



Date of Incident	08-18-2020
Prepared By	Linda Barder
Property	Towers at Wyncote
Time of Incident	11:00:00
Location of Incident	The Towers at Wyncote 8460 Limekiln Pike Unit 1016 Wyncote PA 19095

Description of Incident

Kristy Esterly resident of 1016-1 was alone in her apartment when a male, Gilbrato Sagulan, she believed was maintenance for The Towers at Wyncote knocked on her door requesting to enter so he could check for a water leak. The victim told Cheltenham Township Detectives this was the fourth time since May of this year that this male entered her apartment after 1 OPM to check for an alleged water leak. No leak has ever been found. The male asked if he could have a drink, victim said because she had dealt with this male a few times in the past few months, she agreed to have a drink with him. During their conversation he told Kristy that he was the father of her neighbor's baby (unit 1015-1). Additional words were exchanged when victim said he began pulling off her clothes and forcing himself onto her, this is when she was sexually assaulted. Victim went to Jeans Hospital where Cheltenham Township Police were called, the victim was transferred to Abington Memorial Hospital and treated by a SANE nurse. See attached Cheltenham Township Police report. Here is what we know about Gilbrato Sagulan: He was never an employee of Lindy Communities at any time. He was a painter for Silas Rodgriquez, of ERC, a contractor which does work on property. This company and its employees do not work in occupied units. Their personnel do not have Lindy Communities ID badges or uniforms. He was terminated by ERC on August 7, 2020 due to performance issues and is no longer working for them. He is the father of baby that lives in unit 1015-1. He is not listed on the lease.

Corrective action taken at the time of the incident

Frank Baer and myself was informed by Cheltenham Township Detectives on Monday, August 24th and were told not to talk to anyone about this at the time. I was able to provide camera footage that they requested and will be sending them the visitor log sheet also requested.

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

Kristy Esterly was at the Leasing Office this morning, August 26th and told us she is no longer living in her apartment and that she will be 100% vacated by September 16th. Both Frank Baer and myself told her she will not be penalized for lease break / early termination fees and that she is only responsible for the rent up until September 16th. We are checking into the status of unit 1015-1 and consulting legal counsel on our various options. We will be sending out a resident e-mail blast reminding residents to only permit in their unit Lindy Community Employees in uniform and with their company identification badge.

Witnesses names and phone number

N/A

Is criminal activity involved

Yes

Criminal activity involved

security footage <https://lindyproperties.box.com/s/8j8c5o79e70a8i4u0pc7lyvcxfopzv1o>

