

POOL PREP WORK: The staff is busy prepping the areas around the pool for opening day. IM Pools is also busy prepping the pool for the season.

POOL CABANA & PUMP ROOM: Tyler Building Concepts **started the painting and epoxy work on May 9 and hopes to have it completed by May 20**, weather permitting.

POOL CABANA TOILETS: At the April Board meeting, a suggestion was made to replace the toilets at the cabana with comfort height toilets. Terri obtained 2 quotes for the replacement of the three toilets and for repairs to one of the showers. One quote was for \$4,250 and another quote for \$2,100. The **Board voted to replace the toilets with comfort height ones** and to make the necessary repairs at a cost of \$2,100.

REDECORATING PROJECT: We are **waiting on lighting samples** to be installed before we are able to sign off on the actual fixture. Cumby did notify us that the contract did not include the replacement of the drop ceiling grids at the individual entry doors and the cost to replace them is \$16,000. The B&F Committee reviewed the change order request and recommended accepting it, the **Board approved this expenditure**. The Committee also recommended adding a 10% contingency to the redecorating project in order to keep the project on track and without delays between Board meetings. At the next meeting, the Committee will discuss setting up a standard policy for adding a contingency to large projects. This will allow projects to stay on schedule without having to wait for a meeting to get approval. The policy will include the Manager providing updates to the appropriate committee chair and the Board when funds are spent and will have the designated committee chair/board member sign off on the change order. **The Board voted to accept the 10% contingency for the redecorating project.**

CAPITAL RESERVE STUDY: J Pattison from **ICI is preparing a draft** for the Engineering and Budget & Finance Committees to review

POSTINGS: Management often posts important notices at each elevator lobby to keep residents informed of various happenings within the community. These notices are there for a reason and need to be kept there until the staff removes them.

Unfortunately, **we have an unauthorized person removing notices** from the 9th floor elevator lobby areas (Princeton and Harvard) and from the Harvard mailroom. We are unsure why this person thinks they have the authority to remove notices that keep their neighbors informed. **If you see someone other than our staff removing notices, please let the Management Office know so we can address the matter with them directly.**

The missing notices costs all residents by having to make additional copies and spend staff time to place replace the notice.

STAFFING: Two new employees started since our last meeting. **Jerry Hammond** is our **weekend night security guard** and **Alex Mszanecky** is our **new maintenance mechanic**. Their pictures are posted on the website so residents can recognize the new employees and welcome them to the community.

HOLIDAY: **The Management Office will be closed on Monday, May 30** in observance of Memorial Day. Security will be on duty.

PRESIDENT'S REPORT

– Peg Christensen

Over the next few months, the Engineering Committee, the Budget & Finance Committee, and the Board of Managers will be reviewing the **Replacement Reserve Funding Report** which will have been presented by ICI. This report will show replacement needs, i.e., average remaining life and estimated cost for those common elements. This becomes the basis for capital expenditures and condo fees and, if needed, special assessments.

The **replacement window and sliding door project** has been discussed many times and work is well underway; **this project will very likely exceed the cost of the HVAC project and will necessitate special assessments. How much, and when, is not known at this point.** However, it is suggested that owners begin setting aside funds to cover this cost as windows and sliding doors and their installation will be a major project.

Delivery of food, such as from Grubhub, has been a problem. It is not uncommon to find the food that was ordered by a resident is left in the lobby without a name on the bag, and with no call having been made advising the resident that their order has arrived. The Management Office has had to discard food that has been left overnight. It goes bad and smells and will attract critters. **Please be sure to follow up with any food orders you have placed.**

We all **take pride in how our condo looks**, especially the outside now that spring and summer are coming, and we can enjoy our landscaping. Recently, a resident reported that someone threw leftover food, or garbage, from their condo onto the bushes in front of their unit. Please be on the lookout for this horrible behavior and report it to the Management Office so we can prevent it from recurring.

Finally, **the Board voted to hold the June meeting on Zoom.**

SOCIAL COMMITTEE

– Pam Butler

Members of the Social Committee hosted a **"Pop-up Thirsty Thursday"** event on May 12, 4:30-6:30 pm, in the 5th floor Community Room.

It was spontaneous and fun, and we all had the opportunity to meet and mingle with both long time and new residents. **The consensus was: We will do it again! Many thanks to those who helped.**

FLOWER SHOW VAN TRIP

On **June 14 at 9:30 am**, the van will depart for its inaugural trip to the **Philadelphia Flower Show**. The van will leave from the Princeton lobby and take those residents who have signed up and paid to FDR park to attend the show. There are **still a few seats remaining** on the van. Tickets are **\$45.00** payable by check to SHCA by check or cash at the Management Office.

Participants will receive one of the new **SHC Tote Bags** and a bottle of water as they board the van

The Philadelphia Flower show is the nation's largest and longest-running horticultural event. The theme for 2022 is "**In Full Bloom**," showcasing the restorative and healing powers of nature. Get up close with hundreds of spectacular, native butterflies in an outdoor garden exhibit at **Butterflies Live** or craft your own container garden at one of the **Potting Parties**.

The signup sheet is ONLY located in the Princeton Lobby. The one that was placed in the Harvard lobby keeps getting removed by some unknown person.

Next event, we hope, will be **ice cream by the pool**. Stay tuned for details.

Birthdays (May and June):

May 3	Ann Foster	924	May 17	Patricia Tallent	621
May 31	Gerry McNichol	1128	May 31	Sharlie Ushioda	623
June 6	Ilene May	509	June 7	Wendy Waterston	405
June 20	Steve Phillips	828	June 22	Carlos Costa	1218
June 24	Rob Neuschwander	621			

BULLETIN BOARDS

-Becky Johnson

I'd like to express my gratitude to Joan Neely (1224) and Lexie Robinson (919) for the terrific job they did managing the bulletin boards while I was vacationing. *Thank you Joan & Lexie!*

Our bulletin boards are located outside the Management Office and in the Harvard mail room.

They are for postings, through the Bulletin Board Administrator, by residents and non-resident owners for the sale, purchase, rental, give-away or borrowing of condominium related items, i.e., condominium unit, storage unit, carport, condominium contents. (See our Rules & Regulations Appendix A for more details about bulletin board postings.)

Please contact me at 610-328-3790 or baj0671@verizon.net if you have something to post or would like additional information. Thank you.

Outdoor Committee

- Co-chairs Janet Murdock and Sue Lathrop

The Outdoor Committee starts the 2022 growing season with two valued consultants to the committee and a great deal of enthusiasm. **Cricket Brien**, landscape architect and former director of Tyler Arboretum who lives in Swarthmore, is volunteering her time thanks to Jean Warrington, daughter of Janet Murdoch, who is dedicating many hours of gardening under Janet's direction. **Sue Lathrop**, condo owner and resident-to-be a year from now, with a B.S. in horticulture and a past history in the botanical garden field, joined the Outdoor Committee in mid-April.

Cricket has drawn a plan to renew the SHC landscape. Priority this first year will focus on both the Harvard and Princeton parking lots, entrances from the road to the parking lot and entrances to the buildings. Exiting the Harvard parking lot, the overgrown juniper (and related plantings) that block the view of drivers who are making a left on Harvard will be replaced with plantings on both sides that provide a clear view for drivers and an attractive entrance. At the Princeton gardens on either side of the steps to the office, more plants of summer interest will be added to bring color to the landscape. But take heart, what residents will notice at first are removals. Limited new plantings will take place in 2022, but we will be ready in spring 2023 to plant anew.

For this spring and summer, **we need volunteers** to water the herb planters and the pool containers, and to do the grunt work of removing liriope where it has encroached on important trees. We can work in pairs or triplets to keep our spirits up as we work. Please call **Sue Lathrop at 610-299-2919** or **email her at suecapehart@gmail.com to volunteer.**

POOL OPENING – VOLUNTEERS NEEDED

-Becky Johnson

Yay! Our pool will open for Memorial Day weekend on **Saturday, May, 28th**. It will open for the season on Saturday, June 5th. The hours will be **11:30 to 7:30pm**. If you haven't already applied for your pool tag, please do so by Thursday, May 27th. **The pool tag is required for admission to the pool area, whether or not you will be swimming.**

IM Pools is not able to provide lifeguards for the week after Memorial Day while school is still in session. Again this year, we are planning to keep the pool open **Tuesday, May 31st -Friday, June 3rd** with the help of resident volunteers to register pool tag holders as they enter the pool area. At this point we are in need of volunteers to perform that task particularly for the following shifts: 1:30-2:30; 2:30-3:30; 6:30-7:30. Without **additional volunteers, the pool will be closed during those hours.**

Please contact me at 610-328-3790 or baj0671@verizon.net if you are able to help.

Thanks so much! Hope to see you there!

SHC RESIDENT DIRECTORY SPRING UPDATE Becky Johnson

My apologies for not getting the one-page update to the 2022 SHC Resident Directory out in May. It will now be distributed the first week in June to add new residents and reflect any changes to current participants' information.

Participants, please take a moment to review your Directory information and let me know if anything needs to be corrected or updated.

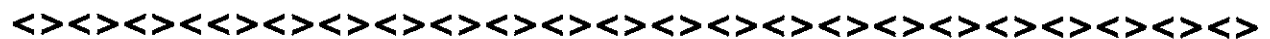
Welcome new residents! We hope you're enjoying this beautiful, very warm spring here at SHC. Our **confidential** Directory is provided for our condo residents, both owners and renters, to facilitate communication among neighbors. Participation is completely voluntary. Only residents who choose to participate receive the Directory which is published solely for the private non-commercial use by our residents. The information contained may not be used for personal or commercial, direct, or indirect, solicitations. It may not be copied or shared in any manner.

It is available as an electronic PDF or on paper, sorted in three different formats:

- A) By Unit #
- B) By Last Name
- C) By First Name (for those who usually remember someone's first name more than last name or where they live)

If you are not yet included in the Directory, we hope you will consider joining. It is a wonderful way to get to know and keep in contact with your neighbors. Just complete the form below and slip in under my door (#929), e-mail me at baj0671@verizon.net or call me at 610-328-3790 by **June 3rd**.

Thank you.



2022 SHC RESIDENT DIRECTORY (FOR NEW PARTICIPANTS)

Name/s (whatever you prefer to be called) _____

Telephone (____)____-____-____ **Cell Phone** (optional) (-____)____-____-____

Unit # _____ **E-Mail/s** (optional) _____

Directory Preference: You may opt for both paper and/or electronic PDF

- Paper** copy under door: If paper, you may choose **only one** format:
 - Listed by Unit #
 - Listed by Last Name
 - Listed by First Name
- Electronic** PDF copies of all 3 formats

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.

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 – ZOOM ONLY
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. While every effort is made to be accurate, the accuracy of information published is not warranted, and anyone relying on such information or opinions does so at his/her risk. Logos and photographs are not guaranteed to reproduce like the original. The advertisements do not represent a recommendation by the Association.

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