

# TOWERS TALK

Mount Vernon  
*Towers*

July 26 - August 2

## ADMINISTRATION CORNER



Happy Friday! I hope everyone had a great week despite our rainy days.

Wow, I cannot believe we are at the end of July! We have many exciting events

in the next couple of months. I am pleased to announce that we will host another mega trivia event in August, with great prizes awaiting the winners. Additionally, we have planned a summer speakeasy dinner party in the dining room, followed by the annual luau and pig roast party. We will host the yearly homecoming dinner party towards the end of September.

We had an overwhelming attendance during our recent High-Rise Living Series (HRLS), with the sunporch completely full. The key topic discussed during the session was the status of the current large capital projects that we are working on. While we understand the importance of providing projections and updates, it is crucial to note that firm numbers can only be presented once contracts are signed.

Therefore, all information shared during the session regarding the Parking Deck & Chases should be considered informational and not set in stone.

I am adding a recap of the meeting and a Q&A sheet formed during and after the meeting to this week's Tower Talk.

Furthermore, many of you have inquired about the status of the Comcast/Xfinity & internet project. To gather the necessary information and move forward with the project, each of you will receive a survey tailored to your specific condo number today. The survey will help us assess the current state of your TV service and internet needs. Please complete and return the surveys by Friday, August 2nd, as your input is vital for the progress of this project.

In conclusion, I would like to wish each of you a wonderful weekend ahead. Please do not hesitate to reach out to me if you have any questions or concerns or need further assistance.

**Rita Malone**  
**Executive Director**  
423-470-3745





## New Resident Meal sign-ups

Lunch and Dinner each Monday.

Register Sunday by NOON by the mailroom.



## Dining Room Tips

Scooters & Walkers Take Over the Dining Room! The do's and don'ts for walkers and scooters are all laid out in the resident manual and plastered on the dining room door. Remember, if you need to bring your walker to the table, let your trusty server handle the parking duties.

## Show & Tell

The August Show & Tell event is scheduled for the first Tuesday of August, specifically on August 6th at 2:30 pm in Hammond Hall. We invite you to join us as Valeria Vogt recounts her 1962 Peace Corps journey in Peru during "The First Year."

## MVT Outing - Titanic Exhibit

"Take a step back in time and don't miss your chance to experience the Titanic in real life"

Titanic Exhibit reservations will take place Monday, July 29th at 10:00am-12:00pm in the back lobby. You must register yourself only.

Tickets \$27.90 per resident

Outing date will be Thursday Aug 8th.



Sending birthday shout outs to Jeannette Austin (A1014) on July 28, Julie Neal (B105) on July 29, Alan Burgess (A1003), Sybil Burgett (A311), and Robert Harnsberger (B706) on July 30, Robert Calder (B506), Dolores Waters (A709), and Eva Wilson (B704) on July 31, and Ann Drake (B912) on August 2! Let the birthday celebrations begin! 🎉



## High Rise Living Series

July 29 - Dive into the Facebook world with Tricia Morris! Get ready for Beginner 101 where you'll master the art of creating your own page and smoothly sail through the Facebook seas.

## MVT Book Club



The MVT Book Club will meet at 4:00 on Sunday July 28.

The book for discussion will be The Boys in the Boat by Daniel James Brown.

All are welcome!

# TOWERS TALK– JULY 26 , 2024



<b>SATURDAY 7/27/2024</b>		
<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>
10:00AM	STRENGTH AND BALANCE	HAMMOND HALL
10:15AM	HAPPY TAILS PET THERAPY	BACK LOBBY
1:30PM	BIBLE STUDY: THE CHOSEN SEASON 4	MAGNOLIA ROOM
4:00PM	VIGIL MASS	HAMMOND HALL
7:00PM	POKER	GAME ROOM

<b>SUNDAY 7/28/2024</b>		
<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>
2:00PM	CHRISTIAN FELLOWSHIP	HAMMOND HALL
4:00PM	BOOK CLUB	

<b>MONDAY 7/29/2024</b>		
<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>
10:00AM	CHAIR YOGA	HAMMOND HALL
10:30AM	BINGO	PCC
12:00PM	NEWCOMERS LUNCH	DINING ROOM
1:30PM	HRLS: HOW TO USE FACEBOOK	SUN PORCH
2:00PM	BIBLE STUDY	MAGNOLIA ROOM
5:00PM	NEWCOMERS DINNER	DINING ROOM
7:00PM	PHASE 10	GAME ROOM

<b>TUESDAY 7/30/2024</b>		
<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>
10:00AM	STANDING AEROBICS	HAMMOND HALL
11:00AM	WATER AEROBICS	POOL SIDE
11:30AM	STANDING TAI CHI W/MARIE	HAMMOND HALL
1:00PM	MANIPULATION	AZALEA ROOM
1:30PM	RUMMIKUB	GAME ROOM
6:30PM	VESPERS	SUN PORCH



<b>WEDNESDAY 7/31/2024</b>		
<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>
9:00AM	TRADER JOE'S & CVS	DEPOT
10:00AM	CHAIR YOGA	HAMMOND HALL
10:45AM	ALDI	DEPOT
11:00AM	ZUMBA CLASS	HAMMOND HALL
11:00AM	EPISCOPAL EUCHARIST SERVICE	MAGNOLIA ROOM
1:30PM	BINGO [DOLLAR BILLS OR QUARTERS ONLY]	GAME ROOM
1:30PM	KROGER & BANKS	DEPOT
3:00PM	PUBLIX (4:00 PM RETURN PICK UP TIME)	DEPOT
3:30PM	LOOSE SHOES BAND	SUN PORCH
7:00PM	CANASTA HAND & FOOT	GAME ROOM

<b>THURSDAY 8/1/2024</b>		
<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>
10:00AM	CHAIR AEROBICS	HAMMOND HALL
10:30AM	GOVERNOR'S MANSION GUIDED TOUR W/LUNCH AT OKAY CAFÉ [RESIDENTS FREE ADMISSION]	BUS DEPOT
1:30PM	TAI CHI W/ MARIE	HAMMOND HALL
7:00PM	MUSIC W/ROBERT RICE	SUN PORCH
7:00PM	DOMINOES	GAME ROOM

<b>FRIDAY 8/2/2024</b>		
<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>
9:00AM	PUBLIX	DEPOT
10:00AM	CARDIO	HAMMOND HALL
10:30AM	WALMART	DEPOT
11:00AM	WATER AEROBICS	POOL SIDE
1:30PM	KROGER & DRY CLEANERS	DEPOT
2:00PM	ICE CREAM SUNDAE PARTY W/GRANDPARENTS	SUN PORCH
3:00PM	COSTCO	DEPOT



# TABLE 300

## FISH OF THE WEEK CATFISH

**Saturday, July 27**

**LUNCH**

Fish Sandwich with 1 side

**Sunday, July 28**

**Brunch**

Omelet Station w/Bacon and Buttered Grits,  
Scrambled Eggs, Self-Serve Waffle Station,  
Fresh Fruit

Chicken Corden Bleu served with  
Rice Pilaf and Cabbage  
Prime Rib served with  
Roasted Potatoes and Asparagus

**DELIVERY**

Chicken Corden Bleu served with Rice Pilaf  
and Cabbage

Prime Rib Served with Roasted Potatoes and  
Asparagus

**Monday, July 29**

**Lunch**

Popcorn Shrimp with 1 side

**DINNER**

**TABLE 1**

Veal Marsala served with Pasta and Peas

**TABLE 2**

Baked Grouper served with Risotto and  
Zucchini

**Tuesday, July 30**

**LUNCH**

Shrimp Pasta Salad with 1 side

**DINNER**

Honey Garlic Pork with 2 sides

**Wednesday, July 31**

**LUNCH**

Roasted Vegetable Wrap served  
with 1 side

**DINNER**

**Table 1**

Fried Chicken served with  
Mashed Potato and Sautéed Spinach

**Table 2**

Spaghetti and Meatballs

**Thursday, August 1**

**LUNCH**

Mediterranean Crunch Salad  
with 1 side

**DINNER**

Chicken Piccata with 2 sides

**Friday, August 2**

**LUNCH**

**BUILD YOUR OWN SALAD BAR:**

Your choice of mixed greens,  
Romaine or Iceberg lettuce with  
topping choices...Shredded

Cheese, Croutons, Dried  
Cranberries, Red Onions, Hard  
Boiled Eggs, Bacon Bits, Grilled  
Chicken, Salad Shrimp, Tomatoes,  
Cucumbers and your choice of  
Salad Dressing

**Taco Bar**- Ground Beef, Chicken,  
Cheese Sauce, Guacamole,  
Shredded Cheddar, Chips, Sour  
Cream

**DINNER**

BBQ Ribs With Mac & Cheese and  
Baked Beans

**Lunch is Served from 11:30 am - 2:00 pm,  
Monday - Saturday Last seating at 1:15 pm  
Dinner is Served from 4:30 pm - 7:00 pm,  
Monday - Friday Last seating at 6:15 pm**

**Call 404-255-7246**

**by 9 AM for Lunch Delivery**

**1:30 PM for Dinner Delivery.**

**Dining Room Closed 2-3 pm M-F.**

**Call by 9AM for Brunch Delivery**

07/26/2024

I would like to provide you with a recap of the meeting that took place on Monday, July 22. The purpose of this meeting was to discuss the progress and financial aspects of our current capital projects. It is important to note that this meeting was strictly informational, and no contracts have been signed at this time.

During the meeting, we shared estimates and projections to give everyone an understanding of our financial stability and a forward look at how we might fund and pay for the projects. However, it is crucial to remember that these numbers are estimates and subject to change as we move forward with the projects.

### PARKING DECK:

Previously, Nova Engineering highlighted the need to repair certain areas of the deck in their report. In 2022, Engineering Restoration conducted some light repairs. In September 2023, we engaged with an engineering firm who referred us to Walker Consultants. Walker has thoroughly investigated and assessed the issues with the parking deck and identified the necessary repairs to bring it back to standard. As a result, you may have noticed a height restriction bar, dumpsters removed from the deck, and parking spots blocked off. These steps were taken as a temporary measure recommended by Walker until the complete repairs are finished.

Currently, we are working with Walker Consultants to accomplish the following:

1. Develop the necessary construction documents to repair and bid the parking deck project.
2. Provide engineering services during the project.
3. Prepare a maintenance manual for the ongoing maintenance of the deck.

### CHASES

We have been working on developing a plan to replace the chases for some time now. The delay has been primarily due to the need to test and research the plan to ensure that water intrusion, the main source of deterioration, is addressed moving forward, along with other areas of concern. A prototype was developed a couple of months ago, and the data is currently being evaluated.

Currently, this is where we are in the project:

1. Contacted and met with the top EIFS manufacturers/suppliers in the United States, STO and Dryvit, who provided recommendations for waterproofing consultant engineers and restoration contractors.
2. Contacted and met with the top waterproofing consultants, with one preparing a proposal on the best way to proceed and the other returning with their mechanical engineering partner for further analysis.
3. Contacted and met with the #1 recommended restoration contractor and are awaiting their suggestion on the best course of action, including budget numbers.



4. Contacted the second recommendation restoration contractor and will soon meet with the owner and some of their employees.

The overall direction for the project seems to be using a restoration contractor with extensive experience in EIFS wall replacements. Additionally, a waterproofing consultant will likely be hired as the designer and third-party supervisor to ensure the project is done properly, providing supervision and guidance to both the contractor and Mount Vernon Tower's team.

**AGAIN, ANY NUMBERS AND DATES MENTIONED ARE PRELIMINARY, AND NOT SET IN STONE. THIS IS FOR INFORMATIONAL PURPOSES ONLY**

### **Q&A FROM MEETING**

**Q:** The parking deck is the most utilitarian non-feature of the entire MVT property. Are there plans to improve the aesthetics of the parking deck? At least a minimum coat of masonry paint, but perhaps some sort of arch feature could be added without breaking the bank?

**A:** The team has not specifically discussed this question, but we do know that the deck will require a sealant of some sort, so the discussion could be whether it could be tinted. This is a question to be further discussed.

**Q:** Is the intent to restore the parking deck to the degree that dumpsters and trucks to handle them are allowed again?

**A:** No, the deck is not designed weight-wise to allow so.

**Q:** Will owners without cars be exempted from the parking deck repair costs?

**A:** No, the parking deck is a shared common space, and it is not only used by resident owner drivers. It is also used by caregivers, friends, family members, and others providing individual services to you.

**Q:** Will the deck be completed all at once, and where will our cars go?

**A:** The parking deck will not be done all at once; therefore, cars will not have to be moved all at once. Contractors will work on a certain section at a time. All cars on the upper and lower deck in that section would have to move their cars to another location. We are currently seeking an alternative parking plan.

**Q:** While the chases are being repaired, will the A/C be replaced at the same time?

**A:** No, we replace the A/C units and repair them as needed daily.

**Q:** How long will the two major projects take?

**A:** The parking deck will be done in 2 phases. The first phase will start in 2024, and the second phase will start late in 2025. Both phases are expected to take around 4-6 months for completion. The chase project could possibly start in March 2025 and could take 6-10 months for completion.

**Q:** What is the assessment amount we can expect to pay?

**A:** Based on the \$6 million estimates, our figures show that it is possible, with current reserves and continued building, that we will only have to assess \$2.4 million of the \$6 million. The

amount of assessment could range from \$7,000 to \$9,000 depending on the size of the unit. Again, this is just an estimate and not set in stone.

**Q:** What is covered in the assessment?

**A:** The assessment covers chase replacement, balcony repairs and refurbishing, roof anchors, parking deck repairs, and some equipment replacements for 2025.

**Q:** Please explain the roof anchors – why do we need them?

**A:** Roof anchors are mounts on top of the building that allow swing stations to be lowered to complete this work, plus be used to caulk and wash windows.

**Q:** Does the amount have to be paid all at once?

**A:** While you may certainly pay the assessment all at one time, you will also possibly be able to pay it over an 8-month period with interest added. Again, this is just a projection with estimates and possibilities.

**Q:** If I cannot pay in a lump sum or in full, what can I do?

**A:** If you are unable to pay monthly or in a lump sum, I would suggest talking to your family, bank, and/or financial advisor and start to prepare now to have more time to hold funds back.

**Q:** What is required for the owners to approve these capital projects?

**A:** Because both the parking deck and the chases are repairs and maintenance items, the approval for repairs is only required by a board vote. However, an assessment must be voted on by the owners.

**Q:** What will happen if the assessment is not passed by the owners?

**A:** According to our HOA attorney, the board has a responsibility to repair these items regardless of the owner's vote on the assessment. Therefore, if the owners did not vote on the assessment, then that amount would have to be built into the next year's budget, which would increase the HOA fees significantly.

**Q:** Why isn't the assessment the same for all condos?

**A:** We are set up as a condominium association rather than an HOA association. In a condo association, all monthly dues and special assessments are charged based on the ownership interest in the building, so fees are based on the size of an owner's condo.

Please reach out to me should you have any further questions.

  
Rita Malone  
Executive Director