



THE STRATH HAVEN NEWS



MAY 2023

EDITOR: Ann Foster

MANAGERS REPORT:

Terri May

FINANCIAL: The reports indicate that Actual Year to Date is **\$16,568 under budget** based on data relative to the accounting period. The YTD Variance is **\$75,519 under budget**.

The Capital Reserve Fund for the month of **April decreased**. The ending balance on **April 30** was **\$1,464,522.34**.

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

#1110 Linda Pizzi

CD'S: Two CD's, each in the amount of \$250,000, matured on May 10, and on May 11. These CD's were rolled over into two new CD's maturing in August and September, both with 5.1% interest rates.

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

#927 Susan & David Palmer (O)

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:

#812 SELLER: Linda M. Pizzi \$225,000
BUYER: Deborah H. How

Typical 2-bedroom unit that does not include either a storage locker or carport.

YALE AVENUE EROSION: Terri recently met with our new State Representative and will be working with her office on this matter. She needs to bring them up to date on the issues.

ELEVATOR CONSULTANT: The Engineering Committee is still reviewing this item.

AIR HANDLER REPLACEMENT: McHugh Engineering answered the questions that The EC had. They will present this information at the June meeting.

WINDOWS: Engineering Committee reviewed the construction documents, and their comments will be sent back to TBS, the architectural firm, to be incorporated into the finalized documents. The aesthetic committee reviewed the larger color samples and made a recommendation on color.

PUMP REPLACEMENT PROJECT: Liberty/River Mechanical has all pumps online, insulated, and with new hangers and neoprene pads installed. This work was done to eliminate the noise which some residents on the fifth floor had reported. Those residents have indicated that the effort was successful.

AIR CONDITIONING: The AC system was activated on May 8. Please note that the chiller *does not run when the temperature is lower than 65 degrees*. If your convectors are on, they will say "heat" as the unit believes heat is needed.

ELECTRICAL STUDY: The RFP was sent to four firms that could handle this work. They were given 90 days to respond to the request, which is *due* by the end of June.

RENOVATION PROJECT: Week 31, and we do not have work completed on any floor. The issue is the drum lights, which are being remanufactured to match the approved specifications. There are ongoing issues with the quality of work produced.

We completed a punch list on the 12th, 11th and 10th floors and Cumby is working to correct the items that were noted. No further punch list inspections will take place until they improve the overall quality of work. The last inspection took five hours of Terri's time. We addressed this with Cumby, and they are finding ways to reduce the punch list time.

Multiple crews are working on several floors at a time. Demo started on both the Princeton and Yale fifth and sixth floors. No work on those floors in Harvard will be undertaken until the new doors are received. Delivery is expected in mid-June.

Work in the meeting room and library will start the week of May 29. The meeting room will be closed until repairs are completed. Any meetings or activities will need to be virtual, including the next few committee and board meetings.

The Princeton lobby ceiling demolition allowed the contractors to see what needs to be done above the ceilings. We received two quotes for the needed electrical upgrades. The work was awarded to Cumby due to pricing and timing of completing the work. This is outside the scope of the contract as no one could accurately see what was up above the ceiling tiles.

There are several items that will need to be brought up to code. These include electrical as well as other building code issues. We have a quote for sealing walls. At approximately \$11,000.00, it is much lower than we had originally estimated.

At present, there is approximately \$35,000 left in contingency funds for this project, not including the items listed above. Management is requesting another \$25,000 be added to the contingency fund so workflow is not interrupted. We still have concerns about what will be discovered in the meeting room when the room is demolished later this month.

CONVECTOR CLEANING: The staff has completed this multi-week project.

FIFTH FLOOR HARVARD DRYWALL REMOVAL: We received a lower quote for the installation of the new drywall, and we are working to schedule this work.

PRINCETON SERVICE ENTRANCE: ADT made necessary repairs to the doors.

HARVARD #2 ELEVATOR: The elevator was put back in service on May 18.

SEWER LINES WET JETTED: All sewer mains were wet jetted (normal maintenance) on May 1. We remind residents to be careful what they place down the drains as grease and other items can lead to backups in the system.

POOL MAKE READY: The staff has begun the work at the pool area so that it will be ready for opening on May 27.

POOL STEPS LANDSCAPING: Caramanico was approved to begin work around the pool steps in advance of the pool opening.

POOL TAGS – POOL OPENING: The notice for pools tags was posted on the website and in the elevator lobby areas. Residents are required to have a pool membership tag to enter the pool area. During the week of May 22, these tags will be distributed to all those that completed a form.

INCIDENTS: May 8, in the early morning hours, two residents had catalytic converters stolen. A resident heard a noise and immediately called 911. The police responded and a chase ensued. The subjects were apprehended.

STAFFING: Debbie is still out recovering from her hand surgery last month. She should return to light duty soon. The temporary janitorial worker we hired, Donald Colbert is no longer working here, and we are looking to find a replacement.

MEMORIAL DAY – OFFICE CLOSED: The Management Office will be closed on May 29. Security will be on duty.

SUMMER HOURS: Starting on Friday, May 26, the Management Office will close at 4 pm each Friday through September 1.

ELECTRONIC BULLETIN BOARDS: Terri spoke with the company providing the quote and related the comments from our April meeting. The suggestion had been made to include a split screen. On this type of system, a split screen would require software and Wi-Fi at each location. At present we do not have that availability. The last time we inquired, we learned that Wi-Fi for Harvard would cost \$150 each month. That expenditure was not approved. We can either go with the basic system for now and evolve as technology changes or decide not to do any type of electronic bulletin boards. No decision was made on what should be done.

#430 RENTAL UNIT: Terri is obtaining quotes to overhaul the unit, new carpeting, painting, new cabinets, and counters tops etc. Quotes will be presented for approval once they are received.

COMPOSTING: We received an inquiry from a local company asking if we had any interest in using their services. A small sub-committee was formed to do research on this matter.

PRESIDENT'S REPORT:

Peg Christensen

The **Town Hall** meeting is scheduled for **Wednesday, May 24 at 7:00**. **All owners, and residents, are encouraged to attend**. Capital jobs, with a focus on the windows project, will be covered by Aegis, our consultant, Josh Twersky, Dan Snyder, Terri May and me. It will include a Q&A section, but questions could be sent in advance to the Management Office. Not unlike owning an old house, our building is over 50 years old and does require maintenance and repairs.

Hopefully, the **Ad-Hoc Composting Committee** will be issuing a report at the June meeting.

BUDGET & FINANCE:

Josh Twersky

A reminder that the 2023 special assessment is due by **June 15**.

SOCIAL COMMITTEE:

Pam Butler

The Social Committee did not meet this past month. At our next meeting, we will discuss future events such as a drop in coffee morning, an event honoring volunteers, and poolside possibilities in the summer.

Birthdays:

May

17 Patricia Tallent, #621
30 Gerry McNichol, #1128
31 Sharlie Conroy Ushioda, #623

June

6 Ilene May, #509
7 Wendy Waterston, #405
20 Steve Phillips, #828
22 Carlos Costa, #1218

WELCOMING COMMITTEE:

Nancy Morrison

We welcomed these new residents recently:

Mary Flannery & Francis Connors	#1123
Barbara Fleming	#1022
Linda & Andrew Armour	#1023

OUTDOOR COMMITTEE:

Sue Lathrop

Herb beds: Thanks to hoses and watering wands being connected, and night temperatures rising to 50 degrees, we were able to complete planting the herb beds earlier this month. Please use care when picking herbs since newly planted herbs could easily pull out of the beds. Roots will take about a month to form a sturdy connection. The raised herb beds are at the *Harvard service entrance and the Princeton service entrance*. Lots of parsley and basil, and then a plant or two of chives, rosemary, sage, thyme and tarragon.

Harvard parking lot entrance: The large juniper has been removed at last. Replacement shrubs will be shorter and easier to maintain.

Pool steps: We have started planting the border by the pool steps. Plants will look a bit raggedy for a few weeks. I rudely ripped them from my garden and tucked them into the newly prepared beds. There is a mixture of sedum, ajuga, ophiopogon, and a few splashes of summer blooming allium.

Appreciation for residents who stop to thank committee members at work: We appreciate you showing appreciation to us for our work. It really makes us feel great.

SHC DIRECTORY SPRING UPDATE:

Becky Johnson

The Spring Update to the 2023 SHC Confidential Directory has been delivered electronically and in paper to those without e-mail access. We're delighted to have six new residents participating. Welcome!

If you are a Directory participant and did not receive it or are having trouble opening the electronic update or are unable to print it, please let me know. If you are 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 at 610-328-3790, Unit 929, to provide your name, phone number and (optional) e-mail address.

POOL OPENING – VOLUNTEERS NEEDED:

Becky Johnson

The pool will open this **Saturday, May 27, at 10:00 am** for Pool Tag holders. Guests who have guest passes are welcome at 11:30 am when the lifeguard arrives. The Management Office will be distributing Pool Tags the week of May 22. Please check with the Management Office the morning of **Friday, May 26**, if you have not received your pool tag. They are **not** available at the pool. **The pool tag and Guest Passes are required for admission to the pool area, whether or not you or your guests will be swimming.**

A few more volunteers are needed for the afternoons from **Tuesday, May 30, through Friday, June 2**, when there will not be a lifeguard on duty. If you are available for an hour, please consider helping to register pool tag holders as they enter the pool area. If you have already volunteered, thank you. For more information, please contact me at 610-328-3790 or baj0671@verizon.net. Hope to see you there.

RULES COMMITTEE:

Nancy Martin

With Federal holidays coming up, do you wonder where you can recycle your worn-out and/faded United States flag? The VFW Post in Media has an outside bin for all flags. They have a ceremony in which the Cub Scouts participate to dispose of old and torn US flags properly.

From **Ann Foster, Newsletter Editor**. My email is: afoster57@verizon.net. My cell phone where I can receive either voice or text is 321-615-7600. **Or the low tech note** under the door will work, #924. All observations, questions and suggestions are welcome. Copies of this newsletter and other recent newsletters can be read on the Strath Haven Condo website. Just click "for residents" at the top and then scroll to "newsletters."

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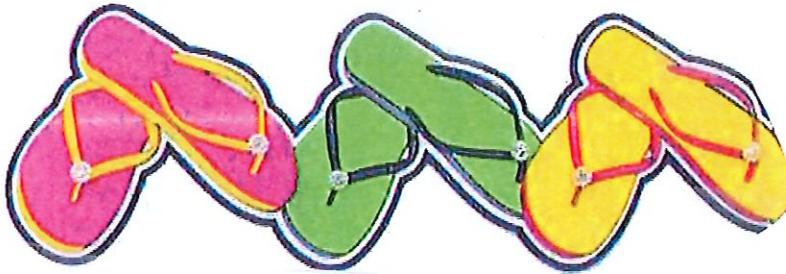
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CALENDAR OF UPCOMING
COMMUNITY EVENTS

MAY 24 – LAWRENCE PARK – 9 AM

MAY 24 – TOWN HALL MGMT – 7 PM HYBRID

MAY 24 – WATER SHUT DOWN 1- 3 PM

MAY 26 – SUMMER MGMT HOURS BEGINS

MAY 29 – MEMORIAL DAY – OFC CLOSED

JUN 1 – BROOKHAVEN – NOON

JUN 6 – SHOPS @ GRANITE RUN – NOON

JUN 9 – BOOTH'S CORNER – 9 AM

JUN 15 – SWARTHMORE DAY – NOON

JUN 19 – BOARD OF MANAGER'S MTG – 7 PM

JUN 19 – MEDIA DAY – 9 AM

JUN 28 – LAWRENCE PARK – 9 AM

JUL 3 & 4 – 4TH OF JULY HOLIDAY – CLOSED

All trips leave from the Princeton lobby. We ask that you please reserve a seat in advance of the trips!

2ND & 4TH Thursday of every month – Exterminator on site – Please contact the Management Office if you wish to have the exterminator visit your unit.

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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