



## The VFTS Newsletter for News, Reminders, Tidbits and Updates

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Volume 3 Edition 2

March 2023

### ***Making a list...***

Residents often look to us for suggestions for services like painters, carpenters, etc. We do not keep a list like that but perhaps we can help with some resources. Check out Nextdoor.com and the Upper Merion Community page on Face Book. Both sites have neighbors helping neighbors find dependable goods and services.

If you have a particularly good experience with a vender, perhaps you can share that information with the office or a member of Council and we can post a business card on the resident bulletin board.

### ***Dilemmas***

Management and Council are aware that there are residents who suffer from dementia and that these residents can cause concern and disturbance. What we have learned in the process of trying to address this situation is that there is nothing we can do until the individual causes harm to him/herself or others. Authorities in the township and county have been contacted and services, limited as they are, have been accessed. Family has been contacted. We have consulted our attorney and there is no way to force disinterested family members to take responsibility for the afflicted individual. All of the VFTS staff, including guards are aware of the situation and gently try to guide these individuals back to their units and incidents are being documented.

The VFTS regulations state,

*No noise or vibration shall be made or cooking or other odor created, nor shall any work or other thing be done, which shall unreasonably disturb or annoy or interfere with the rights, comfort or convenience of other occupants of the Building.*

We have a few instances in the building where noxious odors, usually, but not always, from smoking are a problem. Our first action is always to see if the issue can be remediated through adjustments in the ventilation system. Locating the exact source of the odors can sometimes be a challenge. Please help. If you smoke, please purchase and use a smoke mitigation device. If you create strong cooking odors, use fans or open the balcony doors.

If you detect any noxious odor in your unit or the hallways, that you have not caused, please contact the guard so we can try to identify the source.

### ***Council Elections***

Every spring our five person Council has three vacancies. Elections are in June. There are always two 2 year terms and one 1 year term up for election. President, Treasurer and Secretary are selected by the elected Council members. There is one meeting a month and considerable communication between meetings. There are always knotty issues that come up, but since we had the Capital Reserve Study completed, we have a good idea of what large projects are on the horizon. Our finances are in good shape but we do not expect to ever see a year without an increase in the Condo fee. It is a time consuming and sometimes stressful, but rewarding job. Nomination and election details will be published in April.

### ***Calendars***

Following is the holiday calendar for VFTS. The office will be closed and no contractors or deliveries will be scheduled.

#### **2023 Holiday Calendar**

- January 2, 2023 Monday New Year’s Day (substitute day)
- February 20, 2023 Presidents’ Day
- May 29, 2023 Monday Memorial Day
- July 3, 2023 Monday
- July 4, 2023 Tuesday Independence Day
- September 4, 2023 Monday Labor Day
- November 23, 2023 Thursday Thanksgiving Day
- November 24, 2023 Friday Day after Thanksgiving Day
- December 25, 2023 Monday Christmas Day

#### **2023 Council Meetings Calendar (subject to change) – time TBD**

The last Thursday of each month. Minutes are posted on the Council Bulletin Board once they are approved.



*You’ve conquered the aging disease*

*That brings lesser men to their knees*

*You’re a vigorous man*

*And you’ve proved you still can*

*Blow your candles with only one wheeze.*

*Irish Limerick*