

# THE ASTORIA PRESIDENT'S NEWSLETTER

## BOARD MEETING UPDATES - MARCH 30, 2021

### Options for Low-Cost Water Leak Detection



#### THE WAGS VALVE

WAGS™ prevents disastrous floods and untold damage to your property, and avoids costly insurance claims. The WAGS™ Valve is designed to shut off the water supply (plus gas supply for gas-fired heaters) in the event of a water leak from a hot water heater.



#### WATCHDOG WATER ALARM

Minimize the risk of water damage. You can detect leaks before they become bigger problems by placing a Water Alarm wherever there is a risk of water damage in: the utility room, kitchen, bathroom, basement - or anywhere you need to keep dry!

[Learn more on our website.](#)



## Letter From The Board President



Hello All,

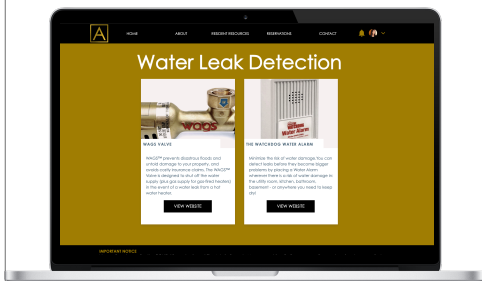
First, I want to apologize for the newsletter being a week late. We held our board meeting on the 30th, but there were several things pending that I wanted to get closure on before I sent out the newsletter. As of now, we have procured new, Sunbrella cushions for the furniture in the garden area. We will not be putting cushions on the chairs at the fire pit as these chairs are comfortable enough without cushions. If you need a cushion, you are free to bring your own to use while there. We have also just received our new chaise lounges for the pool area. The few old chaises that survived in decent condition will be placed in the garden area along with an oversize umbrella for additional lounging with some shade. All of the new items are just awaiting the pool deck, garden area and fire pit area being power-washed. Once that is complete, we will be putting everything out. We are in the process of selecting a vendor to do the job. The pergola has been power washed and refurbished. New lights in the pergola are coming soon.

American Pool is getting our pool and hot tub ready for City of Atlanta inspection. Our intention right now is to have the pool opening on or around Memorial Day. Of course, the city has to do the inspection before we can open up.

## UPGRADES & UPDATES AT A GLANCE

- New Sunbrella cushions are available for the furniture at the garden area
- New chaise lounges are available for the pool area
- The pergola has been power washed and refurbished
- New pergola lights are coming soon
- The garden and fire pit area will be power washed soon
- The swimming pool is being prepared for inspection with a projected opening on/around Memorial Day
- Bids for the balcony railing project are being evaluated
- Discounts for water heater replacement are available
- The Cardio and Fitness Rooms remain temporarily closed.

## VISIT OUR WEBSITE FOR MORE!



We are thrilled to see many of our neighbors have signed up and have been utilizing our website - [theastoriareidents.com](http://theastoriareidents.com)! If you haven't signed up yet, we encourage you to do so today!

New signage has also been ordered for the pool deck and will be installed after the power washing.

We are still in the process of evaluating bids for the balcony railings. This will be a very big and expensive job so we want to make sure that we are doing a thorough due diligence before we finalize a vendor. The timeline for the project we expect will be sometime this Fall. We want to get assessments out as soon as possible to give everyone several months before we need to collect payments.

After compiling the results of the water heater survey, we are aware that there are multiple owners who have either original water heaters or who indicated that the age of their water heater is unknown. We have a plumber who has done several water heater and pipe replacements at the Astoria who is offering discounts for Astoria residents of between \$100 - \$200 dollars for a replacement. This is on an individual basis and dependent on the size/type of water heater in each unit. He is with Joule Plumbing, his name is Bob Basile and his number is 404-630-5954. He advised me that anyone who responded with "unknown" can call the manufacturer of your water heater, give them the serial number and they can tell you the age.

The last issue that I want to report on is the re-opening of the Cardio and Fitness Rooms. As of the moment, CDC guidelines are still pretty clear about the need for ventilation in an indoor exercise space. Our HVAC vendor has told me that the unit on the second floor services ONLY the second floor and that the air DOES NOT circulate in the residential areas of the building. We are exploring what, if any, protocols can be put in place to somehow ventilate or air out those areas. Now that most people are eligible for vaccination, we are also hoping that as more people get vaccinated, some of the guidelines may loosen. As of now, those amenities will remain closed.

If you have any questions or concerns, please contact Adrienne Chin @ 470-891-8248 or email [astoriamgr@hoadv.com](mailto:astoriamgr@hoadv.com) or me at 404-400-9637 or email [lesliegerber46@gmail.com](mailto:lesliegerber46@gmail.com).

Enjoy the glorious weather and take advantage of the great outdoors before it gets too hot!

**Leslie Gerber-Mann, HOA President**

