

RITTENHOUSE SQUARE CONDO BOARD MINUTES

SEPTEMBER 15, 2021

- Attendance: President Steve Donnell, Secretary Becky Price, Lisa McClanahan, Becky Garrity, Chris Harrington, Julie Flay; Absent were VP Pam Kilgus, Treas'r Kate Hickey, Case Bowen Acct Mgr Kathi Horvath
- Minutes were approved in pre-meeting executive session, motion by Julie Flay, 2nd by Becky Garrity. Will be filed for audit.
- Financial report – nothing in question, also filed for audit.
- Steve – welcomed the few residents that able to attend. We are requiring, because of City , that residents wear a mask when attending meetings, please, whether vaccinated and especially if not. Thank you.
- Delinquencies – end August total was \$6,035.99. With some funds being collected since then, total monies due is \$3,993.47. One unit in foreclosure (\$2,361.62). Others who were habitual delinquencies have either moved or sadly passed away.
- Resale- there is one unit but shows no dollar amount at this point.... 5128 Ranstead.
- Violations – unallowable window AC unit reported, many parking violations, excessive noise disturbance reported, reports of bicycles being ridden on sidewalks.
- If someone has wrongly parked in your space, you need to advise us with model, make, color, license plate number, photo and/or location, the date(s), time frame noted. You can either first, or also, place a note on the windshield to the effect 'Since you are not visiting me, you have parked in a wrong space. Please park in a VISITOR space and/or ask the resident you are visiting where their space is that you can park. Thank you.'

- Many residents have asked about when address numbers be repainted at sidewalk parking places. Fall is a great time for that as weather makes the task more tolerable. We will earnestly be checking in on this as will help resolve many parking issues.
- Dumpster use – violations are still being noted as this week a bed mattress placed atop the dumpster, which is not allowed, but not even placed into the container, as well a furniture item was left to the out side of the dumpster, gates left open. Dog waste bags were tossed on top the mattress, not in the container. Yard waste is all that is supposed to be collected in dumpster. We will have to consider options of how to prevent these recurring violations. Locks are not practical.
- IF YOU HAVE LARGE HOUSEHOLD ITEMS TO BE RID OF, CALL 311 TO SCHEDULE BULK TRASH PICK UP.
- Maintenance – there is a lot being worked and completed! A nest of bees were reported and taken care of. Machol has been painting, repairing, stabilizing patio fences and gates. We received a request to seed grass at a unit space which will be a Fall project. Inquiry made about responsibility for mounting awning. Crane, formerly Able, needs to check trim work on two units that it's reported water leaks in. Board approved paying SCRAM for invoices to handle bat infestations, St James and Rittenhouse Sq North. Chimney work by Bow Fish completed on Sansom. Concrete cracks were given some new filler to a Ranstead front stoop.
- Muth invoices were approved for payment for 5076-5078 Schuylkill roofing repairs. Flay motioned, Price 2nd, passed.
- Ohio Basement Authority inspected 5070 and 5126 Schuylkill units for water damage. Appropriate work will be done.
- Terminex checked and relocated bait boxes on St James.
- Entire community of RHS is to be tested and treated appropriately for army worms. It is suspect they are in the area. BrightView to treat weeds and army worms along Moravian property fence line.

- It is decided we will close the pools October 4th..
- Becky Garrity is contacting companies to spray at back pool where trash tools, scrap wood have been dumped, weeds have been allowed to invade space to be maintained for more practical, less hazardous use next year. Once poison ivy, rooted weeds destroyed, the junk will be hauled away.
- The board will be meeting with pool companies, with input we've received from Endless Summer maintenance info, to appropriately plan and budget for resurrecting or putting in a new pool at the clubhouse.
- Garage Sale is on for Saturday, September 18, 8am – 2pm, look for balloons that Becky Price and Pam Kilgus will have delivered to participating units! Looks as weather will favor us! Thank you to Pam Kilgus for your assist!

Respectfully submitted,

Becky Price, secretary