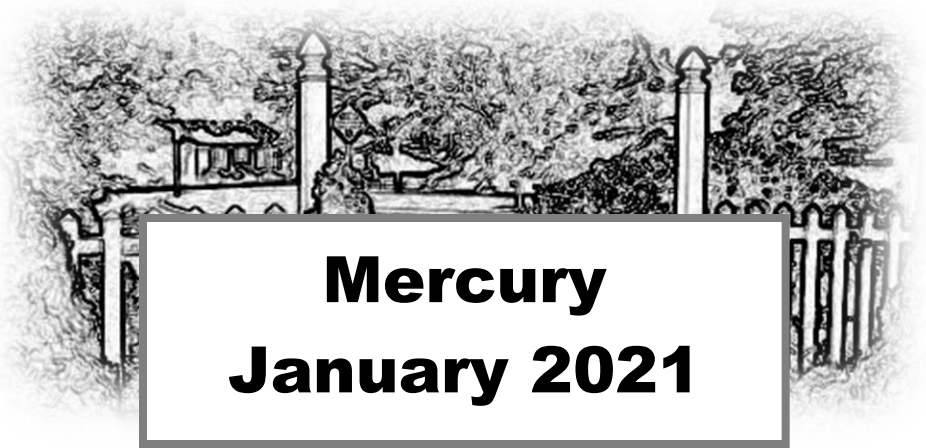




www.fulmorheights.com
Office 215-675-1626
Emergency 215-853-9333
After 5/wknds/Holidays



Mercury January 2021

FROM THE DESK OF THE MANAGER

I hope all of you had a wonderful Holiday Season and continuing to be safe during the COVID-19 pandemic. To ensure that we get through this dark time in our lives safely, please continue to wear a mask when you leave your house, wash your hands regularly, and one of the hardest, social distance (6' or more apart). With the vaccines finally here, there is light at the end of the tunnel. However, we need to sacrifice for a few more months until everyone has been vaccinated.

I have noticed on several occasions, trash/recycle and yard waste has been placed out for several hours earlier and sometimes up to a day earlier than the 4:00pm time slot the night before collection. If you are not able to be home between the hours of 4:00 pm and collection time on Monday or Tuesday, and must place your yard waste or trash/recycle containers out earlier, please contact the office to advise us of your need to place them out earlier.

Due to the severity of the Covid-19 pandemic, the maintenance department are only answering emergency work orders that are related to plumbing, electrical and sewer related items. This is a temporary hold and will be lifted as infection numbers start to decline. When our staff calls to schedule a work order, you will be asked a series of medical questions related to COVID-19 safety protocols. These questions are to protect our employees from possible transmission of the virus. Prior to entering your unit, our technician will take your temperature. As long as it is below 99.4 degrees, we will enter the unit. Members are not to be in the same room as the technician. Please maintain a safe distance while they are working in your unit. All of these measures are in place to protect not inconvenience. We all appreciate your understanding and cooperation during these unprecedented times.

Our original mortgage for the siding project has a 4.75% rate for the next 4 years, at which time we would have to renegotiate a rate change. I am very happy to announce that I have renegotiated our interest rate from 4.75% to 4.00% fixed for the next 8 years. In doing so, we should be able to reduce our remaining term from 17 years 6 months to 13 years 4 months. I will continue to monitor the market to take advantage of any future drops in interest rates that we can take advantage of so we can pay off the mortgage earlier than expected.

The Staff would like to say thanks for all the goodies and treats given to us during the holiday season. It is truly appreciated.

We are still not allowing people in the Office so please continue to drop your payments off in the mail slot on the front door. Check or money orders – NO CASH. Reminder, any payment received after 6:30 p.m. on the 10th of each month will be considered late and will receive a \$40 late fee.

CLOSED

THE OFFICE AND MAINTENANCE DEPARTMENT WILL BE CLOSED ON THURSDAY, DECEMBER 31ST AT 12 NOON , ALL DAY, FRIDAY, JANUARY 1ST IN OBSERVANCE OF THE NEW YEAR. IN THE EVENT OF A MAINTENANCE EMERGENCY, PLEASE CALL 215-853-9333.

There is NO YARD WASTE COLLECTION on Monday January 4th , January 18th and February 17th. PLEASE do not put anything out.

Christmas Trees up to 8' in height may be placed to the curb for collection on Mondays in January and February. They will not be scheduled for pick up on January 4th, January 18th and February 17th due to schedule changes

Just a reminder.....

If Santa is bringing anyone a new TV for Christmas, Please do not put the old TV out for trash pickup. A permit MUST be obtained by the Township. Mattresses need to be placed in a large bag or wrapped completely in plastic before being taken to the trash pad for trash pickup

**And another.....
Christmas decorations
are to be taken down by
February 1st.**

SAVE THE DATE.....

Quarterly Membership Meeting

January 26, 2021 at 7:00 p.m. It will be another virtual meeting. Please log onto the website for access.

**Wishing you all a happy and healthy New Year!
Let's hope 2021 is a better year for all of us!**

