

Dear residents of Valley Forge Towers South:

There are some new policies approved by the VFTS Council on November 30, 2020 which are meant improve maintenance efficiency, curb appeal and safety.

- Thank you to everyone who has complied with the Covid-19 safety guidelines. The guards will remind residents and guests who forget their masks. Sadly, there are some residents who refuse to wear a mask. For these cases the Council has approved a policy whereby after an initial warning, owners will be fined \$50 with a \$50 increase with each successive violation.
- Astro Turf or carpets on the balconies are causing a serious problem. The material absorbs water which is causing damage to the structural integrity. ALL Astro Turf (or similar artificial grass) or carpeting must be removed and disposed of from balconies by June 30, 2021, at owners' expense. We are researching possible contractors for your convenience.
- The numbers on the garages are peeling off. We need to replace them with attractive and clearly visible numbers. This cost to each garage owner will be \$21.00.
- We will continue to offer personal property repair at owner expense with two changes. We ask that you select the hardware or parts you need replaced (faucets, toilet fixtures, curtain rods, etc.) and want to give notice that chargeable fees will increase from \$35 an hour to \$40 an hour on January 1, 2021, \$45 on June 1, 2021 and \$50 on December 31, 2021.

A policy is being formulated regarding pipe replacement. Our copper pipes are almost 50 years old and are experiencing leaks as part of normal wear and tear. As the source of the leak is detected, we open the bathroom walls and replace the copper pipes with PVC. Of course the access wall is repaired. If you are doing any remodeling in your bathrooms, please let us know so we can replace your pipes at that time. This will save us time, money and the chance that a water leak will damage your condo or your neighbors' below you.

Thank you for your attention to these matters. As always, if you have any questions, you can reach me at (610) 783- 0810.

Andrea Yasenka
Property Manager
Valley Forge Towers South