

Rittenhouse Square Board Meeting Minutes March 16, 2022

Attending: President Steve Donnell, Vice President Pam Kilgus, Treasurer Mark Green, Becky Price Secretary, Members Julie Flay, Becky Garrity, Lisa McClanahan, Kate Hicks, Case Bowen Account Manager Kathi Horvath; Absent: Chris Harrigan.

February 16, 2022 Meeting Minutes: motioned by Julie, 2nd by Lisa, minutes approved, to be filed for audit.

Financials were presented to all. A couple of line item changes: The monies spent for the fitness room should come out of that allocation....6570-painting \$82.17 should be under 7521-fitness 9016-clubhouse improvements \$1048.90 goes under 7521-fitness As well as the latest bill for carpet....goes under 7521-fitness.

Delinquencies: ending balance \$7,618.22 which includes a foreclosure going to process and a lien. A reminder, a few residents are still paying the old association fees. Residents will have to update with their banks to have the new amount taken from their account, Rittenhouse can't make that adjustment.

Resale Report – 1684 Van Pelt was sold, \$190,000.

Maintenance: fascia boards installed , gutters and downspouts repaired, ice dams causes some issues, carport repair done. Electric was repaired to perimeter lighting back of Moravian – lines not buried correctly, a lamppost wire was repaired, tall pole AEP lights were repaired one at St James & Rittenhouse Sq North, one on Schuylkill.

Violations: trucks, cars parking in other spots than where allowed or in visitor spots, resident's collection of yard waste setting out instead of put in dumpster, trash stashed in carports. If you have bulk items to be disposed of or excess yard waste, call "311" the Columbus refuse and bulk items removal line to schedule pickup.

Comments: a resident finding many items from the yard and décor items, a wreath from the door for one, have been stolen. Very frustrated, the resident inquired of any follow up to ideas of barrier plantings, fencing to deter kids, strangers walking through the complex. There is no current action just yet, variables on exact property lines and variances, length/height of fencing, restrictions, etc need to be followed up to evaluate options and those costs.

If you find criminal or malicious mischief has occurred to your unit, property, area – please call the police to make a report. As soon as they can, police should follow up with the resident that a report can be filed to validate further police coverage to the community if/as trouble may persist.

Notice of cars speeding through the complex – please slow down. We have some narrow streets. We are fortunate no injury accidents have occurred.

Please be aware also, sidewalks are for people walking, no bicycles are to be ridden on sidewalks.

Burgess and Niple property across Reed Rd from RHS is still on the market and we have not heard of any further prospective buyers. The apartment complex build was fended off, but there is not guarantee what construction/use offer might be accepted with a future sale.

There has been a group of board members have been working to get the fitness room freshened up with new paint, carpeting, donated equipment pieces and there is intent to have a Grand Open House soon in April to show residents. Julie Flay and husband Dave, Lisa McClanahan, Kate Hickey, Becky Garrity are the worker bees to thank!

A question about sump pump check up, if you are concerned and not sure about how you pump might be functioning, you may put in a request to Case Bowen for that to be looked at.

Meeting adjourned.

Respectfully submitted, Becky Price