



The VFTS Newsletter for News, Reminders, Tidbits and Updates

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Volume 4 Edition 7

August 2024

The Best Laid Plans...

And there is nothing like a chunk of concrete plummeting 15 stories to get one's attention. The plans for the cantilever/balcony project have been adjusted. Instead of working on one third of the building (vertically) over three years, we will follow our engineer's recommendation to address the 14th and 15th floors (horizontally) first. The balconies that need repair on the lower floors do not present a safety hazard and will be repaired in 2026/27.

The bids we reviewed were based on completion of a permanent resolution of leaks, structural repairs and new railings on the 15th floor in just less than one year. That means there will be work during the winter, generating noise and dust, men rappelling down from the roof and a crane obliging the loss of even more parking. The payoff is the safety of residents and the sooner return of the reserved parking.

This will strain our healthy reserve fund, but there are no large projects that are not accounted for over the next three years. This Council is averse to assessments and we have discussed contingency plans should an emergency expense occur.

At the recommendation of IMEG Engineering and our project manager from Expert Façade Systems, we accepted the bid from Valcourt Building Services to do the repairs. We are also retaining RDWI as consultants for water damage mitigation services. The plans have been drawn up and permits applied for at the Township.

This is a large project where safety and structural integrity are the priority. Professionals in whom we have confidence have been engaged. This is not a cost, it is an investment.

The Best Laid Plans...#2

Thank you for the kind remarks about the Owner's Handbook and the hours of work that went into it. But despite being proofread a zillion times, we missed one detail. Please note that while deliveries via the freight elevator can be scheduled between 8:30 and 5:00, we need the elevator

between 12:30 and 1:30 for trash disposal. As with most things, if there is a conflict, see our office staff who will try to resolve the issue.

Introducing Stu Stein’s “See Something, Say Something!”

VFTS “Common Areas” are that part of the building to which we all have access. That is, from the lobby walls in, the halls, elevators and stairwells. The Package Room would also be considered a common area.

Perhaps you have noticed a coffee spill on the carpet or a gouge in the wall from an errant furniture delivery tech. Maybe a lightbulb is burned out or the door to a storage room sticks. Stu has offered to be the collection point for these complaints and pass the organized information to the office. Send Stu a message at stus@vftsouth.com or leave a note in the cubby in the mailroom marked, “Council.” Don’t assume “the other guy” reported it.

Tidbits

- We have a Notary Public right here in this building. If you need notary services contact, **LRB Certified Notary Services L.L. C: 610.308.3814**
- Don’t forget the water shut off on Thursday, August 8, beginning at 9 am to 4 pm.
- The next bulk pick up day is Thursday, August 15, call the office at 610-783-0810 or contact manager@vftsouth.com to reserve your spot.
- People have questioned the temperature of the hallways on these stifling hot summer days. The HVAC unit on the ceiling that services the hallways, cannot reduce the temperature below 79 degrees when the air temperature is in the high nineties.
- We still have two months of summer to go and even longer until the end of hurricane season. Familiarize yourself with the power outage tips in the handbook.



