

VILLAGE OF FOUNTAINVIEW MONTHLY COUNCIL
MEETING AT THE NEWARK SENIOR CENTER
AND VIA ZOOM
MAY 8, 2024

President Carrie Bolen called the meeting to order at 6:29 pm.

ROLL CALL: Bill Anderson, Paula Kelly, Linda Malm, Mary Ellen Fish, Carrie Bolen, Lisa Bolin (FSR) all present. Audience: 75. Zoom: 18

ANNOUNCEMENTS

AMBIENCE HVAC: The owner, Ernie Shepherd, spoke about the maintenance of hot water heaters and AC lines as each can cause water problems. An automatic shut off for either a water heater or the HVAC has a sensor that detects moisture and shuts down the water supply to minimize damages. He suggested replacing water heaters after 10 years; after that they can rot out and start to leak. Installing a shut-off valve will cost an additional \$550. If someone has a leak, then residents are responsible for all the damages underneath them. Getting educated may prevent a leak. Residents should determine how old their heater is and take the appropriate action. Ambience also can just install the automatic shut offs for newer heaters. In every air conditioning system, there is a condensate drain line. Because it drains through a small white pipe, and it is not under pressure, it can build up dirt and become clogged. Then it overflows, and a leak develops around your unit. Ambience also can install a safety cut off for this issue. It will shut down the entire system and does not condensate anymore until they arrive to unclog it. The mechanism is \$350 to install. If a new HVAC unit is installed, the mechanism installation is free. Carrie asked how often a heat pump should be cleaned. Shepherd recommended once a year before the spring as the condensate line sits all winter, and the dirt builds up. Carrie also asked how much water can leak out, and Shepherd said it will keep leaking without a safety cut off to shut it down. They also pour bleach into it once it is cleared

out to dissolve anything that builds up.

Shepherd will work on prices and a group discount. And if going away, leave your AC on, but not above 80.

SPRINKLER PIPING SYSTEMS

Roger Boyce, an experienced engineer, volunteered to talk to VOF about the sprinkler system. He was aware of the dry pipe sprinkler system in the attic and the catastrophic leak with the resulting flood. He said the question is should the sprinkler piping system in the existing attics be replaced? The next question is should Schedule 10 or Schedule 40 piping be used? Boyce said he cannot tell the community what to do, but he can give technical-based information and that the community can make the best decision possible with that information. He explained the difference between a wet pipe sprinkler system and a dry pipe system. A wet pipe sprinkler system has water going to sprinkler heads. It is the best, cheapest, and easiest system to install and have, and the fastest system to kill fire. The other system which is at Fountainview is the dry pipe. This pipe only is used when the pipe may be subjected to freezing. So if a minimum temperature of 40 degrees cannot be guaranteed then the dry piping must be used according to the code, and that's a good thing. In the attics, there are unheated spaces that are subject to freezing, and a dry pipe system is there. In the dry pipe, there is no water. It's all air and under pressure at usually 30 - 40 PSI. When the head of the sprinkler detects fire, it opens up, and the air gets released. As the air pressure drops, the valve in the back detects that drop, opens up, and floods the system with water which is at a much higher pressure than the air. That water hits the head and suppresses the fire. The downside to this is that a dry pipe system increases the cost by 30 - 40 percent. That is because by the time the wet stuff hits the fire, the fire already is bigger, and more water will be required to suppress the fire. That requires bigger pipes and a larger design area. Dry pipes are undesirable, but that is what must be used at VOF. There is no other system that can be used to protect the community sufficiently under the code. The other issue is Schedule 10 vs 40 and the wall pipe thickness.

Fountainview has Schedule 10 pipe which is the cheapest, thinnest pipe that code will allow. Schedule 40 has twice the thickness of 10 and therefore much more resistant to corrosion and mechanical damage. If you stepped on the Schedule 10 pipe, it would probably break. With Schedule 40, you can walk along the pipe all you want and probably not hurt it. Boyce's experience is that the dry pipe systems using schedule 10 start to deteriorate between 8 - 15 years. It happens because the dry pipe is designed to drain all the water out of it, but it is impossible to do as water must be put into the system to do testing. Corrosion occurs because the water laying in the bottom of the pipes becomes oxygenated. The oxygen reacts with the steel and causes corrosion which causes pin holes. Those leaks are absorbed by insulation and unseen until corrosion gets to a certain point and result in a catastrophic failure. The likelihood of it happening again in the other buildings is inevitable and when cannot be foreseen. Boyce asked how much risk we were willing to accept. The next question is will the piping be replaced and if so with Schedule 10 – what you have now- or Schedule 40. If it is replaced with Schedule 10, this issue will be revisited in another 8 – 15 years. If Schedule 40 is chosen, there should never be another problem. He has seen systems over a 100 years old and still operating because they had Schedule 40. Schedule 10 is cheaper because it is lighter with less labor cost; the disadvantage is corrosion. Schedule 40 is corrosion resistant with minimal maintenance, but because it is heavier it takes more labor with greater cost.

Resident question: Is there a guarantee with the pipe? Boyce said contractors may give only a 90-day guarantee for installation. But with Schedule 40, you will not be having this conversation.

Boyce also suggested hiring a project manager to oversee the work and that will save money in the long run.

Resident question: Will the system be redesigned? Boyce said it will have to be completely re-engineered and plans approved by the City and State Fire Marshall.

Resident question: Will the weight of the pipe which is heavier than what is

there now be supported? Boyce said he believed it would be supported. This is not a massive amount of pipe as it is not a big system.

Resident question: What is the difference in prices? Boyce said in the last five years, everything has gotten more expensive, but it would be an easy thing to Google.

Resident question: Does this include the TH/V's? No, because they don't have a dry pipe system, Bill Anderson said.

Carrie asked Bill about the recent leak in Bldg. 2000 unit 416 and was it the Schedule 10 pipe. Bill said yes. At one point, it had been corrected but with a schedule 10 pipe. Jerry Clifton (Bldg. 1000) added that the City may change the code to using Schedule 40.

Resident question: How long might it take to get this project finished? Boyce said it might take five to six months (for all buildings at once) because you need to get approvals and permits. They can't shut down the old system, but need to install the new system. Then take out the old system as you can't be without protection. That increases the cost and time line to do it. But he did not see any disruption to every day living other than noise.

Resident question: Is Schedule 10 to be put in Bldg. 3000? Yes, Carrie said, as it is still code. All that was replaced was the pipe that broke and not the entire pipe.

Bill said now we have to get an engineer. Boyce has recommended Oliver in Philadelphia. Carrie said we will start getting estimates right away.

MOTION: Mary Ellen Fish made the motion to hire an engineer to guide us on getting the Schedule 40 pipe to replace the sprinkler systems in all three buildings. Bill Anderson seconded the motion. All approved. The motion

passed.

DRYER VENT CLEANING

Lisa Bolin said Bldgs. 1000, 2000, and 3000 were billed for dryer vent cleaning. 3000 will be getting a refund. Anyone that was charged and has proof of vent cleaning within the year, needs to submit their service receipt by May 15. Work is scheduled to start about May 28th. In Bldg. 1000, 47 percent have paid. In Bldg. 2000, 63 percent has paid. In the TH, 40 percent has paid. This is a 30 day pay, and after May 31 if is not paid, late fees will be attached. There will be an email blast about when the work will start. From now on, it will be done once a year.

Resident question: Will they be replacing the corrugated duct work and will they be checking the fans? Kathleen Phillips (Bldg. 1000) said they will be cleaning from the outside in and come into each unit, check the connection from the dryer to the duct, and check the booster fan.

STONE FACADE

Carrie spoke to the personnel of Falcon Engineering and National about the project. Bldg. 3000 is complete. Bldg. 2000 will be done in a couple of days rain dependent.

INFESTATIONS

Carries said that in Bldg. 1000 unit 306 has serious infestations of mice and bed bugs. The Community is moving quickly to resolve it, bill the owner, and possibly put a lien against the property to recoup the money. The unit will need to be emptied including the carpeting and then treated. If your unit is next door or below, you may want to call Delmar to get your unit treated. But Delmar believes the infestation is contained. There is a legal process to go through as no one has lived there for two years, and we just cannot go in and remove items. Jerry Clifton said that if things are unchanged, the only method for treating bed bugs is heat (140 degrees). If they are in the walls, they can go through the electrical sockets.

COMPLAINT ABOUT OPEN DOOR

A resident said someone in Bldg. 1000 keeps leaving their door open all the time so their animal can go in and out. The mice cannot be eliminated if doors are left open. Lisa said it will need to be reported for the management company to act on it.

NEW BUSINESS

REPAIR OF SIDING IN SPECIFIC AREAS

Mary Ellen Fish said Iconic Roofing & Exteriors came out and gave us an estimate on the siding repairs (listed below) for the condos and houses.

- Remove any cracked or damaged siding
- Replace as needed with natural clay siding to match
- Any loose pieces need to be replaced
- Back side of Bldg. 1000 has three sections to be replaced
- 22 houses have damaged siding out back
- 2 – 10 houses need front and back siding repairs

The work is to be completed in one day. The price for labor and material is \$1,464

MOTION: Mary Ellen Fish made the motion to accept this estimate for \$1,464 by Iconic Roofing & Exteriors for siding repairs throughout the community. Bill Anderson seconded it. All were in favor. The motion passed.

INSPECTION DEFICIENCIES BY SOBIESKI

Bill Anderson reported that Sobieski completed a sprinkler and fire alarm inspection a few weeks ago. Some back up batteries, a few control valves, and sprinkler valves were replaced. The cost is \$4720. These repairs are mandated by code.

MOTION: Bill Anderson made the motion that we accept the estimate for \$4720 submitted by Sobieski for the repairs mandated by code on the sprinkler and fire alarm systems. Paula Kelly seconded it. All approved. The motion passed.

COUNCIL OPEN FORUM

SOCIAL COMMITTEE: Linda Malm said it is the last call to sign up for miniature golf and the All-You-Can-Eat breakfast buffet at Hockessin Memorial Hall. If interested, sign up on line or call Kathleen. Residents also may sign up for the pot luck dinner. People also may gather at the picnic tables on Tuesdays at 10 am for coffee and Saturday at 4 pm for Happy Hour.

Carries said that National did cut a power line and called an electrician to fix it. There are two new boxes.

Lucinda Taber (TH) expressed concern about the landscapers working among the low hanging branches and getting hurt. It was suggested that she report it to FSR.

Carrie said they are pushing ServPro for an October move in as we need to negotiate for new insurance, and the building must be occupied to do so.

TREES: A tree near Bldg. 1000 is still 80 percent alive, Bill said, and wonders whether it should be cut down. He also said that Diane Butler (Bldg. 1000) would like to plant a tree to memorialize her husband. A resident said that the area between Bldgs. Between 1000 and 2000 never gets any mulch. Lisa asked for a photo.

Deborah Ingram (TH) asked about the submitted request to have the dead tree cut down in front of her house. Lisa said it was approved today.

ADJOURNMENT: Mary Ellen Fish made the motion to adjourn. Linda Malm seconded it. The meeting was adjourned at 7:39 pm.

Respectfully submitted,

Paula F Kelly

Secretary