VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association October 2025

IMPORTANT DATES

Next Open Board of Trustees Meeting: Thursday, November 20, 2025 at 6:30 pm

Recycling Dates: October 8 & 22

Trash Collection Townhouses: Mon, Wed. & Fri. **No plastic bags** on street please.

Trash Collection for Condos: Use Dumpsters (For Condos Only) Townhomes can **NOT** use!

COMMITTEES

ADR Active
Architectural Control - James O'Donnell
Communications - Carol Goldbach
Grounds - James O'Donnell

BOARD OF TRUSTEES

President	Scott Alpaugh
Vice President	Rafal Lankamer
Treasurer	James O'Donnell
Secretary	Carol Goldbach

WEBSITE

Visit our community website to obtain forms, information, copies & newsletter

www.vanderhavenfarm.com

PORTAL WEB ADDRESS

portal.premiermanagement.net
(click "login" then "sign up")

MANAGEMENT

Premier Management Associates
Yamila Izquierdo
908-707-0760
yizquierdo@premiermanagement.net

Office Hours:
Mon., Tue.,Wed., Fri. 8:00 a.m.- 4:00 p.m.
Thursday 10:00 a.m. - 6:00 p.m

After hours emergency only: 732-390-1100

The Board Box

Hello Vanderhaven Farm Community,

The Board will hold a **closed Executive Meeting on October 16**. The next **Open Meeting** will take place on **November 20**. Please note that there will be **no meetings in December**. We recently approved topsoil projects in three areas to address exposed tree roots. These will be completed gradually, starting with the approved areas and expanding as the budget allows. The Board and management are also working on the **2026 budget and** the DRASTIC increase in contract renewals and associated operating costs. While it has not been finalized, we are carefully reviewing expenses and exploring ways to reduce costs, including comparing insurance options to find potential savings. Additionally, we are continuing work on the **Capital Reserve Study**. A draft has been completed, and we are collaborating with the engineer from FWH to finalize the report. We would like to thank all homeowners and residents for their cooperation with proper garbage disposal. Management has reported improvements, especially with plastic bags not being left outside. These small efforts make a big difference in keeping our community clean and beautiful.

Together, we will continue to improve Vanderhaven Farm and keep it one of the best places to live in Bridgewater.

Thank you,

Scott Alpaugh & Board Members

Portal Information

We'd like to remind you that you now have the ability to update your personal information directly through your resident portal!

Simply log in to your portal and go to your profile. You'll see small pencil icons next to your contact details. Clicking those will allow you to:

- Update your phone number and email address
- Add a secondary address
- Modify your communication preferences, such as how you'd like to receive general updates or billing information (email, paper, both, or even text)

Everything can be done quickly and easily under the **Profile** or **Profile Settings** section of the portal. If you have any questions, feel free to reach out. We're here to help!

Winterize

At this time, I recommend that townhouse owners winterize the water spigot located in front of their unit to prevent pipes from freezing and potential flooding during the winter months. Condominium units do not have outdoor water faucets. The water used from these faucets is charged directly to the individual homeowner and is therefore not considered common property. It is the responsibility of each homeowner to properly winterize their faucets to prevent freezing.

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Firewood Storage

- Firewood may be stored on patios, balconies, or decks between **October 1 and April 1**.
- Firewood must be kept in a **36-inch black ring log holder (or similar)**. Only one ring is allowed per unit.
- Between **April 1 and October 1**, rings may remain on the patio, balcony, or deck but must be empty.
- Rings must be stored at least **two feet away from unit walls**.
- Splitting or chopping firewood is **not permitted** on the premises.
- Firewood deliveries must be made to the unit owner's assigned parking space only. Vehicles delivering firewood are not allowed on lawns or sidewalks. Firewood must be removed from assigned parking spaces within **24 hours of delivery**.

Hose Storage

- From **April 1 through October 31**, hoses must be neatly wound or placed on a hose caddy.
- From **November 1 through March 31**, hoses must be stored indoors.
- Hose reels may **not** be attached to any portion of the building or private fences.

Upcoming Community Inspections

Please be advised that **full community inspections** will take place beginning in **November**. These inspections will cover all patios, and for condo buildings, breezeways and balconies as well. As a reminder, we are part of a homeowner's association (HOA), which means our community follows established standards, rules, and bylaws. One of these standards is the proper use and upkeep of patios and balconies. These areas are intended to be enjoyed as outdoor living spaces with appropriate items such as patio furniture, a small table, or chairs, not to serve as storage areas. Excessive clutter, toys, boxes, or other stored items not only detract from the appearance of the community but also create safety and maintenance concerns. We encourage you to take a moment to step outside, look at your patio or balcony, and ask yourself: **Does this space look inviting, clean, and presentable? Would I feel proud to sit here and enjoy a cup of coffee?** If the answer is no, now is the perfect time to begin cleaning and organizing. We are sharing this notice well in advance—**in October**—so everyone has plenty of time to prepare. There will be additional reminders as we get closer, along with the specific dates of inspection. Please note that once inspections begin in November, **any patio, balcony, or breezeway found to be in violation will result in an automatic fine**, as outlined in the association's official resolutions. These resolutions are available for review at any time through your homeowner portal, including details on the fine amounts. Thank you for your cooperation in keeping our community beautiful, safe, and enjoyable for all.

Open Board Meetings

For the **November Open Board Meeting**, any homeowner who wishes to address an issue must submit their concern **in writing at least one week prior to the meeting**.

The Board will review all submitted concerns in advance and will address them during the meeting. Please note that **residents will not be permitted to raise new issues at the meeting itself** unless they are submitted beforehand. When submitting your concern:

- Include your **name and unit number**.
- Clearly state your **concern or question**.
- In the email subject line, please use: **"Concern for [Date of Meeting]"**

This process ensures that the Board has sufficient time to review all matters and provide thoughtful responses at the meeting. Thank you for your cooperation in helping us run efficient and productive meetings.

Bulk Items / Large Trash Disposal

If you have bulk garbage or a large item to dispose of, please contact **CIPAS Disposal Services** to arrange a pickup:

- **Phone:** 732-388-5599
- **Email:** cpascontainer@gmail.com

When you contact them, let them know **what item(s)** you're disposing of and **schedule** a pickup date.

Important:

- Put the item out **the night before** your scheduled pickup—**not earlier**—to keep the community neat and avoid complaints.
- A **service fee** applies; CIPAS offers competitive pricing, but you will be responsible for the cost. Thank you for helping keep our neighborhood clean and orderly.

Activities in the Making

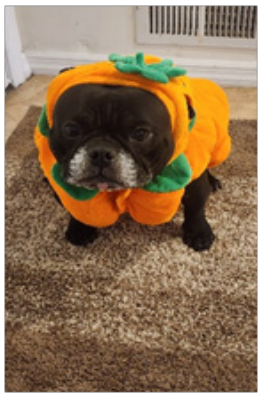
COMMUNITY THRIFT SALE - We are hoping to hold a thrift sale in the clubhouse parking lot this October. Please email Carol G at cmskates2@gmail.com with your name and phone number, to let her know if you would like to participate. In order to plan we need a minimum of **10 interested residents, currently we have 4**. Barbara or Carol will get back to everyone as soon as we have 10 residents ready to roll. There is **no participation fee, you keep what you earn!** Now that's hard to resist!

VHF MENS CLUB – Do we have residents interested in having a community men's club? Activities could take place at the clubhouse, or the group can coordinate outings. If you are interested in making this happen email Carol G at cmskates2@gmail.com with your name, phone number and your interest in a men's club. You would decide what, when and how often to meet. Carol will get back to you and Barbara will be happy to help you coordinate your first meeting.

CLUB NEWS - The Boomers hold their regular monthly meeting on the **Second Thursday** of every month. Although the group name implies Baby Boomers, **all residents** are welcome! Please contact Carol G at cmskates2@gmail.com if you are interested in knowing more. Or feel free to attend our next Boomer meeting on October 9th at 6:30 pm in the VHF Clubhouse.

Trespassing and Soliciting

We have recently received several complaints regarding individuals walking through the community soliciting, knocking on doors, or leaving advertisements on cars and windshields. Please remember that this is a **no-soliciting community**, and signs are posted at every entrance to reinforce this policy. If you see anyone soliciting, we kindly ask that you contact the **Bridgewater Police Department's non-emergency number** right away. It is safer and more effective for the police to handle the situation rather than staff or maintenance approaching these individuals directly. Additionally, if an advertisement is left on your car, please help us keep the community clean by placing it in a trash bin instead of leaving it on the ground. With only Charlie and I maintaining the property, it becomes very discouraging to find litter scattered around. Your cooperation goes a long way in keeping our neighborhood safe and welcoming for everyone. Thank you for your understanding and support.



The Woofing Purrfect Corner!

Hello! My name is Melly Melanin, and I'm three years old. I recently moved to Vanderhaven Farm, and I'm already having such a great time here! A little about me: I absolutely love peaches and bananas; they're my favorite fruits in the whole world. I also enjoy cuddling with my beloved toy bone and, most of all, getting belly rubs from my family. Whenever I stretch out my paws, that's my special way of inviting them to pet me…it's my favorite form of love. When I'm rested and, in the mood, to play, I love a good game of tug-of-war with my parents. And if you see me out walking with my mommy and daddy, please don't forget to say hi… and maybe let me sneak in a little face lick!

Recycling Schedule for Bridgewater

October	8, 22
November	5, 19
December	3, 17, 31

Parking Etiquette in Vanderhaven Farm

We'd like to remind everyone of Vanderhaven community parking guidelines to ensure a fair and convenient experience for all. Each homeowner has one assigned parking space, and **it's crucial to use your designated spot.** Visitor parking spaces should remain available for guests and for residents that have more than one vehicle and are not occupied by residents that only have one vehicle. Additionally**, vehicles must be moved to other parking spaces at least once every two weeks.** Prolonged parking in the same spot is **NOT** permitted. This policy helps maintain an orderly and accessible parking area for everyone. Please also respect the spaces marked for Vanderhaven Farm employees or other specifically designated areas. These spaces are reserved and should remain unoccupied by other vehicles. Please remember that **unassigned guest parking spaces are not reserved**, even if they are located directly in front of your unit. These spots are **available on a first-come, first-served basis** and are intended for use by any resident or guest. You may not ask someone to move their vehicle from a guest parking space simply because it is more convenient for you. These spaces are not private property and cannot be claimed for personal use. By following these guidelines, we can ensure that everyone has fair access to parking and that our community remains a pleasant place to live. Thank you for your understanding and cooperation.

Guidelines Corner

We ask that townhouse owners package trash properly. Make sure all your trash is sealed inside 1 large plastic bag. Place the bag **inside** the **trash can** with a tamper resistant lid properly seated. Also, remember to bring your trash can back up to your patio or other appropriate storage area (outdoor storage closet), no later than the evening of the day the trash was picked up. This cooperation will help keep our lawns free from debris and our residents free of fines for failing to comply. Also, be advised that **garbage pick-up** will be every **Monday, Wednesday, and Friday**. Please be sure to put your garbage cans out the evening before pickup. **NO PLASTIC BAGS ON STREET!!!**

Reminders

- Garbage Cans are required to be put out **with a lid and secured**! **No plastic bags outside the garbage can please**! Animals break the bags, creating a mess on our streets.
- Smoke detectors and carbon monoxide detectors: Change the batteries, and check they are functional. This is a homeowner's responsibility.
- Pets: Please pick up after your pets, Automatic fine of $150.00 for not properly disposing of waste. Do not place your dog's waste bags or place small garbage cans in front of your door. **Keep pets on a leash**!!!
- Please remove any decorative lights from your balconies, any holiday lights or decorations from already past holidays to avoid a fine.
- Please ensure that your **windows screens** are in good condition and properly installed. If we find any damaged or missing screens, a fine will be issued to your unit.
- Please remember that only **USA flags** are permitted in our community. Flags representing sports teams or any other organizations are **not allowed**. Kindly remove any non-compliant flags to avoid a fine. Thank you for your cooperation!

We strive to keep our community looking well-maintained and organized. Thank you for your cooperation.

For advertising rates & information
please email: hilariej@optonline.net
or call The Newsletter Shoppe
908-903-0336

Jamila's Recipe Corner

Pumpkin Spice Muffins with Cream Cheese Swirl 🎃

Ingredients

- 1 ¾ cups all-purpose flour
- 1 cup granulated sugar
- ½ cup brown sugar, packed
- 1 tsp baking soda
- ½ tsp baking powder
- ½ tsp salt
- 2 tsp pumpkin pie spice (or 1 ½ tsp cinnamon + ½ tsp nutmeg + ¼ tsp cloves)
- 1 cup canned pumpkin puree
- ½ cup vegetable oil (or melted butter)
- 2 large eggs
- 1 tsp vanilla extract

Cream Cheese Swirl

- 4 oz cream cheese, softened
- 3 tbsp sugar
- 1 tsp vanilla extract

Instructions

1. Preheat oven to 350°F (175°C). Line a muffin tin with paper liners.
2. In a large bowl, whisk together flour, sugar, brown sugar, baking soda, baking powder, salt, and pumpkin pie spice.
3. In another bowl, whisk pumpkin puree, oil, eggs, and vanilla until smooth.
4. Add wet ingredients to dry and stir gently until just combined (don't overmix).
5. In a small bowl, beat cream cheese, sugar, and vanilla until smooth.
6. Fill muffin cups about ⅔ full with pumpkin batter. Add 1 teaspoon of cream cheese mixture on top of each and swirl gently with a toothpick or knife.
7. Bake for 18–22 minutes, or until a toothpick inserted into the center comes out clean.
8. Let cool slightly, then enjoy warm with coffee or tea.

Welcome To Our New Homeowners

Welcome to Vanderhaven Farm! We are so glad to have you join our community. Some of you have already had the pleasure of meeting at the management and maintenance office, located at the clubhouse next to the pool and in front of the tennis courts. If you haven't stopped by yet, we encourage you to do so soon. During your visit, you'll be able to:

- **Obtain your parking permit and car sticker** so we can properly identify residents' vehicles.
- **Provide your contact information** so we can add you to STATCOM and our email blasts, keeping you informed about community updates and events.
- **Receive a warm welcome in person** and learn more about everything Vanderhaven has to offer.

We're proud of the many activities and clubs that make our community special, such as the Boomers Club and the Men's Club of Vanderhaven, along with other seasonal events and gatherings you may wish to be part of. If you're new, please don't hesitate to stop by the office or call ahead to schedule a time to meet. We want to make sure you feel at home right away and have all the information you need, including our community newsletter. Once again, welcome to Vanderhaven Farm!!! We're happy to have you here!