

*May your troubles be less,
And your blessings be more,
And nothing but happiness come through your door!*
-Unknown



JANUARY

BOARD OF DIRECTORS' MEETING

The January Board meeting will be at 4:00 p.m., Tuesday, January 24, 2023. The Homeowners' Forum starts at 4:00 p.m. An additional Homeowners' Forum will be held before adjournment. If you have a comment or question for the Board, drop a *signed* note in the Suggestion Box on the Mail Room counter, and it will be addressed.

Board Meeting Schedule for 2023

The Board will meet at 4:00 p.m. on the 4th Tuesday of each month except for December when it will meet on the 3rd Tuesday. The date of the annual homeowners' meeting held in October will be determined later.

January 24 @ 4:00 PM	July 25 @ 4:00 PM
February 28 @ 4:00 PM	August 22 @ 4:00 PM
March 28 @ 4:00 PM	September 26 @ 4:00 PM
April 25 @ 4:00 PM	October @ TBD
May 23 @ 4:00 PM	November 28 @ 4:00 PM
June 27 @ 4:00 PM	December 19 @ 4:00 PM

The schedule and any updates will be posted on the bulletin board. The Homeowners' Forum is now included in the meeting and will begin when the meeting is called to order and again just before adjournment.

Change in Time of Homeowners' Forum

The Homeowners' Forum will now be part of the regular Board meeting. The meeting will be called to order and President [REDACTED] will immediately start the forum. The forum will still last 15 minutes and then continue after all Board business is completed and before adjournment.

New Year's 2023



*"Resolve to keep happy, and your joy
and you shall form an invincible host
against difficulties."*

- Helen Keller 111

First Floor Flooding – What Happened? Why It May Not Happen in the Future

If you went to the Mail Room this week, you probably noticed equipment outside of the first floor units. These are dehumidifiers pulling moisture out of the walls and carpet.

So, what happened? Overnight on December 23, we had low gas pressure coming into the building due to the extreme weather and resulting demand for natural gas. This caused 2 boilers to go offline (for safety). This affected the air handlers on the north and south ends of the building. The air handlers pull in outside air and then cool or heat the water pipes. On each end, the air handler coils froze from the rare, low in the teens temperature. This

January 24 Board Meeting, 4:00 p.m. in the Algonquin Room.
Homeowners' forum at 4:00 p.m. and again after business is completed.

caused each water pipe to crack which overwhelmed the drain pans.

Both [REDACTED] our Maintenance Supervisor, were here by 7:00 a.m. on Saturday to get the mitigation started. First Atlantic responded within 30 minutes and started removing the water. Damuth Trane came immediately and stopped the water flow.

Unit 1B suffered the brunt of the damage with several inches of water on the floor. There was not as much water damage in the Receiving Room due to a smaller leak.

Our new digital control system, which is being installed, was able to provide a partial log as to what failed and when. When the digital control system is fully up and running, alerts will go out immediately when a system has failed or is failing. We can also add a sensor to the incoming gas line to monitor gas pressure. The new digital control system is replacing a computer system that was installed around 1995.

A big shout-out to our staff who came in for most of the day on Christmas Eve.

Note: The Editor is not a mechanical engineer. I attempted to describe the flood issue as correctly as possible in easy-to-understand terms. ☺

Your Algonquin Forms May Need Updating

If you haven't done so recently, please check with the Front Desk and review the information on your Algonquin House contact forms.

- In an emergency, which relatives/friends need to be contacted? (Emergency Contact form)
- Who can the Front Desk give your key to? Even if your child wants access to your unit, the Front Desk cannot give them the key unless they are on the list. Consider giving a key to a neighbor who may need access. (Authorized Access form)
- Is your current car make, model, and license plate number up to date? Can we locate you if your car is parked in the Visitors section? (Vehicle Info form)

Communication, Communication, Communication

Our Condo Manager and Board make it a priority to keep residents informed. The Manager has added a sign in each elevator as another method of communicating notices. Good idea!

Good News to Know

Laundry Cards > [REDACTED] reports that a "friend" told her that if you accidentally wash your laundry card, it will still work. Good to know.

New Gas Station > Do you shop at Harris Teeter? Do you have a VIP card? Harris Teeter will be opening a gas station at Wards Corner on Granby St (at the old Exxon station just past the railroad tracks). Your VIP card and fuel points can be used for saving 10¢ per gallon. With each store purchase, you automatically earn the fuel points. You can get gas without your card, but you will have to pay full price.

January

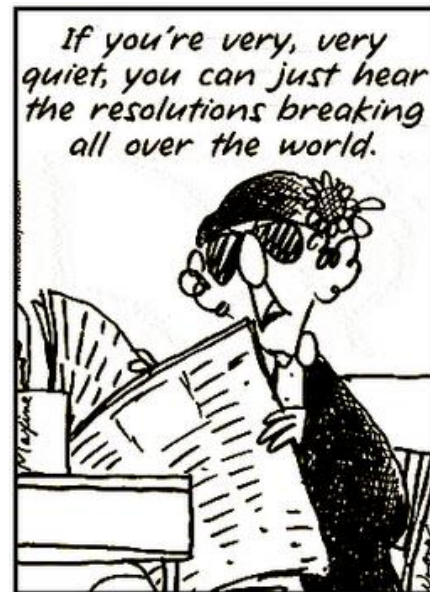


January Dates of Interest

Jan 1 > New Year's Day. WELCOME 2023!

Jan 16 > Martin Luther King Jr's Birthday (Banks; federal, state, and local government offices closed.)

Jan 24 > January Board Meeting @ 4:00 p.m. Homeowners' Forum at 4:00 p.m.



Please carefully read all emails and notices from the Board and [REDACTED] our Condo Manager. Stay up to date! Notices are posted in the Mail Room.

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