



# 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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## *Just so you know*

At the VFTS Council meeting on July 22, the following motion was passed.

**A minimum \$100 fine will be levied on any owner whose resident or guest violates the rules and regulations in the Condominium Documents.**

When Mike Samuels and Wayne Golden assumed the presidency and treasury on October 1, they knew there would be challenges. Kathy joined Council in February with Nimesh Shah and Jeff Rath following in April and May. Rolling up our sleeves we willingly took on hiring a manager, the roof project, the capital reserve study, accounting controls, updating financial records, improving communications and confronting Covid as disease but also the cause for price increases in materials and supplies and perhaps even shortages of job applicants.

What we didn't expect were the **YIKES** moments. Here are some examples.

- People toss cigarette butts, bottles and trash from balconies. Much of it lands on the roof of the front door overhang and our staff has to take safety risks to clean it up. Some of it lands on cars and even passersby. **YIKES**
- Our housekeeper enters the trash rooms to find open containers of rotting food, broken furniture, or huge, heavy bags of refuse on the floor instead of down the chute. **YIKES**
- A resident leaves an old stained mattress in the hall. **YIKES**
- A resident tapes carpet pieces to the stairs, causing a fall hazard. Maintenance removed the carpets with the double sided tape and posted a notice about altering common areas. The next day the notice is covered with an obscene message. **YIKES**
- People store flammable liquids in the balcony storage closet. **YIKES**

Look, we know that for each thoughtless neighbor there are 25 lovely, considerate, kind people whom we are grateful to call our neighbors. But for the good of the whole, we need this policy.

## ***Elections***

Kathy Neary, Jeff Rath and Nimesh Shah have been elected to VFTS Council by acclamation because there were three candidates for three positions.

Sirus Zenouzi has resigned as VFTS representative to the Community Association Board. Alayne Monahan has been appointed to serve the rest of his term.

Thank you Sirus for your years of service and thank you to Nancy Cressman and Alayne Monahan for conducting the elections and acting as Judges of Elections.

## ***We are not Miami***

Watching the tragedy of the collapse of the Champlain Towers Condo in Florida was unnerving at best. Rest assured that we have nothing in common with that facility in terms of structure, design or oversight. We continue to address structural issues and will expend finances as necessary for a safe, structurally sound building. Ongoing projects include,

- The roof – almost complete,
- The cantilever – structural engineers were here on July 21 and they hope the water infiltration is only on one side of the building. They will be here with a crane in August to drill into the concrete to examine the damage and find the source of the water.
- The firm we hired to do the Capital Reserve study was here July 8 to tour the whole building. We are waiting for their report.
- The next large project is to engage plumbing contractors to relocate the condensation pipe water yield from the storm drains to the sewer drains.

## ***Keeping connected***

These are some resources to stay connected to our community.

- Greg Waks, a VFTS resident, is also an Upper Merion Supervisor. He publishes an informative newsletter. He can be reached at [gregorywaks@comcast.net](mailto:gregorywaks@comcast.net).
- The Montgomery County official website is [montcopa.com](http://montcopa.com).
- Nextdoor.com is a good resource for business references and neighborly advice.
- If you are on Facebook, check out the Upper Merion Community Network

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*I want to live in a world where searching for your keys burns calories.*