



The VFTS Newsletter for News, Reminders, Tidbits and Updates

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## ***The Ballad of the Balconies***

Apologies to Country Music fans. I am going to review how we got here for those who forgot and for the 15 – 20 new residents who move in each year, I'll try to give you an idea on the future. Keep in mind the old adage, "People plan and God laughs."

In 2020/21, mid pandemic, 14<sup>th</sup> floor residents found water damage in their balcony storage closets and contiguous rooms. Council member, Nimesh Shah, and resident Mike Gressen contacted architects, engineers and water mitigation companies to discover that water had seeped through loose bolt holes and over years damaged the 15<sup>th</sup> floor balconies, traveled through the cantilever and into the 14<sup>th</sup> floor units.

The initial problem was solved to stop the leak and the next steps included extensive investigation, drawing up plans and seeking bids. Slowed down a little by the pandemic and personnel access, we were happy for the delay which gave us time to accrue more in our Capital Reserve Fund.

By early 2024 we were ready to look for a Project Manager and start the bid process, a falling piece of concrete sped us up. But by summer's end we had a Project Manager, reviewed bids and selected Valcourt Group and work has started.

### ***Phase one} 2024-2025***

Every unit on the 15 floor will have partial demolition of the balcony and a new railing installed.

There are 18 units throughout the building that also need balcony repair and they will be done at the same time as the 15<sup>th</sup> floor. You will be notified if yours is one of the units.

Up to 3 floors below each unit with a balcony repair may need a shore installed on their balcony to secure the structure. You will be informed.

**Every unit in phase one will have to remove everything from the deck including floor tiles. If you need help, put in a work order and our staff will reply. Normal fees will apply.**

### ***Phase Two} 2025-2026***

All of the remaining units will have new railings installed. At that time, everything will need to be removed from the deck.

### **Final notes**

- Valcourt will block off the balcony doors so you cannot access your balcony when there is no railing.
- During the work hours when demolition is ongoing, it is recommended that you stay off your balcony.
- Via the newsletter and notices from the manager's office, we will make every effort to keep you informed.
- Will things fall through the cracks (pun intended)? Yes. Weather will interfere, they may find more or less damage as they work, schedules may change and Heaven knows what else. Every effort will be made to minimize inconvenience and maximize information flow.

### ***Comcast Contract Continues***

The Comcast contract has been negotiated for another five years.

Based on the surveys taken in the spring, people are overwhelmingly happy with the current channels, so the channel lineup included in the plan will stay the same. You always have the option of purchasing additional services/upgrades from Comcast. Included in our deal are 2 HD boxes and a suitable cable modem. You are responsible to request/obtain from Comcast the included equipment if you do not currently have the same or you are a new resident/unit owner.

Our current fee of \$106.67 will remain the same until September 2025 and after that it can rise no more than 5% a year. The retail cost of our included services is approximately \$298!

Internet speed will increase from 200 megabits/sec to 300 megabits/sec at no additional cost and we will retain our three in-house channels.

A resident volunteer who wishes to remain anonymous negotiated all of the agreements we have had with Comcast and did a superb job. He is uncomfortable with public recognition. So I promise I will try to find other ways to make him uncomfortable ☺.

***Save the date-*** Holiday Party! December 15, Sunday Brunch! Paul Wolfe and his merry elves are at work again!

### ***Kudos... personal saga***

Thank you to our new neighbor who refused to let me in when I tapped on the back door. He politely said, "I am sorry, I don't know you and I am not opening the door for you." He did exactly as he should and I learned to carry my fob when I go out!

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**"I prefer not to think before speaking. I like being as surprised as everyone else by what comes out of my mouth."**

**—Anonymous**