



VALLEY FORGE TOWERS SOUTH *NEIGHBORHOOD NEWS*



The VFTS newsletter for news, reminders, tidbits and updates

Mike Samuels, President

Kathy Neary, Editor

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First, some good news:

♣ Thank you Mother Nature, Mike Gressen and Mike Samuels as our insurance policy financed roof will begin installation in the Spring. We are not asking Mother Nature for any more horrible storms, but at least we will be better prepared should they come.

♣ The office is getting a new copier that does everything but brew a cup of coffee. We haven't had a decent high volume printer for a while now. Office staff or Council has used the Galman copier in the 3000 building, Staples, and even Mike Samuels' office!

♣ There is a new policy on deliveries to units. Deliveries of groceries or medical supplies, may be made directly to your units. Delivery personnel must mask and socially distance, show identification and sign in. The normal procedure is for the guard to call you to confirm you are expecting a delivery, or you may call ahead to let them know.

♣ Worth repeating--- as noted in the Treasurer's report, our previous manager, Jessica Sharpe overpaid herself as she departed the mess she left us. Mike and Wayne pursued it and every penny has been repaid. Relentless watchdogs!

A good time to review maintenance policies:

An easy way to remember the division of responsibilities is; from your walls out, the HVAC system and the water heater replacement (not water heater repair) are the responsibilities of VFTS. From your walls in, is your responsibility unless an action within the unit effects another unit or common area. For example, if some adorable grandchild puts toys in the toilet and the backup causes damage down the line, said unit owning grandparents are responsible. Luckily adorable grandchildren can be forgiven anything.

Our maintenance staff can assist with your "honey do" list. Many of us have no business climbing on a step ladder to install or maintain light fixtures or smoke detectors. We often need help with other small repairs like leaky faucets or running toilets. Contact the office to schedule a maintenance staff for services. The cost is \$40 an hour or \$20 for half an hour.

Please know, we do not employ licensed plumbers, electricians or contractors. For larger tasks, you will need a professional.

We've got a friend in...

Jeff Rath has graciously agreed to take on the task of working with Galman to arrange a Replacement Reserve Study. This is a complete evaluation of the structural integrity of our almost 50 year old building and helps us know what kind of reserves we should have for large repair projects. This type of study should be done every 5 to 7 years. Our last study was done in 2003. This will involve reviewing proposals, selecting a firm, analyzing the report and to suggest actions. Jeff actually grew up at VFTS. He and his wife Toni returned a few years ago. Jeff has an accounting and a facility management background and has experience serving on Condo Boards! Thank you Jeff.

Finally,

As all but very new residents know, a Concerned Residents Committee was formed last June by 6 residents who were tired of incompetent management, and the general oversight of VFTS. We rallied the support of over 50% of owners and met our goals of a new council, new management, completed audits, and an election to fill the vacancy of Councilman Gary Hudson who resigned in protest.

We have suspended the committee and are celebrating our success. The members are still committed to VFTS. Mike Samuels and Kathy Neary now serve on Council, George Griffith is writing and editing a new policy handbook and Seth Witonsky will help monitor maintenance of common areas.

A personal note,

Thank you for the notes and words of congratulations on my election to Council. I appreciate those who supported me and hope to gain the confidence of those who didn't. This is a great place to live. I promise to do my best to ensure that it always is. *Kathy Neary*

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Valley Forge Towers South - The Galman Group 🏠 Homeowners Password = galman

♣ A good friend is like a four leaf clover. Hard to find and lucky to have. ♣

Irish Proverb