

<b>Date of Incident</b>	05-12-2025
<b>Prepared By</b>	Frank Baer
<b>Reviewed By</b>	Incident Report was reviewed by Frank Baer on 12-19-2025 at 05:28 AM.
<b>Property</b>	Towers at Wyncote
<b>Time of Incident</b>	07:15:00
<b>Location of Incident</b>	Tower 2 loading dock

<b>Report Last Updated By</b>	<b>Update Date</b>
Frank Baer	05-15-2025
Brian Kroker	05-15-2025

Incident Type
Injury-other
Incident Type Category
Residents or guests
Incident Type Sub-Category
Animal-Rodents-Insects
Description of Incident
Time of Incident: Approximately 7:15-7:30 AM Location: Tower 2 Loading Dock Area Individuals Involved: Keyshawn Phillips, son of resident Gresford Phillips (Unit 1005-2) Ali Ambrose Bradley, son of resident Virgil McPherson (Unit 125-2) Dog Involved: German Shepherd owned by Virgil McPherson Description of Incident: Keyshawn Phillips was exiting the building through the loading dock door after visiting his parents when he encountered a German Shepherd being walked by Ali Ambrose Bradley. The dog jumped on Keyshawn and bit through his coat, causing injury to his arm. Following the incident, Keyshawn and his mother sought medical treatment at the Chestnut Hill Hospital Emergency Room (Temple Health). Keyshawn received wound care along with rabies and tetanus vaccinations.
Corrective action taken at the time of the incident
I met with Keyshawn and his mother shortly after the incident and completed an incident report. I informed them that we would attempt to obtain video footage from security cameras to confirm the identity of the dog involved. Although the loading dock camera was unfortunately offline at the time, and Dennis from the security company confirmed that footage could not be retrieved, we were able to identify the dog involved. Frank Manley confirmed the identity of the dog, and after reviewing the matter with Jenel at Cohen's office, I issued a voicemail and formal letter to the dog owner, stating that the dog needed to be permanently removed from the property. I conducted follow-up emails and phone calls with Keyshawn and his father, Gresford Phillips, to keep them informed of the steps taken. The resident has since confirmed that the dog has been permanently removed from the property.
What we have done related to Customer Service and helping the resident, if anything?
Met with resident and mother in person and spoke to father several times on the phone. Followed up with resident and son for status update.
Witnesses names and phone number
only the son visitor Keyshawn Phillips 347-551-9671
Was there security camera footage of this incident?
No
Link to security footage video in Box
http://
Did this incident involve a resident?
Yes
Unit
0125-2
Resident Name
Ali Bradley son of Virgil Mcpherson
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