

The WireWorks Historic Condominium Association

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Dear WireWorks Association Members:

We would like to take this opportunity to communicate information regarding upcoming Capital Improvements.

Several years ago, prior to the development of the adjacent property, we obtained proposals to remove and replace the driveway to include the brick walkway leading to the bridge. We decided to table this project until the construction was complete. This was a wise decision.

The time has come where we must consider the condition of the driveway and the safety of all residents. The Board reviewed several proposals and has approved LaMaison Masonry Restoration to remove the existing driveway to include the brick surfaces around the bridge. The existing bricks will be saved to utilize during the project. The asphalt driveway will be replaced with brick. The river rock stones alongside of the driveway will be replaced with Belgian Block. Daily notices/emails will be sent to update the residents when the driveway will be closed for short periods of time on and off throughout the project. We will secure a pathway for pedestrians to enter and exit the driveway. Please take a moment to read emails and notices during the project to better keep you informed. The duration of the project (weather permitting) will be four weeks. Weather permitting, the anticipated start date will be early April.

Being a condominium building in the city does bring its share of security issues. Often, we have routine visits from the homeless who take shelter in the vestibule. This was a particularly big problem around the holidays. Recently, we captured on the security camera a homeless person entering the vestibule and opening a package of food that was delivered. The safety of all residents is our first and utmost priority. To this end, the Board of Directors has taken action to secure the front entrance of the building. The existing double wood doors will be replaced with a new door and the existing entry system will be moved to the new door. The entry system location will change; however, the system is the same and your fob will open the door. The door is a custom door and will take several months to fabricate. The new door will be moved further back into the vestibule to give ample space for the call box. Notifications will be posted and emailed to all residents in advance when the door installation is scheduled. We are hoping the installation will take place in May.

The cost for the driveway, the new door and moving the call box is in excess of \$90,000. ***The Board of Directors has approved an Assessment of \$72,750.00 which equates to a \$750.00 Assessment per Unit. The Association will use Reserve funds to cover the remaining cost. The Board is aware of the financial burden an Assessment will be on the Unit Owners and did their very best to keep the Assessment as low as possible. The Assessment is due May 1, 2020 and can be paid in three installments of \$250.00.*** You can send the payment to RMM or you can incorporate with your monthly dues if you pay through your bank or Mutual of Omaha. Any Assessment not paid by August 1, 2020 will incur a late fee of \$25.00 for each month the Assessment is not paid. Assessment coupons are enclosed for your convenience.

We understand the concern you may have over your packages and how will they be delivered into the building instead of being left on the bridge. Amazon is offering a service called ***“Key for Business”*** giving the delivery people access into the building by installing a device in the building. The device will allow a one-time access each time there is a delivery. Before access is granted, the Amazon driver will go through a multi-factor authentication process. Management will be meeting with Amazon personnel to proceed with setting up this new service. We are hopeful this new system will solve the current problems of lost packages while being a solution to the locked front door. Once the Amazon person has access into the building, the packages will be left in the vestibule. There will be restrictions on the time allowance when packages can be delivered which will be from 6:00AM to 9:00PM, Monday-Sunday. Each resident will need to take responsibility for their packages. If you are expecting a delivery from another source other than Amazon, you should give them instructions to use the call box to contact you so you can allow access or give instructions when you are placing an order for delivery. Perhaps another option would be to have deliveries made at your place of employment, if possible. ***For this new system to be successful, we need everyone’s cooperation.***

The world of internet shopping has certainly taken over how we shop and continues to be a great option for everyone. While we care about your packages, our first obligation is for your safety; therefore, residents will be responsible to give specific instructions for delivery if ordering from a site other than Amazon. Management, along with the Board of Directors, will not assume liability for any package stolen that was left outside of the locked doors.

We want to thank the Unit owners in advance for your patience during the work and for your support of the Association. We will communicate all pertinent information regularly throughout the duration of the project. Should you have any questions, please call the management office at 610-832-0500 or email me directly at afahringer@rmmcondos.com.

Sincerely,



Ann Marie Fahringer

Agent for The WireWorks Historic Condominium Association

/enclosure