

## To Our Readers

We thank all those who sent us comments. Suggestions have been taken into consideration by the newsletter committee.

We especially appreciated the remarks "enjoy reading it," and "the photographs animate the newsletter." We felt rewarded to read that *On the House* is both interesting and informative.

Keep your comments/suggestions coming to [nsmcdchildze@comcast.net](mailto:nsmcdchildze@comcast.net) or leave them at the desk for Nelly Childress.

# On the House

The Newsletter of  
Hopkinson House • Spring 2009



## Her long career as part of the jet set

by Susan Tomita

When Margaret ("Maggie") Rose Badaracco heads for Hopkinson House after work, she may be arriving from Rome or Paris, Frankfurt or Madrid. "I have a weird job in which I go from A to B and from B to A." She always travels on US Airways. On every flight she sits in the same place—in the cockpit, on the left, in the pilot's seat.

Of the 80,000 airline

pilots worldwide, Maggie is one of the 4,000 women pilots. Most notably, she is one of the only 450 women saluted on board as captain. In 1982, she became the world's first female captain to fly a commercial three-engine jet plane—a Boeing 727. Since then, Captain Badaracco has flown 737, 757, and 767 jets. She now flies the Airbus 330 to Europe.

She has lived in



Hopkinson House for 10 years. Her life's journey began in Alaska, where her

father worked for the Federal Aviation Administration. But it was a free afternoon and a spare dollar in her jeans that sparked her interest in flying while attending college. In 1977, she was the third "girl" hired by Piedmont Airlines, now a US Airways subsidiary.

According to <http://www.avjobs.com>, the captain on an airliner is the pilot "who flies the plane, makes

SEE PILOT, PAGE 11

## Scenario: The birth of a new museum building

by Byron Fink

**Time:** January 21, 2009.

**Place:** Fifth and Market Streets, Philadelphia. **Scene:** Topping-off ceremony for a building under construction. **Motivation:** Marking the installation of the building's final girder. **Pull back to wide shot:** The American flag waves briskly over the building's steel frame.

When completed in fall 2010, this building will be the new home of the National Museum of American Jewish History, which is currently located between Fifth and Fourth Streets, a short distance

north of Market. The National Museum of American Jewish History opened in the bicentennial year of 1976, sharing part of the building erected to house, in its brand-new location, Philadelphia's first Jewish Congregation, Mikveh Israel, founded in 1740. Benjamin Franklin, among other 18<sup>th</sup> century Philadelphia luminaries, supported Mikveh Israel, whose earliest building was on Cherry Street in the area presently known as Old City, poetically enough, not far from its current Fifth Street location.

The National Museum of American Jewish History, in its share of the Mikveh Israel building, soon began to yearn for more room to house its growing archives, for a larger museum shop, and for enough square footage to permit more encompassing exhibitions.

Serendipitously, in 2007 radio and TV station KYW vacated its building at the southeast corner of Fifth and Market Streets, and relocated to Fifteen-fifty-five Hamilton Street in Center City. The National Museum of American Jewish History was able to acquire the

ground at Fifth and Market. The Museum commissioned an architectural gem worthy of the historic importance of the location.

### The museum describes its mission

There had been no museum that explored and celebrated the experience of Jews in America who, as they simultaneously shaped and were shaped by our nation, embraced its choices and challenges. Beginning in 1654 when 23 men, women and children sailed into New York Harbor, from all over

SEE MUSEUM, PAGE 15

# on the HOUSE A stranger in my bed

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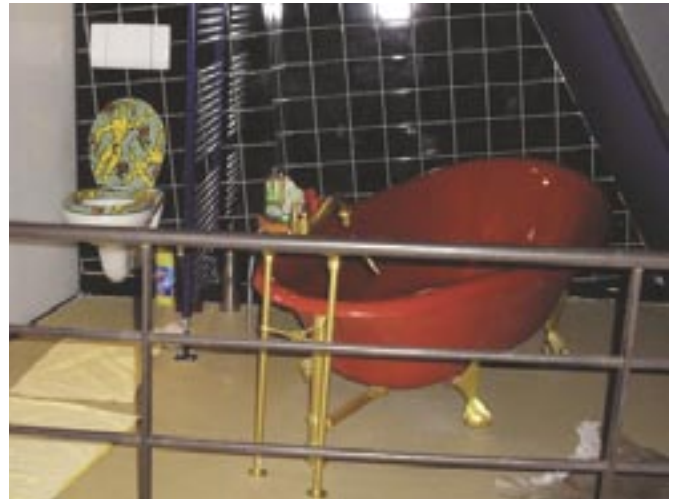
David S. Roberts

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by Enny Cramer

Last October, for four full weeks, a stranger was sleeping in my bed, cooking in my kitchen, watching my TV and eating at my dining room table. He was even taking walks with my neighbor Byron Fink and having drinks with other neighbors. You may wonder where that left me. Well, I was in Amsterdam, sleeping in his bed, taking a bath in his bright red free-standing bathtub with golden claws, using his kitchen and watching CNN International on his free standing TV in the middle of his living room. His fourth floor loft condo was in a converted nunnery, attached to a huge dark Roman Catholic Church. No elevators, but typical Dutch steep stairs,



*A loft bathroom in Amsterdam. Novelties and oddities like this are often encountered during a house exchange.*

which keep the legs strong.

I was there to be close to my frail sister and my sick cousin; he was here to write his book on management trends,

in solitude, away from his busy social life in Amsterdam. He spent every day in the library at Penn, I spent every day

SEE AMSTERDAM, PAGE 15

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## Message from Management

# Springtime means change is in the air

by Judi Forte

This is a favorite time of the year for many as the threat of winter storms has passed and we are looking forward to the warmth of spring.

2008 was a busy year for Hopkinson House and 2009 will prove to be even busier. The **hallway renovation** plans are well underway. Purdy O'Gwynn, the architectural firm chosen to design the hallways, has been sent back to the drawing board a number of times by the Council and the Design Committee. Everyone involved wants to be sure that the final product is modern and pleasing to the eye as

well as being serviceable.

Holstein White, Inc., Consulting Engineers are busy with their feasibility study to compare replacing the existing dual temperature pipe risers vs. abandoning the pipes and installing **individual heat pumps** in all of the apartments.

The Arrimour Group was chosen to provide the **landscaping** services in 2009. They have been very responsive to the suggestions of the Landscape and Design Committee and we are looking forward to exciting plantings and color in the beds and planters.

At their monthly meeting on February 23,

2009, the HHOA Council revised the **Delinquency Policy for Association fees**. Prior to the February 23, 2009 Council meeting, the Delinquency Policy was: *All Association fees are due on the first of each month without prior written notice. Any unit for which an Association fee payment has not been received by the close of business on the fifth business day of any and each month shall be recorded as delinquent, and a 5% late fee on the unpaid balance shall be assessed against the unit owner or owners.*

As per the Council's decision on February 23, 2009, the Delinquency Policy is: *All Association fees are*

*due on the first day of each month without prior written notice. Any unit for which an Association fee payment has not been received by the close of business on the fifth business day of any and each month shall be recorded as delinquent and a late charge of \$50 shall be assessed against the unit. Any unit for which an Association fee has not been received within 30 days of the due date shall be assessed an additional 1½% interest per month on the unpaid balance.*

**The pool** will open on May 23, 2009. Membership information, pool hours and pool Rules and Regulations will be sent out the first week

SEE MANAGEMENT, PAGE 13

## Message from Council

# Two very different committees of the Council

by David S. Roberts  
President

Two of the Council's most important committees are strikingly different from each other in their makeup, in their mission, and in the way they function. They are the finance committee and the dispute-resolution committee.

### The finance committee

The finance committee consists mainly of Council members, and all or most councilors usually are members of the committee. The committee is open to other owners and always has at least one or two members who are not councilors—

currently two attorneys. Accountants are especially helpful because they can read financial documents without having their eyes glaze over.

The task of the finance committee is to review the drafts of the annual budget, and to recommend corrections and improvements. The budget is one of the Council's most important responsibilities and it is an expression of the Council's policies. The document is prepared by our accountants at CAMCO on the basis of instructions from the Council and of the accountants' own estimates of recurring expenses.

The Council decides

how generously to fund the capital reserve account, which provides for the future care of our building. It also determines increases in employees' salaries and benefits—currently about 38% of the budget. In addition, the Council approves spending on maintenance of the building and its equipment, and on essential services such as insurance, as recommended by the management. Our accountants do their best to estimate recurring expenses such as the cost of gas and electricity.

The Council treasurer normally chairs the finance committee. When the first

draft of the budget is ready he or she calls a meeting of the committee to review the draft and recommend changes. There are usually two such meetings before the committee is prepared to recommend the budget to the Council. If the Council is happy with the budget it requests the management to print a summary of the document for distribution to all the owners of Hopkinson House. The finance committee has now done its job for the year.

The Council cannot approve the budget at this point. It must be approved at a Council meeting where

SEE COUNCIL, PAGE 18

## In the News

# Of changing waterfronts and towns

Mayor Nutter rebaptized the Penn's Landing Corporation as the Delaware River Waterfront Corporation with a new board. The establishment of the DRWC achieves the objectives outlined by Penn Praxis, in conjunction with the Central Delaware Advocacy Group (CDAG) in *An Action*

*Plan for the Central Delaware: 2008–2018.*

**Steve Weixler**, a resident of Hopkinson House, newly elected chair of CDAG said that "he was pleased that the Mayor had followed through with creating an accountable waterfront manager." He vowed to "see that CDAG members

would assume a 'front and center' position at all DRWC meetings and in all critical issues or decisions concerning implementation of the action plan."

"CDAG has had the lead role in providing community input in the waterfront development plans," said Weixler,

"and we intend to keep that critical role of public input an integral part of the process."

(Information reported in the March/April 2009 issue of the Society Hill Reporter.)

## Dilworth ruling is challenged

by Nelly M. Childress

The fate of the Dilworth House is back on the radar. Residents of the area around the Park see with sadness the former home of the mayor, who championed the revival of Society Hill, turning into an eyesore in our well-manicured and well-maintained environment.

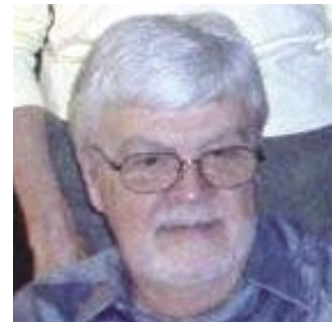
The owner, John J. Turchi Jr, is apparently neglecting

this significant building. He wants to erect a 16-story condominium project, designed by the renowned Philadelphia architect Robert Venturi. As a concession to those who oppose this development and want to keep the building as a monument to Mayor Dilworth's achievement, the façade of the mid-century building would be retained.

A ruling by the Licenses

and Inspection (L & I) Review Board halted this project, a ruling now being challenged by an appeal from the City Solicitor's Office. Attorneys for Concerned Citizens Opposing the Dilworth Development Project and for the Society Hill Civic Association are filing their briefs in support of the L & I review board hearing.

More to come! ■



**Lynn H. Miller** is the author of an article entitled "Frenchtown, New Jersey." You can read how this old town—now tourist byway, daytrip destination and weekend getaway town—acquired its name by going to a new website: <http://www.francerevisited.com>. ■

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# Discussing the city's latest "One Book"

by Ray Bentman

*The Soloist*, by Steve Lopez, was selected for the "One Book One Philadelphia" program with the hope that in 2009 everyone in the city would read the same book. So it was appropriate for the Washington Square Citizen's League to read and talk about such an interesting and timely book. *The Soloist* was a good choice partly because Lopez has many Philadelphia connections—he was an *Inquirer* columnist for twelve years and has written a lot about Philadelphia. And it is an especially good choice because it touches on a number of relevant subjects, most particularly homelessness.

Lopez hears a homeless man, Nathaniel Ayres, playing with a battered violin that has only two strings but which he plays superbly. He at first interviews Ayres for a column or two but becomes so intrigued by that extraordinary man that he continues writing the columns that combine to create this book. In the course of their developing friendship, he finds that Ayres is schizophrenic.

He is also a former student at Juilliard (one of this country's premier music schools), and a highly erratic but thoughtful, complex, interesting man.

The many talks and visits he has with Ayres causes him to reflect on homelessness and to describe the kind of lives homeless people live. Lopez comes to realize that the world of homelessness and its inhabitants are far more complex and interesting than most of us know.

Lopez does not sentimentalize homelessness or mental illness, but he uses it as a way to reflect on our own consumption driven and overly busy styles of life. Nathaniel Ayres is unquestionably schizophrenic, but he is happier on the street than he would be in an institution, And Lopez's developing appreciation of music under Ayres' tutelage, and Ayres' own dedication to music, especially Beethoven, gives the reader a rich sense of the redemptive power of music.

The book inspired a lot of discussion. We discussed the kinds of people who

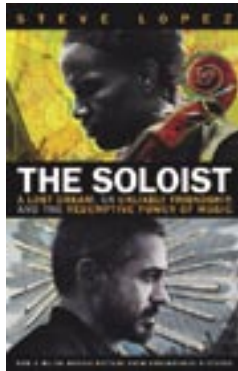
are homeless, the causes of homelessness, how to define mental illness and how it should be treated. We reflected on the fine line between normal and abnormal mentality, the surprising benefits that Ayres finds in being homeless and, perhaps most of all, the power of music to inspire Ayres and Lopez. Of course we did not agree on all those topics, but we had a useful discussion of homelessness and we did agree that *The Soloist* is a fascinating and important book, one well worth being selected for the attention of all Philadelphians.

*Editor's Note:* We are pleased to bring to our readers' attention the successful participation of residents of our

building and in our building to this citywide Mayor's project: One Book One Philadelphia.



Thanks go to Ray Bentman, retired Temple University faculty member and a resident, who led an animated discussion of Lopez's multifaceted presentation on homelessness and the power of music. It happens that the movie, *The Soloist*, will be released in April. ■



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# The new Presidents' House is coming

by Lynn H. Miller

Our historic neighborhood will soon see a new monument rise at a long-forgotten site. Construction should begin sometime this spring on Market near Sixth Street to commemorate the home of Presidents George Washington and John Adams, who lived in this long-vanished house from 1790 until 1800, when Philadelphia was the nation's capital. Thanks to concerted citizen action, the site will also tell the story of the nine slaves Washington housed there and, by extension, the contributions made by African-Americans in the country's early days.

The plan for the memorial, designed by the architectural firm of Kelly-Maiello, will suggest the house's main ground-floor features. A glass enclosure will allow visitors to look down onto the remnants of both the slave quarters and the bow window Washington designed for the southeast side of the house, which extended the rooms there to thirty-four feet. Washington, then Adams, stood in that window for ceremonial occasions: speeches, levees, an ambassador's presentation of credentials, etc. Nearby lived the house slaves, including Washington's chef, Hercules, who escaped into freedom on the last day of Washington's presidency.

Among those who resided here before Washington are a *Who's Who* of early American

notables. Yet, the site's checkered story since 1800 says much about the frequent amnesia of Americans regarding their history.

The original house, built in the 1760s by a wealthy widow, was probably the grandest in Philadelphia at the time. The owner made a gift of the house to her daughter, Polly Masters, when she married Richard

Following the British evacuation of the city in June, 1778, the house was taken over by the new military governor for the Continentals, Major-General Benedict Arnold. There he married Philadelphia's Peggy Shippen, but within a matter of months, Arnold's lavish living and boorish behavior had so alienated him from his supporters that he was forced to resign his post. He

capital of the infant republic was moved from New York to Philadelphia in 1790, a year after Washington's inauguration. Morris offered the house to the President. Washington lived there through the rest of his term.

His household may have held some 30 people: the president, his wife Martha and their two grandchildren; his chief secretary and his wife; three male secretaries;



*Design for the long-vanished Presidents' House Memorial by the firm Kelly-Maiello.*

Penn, grandson of the founder, in 1772. Three years later, Penn, his wife, and mother-in-law traveled to London to deliver the Olive Branch Petition from the colonial assembly to King George III. The king was not assuaged. With war brewing back home, the Penns found it prudent to wait out the conflict in England.

In 1777, when the British army occupied Philadelphia, the commander-in-chief, Sir William Howe, made the Masters-Penn house his residence and headquarters.

then began the treasonous correspondence with the British that led to his infamy. In January, 1780, the house suffered a serious fire.

Next came Robert Morris. He bought and rebuilt the house according to its original plan, also expanding it so that it boasted at least six bedrooms and four servant rooms. During the Constitutional Convention, which played out at Independence Hall from May to September, 1787, Morris's friend, George Washington, was his lodger. So Washington knew the house well when the

nine African slaves; and fifteen white servants, some indentured.

John and Abigail Adams moved into the President's House at the time of the second president's inauguration, in March, 1797. A life-long opponent of slavery, Adams' household was more modest than that of his predecessor. Finally, in 1800, construction of the new federal capital city on the Potomac had proceeded to the point that the presidential family could move there. The Adamses moved into the unfinished

SEE MEMORIAL, PAGE 19



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# Impact of a casino at the Gallery site

by Enny Cramer

Yes friends, the question whether we will get casinos in our neighborhood has still not been resolved. As a matter of fact, since I wrote last in our Fall issue, it seems that nothing has happened. To believe that would be a mistake. Very slowly, and very deliberately, our lawmakers in Harrisburg are trying to kill the issue with "a thousand paper cuts", and that is a really, really slow process!

We have been asked by

one of our residents about the probable impact on Washington Square if Foxwoods settles at the Gallery site. Briefly, not good. It is a well-known fact in the industry that geographic proximity is a major factor in the use of casinos by problem gamblers, which subsequently leads to an increase in crime-related activities that impact on real estate values. This is the very reason our local anti-casino forces have protested against the locations of Sugarhouse

and Foxwoods at the edge of residential neighborhoods. If Foxwoods will locate at the Gallery site, we will have a large casino, not at the edge of a residential neighborhood, but right in the middle of one. It does not seem to require vast brainpower to imagine what that would do to the area.

There are other available locations for casinos, with better access and away from residences. The airport area and the far Northeast come to

mind. It seems clear that the casino people want to be close to residential areas in order to facilitate access.

Where does the mayor stand? He ran on an anti-riverfront casino platform but now supports, along with our state representative and our city councilman, the Gallery or the Strawbridge building sites on Market Street. Rumors on the street suggest that all three politicians caved under pressure from the governor. ■

# An action plan to defeat identity theft

by Nelly M. Childress

Have you been an identity theft victim?

According to the U.S. Department of Justice, identity theft (Social Security, credit card or bank-account numbers) is rapidly rising in the nation. Thieves steal these numbers and other forms of identification in order to sell them, to buy objects, etc., or to falsify their own identification. This may cause monumental problems with a victim's bank records, credit score and other valuable personal information.

According to Senator Mike Stack you can now take steps to prevent and

recover from this type of theft by using the Identity Action Plan: <http://www.identitytheftactionplan.com>, a website sponsored by the Pennsylvania Commission on Crime and Delinquency. The site shows how this theft happens and offers tips and preventive steps to take. It also provides a free downloadable brochure "Action Plan" giving simple, effective tips to avoid becoming a victim. Information to help law enforcement fight this crime, as well as the applicable current laws is also provided.

If you do not have access to the Internet, copies of the "Action Plan" brochure

are available, free of charge, at local PennDOT Driver License Centers and state police stations. Or you can call the Pennsylvania Commission on Crime

and Delinquency at 717-705-0888.

*Editor's Note: This information was taken from an article published in the February 5, 2009 issue of The Public Record. ■*



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# News Around the House

## Wall on Square fixed at last

by Lynn H. Miller

It's taken somewhat more than a year, but domed bricks have finally been put in place atop the curved wall that marks the south entrance to Washington Square at Seventh Street. You may remember that the wall was demolished in a mad-cap car

crash on the night 2007 gave way to 2008. It was rebuilt, all except this cap, last summer. Now our front yard is whole again! ■

## Council election

**April 15:** Candidates' Night

**April 22:** Deadline for submission and retrieval of ballots

**April 23:** Annual Meeting including election results and presentation of 2008 audited financial report

# Her long career as part of the jet set

PILOT, FROM PAGE 1

all the command decisions and is responsible for the flight's safety." A typical flight for Maggie and pilots of the extended range jets, such as the 330, leaves Philadelphia International Airport at night and reaches its destination (Paris) the following morning, local time. After a mandatory rest period, the second half of the job is to return the plane to Philadelphia the next day, departing Paris around noon and arriving here in the afternoon.

As a pioneer in the airline profession, Maggie has seniority that lets her determine her position, the plane she flies, and her schedules. She has vast flight experience and undergoes rigorous recurrent training and testing of her physical and mental preparedness. She is educated on the latest safety

procedures, regulations, and developments. Her stern look of authority easily melts into the warmest of smiles. She loves her work and loves every flight. Maggie can make the tough maneuvers, as well as tell you where to buy the tastiest serrano ham in Madrid.

You will not find Captain Maggie Badaracco in the cockpit with her husband, US Airways Captain Fred Badaracco, for who would deign to be co-pilot? They now maintain their principal residence in Florida, but continue to rent a unit here. When they're not hanging out on Fred's boat or chasing their cat, Maggie may be preparing her favorite paella recipe. Of all the hangars in the world, they chose to be based in Philadelphia and chose to hang their captains' hats in Hopkinson House. ■

# Why we love Washington Square

by Bari Shor

It's our very own front yard.

It's where we have the Tomb of the Unknown Soldier.

It has the bicentennial Moon Tree.

And it's where the well-known Phillie, Chase Utley, walks his dog.

It's our national treasure in the movies.

Looking at it is like viewing a beautiful painting that changes with the seasons.

We fight about what should be built around it as if it were Gaza.

It's where lifestyles

intersect (moms and children, artists, lovers, etc.).

It allows people to move at different paces, from joggers to strollers to just sitting on a bench and not moving at all.

We can party at the exquisite Locks Gallery on First Fridays while viewing great works of art and a spectacular roof sculpture garden.

It's resilient.

It has transformed from the melancholy of a potter's field to the merriment of children at play.

It's named after our first President and it never stops seducing you! ■



Washington Square covered by snow (top) and in May 2007 (bottom).



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# Springtime means change is in the air

**MANAGEMENT, FROM PAGE 3** in May. Please be advised that you must be a full-time resident of Hopkinson House in order to be eligible for single or household membership. Extended family members, summer visitors, friends, etc. are not eligible to become a part of the membership. These are guests and can only make use of the pool facilities by the purchase of a guest pass and the unit owner or resident accompanying them to the pool. A day pass will also allow you to purchase guest passes.

The Virginia Graeme Baker Pool and Spa Safety Act was signed into law December, 2007 and become effective December, 2008. This law requires each swimming pool or spa drain cover manufactured or entered into commerce in the United States to conform to specified entrapment protection standards accredited by the American National Standards Institute (ANSI) and published by the American Society of Mechanical Engineers (ASME). In simple terms, this means that all public swimming pools (including condominium association pools) must be equipped with a safety vacuum release system, suction limiting vent system, gravity drainage system, drain disablement or automatic pump shut off system. This system eliminates hair entrapment, child evisceration and finger entrapment as well as minimizing body entrapment in the pool drain. The

Hopkinson House pool has been brought up to code and meets the new safety requirements of the AMSE/ANSI.

Spring brings birds

to the area. **Feeding birds** on your balcony, either by feeder or spreading food on the balcony surface, is not permitted. The bird food blows onto other

balconies and creates a mess as well as attracting birds to other balconies where they leave their droppings, damaging outdoor furniture.

SEE MANAGEMENT, PAGE 17

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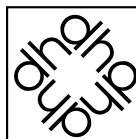
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# Scenario: The birth of a new museum building

MUSEUM, FROM PAGE 1

the world, the Jewish people who came to America for a new start also continued to cherish their ethnic, cultural and religious backgrounds despite the often-harsh circumstances which had forced them to leave.

Now, in the birthplace of American freedom—taking its place near Independence Hall where freedom was born—to celebrate the Jewish experience with American freedom as inseparable from Jewish life, visitors to the Museum will discover what they have in common with the Jewish Experience in America and to explore the features that make this history distinctive.

The new building is designed to be a light-filled glass-enclosed space in which the interior levels will seem to float beneath a five-story atrium. Clearly visible from the street, within the uppermost level will



Night rendering of the design for the new home of the National Museum of American Jewish History by Polshek Partnership Architects.

gleam a splendid “Freedom Beacon”. The Museum will have additional space for its collections and exhibitions, classrooms, a 220 -seat auditorium, and an excellent museum shop.

Until the new museum is ready, the National Museum of American Jewish History will remain open in its present location at 55 North Fifth Street (phone number

215-923-3811). Hours are Mondays to Thursdays: 10 A.M. to 5 P.M.; Fridays: 10 A.M. to 3 P.M.; Sundays: Noon to 5 P.M.; closed Saturdays and major Jewish Holidays. ■

## A stranger in my bed

AMSTERDAM, FROM PAGE 1

visiting friends and relatives and partaking in the cultural life of the city, especially the Concertgebouw.

We had arranged this home exchange on the internet. We exchanged e-mails for a few weeks to get a feel for each other, after which we agreed on the swap.

I had made an attempt to make my condo more “masculine” by putting all pictures of my kids and grandkids in storage, as well as most of my tschotchkes. I am not sure whether he had made

any changes to his condo. But after a few days I felt totally comfortable amongst the very avant-garde art, the myriad of animal hides on floors and walls as well as the many depictions of nudes. It was fun, because it was so different from my usual surroundings.

Yes, I took a risk by letting this stranger into my home, but so did he. At the end we both felt very satisfied by this experiment. I am planning to do this again, and so is he. I'd be happy to talk to anyone interested in planning a home exchange. ■



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# Springtime means change is in the air

## MANAGEMENT, FROM PAGE 13

Bird feeding is prohibited everywhere on Hopkinson House property.

With the onset of warm weather more and more residents will be using their **balconies** to dine and relax. Please exercise caution when watering your outdoor plants. Do not let the water overflow the drip pan under the planter. Do not sweep dirt or water off the balcony. Your neighbor below does not want to be doused with water or have dirt fall on them or their meal.

**The use of barbecue grills is prohibited in high rise buildings by order of the Philadelphia Fire Department.**

Shade umbrellas may be used on the balconies with certain restrictions. On November 24, 2008, the HHOA Council amended the conditions under which umbrellas may be used. Umbrellas may be used on the balconies between May 1 and October 31. From November 1 through April 30, umbrellas may not be used on the balconies. They must be taken down and securely stored away during this time. During periods of high winds, all loose or removable objects, including patio umbrellas must be removed from the balconies. Plants, pots, receptacles and other movable objects are prohibited from being placed on or maintained on the ledges of the balconies. The height of planters, pots, receptacles and all loose or movable objects must be below the height of the

balcony wall. Owners and residents are prohibited from mounting, installing or otherwise attaching any item to the balcony. Owners and residents may not drill holes or otherwise alter the face of the balcony.

If you are in need of maintenance in your apartment, there is a **work-order procedure** which must be followed. You must call the front desk

and authorize a work order which will be forwarded to the maintenance department. Please let the desk clerk know if you wish to be called before someone from the maintenance department comes to your apartment. If the work may be performed without your presence, please advise the desk clerk. Stopping a member of the maintenance department to report a

problem will not generate a work order and the work will not be performed until a written work order is authorized by the owner of the apartment. Renters must have their landlords authorize work orders unless there is an emergency situation such as water leaking into the apartment.

If you intend to

SEE MANAGEMENT, PAGE 19



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# Two very different Council committees

**COUNCIL, FROM PAGE 3**  
all owners are entitled “to attend and to be heard”—the budget meeting.

## The dispute-resolution committee

In contrast with the finance committee, the dispute-resolution committee (DRC) has to work at arm’s length from the Council. As with all the Council’s committees the members and chairman of the DRC are appointed by the Council but no Council member may be a member of the DRC.

In contrast with the Council’s other seven committees the appointment of a DRC is specifically required by the state condominium law. Residents breaking our community rules are subject to a penalty, usually a fine of up to \$100 but there are other penalties. The Council may not impose a fine, however, unless the alleged offender has been given the opportunity of a hearing before a panel of the DRC (three panelists and a recorder.) At the hearing the offender may choose whether or not to attend. Both sides have the right to be represented by legal counsel and to call witnesses.

After hearing the evidence and the arguments the panel prepares its findings and may recommend a penalty. After reviewing the panel’s recommendations the Council decides what action to take. If the Council determines

a penalty, the general manager is responsible for administering it.

In practice, the whole process begins and ends with the general manager. All complaints come first to the manager, who will try to decide whether there is a rule infraction or simply a dispute between residents. The manager will seek objective evidence by whatever methods are appropriate—speaking to

Often a noise that seems to come from an adjoining apartment—above, below, or next-door—actually comes from a distant part of the building.

When a resident complains that a noise comes from a neighbor, the manager’s first task is to test whether it does or whether the noise comes from elsewhere. If tests show that the neighbor is not the cause, there remains the task of

those cases, offenders who disregard advice and warnings, and who continue making noise, are subject to being penalized. Whether a breach of the rules involves noise or something else, the manager and the committee chairman must ensure that there is sufficient evidence for a hearing before a panel of the committee.

The dispute-resolution committee is best composed of people who are good at counseling—judges, attorneys, senior police officers, physicians, school teachers and counselors, and managers accustomed to supervising staff. The rules governing the composition and actions of the committee are defined in a three-page section of our Community Rules and Regulations. It is much to the credit of both the management and the committee that, in recent years, nearly all disputes and infractions have been resolved amicably and without penalties.

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**It is much to the credit of both the management and the committee that, in recent years, nearly all disputes and infractions have been resolved amicably and without penalties.**

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those involved, sending staff members to observe and, if necessary, seeking help from the DRC.

The manager must do his or her best to resolve the matter, especially if there is merely a simple dispute between residents, one where no rule is broken. The transmission of noise, between apartments and throughout the building, is a real problem in Hopkinson House, and noise is the subject of most complaints.

convincing the complaining resident. Members of the committee can be very helpful in resolving the dispute, either by convincing the complainer that the neighbor is blameless or by persuading an offending neighbor to modify his or her behavior.

Noise is often the result of a rule infraction—TV or music played loudly late at night, or failure to install the floor covering required for sound insulation. In

## An invitation

If you would like to join the finance committee or the dispute-resolution committee, and you think you have the necessary talents, please notify our general manager, Judi Forte. Judi will ensure that the Council is aware of your interest when the committees are assembled after the Annual Meeting in April. You should also advise Judi if you are interested in joining any of the other committees of the Council. ■

# The new Presidents' House is coming

MEMORIAL, FROM PAGE 7

White House on Saturday, March 1. On the following Tuesday, Adams lost the election to Thomas Jefferson.

Once the Morris house on Market Street ceased to be the home of presidents, it fell into decline. The once-rich Robert Morris would soon undergo bankruptcy and spend time in debtors' prison. Meanwhile, his mansion was stripped of its ornamentation, failed as a hotel, then was converted to shops and a boarding house. In 1832, the building was gutted, though partial exterior walls remained until 1951, when the last of these was removed to create Independence Mall. Worse indignity, a public toilet rose on the site.

Some fifty years later, the Mall underwent a makeover. While a new Liberty Bell pavilion was created at Sixth and Chestnut, the adjacent site of the President's House remained largely forgotten. But then, complaints arose that at least part of the new pavilion impinged on the ground where Washington's slave quarters had stood. In March, 2002, both Philadelphia's City Council and the Pennsylvania Legislature called on the National Park Service to commemorate the mansion and the slaves who had been housed there.

Thanks to such pressure, much of it generated by the Avenging the Ancestors Coalition, an archeological dig was conducted at the site in 2007. When the

foundations of the slave quarters and Washington's bow window were uncovered, thousands of visitors thronged the site to gape at the remains. That will again be possible for years to come once the memorial is completed.

The superintendent of Independence National Historical Park, Cynthia

MacLeod, recently had this to say about the site: "Ten years ago, we at the National Park Service may have been reluctant" to include the story of the nine slaves in the historic site. "Now we can't imagine it without it." In commemorating both leading members of the nation's 18<sup>th</sup>-century elite and those who served them—some as

chattel, the President's House will provide a microcosm of what is both grand and tragic in American history.

Mayor Nutter has invited President Obama to be in Philadelphia for the opening of the Presidents' House, now anticipated for fall, 2010. Welcome, Mr. President, to our neighborhood. ■

## Spring means change is in the air

MANAGEMENT, FROM PAGE 17

have work done in your apartment by an outside contractor, yourself, a family member or friend, you must file a completed contractors package with the building's Chief Engineer before any work can begin. The insurance requirement for all work done in the apartments, whether by a contractor or the owner is \$2 million. If you intend to have your hardwood floors refinished, you must notify the Chief Engineer, Tony Kelly, prior to refinishing the floors. All immediate neighbors must be notified of the potential for strong fumes when the refinishing is in progress.

Community **laundry rooms** require a special type of etiquette. When you are checking the clothes in a dryer and discover that the load is not yours, please close the dryer door and push the reset button. Otherwise, the owner of the clothes comes back to a dryer full of wet clothes. Surely, you would want the favor returned.

Please empty the lint trap in the dryer after each

load. A build up of lint can create a fire hazard. If you have a problem with a washer or dryer, please report it to the front desk with the number which appears on the washer or dryer in need of repair.

If you are anticipating **selling or renting** your apartment, please contact Cathy in the management office for the most recent sale and rental information. Sale prices and monthly rental information are kept on record and can be very helpful to you.

It is important to observe the warning signs over the **trash chute** prohibiting the throwing of any type of glass down the chute. Glass thrown down the chute shatters when it hits the compactor at the bottom. This creates a danger for the staff members working on the trash containers at the bottom of the chute. Several members of the housekeeping staff have been hit in the face by the shattering glass. Please be observant of this policy and do not put glass of any kind

(bagged or unbagged) down the trash chute.

If you have large **boxes to discard**, please do not leave them in the trash room. Call the resident services desk at 215-923-1776 to have housekeeping pick them up.

The two most common **noise complaints** that we receive are because of uncarpeted floors and TV volume. The Hopkinson House Community Rules require all apartments to have 80% carpeting in the living room, dining room, bedrooms and halls. The bathroom and kitchen are not required to be carpeted. Landlords are responsible for their tenants complying with this rule. The sound of chairs scraping across an uncarpeted floor is extremely annoying to surrounding neighbors. Several residents have mentioned that they have felt or rubber tips on their chair legs which muffles the sound in the event the chair is pulled across uncarpeted flooring. But, ultimately, the owner must be in compliance with the policy regarding carpet. ■

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