

**The newsletter of the River Towers Condominium Unit Owners Association**

**Board of Directors Meeting** - The Board met on April 27<sup>th</sup> in the Club Room for their regularly scheduled monthly meeting. Some of the highlights, decisions and discussions of the meeting were:

- 1) **DISCUSSION/DECISION** - Resolution for Procuring a Loan/Line of Credit
- 2) **DISCUSSION/DECISION** - Various Issues Regarding the Roof Decks
- 3) **DISCUSSION/DECISION** - Elevators
- 4) **DISCUSSION/DECISION** - Business Related to Portico Work

**Fire on the 31 Roof Deck** - The Fire Marshal has determined the roof deck fire on Easter Sunday was caused by a tossed cigarette which caught the wooden deck on fire, nearly destroying it. This was as close to another catastrophe as we'd care to see, given we already have enough to deal with these days. We can be thankful the fire doesn't appear to have damaged our roof, and the units on the 9<sup>th</sup> floor don't appear to have suffered water or smoke damage. You have to ask yourself what would possess someone to be so careless. People want smoking banned on the roof decks and we can do that, but who's going to enforce it? There is no replacement for people exercising simple common sense. **Until further notice, smoking on the roof decks is no longer permitted and violators are subject to covenants charges.** The Association will, over time, look into making certain improvements to the decks to better ensure their fire safety, to include looking into more flame retardant materials, but in the interim, you'll need to smoke elsewhere. This is a perfect example of how a single ill-advised move on the part of one individual so often limits options for everyone...

**Good News for a Change** - Last week Allyn Kilsheimer, the lead engineer overseeing portico repairs, and his structural steel specialist met with the County to start the process of obtaining building permits for portico repairs. The next day we had 3 building permits in hand and Allyn states that in his experience this is unheard of, as this process can normally take as long as one year or in rare expedited cases 3-4 months. We are very excited to have achieved this in 24 hours. County officials were very accommodating, which is deeply appreciated.

The repair work on the support beams at the 21 and 41 building were essentially finished

last week. We are hopeful that in the near future the shoring, fencing and tarp may be removed at those two buildings. While there is more work to be done at the 21 and 41 porticoes; primarily fireproofing, reinstalling the new ceiling and concrete work, the major construction is done. Allyn feels that the front lobbies can soon be opened for pedestrian ingress/egress. The front drives will remain closed to vehicles until a future date. People are urged to exercise utmost caution and good judgement while in that area to stay away from beams and the holes where the concrete has been removed.

Work began the morning of April 28 to replace steel beams at the portico of the 31 Building. This work is estimated to take 3-4 weeks. During this phase of work, most of the steel support beams will be cut out and replaced one at a time. This is painstaking and dangerous work and will require that **absolutely no one be in any of the units in that wing at any time, for any reason.** If people are seen in that wing the police will be called in order to ensure the safety of workers and residents. No one wants to see that happen, so please heed the warning. After the beams have been replaced and the building is stabilized, the work will begin to rehabilitate the interiors of the units that have been damaged.

KCE will also be assisting the Association with design options for covering support beams once other work is completed. The black granite and travertine will not be used again. It has long been seen as entirely too expensive to maintain and replace and, more importantly, the covering did not allow for visual inspections. Any new covering will address those issues.

**Pool Preparations** – High Sierra Pools has been out, removed the cover from the pool, cleaned the white coat, and filled the pool in preparation for opening day on Saturday, May 27. This is the earliest we can remember being this far along in preparation for opening day. This would be a good time for residents to read the Pool Rules so that you are familiar with them before opening day.

**Real Estate Lock Boxes** – Owners who have their unit on the market for sale were requested to advise their real estate agents that they must remove their lock boxes from the handrail at the loading docks. This railing must be available for people to use while navigating the stairs. The agents were given more than a month to do so. On Friday, April 28 the remaining lockboxes were removed from the handrails.

**In-Unit Service Special for May – Shut-off Valves** - Call the office today. It's the best deal in town!

**Bulk Trash Pickup Dates** - This complimentary service is provided by the Association at no charge to residents. The pickup dates are:

- May 5 and 19
- June 2, 16 and 30

Residents may take their large items for disposal to the dumpster area the night before the pickup. Residents are urged to stop leaving toilets, countertops, chairs and mattresses, etc. at the dumpsters throughout the month. Violators will be fined.

**Pool Hours of Operation** (Please note that pool hours of operation are subject to change):

**May 27 thru Aug 14**

(Monday-Thursday - 11:30 am - 8:30 pm

Fridays - 11:30 a.m. - 9:30 p.m.

Saturdays and Holidays - 11:00 a.m. - 9:30 p.m.

Sundays - 11:00 a.m. - 8:30 p.m.

**August 15 - To Closing (date to be announced)**

11:30 a.m. - 7:30 p.m. each day

**Facilities Passes** - The office has sent out applications for renewing Facilities Passes. Don't delay in submitting your request. No one will be admitted to the pool without a current 2017 pass. No exceptions. Again, it would be wise to read the Pool Rules to before bringing guests to the pool.

**FIOS Update** - Verizon has completed pulling the cable in both the 21 and 41 buildings and is presently working in the 31 building. Once the buildings are released for service, FIOS will assign a representative to River Towers and service will be made available. More information will be forthcoming at a to-be-scheduled meeting for residents with a Verizon representative to discuss any specials on offer to those signing up for their service.

**Kitchen Pipe Replacement Project** - The engineers are making good progress in the 41 building and are now working on the 6<sup>th</sup> floor and will be moving to the 5<sup>th</sup> floor the last week of April. The lead engineer doing the work has indicated this has been a very worthwhile project based on the condition of some of the pipes they have replaced. We understand this work can be intrusive and inconvenient, but this is a necessary maintenance activity, aimed at pro-actively helping to limit future leaks in these areas and to minimize future water shut-downs.

**Management Office will be Closed** - The office will be closed on Monday, May 29<sup>th</sup> for Memorial Day. The office will open on Tuesday morning at 7:30 a.m.

**New Bayscaping Project on the Canal Bank** – While walking past the new plantings on the canal bank, it is interesting to observe that many of the new plantings are already showing signs of life with small leaves sprouting. It will be fun to watch as this area takes shape in the coming weeks and months.

**Picnic Grove** - Our grounds staff and Care of Trees have done a significant amount of work in the picnic grove to remove piles of brush which have been accumulating throughout that area. There is one pile left but there are currently animals nesting in it so it will not be disturbed until they have left. Residents have already been out enjoying the beautiful weather and picnicking which is exactly what the grove is there for. We only ask that if you move the picnic tables to suit the size of your group that you please return the tables before you leave. Thank you.

**Lobbies and Club Room** - The lobbies of the 21 and 41 Buildings will soon have new flooring installed. Floor coverings were ordered last summer and we need to avoid storage fees being imposed by the installer, who has already been storing flooring for nearly 8 months. At that time, lobbies will also be spruced up to include fresh paint and possible replacement of any damaged or worn wallcoverings, etc. The Club Room will also get a facelift for the first time in 12 years. When work at the 31 portico is completed, that lobby will be addressed as well..

**Projects Around the Property** – Occasionally, a handful of residents question various projects that are ongoing around the property, expressing personal opinions about expenditures in light of ongoing portico work. This is certainly their right and we understand their perspective. At the same time, other residents appreciate the work being done across the property, realizing that despite our current situation, our property must be properly maintained and periodically enhanced. Just to be clear, while the Association will be eliminating some planned projects and will scale back others, we will continue to replace, enhance and maintain our property, in addition to completing portico work. To do anything less is a breach of fiduciary responsibility to maintain the property and the investments of the owners. There is a saying that if you aren't moving ahead, you're falling behind. Be certain that a property this size and age cannot be allowed to stagnate. It takes nonstop, continual work to maintain it and it takes additional effort beyond that to improve it. At a time when property values are a concern, to not do everything we can to address this area is to not be responsible stewards of River Towers. Portico repairs are a given, they are proving to be very costly but the funds needed to complete this work will not and cannot be generated by failing to address day-to-day operational and maintenance needs.

**Residential Hallway Carpets Cleaned** – The hallway carpeting is scheduled to be cleaned in all three buildings on May 1, 2 and 3.

**Thought for the Month:** In three words I can sum up everything I've learned about life: it goes on. – Robert Frost