

What's the 511

FREE

Community Newsletter

July 2025

HISTORY



Our wonderful building was built in 1911 on the site of the old Odd Fellows "Broadway Hall"

For many years our building was offices with some commercial. In 2007, a new chapter, the second to tenth floors were renovated to residential condominiums.

SUCCESSFUL OWNERS MEETING

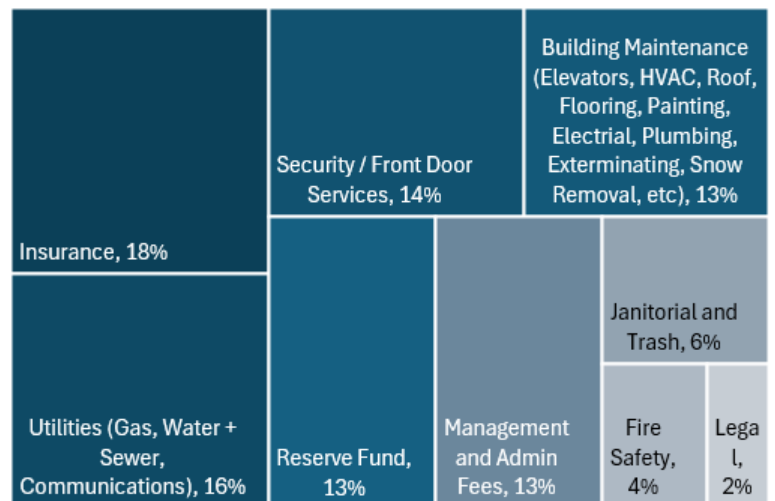
Thank you to all that joined this year's owners meeting. For the first time in recent memory, we had quorum in the first meeting and did not need additional meetings to complete the voting. A presentation was shared that highlighted recent board achievements and future goals. There was some lively discussion to work out questions and concerns of the community. It was a successful meeting, and the building has plans for the next year.

The 511 board has devoted a lot of their time and effort to help keep our building moving in the right direction. Recent accomplishments: changing fee collections service to improve results, interior improvements (painting of walls and doors for lobby and some floors), and fixing failing HVAC infrastructure (roof boiler equipment). Current projects: building rehabilitation*, switching to virtual security to offset other building cost increases, and working to improve the building insurance price - prices and potential insurers have drastically changed for a building our size and demographic (amount of renters).

*Building rehabilitation refers to fixing the roof, façade, and basement to address failing systems and keep the building in good standing with city inspections. This extra-large project involves working with consultants, contractors, legal, and financial services. There is also work being done to repair ceiling issues on the 10th floor due to our current leaking roof.

Crunching the Numbers... Where does all that HOA go?

Category	Percentage	Costs
Insurance	18%	\$ 92,910.00
Utilities (Gas, Water + Sewer, Communications)	16%	\$ 82,097.00
Security / Front Door Services	14%	\$ 72,500.00
Building Maintenance (Elevators, HVAC, Roof, Flooring, Painting, Electrical, Plumbing, Exterminating, Snow Removal, etc)	13%	\$ 69,100.00
Reserve Fund	13%	\$ 66,610.00
Management and Admin Fees	13%	\$ 66,205.00
Janitorial and Trash	6%	\$ 33,000.00
Fire Safety	4%	\$ 20,714.00
Legal	2%	\$ 12,200.00
Sub-total		\$ 515,336.00
Electric Billing (paid separately by each unit)		\$ 95,073.00
Total		\$ 610,409.00



2025 budget

Working Together to Build Something Wonderful

Thank you to Grant and Jennifer for sprucing up the outsides of 511



Steps to keeping a working trash chute

Unfortunately, 511 trash disposal requires the nasty business of manually moving each piece of trash from the trash chute container to the dumpster on Nectarine.



- All items must be put in bags and all bags must be tied shut.
- DO NOT PUT CARDBOARD BOXES IN THE TRASH CHUTE.
- Place all recyclable items in to bins on Nectarine St.

RECYCLABLE

- Cardboard
- Glass
- 2-1-5 plastics
- Paper
- Metal (inc. empty aerosol cans)
- Empty cartons (milk, juice, soup, wine)

NOT RECYCLABLE

- Broken glass
- Plastic bags
- Dirty food containers or pizza boxes
- Shredded Paper

Sharing Community Resources

- Carts –return to fire room directly after use. Do not leave in hallway, elevator, apartment, or any other area. –
- Packages – promptly pick up packages, storage space is limited

Keeping Our Community Safe

- Do not let strangers follow you into the building or elevator

Health and Safety

- Never leave trash in the hallway
- If trash chute is backed up, email Property Manager
- No smoking in common areas or stairs

Community Facebook Group – www.facebook.com/groups/511NBroad

Get to Know Your Neighborhood

- Callowhill Neighborhood Association – www.callowhill.org
- Spring Garden Civic Association – www.sgcaphilly.com
- Broad and Spring Garden website – broadandspringgarden.com

First Service Residential (Property Management Company)

- Property Manager – Kristy Morley
 - o Kristy.Morley@fsresidential.com
 - o 215-753-5221
- 24/7 Customer Care – 800-870-0010
- Condo Association Information – <https://511Condominium.connectresident.com>
- Resident Support Services – <https://eastsupport.fsresidential.com>

Thank you for reading the first 511 community newsletter.
More in future issues. You can email us at WhatsThe511NBroad@gmail.com