
What's the 511

FREE

Community Newsletter

Winter 2026

HISTORY



Our building was built in 1911 on the site of the old Odd Fellows "Broadway Hall". Pictured here in 1856.

Stay tuned for more information about the Hook's Smelting Company – possibly the smokestacks pictured in the background.

Or will Hoopé's and Townsend soon take over the block?

NEW KEYLESS ENTRY SYSTEM

Does Onyx have your most recent contact information? How about others living in your unit? With the upcoming installation of our new keyless entry system, it's important they have your information so you can be added to the system. If you have not yet completed a census form for yourself and any renters (if applicable) in your unit, please do so immediately. Access using the new 2N entry system will not be granted until Onyx has all your information.

How will it work?

The new door entry system will allow people to enter the building using an app on their phone or a unique pin number. This will include access to the elevators.

Additional security measures

In addition to the convenience of the 2N call box, we have installed an AI enabled security system. AI enabled cameras on Spring Garden and Nectarine will monitor suspicious activity. Anything questionable will be addressed by a speaker system and live agent.

At the front door, there will be access to a live agent for emergency personnel.

Building Renovations are Underway!

In December of last year, work began on the much-anticipated façade/ basement/ roof restoration at 511 N. Broad. Watts Masonry Restoration began the masonry work on the roof structures and will soon move to completing the concrete repairs in the basement. Later this winter the new roof will be installed (as weather permits) and then in the spring the exterior façades will be repaired and coated.

Assessment for Renovations

The first assessment payment for all owners was due on February 1, 2026. If you have not set up your account in the new payment system for Onyx Capital Management – please reach out to Vicky Ladyzhensky at vicky@onyxcapitalmgt.com or call her at 215-953-1414 x 100. Details about the payment structure for the first portion of the assessment versus later payments when the project is complete have been sent via USPS and email. If you are unclear, please reach out to Vicky.

New Management Company for 2026

As of January 1, 2026, the 511 Condominium Association began a new contract with Onyx Capital Management.

Owners: If you have not already created an account on their portal, please reach out to Vicky Ladyzhensky at vicky@onyxcapitalmgt.com

Renters: If you need assistance from the property managers **please work through your landlords.**

Items such as fob requests, community space repairs, mailbox issues, etc. should go to the **unit owners** who will then contact Onyx.

Moving out? Just moving some stuff? Please treat the elevator with care.

Are you planning to move furniture in or out of the building? Do you know that what you need to load up in the elevator will take longer than the door system allows before the alarm starts going off? If so, please reach out to our property manager and request the Independent Service elevator key.

This key allows users to hold the door open and disable the hallway buttons from requesting it.

When the elevator doors are forced or held open, it can damage the sensors and cause the elevator to go out of service until a technician can be dispatched to repair it. These visits cost money, which impact the community budget and, in the long-term, the owner fees.

Please treat our elevators with care, no one likes the inconvenience of an out of service elevator or the cost associated with the repairs.

Thank you

Important Contact Info

Onyx - Property Mgmt Company

- Financial Inquiries – Vicky Ladyzhensky - vicky@onyxcapitalmgt.com
- Maintenance Issues – Ozzy Ofanador - ozzya@onyxcapitalmgt.com and/or Zach Gutman - zach@onyxcapitalmgt.com
- General Building Questions - Ozzy Ofanador - ozzya@onyxcapitalmgt.com
- After Hours – 215-953-1414; Opt 1
- Condo Association Information 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
- Broad and Spring Garden – broadandspringgarden.com

Health and Safety

- Do not let strangers follow you into the building or elevator
- Never leave trash in the hallway
- If trash chute is backed up, contact the Property Manager
- No smoking in common areas or stairs



Thank you for reading the 511 Community Newsletter.
You can email us at WhatsThe511NBroad@gmail.com

