

110 PARK

SWARTHMORE PA

September 1, 2026

Hello residents of 110 Park Avenue!

Trust everyone has had a wonderful summer and as we settle into our new community.

On behalf of the Board, we'd like to provide updates on a few items:

- **Board Minutes** – We've started posting the approved minutes of our Board Meetings on the EasyHOA portal under "*Documents/HOA Documents/Agendas & Minutes*".
- **Recycling** – Over the last several months we've gotten several surcharges from Waste Management for contaminated materials. We'll be posting additional information in the waste rooms but wanted to share two items of note:
 - *Styrofoam is NOT recyclable.* Dispose of Styrofoam in the Rubbish chute.
 - *Plastic bags are NOT recyclable.* Do not place your recycling in trash bags and deposit it in the chute.
 - *Actually, don't place your recycling in bags at all.* Recycling should be sent down the chute loose and unbagged.
 - *Remind your Cleaners.* If you have cleaners in, please remind them to place their waste in the Rubbish chute.
- **Elevator Operations** – We're working with Otis and our Property Manager (WS Cumby) to determine the cause of the recent outages. If you have a contractor or mover that needs to use the elevator, please remember to contact Property Management at least two days in advance. Also, do not block or hold the elevators for prolonged periods as this may create an issue that requires a service call.
- **Common Area Cleaning Services** – Following up on one item of discussion at our last Residents Meeting (and more than a few discussions in the hallways) the Board has solicited proposals from new Cleaning Service providers. These solicitations anticipate more frequent cleaning than we're currently receiving. We anticipate moving forward with the new service in conjunction with retaining a new Management Company. *Please note that this will increase our costs in this area.*

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- **Property Management** – Consistent with the association documents, initial Property Management Services have been provided by WS Cumby. In anticipation of transitioning to a long-term property manager the Board has solicited proposals from companies specializing in Property Management services. We anticipate discussing the proposals at the September Board meeting.

More updates from the Board will be forthcoming, including:

- *Accentra/Doorbird* – Understand several residents are having issues.
- *Landscaping* – Currently under warranty, anticipate replacement planting this fall.
- *Courtyard* – The Association has an allowance for furniture in the Courtyard. Options/discussion to follow.

Thank you,

Albert Federico, Treasurer

Cc: Karen Pinsky, President
Will Nelson, Vice-President