

What's the 511

FREE

Community Newsletter

Autumn 2026

FAÇADE WORK UNDERWAY IN MAJOR REHABILITATION DRIVE

The comprehensive overhaul of our building is charging ahead, delivering major wins on critical infrastructure and safeguarding our shared investment. Project managers confirm the ambitious initiative is making progress, laying the groundwork to keep the structure safe, sound, and resilient for decades to come.

In the subterranean depths, the battle for the foundation has been won. Crews have officially wrapped up all concrete and structural repairs throughout the basement, effectively neutralizing threats like concrete spalling and weakened supports. With the building's footing now fully stabilized, the foundation is stronger than ever.

With the foundation secured, crews are turning their sightlines skyward. Roofing repairs are pushing forward at a steady clip, and masonry crews have made great progress on the northwest corner. Tradesmen are currently tackling façade repairs from the second floor clear up to the roofline. Once the brickwork is stabilized, our building will get an exterior cleaning and painting.



Two pedestrians enter White Tower Hamburger stand at 511 N Broad in 1962. Looking north toward Spring Garden Street, the mid-century streetscape features a classic wooden Evening Bulletin news kiosk standing alongside the railing of the Broad Street Subway entrance.

Building HVAC Policy

During warmer and cooler weather, residents are encouraged to enjoy community spaces responsibly! Please keep common areas clean and report any maintenance needs promptly.

Hallway HVAC temperatures maintain building integrity, ensure ventilation, control humidity, and prevent unnecessary inflation of common area energy bills.

Seasonal Setpoints

Summer - 76°F

Prevents humidity & manages cooling.

Winter - 66°F

Protects plumbing & keeps warmth.

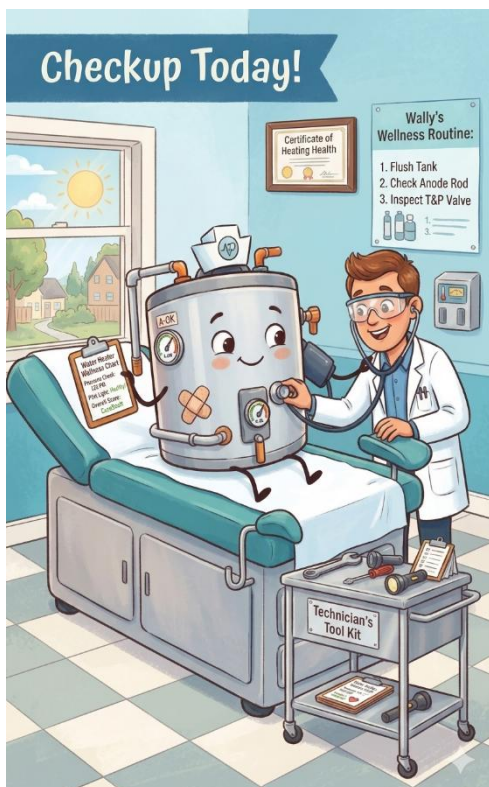
Water Heater Inspection

Water heaters in individual units fail unexpectedly after 8 to 12 years of continuous service. A leaking or burst heater can cause severe damage to neighboring homes below.

Mandatory Action Required
Check Serial Tag: Inspect the age tag or installation date on your unit's water heater.

Report Age: Email heater age and condition to Onyx Capital Management.

Proactive Replacement: If over 10 years old, schedule a replacement to avoid costly emergency repairs.



Resident Operational Guidelines

- **Packages:** Storage space in our mailroom is highly limited. Timely pickups prevent clutter, maintain clear walkways, and significantly reduce the risk of package theft or misplacement. Thank you for your cooperation in keeping our shared delivery zones orderly.
- **Elevator Care & Moving:** Never force elevator doors open or hold them manually. Contact Onyx Capital Management prior to moving large furniture to secure the Independent Service key. This key disables hallway buttons and prevents expensive sensor damage.
- **Trash & Recycling:** Securely bag and tie all household trash before disposal. Do NOT drop cardboard boxes down the chute, as they cause major blockages. Place all recyclable materials in the designated bins located on Nectarine Street.
- **Building Security:** Keep your resident census information updated with management. Accurate data ensures your fob entry and mobile app for the front door are properly configured and active.
- **Luggage Carts:** Carts are shared community property. Return luggage carts to the fire room immediately after use so they remain available for other residents.

Health, Safety, and Common Area Regulations

- **Secured Access:** Never allow unfamiliar individuals to tailgate or follow you into the building lobby, stairwells, or elevator banks.
- **Corridor Obstructions:** Do not store trash bags, moving boxes, or personal items in common hallways. Hallways must remain clear for daily transit and emergency evacuations.
- **Chute Maintenance:** If a trash chute is backed up, do not leave waste on the floor. Contact property management immediately so maintenance staff can clear the blockage.
- **Smoking Prohibitions:** Smoking is strictly forbidden inside all stairwells, hallways, elevators, and indoor community spaces.
- **Pest Issues?:** Contact Onyx Capital Management.

Essential Directory & Contact Information

Department / Inquiry Type	Primary Contact	Email / Phone Details
Financial & Portals	Vicky Ladyzhensky	vicky@onyxcapitalmgt.com
Maintenance & Operations		Use Residential Portal
After-Hours Emergencies	Emergency Desk	(215) 953-1414 (Option 1)

Residential Portal and Support Services

<https://onyxmgt.managebuilding.com/Resident>

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

Thank you for reading the 511 community newsletter.

Website: WhatsThe511.com - Email: WhatsThe511NBroad@gmail.com