



VALLEY FORGE TOWERS SOUTH NEIGHBORHOOD NEWS



The VFTS Newsletter for News, Reminders, Tidbits and Updates

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Happy 6 month Anniversary to Mike Samuels and Wayne Golden who assumed the leadership of the Valley Forge Towers South Council on October 1, 2020. That same day, Galman Group began to provide management services. What can you get done in 6 months? Plenty! Especially when you have the help of a wonderful interim manager, Andrea Yasenka and new permanent hire, Mary Campbell.

Audits from 2016 to 2019 were completed, all recommended accounting controls were put in place, maintenance records are being updated and maintenance services are provided in a more efficient and timely manner. A new roof will be installed. We have discovered what is causing serious leaks in first floor units and have a plan for remediation, including re-routing condensation lines and removing them from our storm drains. Meeting minutes are posted, records are open for review and communication is vastly improved because we have communication protocols in place.

Okay, we have had glitches with the coupon payment system, the web site and the Notifi system. The good news is, we are working on it getting it fixed.

Let's Look To The Future,

🌱 It is time for routine maintenance of the Air Conditioners and Fire Alarm system. Mary is working on a schedule and that will be distributed soon. Mary has recommended expansion of preventive maintenance and this year will include checking dryer vents, checking in unit pipes, and water pressure.

🌱 **Jeff Rath** continues to work on the Capital Reserve Study. He reports that three of the five expected proposals have been received. Engineers will be onsite to review the current condition of the assets, including garages, maintenance that has been performed and predict future expenditures and useful life.

🌱 Water infiltration has caused issues within the exterior structure of the building resulting in cracks and white residue on the top two floors of the South tower. This problem will get worse over time and needs to be addressed within the next 6-12 months. Our structural engineers (The Harman Group) have prepared preliminary reports on how to resolve the problem. The next step is to bring in a couple of outside contractors to look inside the wall cavity to ensure that the proposed fix will work. We are currently working to schedule those contractors.

Nimesh Shah has agreed to oversee this project and report to the Council. The towers have been part of Nimesh's life for the past 13 years both as a personal residence and office location. A graduate of Washington University with a dual degree in accounting and international finance and a CPA, he has experience in commercial real estate,

construction, finance and technology. We want to thank his wife Ami and their three kids for lending Nimesh to us for what will likely be a very time and effort consuming task.

🗑️ Removal of carpeting/astro turf from balconies is proceeding by residents. We were unable to find a “group deal” from any vendor who does that kind of removal. However, if you have a positive experience with any company or individual, please send that information to me at kathyn@vftsouth.com or drop a note in the office. I will put that information on the bulletin board.

Council Elections

There are two, two - year term positions and one, one – year term position open in June.

👉 We need volunteers to serve on an **Election Committee** to assist our manager who traditionally ran elections. We were in between managers during the last election. Please contact Mike Samuels at president@vftsouth.com if you can help.

👉 Are you interested in running for Council? You must have been a resident for at least two years. There is one mandatory meeting a month and depending on what committee or projects you assume the time commitment averages about 10 hours a week. Send your name and resume to Mary Campbell in the office or manager@vftsouth.com by May 15, 2021.

Final Notes

👉 We have been studying ways to have a large group owners’ meeting but Covid 19 had other ideas. With the reduction of cases and more people vaccinated, we are planning to schedule a meeting in June. This will depend on the availability of the meeting room at the Community Center and the CDC guidelines for group gatherings.

👉 Our web site has a mind of its own and postings somehow are placed and later disappear. I am the last person who could ever explain much less repair a technical problem. Luckily there are smarter people working on it. So, in the interim, if you want to read Council meeting minutes, contact me at kathyn@vftsouth.com and I will send them electronically.

🌟🌟🌟 The unreliability of social media is a national issue. Well, it has struck home. There have been posts on a resident administered face book page that insist that there has been theft of VFTS funds. **Audits are completed and reviewed by our CPA firm. There is NO evidence of missing funds. Spurious accusations are libelous but also damage our property values as who would want to buy in a mismanaged Condo development?**

Exciting news...

Scientists have developed a rich delicious dark chocolate with the same nutritional value as broccoli.

April Fool! 😊