

Rittenhouse Square Condo Board Meeting Minutes July 21, 2021

- Attendees: President Steve Donnell, Vice President Pam Kilgus, Secretary Becky Price, Becky Garrity, Lisa McClanahan, Chris Harrington. From Case Bowen, Account Manager Kathi Horvath. Absent: Treasurer Katie Hickey, and Julie Flay.
- Minutes from June Meeting – motion by Pam Kilgus and 2nd by Lisa McClanahan to approve and file for audit.
- Financial report – no questions presented, also approved, Pam motioned, Garrity 2nd, to be filed for audit.
- Steve Donnell comments, Welcoming Back those who attended the meeting. We ask residents follow guidelines still required as Covid issues linger yet per some organizations and we are working to make sure everyone is safe and healthy.
- Delinquencies: we had \$10, 782.40 in payments due, some delinquencies were cleared bringing the total to \$8, 991.86. Of that amount is one case for \$5,606.02. At this posting, if/when that one case dismissed, total delinquents would be \$3,385.84.
- Resale report: there were 5 sales, only one listed with auditor that we have the price \$170K. The housing market is on fire in Columbus as you can't miss for all the apartment construction.
- Violations: there had been several reports of unsafe riding of motorized scooters since now remedied, and a reminder large bicycles are not to be ridden on sidewalks, awnings in need of repair or replacement, and patios/gardens with way overgrown weeds. If you have pulled weeds, do not leave them in the common area unsightly and to jam up mowers, deposit them In the dumpster on Rittenhouse West. Your immediate

personal grounds is the 6 ft perimeter out from your unit. If it's not something you are able or want to maintain, let us know and something can be worked out, maybe with an interested neighbor, to keep RHS tidy and appealing to they eye for all to enjoy

- Maintenance: lots of clogged gutters as maple trees have been loaded with seeds this year, we will look into how efficient and the finances to maybe getting some kind of gutter toppers. Not sure just how efficient those are, otherwise will investigate gutter cleaning twice a year.
- 5126 Schuylkill had water and gutter issue.
- Large plumbing repair underground, trees and shrubs trimmed and taken down as some for insects and disease, not totally satisfied with drain work behind Schuylkill -working that out, and chimney repairs.
- We are hearing from contractors that shortages of materials and higher costs, shortages of workers, day labor for landscaping, etc are causing problems with servicing customers as they would like or expect.
- Social news: the Pool Happy Hour has started up again at the Schuylkill (back) pool! People begin gatherings about 6pm, but drop in whenever you can. You're invited to bring an appetizer snack to share and your beverage (no glass containers). A fun conversation mingle to start the weekend. Rain or shine, to unless storming. Pam Kilgus has been our social chair, she welcomes ideas and volunteers to help event planning, carry-through. She's hoping to hold a wine tasting – always a hit, our annual Christmas party -gorgeous, and next year her famous St Patrick's dinner. Some time, maybe, a Luau like the bash we held 20 years ago.
- Clubhouse rentals – it's time to open up again and allow resident rental events. Residents are required to keep a neat clean up as always, but with covid issues still lingering, there will also be a sanitizing cleaning after each rental. We need to raise the 1974-year deposit from \$75 to \$100. And because of getting in the cleaning service, we cannot book back to back rentals. Updated applications will be available soon online and hard copy at the clubhouse entrance.

- Landscaping: BrightView is not always delivering the landscaping we expect, hope to see. We are staying on the issues.
- New/Old business: we have had two catalytic converters stolen from under cars in the complex. They are a hot item for thefts everywhere. Scrap yard material companies don't have problems paying for hot merchandise so they are part of the problem. Lots of money in the metals.
- If you see something criminal or suspect, call the police and report right away. They can help you and keep reports on whatever mounting crimes or mischief taking place. Reports would prompt getting patrols to drive through more often. A board member is not a hands on defender of justice or detective. Call the police first and the next reasonable hour call and report in to the office or a board member. We will most certainly want a report on what transpired!!!
- BlockWatch – speaking of crime, suggestions have been made about the need for a BlockWatch. RHS had one a couple of times, but after the Florida condo murder fiasco years ago, liability and a condo remaining a separate entity from that, board members and the complex name RHS cannot be any part or participant of a BlockWatch. Anyone interested in getting one started up is more than welcome to utilize the guidelines the police department has in place.
- Pools are open and we are delighted, but please remember that if you've opened one of the umbrellas, close the umbrella down before you leave as we've lost a couple to the weather.
- Dumpster use – do not leave dog waste bags or any other bags of weeds, trash outside the enclosed dumpster, on top of the dumpster lids, of beside the actual dumpster, nor leave the enclosure doors unlatched. It's a huge motorized truck that empties the bin, no human leaves the truck to tidy up our sloppy trash. Not their responsibility. Nor is it that of the board nor a kindly fellow resident, either.

- Our sidewalks are uneven and many quite old, so we will be evaluating a maintenance process for safer concrete walkways.
- Since snow removal years past and landscaping have been unsatisfactory, we will ask there be people to supervise these services to ensure we get your money's worth.
- Garage Sale! We will be collecting names of how many are interested participants for a September 18, 8am – 2pm, RHS Community Garage Sale. By the way, the Buckeyes play Tulsa that day at 3:30pm, so you'll not miss kick-off! You can go ahead and drop your name, address contact info in the clubhouse mailbox. More info to come soon!
- Questions/Comments: Dr Ruiz brought to us the frustration of huge, now overgrown, dirty droppings, invasive old trees that may probably be creating water and foundation damage, and cleanup to the neighborhood. RHS should maybe further evaluate removing more trees.
- Dr Ruiz and a few others are frustrated about the communication grapevine breakdown when a contractor ends up not showing nor making a resident aware of a schedule change or issue causing them to be late for a maintenance appointment. Several ideas, suggestions were shared on how we might improve how appointments are set, followed up on.
- And with that, please feel welcome to leave your contact info on the office phone (614 457 6202) or the Clubhouse mailbox if you are inspired to volunteer assisting your community, board, in ways you might have talent, energy, skills from those who can help with social events, deliver newsletter emergency alert door notices, any number of opportunities we might need additional feet and hands. Transitions have left us without lists of those who might currently be interested or still available to call on.

All best regards and respectfully submitted,

Becky Price, secretary

