



# TOWERS TALK

FEBRUARY 7- FEBRUARY 14

## ADMINISTRATION CORNER



Happy Friday! I trust that you enjoyed the pleasant weather this week. We navigated the disruptions in the water service like champions, along with the alarms caused by the water situation, and I sincerely

appreciate everyone's patience during this time.

I would like to address several important matters this week:

### *Administration*

#### **Collection Policy:**

Please be reminded that Mount Vernon Towers has a collection policy in place. This policy, which has received approval from both legal counsel and the board, is attached for your reference. As discussed in the recent board meeting, once your account is in arrears, we are authorized to halt any additional charges, such as cable TV, non-emergency work orders, meals exceeding your allowance, Lyfts, and activity charges. This measure is essential for maintaining our financial stability.

#### **Check Writing Guidelines:**

We have been experiencing issues with improperly written checks.

It is imperative that the numerical amount and the written dollar amount on your checks match precisely; checks will not be processed unless both matches. Should a check not be written correctly, Susan will reach out to request a corrected check.

#### **Common Area Regulations:**

This past week, I have dedicated considerable time viewing camera footage locating items that are missing from various common areas, including the single A elevator, the single B elevator, the double elevator area, and the sitting area known as the parlor. No furniture, fixtures, or pictures are permitted to be moved, removed, or replaced without prior permission. Additionally, residents may not place their personal belongings in the elevator's lobbies, hallways, or on the walls without prior approval, even if they reside at the end of the hall. Adhering to these rules will foster a positive sense of camaraderie among all neighbors on each floor.

#### **Fire Procedures:**

Attached this week is also the fire procedure outlined in the resident manual. Several residents have expressed unawareness of this reference, and I encourage everyone to review it if you haven't already done so.

### **Appreciation for Staff:**

At the previous board meeting, it was announced that residents had signed two large cards expressing gratitude to staff members who have worked diligently during inclement weather. Due to the presence of staff members across all three shifts, it has been challenging to gather them all together for the presentation of these cards and for a photo opportunity. To rectify this situation, we have added a third card at the front desk, and I encourage everyone to stop by and sign it so that we can present a card to each shift.

### **Dining Services:**

#### **Specials/To-go:**

Although it has been a week since the event, I would like to address the challenges experienced during dinner service last Friday night, where the special was short ribs. Demand significantly exceeded our expectations, as we served over 150 residents that evening, which is higher than many of our dinner party numbers. Furthermore, we ran out of specials very Joann Akers early on due to a number of to-go orders in which some condos had bulk orders for specials. To ensure fair access for all residents, effective immediately, there will be a limit of two specials per condo per night for takeout orders. Should a condo require more than two meals for takeout, residents are welcome to order from the regular menu after placing their first two special orders.

I would also like to remind everyone that entry into the kitchen is strictly prohibited. It is neither safe nor state-approved for residents to be in the kitchen during operational hours.

### **Food Cost Challenges:**

We are currently facing challenges with certain products, particularly with eggs. While many are aware of the overall increase in egg prices, our costs are slightly higher due to our use of pasteurized eggs, which was mandated by the state several years ago. We will continue to serve eggs for breakfast; however, we will temporarily pause the omelette stations during Sunday brunches until we see a reduction in egg prices and improved reliability in product delivery. Additionally, we are monitoring the cost of orange juice, which has more than doubled since Monday, and will be implementing a policy of no free refills for the time being.

### **Activities:**

We are excited for the Super Bowl this Sunday, featuring a special tailgate spread at brunch. Additionally, we will host a Valentine's dinner party on Thursday, February 13. Reservations are still available—please contact Susan to secure your spot.

### **Maintenance:**

Contractors are preparing to commence work on the larger load test on the upper deck, anticipated to start on Monday, February 10. I am pleased to announce that the B elevator renovations are both mechanically and aesthetically complete, pending a state inspection on Friday, February 14. Should all go well, the elevator will be operational shortly thereafter. I believe we should have ribbon cutting!!

## ADMINISTRATION CORNER continued

We have observed several space heater boxes in the trash room. For those who attended the fire marshal's high-rise living series toward the end of last year, you will recall the discussion about the prohibition of space heaters in our building. This policy has been in effect at Mount Vernon Towers for quite some time, and adherence is necessary for safety reasons. Additionally, please ensure that all boxes are broken down before placing them in the trash room. This practice not only keeps the room tidy but also expedites the recycling process each day.

A pressing issue recently has been contractors working illegally in condos. All owners are required to read the contractors' manual, which is available on our website as well as in printed form at the front desk. This manual must be filled out properly, including the scope of work and the necessary contractor signature, followed by scheduling an appointment with Rick, the Maintenance Director, or myself if needed. No work, including painting, may commence until this process is properly followed. Furthermore, Mount Vernon Towers owns the condos doors, windows and sliding doors in the condos, which cannot be altered at the owner's discretion.

In closing, I would like to address a topic that is a bit more challenging to navigate. I urge each of you to remember that we no longer reside in single-family homes; rather, we live in a high-rise building with 300 condos, which inherently means we have many neighbors.

I use the word "we" intentionally because I spend more time here than I do at home, and I can relate to the dynamics of our community.

As is the case in any larger community, we encounter a diverse range of personalities and, undoubtedly, differing opinions. While it is natural to disagree with some of our neighbors' viewpoints, it is essential to recognize that we are adults. Regrettably, I have observed behaviors among residents lately that can be described as childish and, most importantly, hurtful. Name-calling and bullying are not actions that we should tolerate as a community. I kindly ask you to be mindful of our differences and to choose to walk away from conflicts rather than engage in hurtful interactions. Let us strive to foster a more respectful and harmonious living environment for everyone.

As always, reach out with any questions, suggestions, or concerns, or any topics that you feel would benefit the community. I wish everyone a wonderful weekend, and for those who are football fans, enjoy the Super Bowl—go Chiefs!

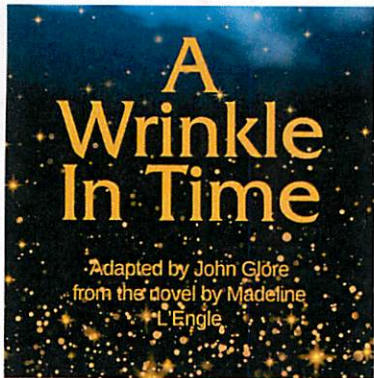
Warm regards,  
**Rita Malone**  
**Executive Director**  
**423-470-3745**

## ARE YOU READY FOR SOME FUN?

We're sneaking a hidden "egg" into the Towers Talk! If you catch your name (not in the birthday section), give the front desk a ring, and a shiny gift card could be yours! Let's spice things up and see who's really paying attention to the Towers Talk!

## NEW RESIDENTS

Starting Wednesday, February 12, the Welcome Committee will hold dinners for new residents on the second Monday of each month. The meal will be deducted from the dining allowances and registration will be by the mail room.



Georgia Ensemble Theatre  
Sunday, Feb. 23  
at 2:30 pm  
Sign up sheet is posted on the activity wall.



### Buy for Nothing

Feb 28 / 9 AM - 1 PM / Sun Porch  
Items may be delivered on Monday evening between 5:00 PM and 8:00 PM.  
No previewing allowed.

# HAPPY BIRTHDAY

Happy Birthday shoutouts to the fabulous SARAH LEE FLINT A215 and the amazing JILL CATULLO A510 on 2/8! Then, we're celebrating CAROLYN YOST A613 on 2/9, the spectacular MARILYN KODESH B211 on 2/11, the wonderful BETTY GRANT P45-47 and the delightful SARAH MILLS B609 on 2/13, and last but not least, the fabulous BARBARA THOMAS A511 on 2/14! Let the party begin!

## Live Music



Wednesday/February 12

7 PM/Sun Porch

Robert Rice

## PCC EVENTS

BINGO 10:30 AM on Tuesday, February 11.  
Everyone is welcome to attend.



Wednesday / February 12  
2 PM / Sun Porch

# **Mount Vernon Towers**

## **COLLECTION POLICY**

As required under the associations governing documents, Mount Vernon Towers Homeowners Association dues are to be collected by the 11<sup>th</sup> of each month. On the 12<sup>th</sup> day, your account will be considered late. If necessary, negotiations of late HOA fees may be discussed between owner and management before payment is due on the 11<sup>th</sup> of each month.

Please note that listing a condo for sale does not permit the deferral of monthly dues until the closing of the sale.

When the account has been declared late, the Unit owner(s) and any renter(s) will be notified and required to reimburse the association for its time, inconvenience, and overhead in collecting the past due amount described below:

- 10% late fee will apply for all invoices not paid by the 12<sup>th</sup> of the month.
- Consecutive 10% per annum interest charge will be applied to the entire outstanding debt until full payment has been submitted.
  - A 10% interest fee will NOT be charged for the month the payment is due but will be charged thereafter. Late fees and interest charges are different

Once an account becomes 30 days late, the Unit, Unit owner(s), and any tenant(s) will be restricted from the following (for lessees, the unit owner will be notified):

- Common area facilities
- Paid storage facilities
- Dining area (once meal allowance has been utilized)
- Participation on any committee
- All activities (including free bus services)
- Any MVT service with a cost associated (TV, laundry service, condo cleaning, paid bus services)

Once an account becomes 60-days late, the Unit, Unit owner(s), and any tenant(s) will be referred to an attorney or collection agency and will be notified of such an action. As a result, the following may apply:

- Receipt of a collection letter
- Lien placed on property
- Lawsuit filed for foreclosure of property
- Member's account to be billed all fees incurred by an attorney or collection agency

An account that is not current by the annual meeting date will not have the following:

- Voting privileges

Once the association receives full payment and is cleared, privileges will be restored.

For any reason a check is returned, the issuer will be billed \$35.00 or 3%, whichever is greater. In the event of a lessee's check is returned and the fee is not recovered, the owner will be assessed the \$35.00 returned check fee.

## **FIRE ALARM INFORMATION AND INSTRUCTIONS**

*International Fire Code Table 405.2 states all occupants **MUST** participate in fire drills, even if it is just going to the balcony or stairwell (door). Sandy Springs has a minimum \$1,000 fine for non-compliance with fire drills.*

- Make note of the two stairwells closest to your unit, one on either side of your condo door. The Fire Marshall suggested that you count and memorize how many doors are between your front door and the nearest stairwell. This is “IN CASE” the hall is filled with smoke and you can’t see well. **COUNT THE DOORWAYS** and remember how many doors there are so you can safely reach the stairwell.
- Learn the location of the closest fire alarm pull box and fire extinguisher in relation to your unit.
- When the fire alarm has sounded **DO NOT USE THE ELEVATOR** to exit the building.
- Just because you can’t see flames you should still evacuate because smoke can travel many floors and is very dangerous.
- If you see fire and/or smoke and the alarm has not sounded try not to panic. **PULL** the nearest fire alarm. If you cannot get to the nearest fire alarm pull box, call the Front Desk.
- **DO NOT** try to fight a fire or rescue other Residents.

When the fire alarms sound, MVT personnel and the Sandy Springs Fire Department are immediately notified. Alarms will sound on the floor that caused the alarm, the floor immediately above it and the floor immediately below it. You **should** assume that the alarm sounding IS for a fire, best to be safe and follow the directions on the attached sheet.

### **Additional Information**

1. You are not required to try to save your neighbors, leave that for the professionals. You may knock on your neighbors’ doors to make sure they are aware of the alarm.
2. Mount Vernon Towers was constructed to type A1 standards. The building structure is all concrete and steel, fully protected by automatic sprinklers, and monitored by smoke sensors which will trigger an alarm when activated.
3. We are a fully sprinkled environment.
  - The sprinklers are located where they’re likely might be a heat source incident and are situated so they will provide full coverage. All the sprinklers won’t necessarily activate at the same time. Only the one(s) above the affected area will activate.
  - The sprinklers are designed to contain the fire to a certain area but it is possible they *may* not extinguish the fire.
  - The smoke detector located inside your condo is very sensitive. Burning toast, bacon, etc., will cause it to sound.
4. There are smoke detectors throughout the building including inside the HVAC ducts.

If your kitchen or condo has filled with smoke because you have burned something on the stove or in the oven **DO NOT** open your front door to get rid of the smoke. Releasing the smoke into the common hall will set off the fire alarm system. Instead, **immediately** call the Front Desk to make them aware of the situation. To clear away the smoke, open your sliding patio door and maybe a window. Turning on the kitchen exhaust fan may also help


## Keep this information in an easily accessible place.

### **IF THERE IS FIRE IN YOUR UNIT**


- If possible, call the front desk and also activate the in-house emergency call system, either by pulling the cord or pushing the red button.
- If the fire is between you and your front door, dress for the weather, turn on your outside light and go outside on your balcony. Close the sliding glass door behind you and wait for the Fire Department to assist you.

### **WHEN THE FIRE ALARM SOUNDS:**

- Place the back of your hand (so you don't burn your palms) on your front door to check to see if the door is warm or hot. If the door is warm to the touch **DO NOT OPEN IT!**
- If possible, unlock your front door so that Fire Department personnel can reach you.
- Dress for the appropriate weather conditions, turn on your outside light, go out on your balcony and close the sliding glass door behind you. Wait for the Fire Department to assist you or until you hear the all-clear announcement from the Front Desk.

 **If your entrance door is not very warm or hot to the touch,** stand to the side of the door and open it very slowly. If you don't see smoke and/or fire in the hallway, go to the nearest stairwell. When you open the stairwell door make sure the stairwell is free of smoke before entering.

- Once you are in the stairwell if you are not physically able to walk down the stairs, wait there on the landing for the Fire Department to assist you. The stairwells are rated for two hours of protection from fire, heat or smoke.
- If you are physically able, be sure to use the handrails as you descend the stairs. Go all the way down the stairs and you will either exit onto the courtyard or to the basement.
- If you exit in the basement then exit the building and walk to the upper level of the parking deck.
- **If you can't physically open the stairwell door by yourself, wait in the hall at the stairwell door for either Fire Department personnel to assist you or you hear the all-clear announcement from the Front Desk.**

 **If there is smoke or fire in the hallway.** If possible, leave your front door unlocked. Dress for the appropriate weather conditions, turn on your outside light, go out on your balcony and close the sliding glass door behind you. Wait for the Fire Department to assist you or until you hear the all-clear announcement from the Front Desk.

If your kitchen or condo has filled with smoke because you have burned something on the stove or in the oven **DO NOT** open your front door to get rid of the smoke. Releasing the smoke into the common hall will set off the fire alarm system. Instead, **immediately** call the Front Desk to make them aware of the situation. To clear away the smoke, open your sliding patio door and maybe a window. Turning on the kitchen exhaust fan may also help.

# TOWERS TALK FEBRUARY 7, 2025



SATURDAY 2/8/2025		
TIME	EVENT	LOCATION
10:00AM	STRENGTH AND BALANCE	HAMMOND HALL
12:00PM	HELP TECH W/ YOUNG MEN'S LEAGUE	MAGNOLIA ROOM
1:30PM	BIBLE STUDY: BOOK OF ACTS	MAGNOLIA ROOM
2:00PM	OLLIE BOY THE VIOLINIST	SUN PORCH
4:00PM	VIGIL MASS	SUN PORCH

SUNDAY 2/9/2025		
TIME	EVENT	LOCATION
1:00PM	MOTHER / DAUGHTER SING-ALONG	SUN PORCH
2:00PM	CHRISTIAN FELLOWSHIP	MAGNOLIA ROOM

MONDAY 2/10/2025		
TIME	EVENT	LOCATION
10:00AM	CHAIR YOGA	HAMMOND HALL
10:30AM	DIY VALENTINE'S DAY CARDS ALL ARE WELCOME	PCC
2:00PM	BIBLE STUDY	MAGNOLIA ROOM
7:00PM	PHASE 10	GAME ROOM

TUESDAY 2/11/2025		
TIME	EVENT	LOCATION
10:00AM	STANDING AEROBICS	HAMMOND HALL
11:30AM	STANDING TAI CHI WITH MARIE	HAMMOND HALL
1:00PM	MANIPULATION	MAGNOLIA ROOM
1:30PM	RUMMIKUB	GAME ROOM
2:30PM	SHOW & TELL	HAMMOND HALL
6:30PM	VESPERS	SUN PORCH

## COMEDY CORNER

Why do retirees smile so much?

Because they can't hear a word you're saying.



WEDNESDAY 2/12/2025		
TIME	EVENT	LOCATION
9:00AM	TRADER JOE'S & CVS	DEPOT
10:00AM	CHAIR YOGA	HAMMOND HALL
10:45AM	ALDI	DEPOT
11:00AM	EPISCOPAL EUCHARIST SERVICE	MAGNOLIA ROOM
1:30PM	BINGO [DOLLAR BILLS OR QUARTERS ONLY]	GAME ROOM
1:30PM	KROGER & BANKS	DEPOT
2:00PM	MARILYN MONROE IMPERSONATOR	SUN PORCH
3:00PM	PUBLIX (4:00 PM RETURN PICK UP TIME)	DEPOT
7:00PM	MUSIC WITH ROBERT RICE	SUN PORCH
7:00PM	CANASTA HAND & FOOT	GAME ROOM

THURSDAY 2/13/2025		
TIME	EVENT	LOCATION
9:30AM	PODIATRIST [ APPOINTMENTS ONLY]	MAGNOLIA ROOM
10:00AM	CHAIR AEROBICS	HAMMOND HALL
10:00AM	JIM HOWE BLACK HERITAGE BUS TOUR W/ LUNCH AT PASCHAL'S	BUS DEPOT
1:30PM	TAI CHI W/MARIE	HAMMOND HALL
4:30PM	VALENTINE'S DAY DINNER PARTY WITH N2U BAND [RESERVATIONS ONLY]	DINING ROOM
7:00PM	DOMINOES	GAME ROOM

FRIDAY 2/14/2025		
TIME	EVENT	LOCATION
9:00AM	PUBLIX	DEPOT
10:00AM	CARDIO	HAMMOND HALL
10:30AM	WALMART	DEPOT
1:00PM	MANIPULATION	MAGNOLIA ROOM
1:30PM	KROGER & DRY CLEANERS	DEPOT
3:00PM	TARGET	DEPOT





# TABLE 300

**FISH OF THE WEEK: FLOUNDER**

**VEGGIE OF THE WEEK: ASPARAGUS**

**SOUP OF THE WEEK: GARDEN VEGETABLE**

**SOUP OF THE DAY: M-CARRIBEAN CHICKEN SOUP T-BEEF AND VEGETABLE W-CHICKEN AND SPINACH SOUP TH-ITALIAN WEDDING SOUP F- MUSHROOM AND ONION SOUP S-CHEFS CHOICE**

## Saturday, February 8

### LUNCH

Tuna Melt--Tuna Salad, Cheddar and American Cheese, sliced Tomato, White Bread w/1 side

## Sunday, February 9

### BRUNCH



### Super Bowl Tailgate!!

Chicken Wings, Pizzas (4 cheese, Pepperoni, Veggie Supreme), Specialty Flatbreads, Taco Dip and Chips, Turkey and Cranberry Pull-Apart Sliders, Frito Pie, Roasted Veggies, S'mores Casserole, Grilled Kielbasa Sausage and Peppers, Onion Rings

### DELIVERY

Turkey and Cranberry Pull-Apart Sliders, Roasted Veggies, S'mores Casserole

## Monday, February 10

### LUNCH

Caesar Chicken Wrap (Grilled Chicken, Romaine Lettuce, Parmesan Cheese) w/ 1 side

### DINNER

Ropa Vieja (Braised Beef with Onions, Tomatoes and Vegetables in a rich Tomato Sauce). Served with Black Beans and Rice

## Tuesday, February 11

### LUNCH

Chicken Fried Steak Sandwich, Lettuce, Tomato Mayo, Sesame Seed Bun w/1 side

### DINNER

Fettucini Bolognese Bake, Roasted Vegetables, Caesar Salad, Garlic Bread, Tuscan Chicken, Creamy Orzo with Parmesan, spinach and Blistered Cherry Tomatoes, Sauteed Green Beans

## Wednesday, February 12

### LUNCH

Cali Grilled Chicken Sandwich, Avocado Puree, Swiss, Bacon, Lettuce, Tomato w/1 side

### DINNER

Fried Chicken, Mashed Potatoes and Gravy, Buttered Corn, Honey Butter Rolls, Scalloped Pork with Lemon and Capers, Butter Beans with Tomato and Kale, Lemon Broccoli

## Thursday, February 13

### LUNCH

Deviled Egg Salad Sandwich on White

Bread w/1 side

### DINNER

Valentine's Day Dinner

Reservations Required



## Friday, February 14

### LUNCH

Baked Potato Bar--Chili, Cheese Sauce, Bacon, Broccoli, Shredded Cheddar, Chives, Pulled Pork, and Chicken

### DINNER

Schnitzel, Mushroom Gravy, German Potatoes, Green Beans with Bacon

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

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