

<b>Date of Incident</b>	03-16-2026
<b>Prepared By</b>	Stephen Cicala
<b>Reviewed By</b>	Incident Report was reviewed by Brett Goldenhorn on 03-16-2026 at 06:16 PM.
<b>Property</b>	251 Dekalb
<b>Time of Incident</b>	11:30:00
<b>Location of Incident</b>	South tower, in mulch bed, outside the game room windows.

<b>Report Last Updated By</b>	<b>Update Date</b>
Brett Goldenhorn	03-16-2026

**Incident Type**

Misc.

**Description of Incident**

Stephen and Mecca were informed by Paul, McMullin Electric, that someone went through a window at the South tower. We went to the South tower and found a man and woman in the mulch bed, outside of the South tower game room windows. The man was observed standing over the woman, punching her in the face. Mecca and I both yelled for the man to stop. The man yelled back at us stating that she was trying to stab him with a bottle. I, Stephen, called 911. The man then stopped and woman rose to her feet. Her face was bloody. The man proceeded to get into his white VW, which was parked in front of the South tower, and he parked in the parking lot across from the tower. The woman, identified as Landy Shade, from apartment S608, went inside South tower to her apartment. The man, who never identified himself with police, was walking back towards the tower, six police cars from Upper Merion arrived and I pointed the man to one of the police officers. Shortly after, Upper Merion Fire/EMS arrived to check on the woman, who was already inside the tower. Police Report# 26-06644.

**Corrective action taken at the time of the incident**

I showed the video of the incident to two of the officers at the scene and uploaded a 20 minute video of the incident to the Upper Merion police department evidence submission website. Neither myself or Mecca saw the woman again after the police arrived.

**What we have done related to Customer Service and helping the resident, if anything?**

Both persons, Landy Shade and John Doe are affiliated with apartment S608- Melva Fairfax. Neither of them are on the lease for apartment S608. The management office will need to file a Notice to Quit on apartment S608- Melva Fairfax.

**Witnesses names and phone number**

Paul McMullin, 215-901-3723

**Was there security camera footage of this incident?**

Yes

**Link to security footage video in Box**

http://Video is saved on Stephen's laptop and provided to the Upper Merion Police Dept.

**Did this incident involve a resident?**

Yes

**Unit**

W0608

**Resident Name**

Melva Fairfax is indirectly involved.

**Did this incident involve a Lindy team member?**

No

**Did this incident involve a vendor?**

No

**Should this incident be reported to the residents renters insurance policy?**

No