

Rittenhouse Square November 18 2020 Board Meeting

- Attendance: President Steve Donnell, VP Pam Kilgus, Secretary Becky Price, Julie Flay, Rebecca Garrity, Case Bowen Property Manager Kathi Horvath all present. Absent: Mark Timbrook.
- October minutes were presented, Steve motioned to accept, Pam 2nd, all approved.
- Financials were presented: liabilities and equity total \$827,504.04; one new lien filed; aging status delinquent total end October \$4,079.90; resale Nov 3, 5109 Ranstead on auditor's report for \$158k; 5111 Delancy sold Oct 20, at \$165,500 per auditor's report.
- Maintenance/Manager's report: any dumpster for remodeling needs to be identified to the office and Case Bowen before its placed ahead of a resident remodeling job, and needs to have a tarp cover tied over it when contractor not there so trash doesn't blow around community and no damage is done.
- Discussion of a fire pit and chimnea reported burning in the evenings on Schuykill. RSCA rules do not allow fire pits or chimnea on premises. Grills are to be kept a minimum of 10 ft away from all structures & combustible/flammable materials on the patio or near the buildings. City of Columbus fire code should be followed.
- The money collected from the owners/residents in remembrance of the former maintenance person, Chuck Douglas, (who passed away earlier this year) was used to purchase the young dogwood tree planted on east side of the clubhouse pool by the Board President, Steve Donnell. There is also a plaque on order that the Association will install upon notice it is ready for pickup.
- Several complaints being addressed with Dillon at BrightView about leaves that are not being removed or piles being left in some areas of the community.
- Terminex was called out to treat an area at front of Ranstead residence where ground bees were menacing and stinging people, and to check bait stations for rodent control, as they do monthly.

- The Association obtained proposals on the exterior masonry issues reported on the chimney at one unit on St James and the brick pillar and wall between two units in the front courtyard on Van Pelt. The Board reviewed and approved the proposals presented.
- Discussion on the following issues moisture, mildew, weeds, grass to be removed, cracked bricks to be repaired; porch work to be done by Able on Schuylkill; a tree on Sansom that was reported as partially dying is not – will review again in the Spring. 2 light posts were recently replaced by BrightView. The post in front of 5100 Sansom is being checked by American Air (who installed the breaker panel) to determine electrical issue owner reported. There are light posts not lighted just inside entrance on Rittenhouse West; gutter issues were repaired. A vehicle that has been parked near the dumpster area with expired tag was scheduled to be towed, but removed by the owner.
- There were several violations noted for owner/resident maintenance issues, visitor parking violations, unauthorized personal items in common area(s), trash cans left out in open area, unauthorized signs displayed, satellite dish location and broken window seal(s). Violation letters were mailed out for items not in compliance.
- Perimeter building gutters have been cleaned & completed; the interior building gutters are in the process of being cleaned.
- We are hoping, with the COVID restrictions, that the Association will be able to meet or possibly hold a ZOOM annual meeting. It's important we continue to keep residents up to date as best and often as the state and city allow.
- Stay safe and wishing everyone as best possible a Happy

Thanksgiving!

Respectfully submitted,

Becky Price – Board Secretary