



VALLEY FORGE TOWERS SOUTH NEIGHBORHOOD NEWS



The VFTS Newsletter for News, Reminders, Tidbits and Updates

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Good to the Last Drop...or is it?

Water is the basis of life, but is sometimes the bane of our existence here at VFTS. This is why Homeowner's Insurance is **mandatory**.

✓ Every home experiences the occasional clogged toilet or washer malfunction. Hopefully residents quickly realize and call for repair. If there is an accident and leaks from your unit damage another unit, owners are responsible. Exchange insurance information and your insurance company will guide you after that. They will likely request documents from Management and you just need to contact the office.

✓ Our building is almost 50 years old, including the copper pipes which are wearing thin. A few years back a previous Council faced a tough decision. Do they assess everyone and undertake the herculean task of replacing all of the copper pipes at once or take corrective action piecemeal as leaks appear? There were pros and cons to each approach. They chose the latter. When a resident reports a wet spot on the ceiling, maintenance staff must go to each floor above that unit and search where pipe failure exists. A leak behind the bathroom walls on the 11th floor might not show up until the 5th floor. Our staff will open the wall, replace the pipes and return the wall to its original condition.

✓ True water emergencies are rare, having said that we had two issues this last month! There was a water main break that effected all four buildings and we had a malfunctioning water pressure valve here a few weeks later. Aqua repaired the pipe and a plumber we hired will replace the pressure valve as soon as the ordered new equipment arrives.

In cases like this, an announcement will be made over the Public Address system and eventually we will have a blast email set up. These emergencies are unforeseeable. It might be prudent to stock up on some bottled water just in case.

During both of these emergencies, our staff really stepped up, especially our manager, Mary Campbell who stayed until the emergencies were over. She was checking in with and distributing bottled water to some of our shut in and elderly neighbors.



Covid

Yes, we are all tired of this topic. The latest guideline from the CDC is to wear masks indoors, even if you are vaccinated. Sadly, Montgomery County is seeing an increase in cases. We are continuing with extra cleaning and will try to keep the hand sanitizer stations filled. We have received some grateful comments from residents with autoimmune issues who have been kindly accommodated when they ask to ride the elevators alone.

Communications

Our goal of improving communication include posting minutes on the bulletin board, email addresses for the Manager and Council members and this newsletter. Future plans include a blast email system and an improved web site. But communication is a two way endeavor. If you have a question, concern or issue, please direct it to our Manager or a Council member, before we have to waste time answering pernicious rumors or false statements, most of which are promulgated by Face Book.

More Communications

Alayne Monohan, our new representative to the Community Association Board is seeking your questions or concerns. She can be reached at alaynem@vftsouth.com.

Update

Hopefully, by the time you are reading this, the roof will be completed, the Capital Reserve Study will be in and in the review process. The engineers are inspecting balconies and working to discover the cause of water infiltration in the cantilever. 🙄 Sadly, we are still short staffed, but our searches continue. We are fortunate that one of the guards happened to be looking for a part time job in addition to Securitas. We hired her for 2 hours a day, but it is a temporary fix.

Owners' Meeting
Tuesday, October 5
7:00-8:30
Community Center Room

A bargain is something you don't need at a price you can't resist. Franklin Jones