

**From the President's Desk...**  
Tom Sheridan

It's already May and our 2017 season is about to begin. Our board, management and staff have been hard at work finishing the hallways project and preparing the building for summer. The work is on schedule and we expect to have the hallways "substantially completed" around the middle of May. This means that any finishing touches ought to be complete before Memorial Day. **On behalf of the unit owners I'd like to extend my sincere appreciation to Gregg Bidlack who has served as "project manager" for this entire project, and to our staff who have worked especially hard throughout the off-season helping with the hallway renovations and numerous other projects throughout the building.**

Next I'd like to personally welcome our new residents and unit owners. Quite a few new members have joined our Association in recent months. If you see new faces, please introduce yourself and welcome them. And speaking of new faces, please introduce yourself to **Theresa Kennedy**, our new office manager if you haven't already met her.

I'm pleased to report that our Association's finances continue to improve as some of the other projects already undertaken are paying off. We're using less energy and our routine maintenance costs have

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**Manager's Message...**  
Gregg Bidlack, General Manager

It is surprising that quite a few months have passed since the last publication of The Vassar Times. That being said, there has been a tremendous amount of activity, both residential and administrative, since early in the 2016 season. In season, we had many events ranging from Wine & Cheese parties in the lobby to swim races to Board Candidate Night – all events were well attended and memorable.

Then came the off-season bringing its beautiful fall weather along with some staff changes and the planning process for our Hallway Renovation project. Next came the Holiday season along with the actual startup of the Hallway Project which is currently well on its way at the time of this writing.

Management wishes to thank our residents, full time and seasonal, for their support, patience, and understanding during our multi-month Hallway Renovation project. With many, eventually all, walls stripped of wallpaper, new lighting fixtures (ceiling and sconces) installed, new PTACS, resident doors painted, knobs shined, and much more, our hallways

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Editor.....Molly Golubcow



## **Vassar Square Condominiums – Royalty on the Ventnor Boardwalk**

She stands tall and elegant, always facing the beach. Her sleek lines and subtle curves give her a classy look – not just a simple rectangle-box with windows. Her tan colored bricks look like the sun has gently caressed them over the years. And, her angled glass-enclosed balconies adorn her with a timeless style. Who is this beauty that graces the Ventnor Boardwalk? Vassar Square, a luxury condominium building with a reputation of being a “classy” place to live for over 45 years.

If you think of the real estate mantra, “location, location, location,” the Vassar comes to mind immediately. Located on the first beach block in Ventnor, Vassar Square stands as the unofficial greeter to the city. Strangely enough, Jackson Avenue, the last street in Atlantic City, is cut right down the middle with the north side belonging to AC and the south side to Ventnor. Although her address is technically in Ventnor, the building actually spans from Jackson Avenue to Vassar Square. The Vassar stands minutes away from all flavors of shore life. If

you prefer Atlantic City glitz, the casinos are a short walk away. Or, you can walk or bike down the Boardwalk to the Ventnor North section – an area filled with restaurants ranging from fine dining at Sage to local staples like a Sac-O-Sub as well as other cafes, shops, and art galleries.

Originally, Vassar Square Arms was built as a high-end apartment building. Construction started in 1968 and quickly became a desirable location for year-round and vacationing residents. Not only was the building new and interesting in design, it also offered residents extra amenities like an in-house beauty parlor and a café.

Click [here](#) to read the entire article...

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## **Vassar Stays Healthy – Mind & Body**



### **Jump In - Water Aerobics!**

Every **Sunday & Wednesday morning** at the Vassar Pool with **Lisa Cudroff**.



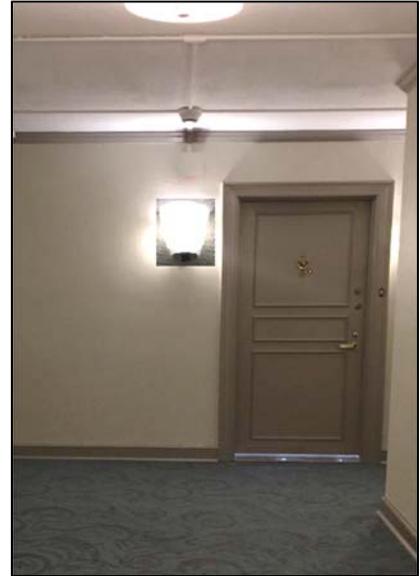
### **Namaste by the Beach!**

Yoga classes **every Saturday in July** with **Lisa Pistelli**.

## Vassar Hallway Renewal Project: BEFORE



## Vassar Hallway Renewal Project: AFTER





In March, the Board held a meeting to simplify the rules for those who

wish to rent their units and clarified appropriate dress for the lobby. These updated rules for the building were sent to all unit owners in April. These changes were intended to address several concerns raised in last year's annual meeting.

**The Board will also hold a "special meeting" this summer for all unit owners to vote on several minor revisions to our by-laws and a change to our master deed.** Approval for by-law changes require a simple majority of unit owners voting in favor, and the master deed change requires 2/3 approval of all unit owners. The master deed change is especially important, so please review all materials carefully and be sure to vote either in person at this special meeting or by proxy prior to the meeting.

The Board unanimously supports every proposed change, but the changes cannot become effective without your vote and support! Expect to receive detailed information by mail for this soon.

### Please Notice This



Send any information that you'd like to see in *The Vassar Times* about yourself or your family to **Molly Golubcow** -

[mollygolubcow@hotmail.com](mailto:mollygolubcow@hotmail.com)

In addition, please send ideas for future articles or information that you think would be newsworthy on or about Vassar Square.



We have some new faces at Vassar these days. Whether you are new to the building or moved to a new floor, reach out and say HELLO to the following new people who now call Vassar their home sweet home:

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- |      |  |
|------|--|
| 400  | Burton A. & Rose Celeste               |
| 500  | Mary Jean Hess                         |
| 507  | Alan Feingold & Geraldine Feingold     |
| 706  | Richard & Marcy Corradetti             |
| 1508 | Anthony J. Tucci                       |
| 2005 | Rosemary & Thomas Hurley               |
| 2007 | Richard Mantell & Anita Elfman         |
| 2009 | Howard McCabe & Yolanda Maria Aquinaga |

**From the President's...** *(Continued from Page 1)*

decreased by virtue of our new building systems. We recently completed the fire alarm project by replacing the smoke heads and wiring in our parking garage. **We've also lowered the cost of operating and maintaining our pool.** Since the new pool was installed, opening it is much simpler as there is no need to repair the walls and pool deck each spring.

**We anticipate this fiscal year now ending will be the first in many years that we will be "on budget" with annual operating expenses at \$1,660,000.**

That amount covers staffing, insurance, taxes, maintenance, and energy costs. Because of realized savings, improved efficiencies, and prudent management of our building, we were able to keep our condo fees and annual fees the same for the next fiscal year as this year. **In fact, our condo fees are not increasing for the third year running!** I'm also happy to report that our vendors are paid timely and that unit owners are nearly 100% current on their condo fees. **In short, our expenditures, collections, and cash flow are all in good order.**

Finally, I have a special favor to ask all of our unit owners. **Everyone can help.** Electricity is our second largest operating expense in our building. We've upgraded our building systems to make them more energy efficient, and our staff upgraded all 360 hallway fixtures to LED as part of that project. Now I ask the same of you. **As your light bulbs burn out, please replace them with new LED bulbs. These bulbs are affordable and keep improving both in design and in quality of the light they produce.** Because they generate little heat, energy use can be reduced as much as 80% for the same amount of light.

**Brick by brick the Vassar is coming back as The Queen of the Boardwalk. Here's to a really great summer season...**

**Manager's Message** *(Continued from page 1)*

will look beautiful. And, all work on every floor is scheduled to be completed by the end of May.

Operating budget development is also completed with the goal of NO increase in monthly maintenance fees achieved. Yes, certain line items increase as a matter of conducting business, but we have been able to effect economies, especially utilities, insurance, and personnel that will offset those increases over which we may not have total control.

The upcoming summer season looks to be another great one here at Vassar Square. **John & Agnes** from the **Carisbrooke Inn** will be back in May to run the restaurant on our lobby floor. Our competent staff, who spent the off season keeping the operation going, also aided contractors immensely – thanks to Ben and his staff for making the Hallway Project a success.

See you all soon in and around the Vassar Square lobby!



***Can you smell the pancakes yet?***

***Need that first cup of coffee in the morning?***

***Don't feel like schlepping out to get a bite?***

If you answered "Yes" to any of the above questions, have we got a solution for you!

**John Batista** and **Agnes Debicz** are back again and eager to feed us during the 2017 summer season.

So, stop by and say hello! **Watch for SPECIALS!**



# Vassar Events – 2017

## **ALL SUMMER:**

**Friday Night at the Movies**

Party Room

**Every Friday, 8:00 PM**

## **MAY -**

**Welcome Back Brunch**

Party Room

**Sunday May 28<sup>th</sup>, 10:00 AM**

## **JULY -**

**Children’s Swim Races**

Pool

**Saturday, July 1<sup>st</sup>  
11:00 AM (Registration @ 10:30)  
11:45 AM (lunch)**

**Special Meeting for Unit Owners  
Master Deed/By Law Amendments**

Party Room

**Sunday, July 9<sup>th</sup>, 9:30 AM**

**Ice Cream Party**

Pool Deck

**Sunday, July 9<sup>th</sup>**

**Wine & Cheese Party**

Lobby

**Saturday, July 22<sup>nd</sup>, 5:30–7:30 PM**

## **AUGUST –**

**Wine & Cheese Party**

Lobby

**Saturday, Aug 12<sup>th</sup>, 5:30–7:30 PM**

**Annual Membership Meeting**

Party Room

**Sunday, Aug 27<sup>th</sup>, 9:00 AM  
(Food at 8:30 AM)**

## **SEPTEMBER –**

**Children’s Swim Races**

Pool

**Saturday, September 2<sup>nd</sup>  
11:00 AM (Registration @ 10:30)  
11:45 AM (lunch)**