



VALLEY FORGE TOWERS SOUTH NEIGHBORHOOD NEWS



The VFTS Newsletter for News, Reminders, Tidbits and Updates

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The Roof is tip top

Five years ago we were warned that the roof would soon need to be replaced. The Council at the time was hoping to pump up the reserves before the condition deteriorated but the possibility of a \$5000 assessment per unit loomed large. Relief came in the form of a storm so severe it had a special name-derecho. It blew our roof all over Montgomery County.

Mike Samuels took the lead with a Galman recommended consultant on the replacement project. Mike and a resident attorney who wishes anonymity took personal time to prepare a case and negotiate for every penny from the insurance company. Mike Samuels reviewed bids, selected vendors, met with architects and engineers and acted as liaison between Council and 15th floor owners whose property was affected. The time and effort are incalculable. Wayne kept track of expenses and what could have been a 1.2 million dollar cost to us was pared down to about \$300,000.

Our neighbors on the 15th floor have tales to tell of bat infestations, leaks and constant noise. They can finally use their decks!

Thanks also goes to our manager, Mary Campbell who helped manage this huge project from our end with scheduling cranes, parking, insurance and even masks during Covid.

Timely Tidbits

✂ Elections for VFTS Council and Community Association Board are this week. PLEASE VOTE! As per our Condo Documents, 60% of owners must vote or we have to have another election.

✂ Dumpsters are rented by companies doing construction work at a VFT building. The renter pays for the disposal by weight and type of material. So when someone dumps trash into the dumpster for which they have not paid, it is the same as stealing. Dumpster rental companies also rent with the anticipation of type of material, so it can be disposed of properly. So when the rental company comes to remove the dumpster and finds it to be overweight for their truck or filled with household debris, they will not remove it. Then the VFT building management must find a way to dispose of the illegally dumped debris. This is a human and financial expense to the residents of the affected building.

✂ Lamps, beach chairs and toilets...Oh My! Apologies to the Wizard of Oz but these are sample items that have been left in the trash room or loading dock. Our maintenance staff is then left with finding a way to dispose of this debris, sometimes at a cost. We know that disposing of certain items is a problem and we are working on it. Look for more details in a future communication. Meanwhile, throwing unflattened boxes into the trash room is a hazard for people trying to navigate the trash room and indicates you expect someone else to do your job. Please stop. However, if you are like the few senior citizens who contacted us about physical difficulty breaking down boxes, contact the office and a staff person or resident volunteer will help you.

✂ An increasingly more common cause of accidents and injuries in the kitchen is bumping into or tripping over open dishwasher doors. Close that door! It is a hazard and one of us has the wrist brace to prove it!

Community Action Committee

Our Community Action Committee here at VFTS has selected Gemma Services as the target of our summer campaign.

Gemma Services, a community-based organization includes Montgomery County. Programs include foster care, adoption, outpatient and intensive behavioral health services, applied behavioral analysis, family-based mental health services, family empowerment and in-home preventive services to help vulnerable members of our communities to heal from traumas and to learn important skills through mental health, child welfare, prevention and education programs.

The organization has an ongoing need for the following **NEW** items:

- Socks for boys and girls
 - Boys – (children size up to L or men's M)
 - Girls – (children size up to L or women's S)
- Underwear for boys and girls
 - Boys – boxer briefs (size large or 10/12 to men's M)
 - Girls – bikini-style panties (size L or 10/12 to women's S)
- T-shirts for boys and girls
 - (children's 10/12 or L up to adult S/M)
- Athletic pants or shorts for boys and girls
 - (children's 10/12 or L up to adult S/M)
- 2-piece pajama sets (top and pants/shorts) for boys and girls
 - (children's 10/12 or L up to adult S/M)

A collection box will be placed in the lobby by the elevator. Thank you for your generous donation!



If you think you have it tough, read history books. Bill Maher

📍 **Owners' meeting, Wednesday, June 8, 7:00 at the Clubhouse**