

# The Strath Haven News

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July 2022

## NEWS FROM THE JULY BOARD MEETING

– BDS

**FINANCIALS:** The reports indicate that Actual Year to Date is **\$48,951 under budget** based on data relative to the accounting period. The YTD Variance is **\$53,212 under budget**.

The Capital Reserve Fund for the month of **June increased**. The ending balance for **June was \$2,447,075.13**.

**CD:** We have a CD set to mature later this month, in the amount of \$125,000. The Budget & Finance Committee recommends renewing the CD and adding an additional \$125,000 to the purchase, which the Board approved.

**BUDGET 2023 1<sup>ST</sup> DRAFT:** Management prepared the **1<sup>st</sup> draft of the 2023 budget**, which the BF Committee reviewed at the July meeting. Much more work needs to go into the budget before it is presented to the owners in October.

**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:

#920 Mr. & Mrs. McGlinchey (0)

**RESALES:** The owner(s) of the following unit(s) have requested that the Board of Managers waive the right of first refusal to allow the sales transaction as indicated below: **NONE SINCE THE LAST MEETING**

**RULES 2022 UPDATED VERSION:** Owners are urged to pick up their copy of the new rules as soon as possible from the Management Office. You can either fill out the acknowledgement form online and email to the office or stop by when the office is open to pick up your copy.

**INCIDENTS: July 9 and July 11, fire alarms,** no known cause. The fire department did respond to both incidents and found no issues.

**July 18** at approximately 9 am, a **major sewer line back up** in the 4<sup>th</sup> floor maintenance shop that resulted in damaging the shop area, and a few storage lockers. County Line Action handled the emergency clean up services, while both Super Plumbing and Precision Pipe handled the blockage. It took 12 hours to get water restored to the Harvard and Yale buildings.

**(Incidents - Cont.)**

**July 19** at 6 pm, **fire alarm** due to burnt popcorn setting off the smoke detector.

**July 20** at 10:15 am, **power outage**, down wires at Yale and Harvard that lasted approximately 1 hr.

**July 20** at 1:45 pm. **fire alarm** sounded because of condensation in the Princeton air handler

**MAINTENANCE ISSUES:**

**WINDOWS:** The design firm (TBS) and Aegis, met with the Engineering Committee (EC) on June 24 to review updated materials. The EC made a few recommendations to the Board on function so the design team can narrow down the window selection and being preparing specs once all the questions are answered. We will need to schedule a meeting with the hotel unit owners to discuss the replacement/configuration of their balcony doors.

**REDECORATING PROJECT: Lighting samples are scheduled to be installed** the week of July 18.

We do not have a projected start date, as the **carpeting must be remade** due to a quality control issue.

**INFRARED ROOF SCAN:** Mark J. Sobeck Roof Consulting performed the **scan on June 15**, the Engineering Committee reviewed it and recommends accepting the report, which the Board did at the July meeting

The **scan showed several wet areas**, which equals less than 2% of the total roof area. Further investigation of those wet areas needs to take place **to determine what repairs are necessary** to prevent any roof leaks. The EC met with Eric Bennung of Acrymax to discuss the next course of action. Eric recommended taking core samples of four areas; three wet and one dry, to see the extent of moisture and to establish a profile of the existing roof. This would provide information for roofing contractor on **what repairs are needed, how thick the insulation is and how soon the repairs should be made to the roof**. Once we have the information from the coring samples, the **EC will discuss the next course of action**, such as repairs and roof coating or just repairs to the wet section of the roof. There is no cost associated with the coring but there will be for the future repairs/replacement.

**HARVARD PARKING LOT REPAVING:** Mike Burkholder of Asphalt Consultants began surveying affected areas and is **working on the specs for the repaving of Harvard parking lot and repairs to the Princeton parking lot**.

## **(Maintenance issues – Cont.)**

**CIRCULATING PUMP REPLACEMENT:** McHugh Engineering reviewed the **four quotes** we received, made a few comments for the bidders and these comments were forwarded to the contractors. All the vendors addressed the McHugh comments, and the **EC reviewed the four quotes**, which ranged in price from just under \$200,000 to over \$300,000. After reviewing the quotes two were excluded as we've not worked with those contractors and the costs were on the high side. The committee made a **recommendation to proceed with the replacement of the HVAC circulating pumps** with either of the two remaining contractors, both of we've used before (Limbach and Liberty). **The EC did request Terri to confirm the contractors will hold their price and provide a cost for the installation** of the previously purchased valve. It was confirmed that the **contractors would hold their pricing**. Limbach wanted an additional \$5,400 to install the valve, while Liberty said they would not charge to install it if awarded the pump project. The B&F Committee reviewed the proposals and found them to be close in price (\$4k separated the bids). **The B&F made a recommendation to award the project to Liberty Mechanical, which the Board approved.**

**STANDPIPE TESTING:** Bell Fast performed the testing on June 27 and 28, the units passed inspection.

**POOL CHAIRS:** We have an **additional four new dining chairs** to go with the tables. We ask that if you move the chairs around, to please return them to their original location. We hope to replace the remaining chairs as the budget permits.

**FIRE EXTINGUISHER CABINETS & ELECTRICAL PANEL COVERS:** The staff is continuing to remove the cabinets and will soon begin removal of the panel covers. **While the items are being refurbished, the staff will be placing temporary boards over the electrical panels and inside the fire extinguisher cabinets** The fire extinguishers now sit inside the opening of the wall until the cabinet can be reinstalled. The work to refurbish them will take several weeks.

We do understand this is not the most attractive way to house the extinguishers and we ask for your understanding and patience while we work to improve the look of the building. **Please refrain from moving or trashing the fire extinguishers**, it is a lifesaving item and could result in a delay in responding to an emergency.

**FIRE ALARM REMINDER:** In the event of a fire alarm, **residents should be aware that the alarm doesn't always sound on every floor. It only sounds one floor below and 2 floors above the incident.** Therefore, you might not hear the alarm despite other residents being notified. Our system is regularly tested and inspected, without any issues.

## **(Maintenance issues – Cont.)**

**HARVARD AIR HANDLER:** The **air handler went out of service** on Monday, July 11. There is a part on order but due to the supply chain issues, it could be mid to late August before the part is received. Trust Mechanical was able to bypass the part and get the **unit in modified service** on July 21.

**PRINCETON PASSENGER ELEVATOR:** The unit has experienced some recent issues, which Kone has promptly addressed each time.

**BALCONIES: They are an extension of your home and must be kept clean** and in good repair. A mild detergent and some warm water will clean up any mildew or dirt that's accumulated on it. **It is important to periodically clean the balcony to extend the life of the coating and thereby the balcony itself.**

## **PRESIDENT'S REPORT**

– Peg Christensen

Monday, July 18, was a very difficult day for everyone at our condos, especially for the Management and staff and those residents living in the Harvard and Yale buildings. Due to a **severe clog in our sewer** system we not only **had to turn off the water** in those two buildings for many hours, but residents could not flush any toilet or allow any water to go down any of the sinks. Making matters worse was the difficulty in getting any contractors to come and determine cause and fix the problem because they were all very busy, but we had a serious sewer leak that could not wait days for attention. Thanks to the relationships Terri has built with some of our contractors we were able to have help come, which is the good news. The bad news is it took roughly 12 hours to determine the cause of the problem and fix it.

This serious **problem was caused by wet wipes having been flushed down our toilets.** While the packages of wet wipes proudly proclaim they are "flushable" that may be true if one lives in a single home -- however, it is definitely not true if one lives in a multi story building as we do. This problem **not only caused inconvenience to our residents for many hours, but it will cost a lot of money.**

To prevent this from recurring it is requested than no resident or aide or visitor flush any wet wipes down the toilets. **If they are needed please put them in a bag and dispose of them in the trash.** It is obviously impossible to create a rule as it cannot be enforced, so the hope is everyone will realize that this could happen again and the only way to prevent it is to not put wet wipes, or paper towels which caused a problem a few months ago, in our sewer system. This should also be communicated to any aides helping someone living here.

**WET WIPES CANNOT BE FLUSHED AND NEED TO BE DISPOSED OF IN THE TRASH.**

## ENGINEERING COMMITTEE

– Dan Snyder

**The EC recommended proceeding with the replacement of the circulating pumps for the HVAC system.** All four bids received met the specifications. The winning bid selection will be made by the Board in conjunction with the Budget & Finance Committee and Management recommendations.

**Recommendation to proceed with the roof coring sub-project.** The Engineering Committee recommended that the three areas that are showing as “wet” in the drone-aerial, infrared scans of main roof and one area designated as “dry” be “cored” for analysis of the situation under those spots. “Wet” may mean that the membrane has been compromised which would require repairs and replacement of the membrane and other layers of the sub-roofing prior to potential eventual sealing with Acrymax coating when this project needs to be done.

The areas represent approximately 2% of the 40,000 square foot roof.

This work would need to be done eventually in any case

There is no charge for the coring work

**The EC began work on the process for replacing the air handlers.** The EC deferred consideration of McHugh’s engineering bid for input and analysis of the **development of specifications** and **review of building code updates** for the air handler replacement analysis until the September meeting to clarify the deliverables.

**Windows Replacement Project.** After a separate, lengthy but informative meeting with the architect and the building envelope design team, the EC **worked to identify window options, and recommend its choice** for each option so that the design team can proceed to develop the final design and technical specification. The next milestone is the delivery of the design team’s final report, which SHC expects to receive before the end of this year.

## BOOK CLUB

– Maddy Sheff

On Wednesday, July 20th, we discussed the book, "**The Last Thing He Told Me,**" / by Laura Daves. Nancy Morrison led the group conversation. We also talked about some selections for next year.

Next month's book will be "**Send for Me**" / by Lauren Fox. We will meet **August 17th, 1:30,** in the Meeting Room. Watch for Becky Johnson's flyers on the Bulletin boards and elevators. **Please join us even if you have not read the book.** If you are a new resident, **this is a fun way to meet your charming neighbors and enjoy a snack.**

## **WELCOME COMMITTEE**

– Maddy Sheff

New residents who received visits from Reine Patterson and I are Dr. Paula Gray, 1020 and Nanette Tobin and Rick Villelly in unit 923. They received our SWAG bag and updated copy of the Newcomers Handbook. Best wishes to our new neighbors!!

## **HOBBY SHOP**

– Bill Lotz

Did you know we have a **Hobby Workshop on the 4<sup>th</sup> floor under the '28 riser?**

**Your UPS closet key opens the door** to our well-equipped room that's perfect for completing your woodworking, painting, repair and assembly projects.

Be sure to **read the Hobby Shop Rules & Responsibilities** (Appendix D of Section 2.12 in the newly released 2022 SHC Rules & Regulations.) They are also posted on the pillar.

**The light switch is to the right on the outer wall.**

It's been a while, so The Hobby Shop will get a well-deserved fall cleaning starting in August.

**Please be sure all your projects and items are identified and dated by August 12.** Sticky 3x5 cards are provided for that purpose on the sign in/out pillar. Any non-identified items will be donated to a local charity.

**In September any projects that have not been worked on for six weeks will then be donated to a local charity.**

If you have any **questions, comments or suggestions** about the Hobby Shop or if you are out of town or otherwise unable to identify your item by August 12, **please call or text me at 610-544-1005** or e-mail to [lotzbill@yahoo.com](mailto:lotzbill@yahoo.com).

**Thank you.**

## **SOCIAL COMMITTEE**

– Pam Butler

The Social Committee did not meet in the last month and no specific events were scheduled.

We did, however, support events organized by others by providing personnel, food and snacks:

- 1) July 12, the Rules Committee distribution of the revised rules**
- 2) July 15-16, the yard sale in the pool area**
- 3) July 19, the Outdoor Committee meeting**

In the next couple of weeks, **we hope to discuss a condo visit from the Mr. Softee truck in Swarthmore**

**(Social Committee – Cont.)**

**Birthdays:**

August 2	<b>John McNichol,</b>	1128
August 17	<b>Sonia Forrest,</b>	516
August 20	<b>Becky Johnson,</b>	929
September 10	<b>Nancy Morrison,</b>	517

**“GO” BAG**

– Becky Johnson

Good karma has been with us! The **fire alarms** have been just short-time nuisances. But **one never knows if we’ll always be able to go back to our homes so quickly.**

That’s why **I always grab my “go” bag and my purse as I exit the building** when the alarm goes off. It’s got the things I need to be safe and comfortable if I have to spend the night with friends.

**A few days of medications and vitamins**

**Toothbrush & travel size toiletries**

**Underwear & nightgown**

**A book (Kindle)**

**Phone** (which has pictures of my important papers) No cell phone? You could make copies of your important papers – the current charge for copies in our office is 15 cents a page.

**Swimsuit ??**

**If you don’t already have a “go” bag, you might want to consider putting one together with whatever you might need or want should that dreaded alarm go off again.**

**OUTDOOR COMMITTEE**

– Sue Lathrop, with Janet Murdock, Co-chairs

**Summertime, and the weeding is easy,** as long as you have plenty of help. Our first group project is the row of barberries and roses along Harvard Avenue. We work early evenings or early mornings these days. Committee members watering containers and herb gardens are working double time in this heat. If you would like to join our merry band, please call Sue Lathrop, 610-299-2919, or email me at [suecapehart@gmail.com](mailto:suecapehart@gmail.com)

In addition to the herb gardens, look for the bed of mint in the upper right corner of the Harvard lot, as you look out from the top of the stairs. Cut all you want, there’s plenty.

**LIBRARY**

– Helene Van Hoeven

I’m not sure how, or if, the paperbacks and magazines at the pool are being used. **I’m trying a new plan.** I will switch out the paperbacks every Friday

**(Library – Cont.)**

and leave a list and a pen in the bin. **If you read one, just check it on the list.** The bin holds about 20 books, and I'm only going to put 15 in in the hope some residents will go to the library and bring a paperback of their own choice to put in the bin. I'll also leave a small pad of paper in the bin for your feedback. Thank you.

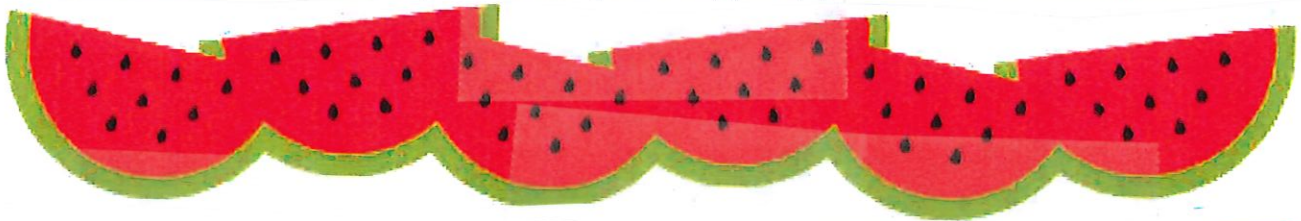
**FIRE & SAFETY COMMITTEE**

– Jack Brooks

The Fire & Safety Committee, co-Chaired by Janiece Oblak and Jack Brooks, has been busy in the Spring, having **identified 25 fire wardens** for each of the floors and sections (Harvard, Yale, and Princeton). Further, in June, each of them received a whistle and a yellow arm band to identify them in a fire drill or emergency.

For review, **here is what to do when you hear the fire alarm:** The alarm and flashing hall lights are on the floor involved, as well as one floor below and two floors above. **Leave your unit and proceed to the nearest staircase. Go down to the nearest exit to the outside or lobby and out.** There will be fire wardens on your floor guiding you; if you do not see them, proceed to the stairs anyway.

Finally, **we still need two volunteers** – one volunteer for each of two floors – **6<sup>th</sup> Harvard, and 8<sup>th</sup> Harvard.** If you or someone you know would like to volunteer, please contact the Management Office and they will let our committee know. Thank you all for your support, patience and attention.



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***Strath Haven Condominium Association***

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WWW.STRATHHAVENCONDO.ORG

E-MAIL: [MANAGER@STRATHHAVENCONDO.ORG](mailto:MANAGER@STRATHHAVENCONDO.ORG)

I, \_\_\_\_\_, owner of unit  
# \_\_\_\_\_ at Strath Haven Condominium Association,  
acknowledge that I/we have received an updated copy of the Rules  
and Regulations, which contain newly adopted revisions and  
additions as of April 18, 2022. I/We agree to abide by these  
policies as amended.

\_\_\_\_\_  
SIGNATURE & UNIT #

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE & UNIT #

\_\_\_\_\_  
DATE

**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.*

*AUG 2 – SHOPS AT GRANITE PROMENADE – NOON @ PRINCETON LOBBY*

*AUG 4 – BROOKHAVEN – NOON @ PRINCETON LOBBY*

*AUG 12 – BOOTH'S CORNER – 9 AM @ PRINCETON LOBBY*

*AUG 15 – MEDIA DAY – 9 AM @ PRINCETON LOBBY*

*AUG 18 – SWARTHMORE DAY – NOON @ PRINCETON LOBBY*

*AUG 24 – LAWRENCE PARK – 9 AM PRINCETON LOBBY*

*SEPT 1 – BROOKHAVEN – NOON @ PRINCETON LOBBY*

*SEPT 5 – LABOR DAY – MGMT OFC CLOSED – SECURITY ON DUTY*

*SEPT 6 – SHOPS AT GRANITE PROMENADE – NOON @ PRINCETON LOBBY*

*SEPT 9 – BOOTH'S CORNER – 9 AM @ PRINCETON LOBBY*

*SEPT 15 – SWARTHMORE DAY – NOON @ PRINCETON LOBBY*

*SEPT 19 – BOARD OF MANAGER'S MEETING – ZOOM ONLY 6:30 PM*

*SEPT 19 – MEDIA DAY – 9 AM @ PRINCETON LOBBY*

*SEPT 21 – LAWRENCE PARK – 9 AM PRINCETON LOBBY*

**2<sup>ND</sup> & 4<sup>TH</sup> 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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