



# The Vassar Times

Just a quick update and plenty of pictures!

Hello Vassar Dwellers!

Hope your winter is going well. To be exact, there are only four months left until Memorial Day! But, who is counting?

For those of you who leave Vassar for the winter, see what the 40+ year-round residents have been up to: parties, gatherings, Friday night movies, and much more...

**And here's a very quick winter update from Management:**

- Southern New Jersey is experiencing a period of moderate real estate value appreciation. New Jersey is no longer #1 on the national foreclosure list. **This positively affects our region and, particularly, values at Vassar Square.**
- It has been observed by management that **unit owners placing their units up for sale are not consistently following our rules regarding resales.** In an effort to avoid a hold up at settlement or the imposition of fines, please refer to the Condo Rules & Regulations on our website - <https://www.vassarsquare4800.com/residents>
- **An agreement with Van Deusen and Associates was signed to develop the modernization plan for our four elevators.** Phase I of Phase VII, the Preliminary Evaluation, has begun. Goal - to order new equipment for cars #3 and #4 in time for a September, 2020. And cars #1 and #2 in September, 2021.
- **A second engineering consultant has been contracted to evaluate the stability of our upper and lower fascia panels.** At this point the upper level anchorages have been deemed to be in satisfactory, serviceable condition with no need to undertake the expensive process of removal and replacement with lighter weight panels. The lower panel anchorages are still being reviewed for remediation.
- **New café operator!** Velo Café, currently operating at 6525 Ventnor Avenue, Ventnor, will be on site beginning in mid-May to operate our cafe. Peter Petrov and Nenad Gorgiev, owners, have provided a sample menu for Vassar Square that is reasonably priced and includes excellent choices. **Please show your support for our new operators.**

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## The Vassar Gang – Meet & Greet Pot Luck, November



*Good food, good friends, good neighbors, a good time....*

## Vassar Holiday Staff Party



## Chanukah – Let's Light the Menorah...



- The **Jackson Avenue entry ramp is at a standstill**. The contractor approved for the project, approved by the membership this past August at the annual meeting, has failed to follow through on their commitments. No monies have been paid out to any contractors to date and the search for a competent general contractor continues. To date, a total of 12 GCs have been invited to bid.
- We have signed a contract for **an early spring 2020 repaving effort on our large, open parking lot across from Vassar Square from our building**. Rhodes Paving has been awarded the competitively bid, multi-faceted project. This highly visible, 18,000 square foot parking area has been in need of attention for some time.
- Our Board is in receipt of a report from our consulting engineer who specializes in concrete. The multi-page, multi-faceted document contains specification for work to be done on the capping slab on our top-level parking deck. **Yes, the suit against the architect, engineer, and contractor for the cracked slab has been settled**. Monies from the settlement will be utilized to prevent further cracking, improve the aesthetics of the highly visible deck surface, and extend the life of the damaged capping slab. If all goes as planned, it looks like an early Fall, 2020 project.
- The Board has signed a Letter of Agreement with Susan Green Interior Design on January 22nd. Susan has met with the Board and the Design Committee to demonstrate her talents regarding work to be done in our Party Room. **Susan is confident that, with this recent signing of an agreement, that a redesign can be implemented prior to this coming Memorial Day.**

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## Friday Night Movies...Lights, Camera, Action!

