

The Strath Haven News

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June 2022

NEWS FROM THE JUNE BOARD MEETING

– BDS

FINANCIALS: The reports indicate that Actual Year to Date is **\$16,887 under budget** based on data relative to the accounting period. The YTD Variance is **\$32,801 under budget**.

The Capital Reserve Fund for the month of **May increased**. The ending balance on **May 31 was \$2,410,890.77**

CD: We have a CD set to mature later this month, in the amount of \$250,000. The Budget & Finance Committee recommends renewing the CD and the Board approved that recommendation.

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

#506 Jenna Brandow

#610 Denise Crossan

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

#829 Arthur Jackson & Lauren Nuttle (O)

#923 Richard Valelly & Nanette Marie Tobin (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. Approved previously by unanimous consent in December 2021 but needs to be reflected in the minutes.

#620 SELLER: Irene Waitzman \$154,000

BUYER: Cheikou T. Diagne

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

#714 SELLER: Glenn Deibert \$166,000

BUYER: Ann C. Farnsworth & Rui DaSilva

Typical two-bedroom unit that includes a storage locker but not a carport.

INCIDENTS: Princeton elevator outage due to a power surge that resulted in both elevators shutting down.

2022 SPECIAL ASSESSMENT PAYMENTS: Payments are due no later than **July 15**. Please do not include your special assessment payment with your condo fee check. The payments go into two separate bank accounts.

STAFFING: Management is pleased to report that **Damon Wilson returned to work** on June 6 after an extended medical leave.

Bobby Gear recently had surgery on his back and hopes to return to work as soon as possible, once the doctor determines his return-to-work date.

Pat Newlin continues to recover from his recent hip replacement surgery. It will be another few months before he is given the green light to report to work.

HOLIDAY: The **Management Office is closed on Monday, July 4** in observance of 4th of July holiday. Security will be on duty.

MAINTENANCE ISSUES:

YALE AVENUE EROSION: Management has yet to receive an installation date from PENNDOT on the C inlets for Yale Avenue. Therefore, Terri will be reaching out to our state rep to see if they can intervene on our behalf with PENNDOT.

WINDOWS: The design firm (TBS) and Aegis, met with the Engineering Committee on June 6 to review a couple of designs. Further information and designs need to be reviewed in and our next meeting is scheduled for June 24. We did find out that **due to new codes being in place, the windows will only open 4" for safety purposes.** There is a limiter tab that can be removed when the windows need to be cleaned.

REDECORATING PROJECT: Lighting samples are scheduled to be installed the week of June 27. The sample **lights are for over the individual unit doors.** The samples will installed at the meeting room location, so residents can view the sample and we can see the product in use.

Cumby is proposing to begin the project without the lights and then go back and install them once they are received. It must be determined if temporary lights can be strung in the hallways until the new lights are received and installed, which could be 12 weeks or so.

INFRARED ROOF SCAN: Mark J. Sobeck Roof Consulting performed the **scan on June 15.** We are waiting on the report for the Engineering Committee to review at the July meeting.

CAPITAL RESERVE STUDY: J Pattison from ICI is preparing a draft for the Engineering and Budget & Finance Committees to review. The draft will be presented to the committees at the July meetings.

POOL CHAIRS: We have 12 new dining chairs to go with the tables, with four more on the way! The chairs are stylish, comfy and very sturdy. Go try them the next time you are at the pool.

(Maintenance issues – Cont)

HARVARD PARKING LOT REPAVING: Terri recently attended a CAI trade show and met several new vendors. One vendor, Mike Burkholder of Asphalt Consultants, specializing in project management of re-paving projects. Mike came out and looked at our property for the work that needs to take place in the Harvard parking lot, along with some other areas of concern. Asphalt Consultants prepared a **proposal to oversee the re-paving and repair work at a cost of \$10,950**. Both the Engineering and Budget & Finance Committees reviewed the proposal and recommended engaging the service of this firm. **The Board accepted the recommendations.**

CIRCULATING PUMP REPLACEMENT: McHugh Engineering had a few comments for the bidders, and we are waiting for their responses. We had hoped the project could be completed this fall but the lead time on the pumps is 18 to 20 weeks. This means the **project will take place in the spring** between heating and cooling season. The estimated cost is between \$200,000 and \$300,000.

STANDPIPE TESTING: Bell Fast will perform the testing on June 27 and 28.

FIRE EXTINGUISHER CABINETS & ELECTRICAL PANEL COVERS: In advance of the redecorating work starting, the **staff is removing the fire extinguisher cabinets and covers from the electrical panels** in the hallways. These items will be sent out to be refurbished and a powder coating applied. This is a more cost-effective way to get the cabinets in top shape versus buying new cabinets and 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 will sit inside the opening of the wall until the cabinet can be reinstalled. The work to refurbish them will take several weeks.

RULE DISTRIBUTION: The **revised rules are now ready for pickup by unit owners**. Some members of the Rules Committee have graciously agreed to "host" the pickup event. We are still working on the specific dates and location. We will be working with the Social Committee to sponsor the events, such as coffee/donuts for a morning session, soda and pretzels for an afternoon session and wine and cheese for an evening session. **Notices will be posted as soon as the details are all worked out.**

POOL SEASON

– Becky Johnson

The 2022 SHC pool season is off to a terrific start! 150 units (219 residents) have already received their pool tags which the 2021 entire season totals by 17 units and 25 tags. Many residents wait until the weather and the water are a bit warmer, but we've already had 80 residents and 30 guests enjoy this beautiful amenity.

If you haven't already applied for your pool tag, please do so. A tag will be needed for upcoming poolside Social Committee events, including Monday Game Nights.

PRESIDENT'S REPORT

Peg Christensen

We are coming to the final preliminary stages of the condo renovations so **we should have a timeline in the very near future**. We were granted the required permit from the borough (MEP – which stands for mechanical, engineering and plumbing) and are finalizing the lighting requirements. Over 1,000 lights will be ordered -- different styles, wattage, locations -- so being sure the count and placement is accurate has been a real challenge. Finally, we have asked for assurances that any temporary lighting will work in an emergency. Once we have a schedule everyone will be informed and can see the transition to an updated look!

After many, many hours of work involving lengthy conversations on our rules, they are finally ready for distribution! Included in the update was an intent to recognize the importance of a warm and friendly perspective. The last time the rules were updated was 12 years ago. As was the case then, **owners will need to pick up a copy of the updated rules and sign for them. There are many changes**, e.g., the quiet hours have been reduced by 30 minutes to 10:00 - 8:30, there are sections covering the Hobby Shop and Van which had not previously been addressed and friendly suggestions have been added. **Everyone is strongly encouraged to carefully read this new document.** The Rules Committee will schedule different times when they will be offering refreshments and copies. We are requiring owners to acknowledge that they have received the new rules as everyone living here will be responsible for compliance. For those who rent, the rules will be provided to the unit owner. In addition the new rules will be added to our website. With 238 units, and roughly 300 residents living here, it is important that we recognize and act in a manner that will foster consideration for everyone; hopefully, the new rules will contribute to assuring that spirit.

Appreciation goes to everyone on the committee who spent so much time on this project!

SHC DIRECTORY SPRING UPDATE

– Becky Johnson

The Spring Update to the 2022 SHC Directory has been delivered electronically and in paper to those without e-mail access.

We're delighted to have 16 new residents participating. Welcome!

If you are a Directory participant and did not receive the Update, please let me know.

If you not yet a participant, we hope you will consider becoming one. Our completely voluntary and confidential Directory is a wonderful way to get to know and keep in contact with your neighbors. Just contact me to provide your name, phone number and (optional) e-mail address.

Thank you. Becky Johnson, #929, 610-328-3790, baj0671@verizon.net

Engineering Committee Report:

We recommended acceptance of the bid submitted by AsphaltConsultant to provide management and technical **quality control for upcoming asphalt work**. The project covers all Harvard lot issues (including curb repairs, base repairs and overlay, improving drainage at an inlet, and installing a conduit beneath the entrance, for use later when an irrigation system is installed), as well as a drainage issue in the Princeton lot.

For the **Windows Project**, we met with the Design Team (DT) (led by TBS/Lenhardt Rogers) and Craig Morton, of the project management firm Aegis. The DT presented several renderings showing how the external appearance of the building changes with various windows design treatments. We discussed the advantages and limitations of various kinds of windows (e.g., double hung vs sliders). We provided feedback, which the DT will incorporate in the presentation they make at our next meeting on June 24th. We were surprised and disappointed to learn that current building code for high-rise buildings like ours limits window openings to about 4 inches. The reason for this is to minimize risks of small children falling out of windows. The code applies to all buildings, regardless of the age distribution of the residents. For windows in which both panes can open, that means two 4-inch openings, or 8 inches of opening per window.

Our **main roof** is approaching its estimated end of life. We are having tests done to see whether it is still sound enough that its life can be extended by applying a special coating. If it is not that sound, it may have to be totally replaced in the not-too-distant future. The tests include infrared scans that were taken of our roof by drone on the night of June 15. When the final report is received, it will help us decide between roof coating and roof replacement.

We are seeking competitive bids for the replacement of the **pumps that circulate water to and from our convectors**. New pumps are needed because the old ones are not appropriate for the characteristics of our system since the new pipes and convectors were installed in the multi-year HVAC project.

SOCIAL COMMITTEE

– Pam Butler

Thanks to organizational skills and facilitation by Terri, Linda and Susie, the Social Committee supported a **trip to the Philadelphia Flower Show** on Tuesday, June 14. Six residents participated in the day-long adventure, each receiving a StrathHaven Condominium tote bag with a bottle of water.

Everyone agreed it was an excellent adventure and we should consider others in the future.

Suggestions are welcome!

After consultation with Becky Johnson, the Committee has a plan to dish up some **ice cream cones poolside within the next couple of weeks**—as soon as we have a date, we will post information.

We welcome ice-cream eating non-swimmers!

(Social Committee – Cont.)

Birthdays (June and July):

June 20. Steve Phillips, #828

June 22. Carlos Costa, #1218

June 24. Rob Neuschwander, #621

July 6 Joan Neeley, #1224

July 7. Dena Rochvarg, #926

BOOK CLUB

– Maddy Sheff

Book Club News: The next meeting will be on **July 20, 2022 at 1:30** in the Fifth Floor Meeting Room. We will discuss Laura Dave's *The Last Thing He Told Me*. The Book Selection committee is working on titles for 2023.

OUTDOOR COMMITTEE

– Sue Lathrop

The Outdoor Committee is so much more than just watering containers, though that is an essential season-long task and we laud our members who faithfully water each week. **Please consider joining us as we weed and prune.** You can sample without committing to every week and work hours that keep you on the shady side. We have tools and gloves to make work enjoyable and effective, and we're happy to teach you as we work. Call Sue Lathrop, co-chair with Janet Murdoch, at 610-299-2919.

In the past month, we have planted a total of **eight containers at the entrances** and around the pool, watered the **four raised beds of herbs** planted in May, weeded, and weeded, and there is more weeding to do, and pruned shrubs infringing on walkways Our biggest project, **removing the liriopie under the magnolias** that flank the Harvard entrance, is one of six to nine months duration, smothering the liriopie with layers of cardboard, landscape fabric and mulch. Come early spring, we'll remove the layers and hope to find at most some rather weak liriopie at the edges which we'll dig out. Then comes the fun: we will plant small perennials and ferns for a woodland look.

WELCOMING COMMITTEE

– Maddy Sheff

A hearty welcome to **Dr. Marie Dobyys in 1014**. On June 17th new residents **Nanette Tobin and Richard Vileley moved into unit 923** We wish our new residents the very best of luck and happiness in their new homes.

Home visits were made to **Dottie Burns, unit 825** and **William Mouilleret in unit 810**. The updated resident packets were given to Dottie and William and questions were answered.

A visit to Nanette and Richard is scheduled. The Committee is available to answer questions about Strath Haven Condo living.

LIBRARY

- Helene Van Hoven

We're trying a **new idea. I've put some paperbacks from the condo library in a protected container out at the pool for your leisurely reading while you enjoy the sun.** The clear plastic bin is on the shelf just as you enter, with a blue explanatory note on top. It's just a random selection of authors whose books are often borrowed, but feel free to go to the library to choose you own. I'll keep an eye on the number of books to make sure the bin will still seal to avoid water in the rain. I'm looking for a second container to which residents can also add common interest magazines that they've finished. That should be placed next week. I'll be putting in Smithsonian and the New Yorker to get it going. **Let me know what you think of the idea.**

Secondly, **if you have had work or repairs done recently,** your fellow residents might also be looking for a competent service provider. There is a white binder on the table in the library. If you were pleased with someone's work **and would recommend him or her to others, there are sheets in the front of the binder to which you can add detailed information.**

With Karen Robinson's assistance, I recently completed a much needed thinning of our jammed shelves. With her input, since both of us are trained librarians, we weeded out some "musty dusties." The books have gone to Delco libraries or Greendrop. **The moratorium on donations will continue** until the library is redone. 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.

JUL 4 – 4TH OF JULY – MANAGEMENT OFFICE CLOSED

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

JUL 7 – BROOKHAVEN – NOON @ PRINCETON LOBBY

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

JUL 18 – MEDIA DAY – 9 AM @ PRINCETON LOBBY

JUL 18 – BOARD OF MANAGERS MEETING – ZOOM ONLY

JUL 21 – MEDIA DAY – 9 AM @ PRINCETON LOBBY

JUL 27 – LAWRENCE PARK – 9 AM PRINCETON LOBBY

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

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 \(strathhavencondo.org\)](http://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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