

• Rittenhouse Square October 16, 2019

Board Meeting Minutes

Attendance:

Present: RHS President Steve Donnell, VP Pamela Kilgus, Secretary Becky Price, Mickey Kovach, Julie Flay, Case Bowen Manager Kathi Horvath.

Absent: Treasurer Mark Timbrook, Rebecca Garrity

September 2019 Meeting Minutes: Motion to approve, Mickey, 2nd Pam, motion carried.

Steve's Opening Comments:

The Columbus City Council vote on the Preferred Living proposal for apartment construction off Reed Rd Burgess and Niple property is not set. It will likely be happening within the next 2 or 3 months. When we have a date, which Steve is requesting, we will pass along in hope as many from RHS can attend as possible as another wave of dismay to the proposal.

And from Steve, Mickey, Kathi:

Our neighborhood, RHS, has taken on a monumental project itself in improving our building structures and appearance, the light posts, landscaping, improvements in safety and amenities at the pools, cleaning out and cleaning up many areas behind the scenes Chuck had used for maintenance we can now utilize more practically, and keep up our social calendar in neighborly fun and community spirit.

We are all residents with the same interests to keep a solid, safe, stronger, better community that will go on for as many years into the future as we have hereto existed. In a sense we are all volunteers entrusting each other to help keep us all a substantial, in-good-

standing community. And the board members are doing the best they can to deliver on your expectations.

There are many times, though, that residents call, drop by unannounced at all hours of the day or night to board member's home, leave notes, send mail and emails, where patience and understanding are not always the virtue exhibited in the delivery of residents' concerns.

With any big project, there are issues that need attention, but under no circumstances are any slights in judgement, forethought, care, damage, process, or in information shared where it's done on purpose or out of neglect.

The board has taken every precaution to keep residents apprised of every part of the siding, lighting process and any other issue that develops from day to day occupation, usage, depreciation of property and systems in RHS.

It's a time consuming job and for as many entities taking part to complete the total aspect of the whole picture of improvements or lighting, buildings, etc, please know that communication about issues is constant, but turn around to resolve issues isn't always within a 5 minute or 30 minute time frame.

Engineers and contractors, the board, Case Bowen are all vested to make sure all complaints, damages, slip ups will be addressed, even if some issues can't be immediately resolved. We Do Hear You, but some issues are to be expected under this scale of construction, and are beyond control of anyone. Things happen. And we are sorry, but please understand there is every effort being made to advise ahead of possible problems, and to hopefully avoid mishaps of every kind.

Construction is about 65% done on siding. There is still condo and carport painting, railings, mailboxes, house numbers, house lights, doors to be painted, and etc. Weather has been an issue. Some suppliers are backordered on things like weather stripping, and at

one time some railing materials. All 59 carports have been restructured and support their weight so we will have none collapse, as we were lucky to have escaped. Light posts are stable, bright, and uniform in design which addresses aesthetics and importantly safety from the darkness. Downspouts and gutters are continuing to be remounted and correctly channeled, painted, cleaned, and maybe some will be topped.

All this wouldn't have been in our sights so much if we hadn't pursued the siding project. We were in disarray and not as correctly maintained in some areas as we should have been budgeted, and as operationally aggressive as past years. Not as bad as might have been, but not nearly as good of shape as we are going to be forward. If you are keeping a check list of concerns about your residence, please keep that current and when everything is done, engineers, contractors, the board will happily go over fine points with you to make sure everything is correctly done. Please keep small items in perspective and be patient. Of course, any huge urgent issues should be brought to light ASAP.

Hoping this all might encourage residents in the efforts we all strive to accomplish making Rittenhouse a wonderful place to live. Thank you.

In anticipation that you are a resident with varied items to be done at your unit, example: door painting, weather stripping, etc, and you receive notification of work is to be done, please be mindful of a 24 hour door-tag notice where you may have to leave your patio gate and/or storm door unlocked. Someone will have to have access to your property for such work. If you can't be home to allow access, maybe work with a neighbor or relative to be at your residence to allow access. We will work with you to provide paint and a disposable brush to allow you to paint the edge of your door if you are not able to allow access that the entire door can be painted. If

you are physically unable, it will be that someone will be able to help you.

Resale: 5121 Delancy sold for \$145k on 9/13/19; and, 5107 Schuylkill sold for \$150k, August, 2019.

Please note: a vehicle in the complex was left unlocked, miscellaneous items taken. With so many people cutting through and also being in the complex, be mindful of security issues. People will come in and be presumed construction workers or service people and boldly steal things from every opportune location.

Delinquencies: the foreclosure unit is a repeat case, the owner has been down this path before. Beginning balance due was almost \$8k, foreclosure costs total \$4314. We are receiving payments from others due,

Maintenace:

Carport, garage, downspout repairs, foundation work, 3 trees removed, 1 tree trimmed, aeration of lawns. Leaf mulching will be done as grass is being mown, leaf blowing will be done when mowing is done for the season.

Not all lights behind Schuylkill are lighting now. Work was done to put in correct underground wiring and technical issues fixed. But since then, AEP work contracted by Precision Pipeline is doing work in the complex and we have to see if that has affected those lights.

AEP – Precision Pipeline will be in the complex for 2 – 3 months, again as weather allows, replacing wiring and the green power boxes over the entire area. This means greenspace will be dug up and unsightly while the ground settles throughout Winter. 7k + feet of wire is being replaced. And AEP has ALL RIGHT OF WAY to digging up areas in the complex. The repairs and landscaping will be on RHS, Spring 2020.

If you don't think you are getting Case Bowen email alerts, please contact CB for them to reset the system and hope that corrects any issue.

Rules & Violations:

There was a violation in parking, owner's property weeds.

Please be reminded, we have no private weed collection service. If you do clean up in your area, take your landscape trash to the dumpster on Rittenhouse West. Do not leave it at the curb thinking someone will pick it up.

Social: Hope you have already RSVPd for the Oct 26 Wine Tasting. The Christmas Party will be December 8. More about that later. Around Thanksgiving, decorating of the clubhouse will be done. It's a festive time for those who would like to help!

Comments/Discussion: Clubhouse pool has been closed for the season, in case anyone had otherwise thought maybe a Polar Bear swim was going to be possible.

The end of October, the pup waste stations will no longer be available to use.

Meeting adjourned.

Respectfully submitted,

Becky Price