



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

January 2023

BOARD OF TRUSTEES

President	Scott Alpaugh
Vice President	Chris Paparteys
Treasurer	James O'Donnell
Secretary	Carol Kieffer
Trustee	Rafal Lankamer

COMMITTEES

All committees are seeking additional members.

ADR Active

Architectural Control - James O'Donnell

Grounds - James O'Donnell

WEBSITE

www.vanderhavenfarm.com

MANAGEMENT

Midlantic Property Management

Phone: 908-707-0760 • Fax: 908-722-6966

After Hours Emergency: (732) 828-7200

Please use this number for true common area emergencies only.

Office Hours:

Mon., Tue., Wed., Fri. 9:30 a.m.- 4:30 p.m.

Thursday 10:30 a.m. - 6:30 p.m.

MEETINGS

Board Meetings are normally held on the third Thursday of the month. Anyone wishing to have an issue placed on the agenda must request it in writing and supply Management with the necessary paperwork by the Thursday before the meeting. The next Board of Trustees Meeting is scheduled for Thursday, January 19th at 7:00 PM. Please feel free to join us for our meetings!

2023

HAPPY NEW YEAR

The Board Box

HAPPY NEW YEAR!

PLEASE VOTE!

At the Board election in October, we did not reach our quorum of 115 ballots, so we are running the election again. This costs money each time for printing, postage, and envelopes, so even when there are no contested seats, we need everyone to vote so that we achieve quorum.

Some residents have received a new ballot for the January 19, 2023 election. If you haven't sent in your ballot yet, please do. With permission from their landlords, tenants can vote as a proxy for them.

You can vote for none or as many as seven candidates, but you must return your ballot for it to be counted - even if you do not vote for a single candidate.

If you submitted your ballot for October's vote you do not need to cast a new ballot. If you still have your unused ballot from October, please complete your vote and bring it to the clubhouse or mail it to the office here in VHF. If you haven't voted yet, please come to the January meeting and cast your vote.

Thank you for your cooperation and participation!

The next Board of Trustees Open Meeting will be on January 19, 2023, at 7:00 pm at the Clubhouse. You are encouraged to attend the next meeting and call or email our Property Manager, Donna at 908-707-0760, or donna@mpm-nj.com respectively, with any questions or concerns.



Census Forms

Any resident who didn't submit a census form in 2022 will receive a \$500.00 fine to their account. Management is still putting the updated information in the database. Any fines incurred will be reflected by March 2023.

IMPORTANT

Dryer Vent/ Chimney Cleaning

Every 2 years, the Association requires homeowners to have their dryer vent and chimney inspected and cleaned. Homeowners are responsible to have these cleaned by professionals and are required to submit the invoice with a passing grade to Management. Anyone who hasn't submitted the receipt yet needs to do so ASAP or they will receive a fine of \$500.00. Homeowners must consider that if they do not clean the required items every 2 years, they are risking a fire hazard. Please also consider that the units are attached, and your decision can affect others. Management is still putting this information in the database. Fines will be issued by March 2023. Please reach out to management at 908-707-0760 if you have any questions.





Geralyn Marchiafava
Realtor Sales Associate

Cell: 908-698-3349
Email: Geralyn.Marchiafava@CBmoves.com
Website: www.GeralynMarchiafava.com

Coldwell Banker Realty
716 Route 206 & Raider Blvd.
Hillsborough, NJ 08844
Office: 908-874-8421



Selling, Buying or Renting - I'm here for you every step of the way



PLUMBING, HEATING & AIR CONDITIONING
NJ Lic # 6956

- HOT WATER HEATERS
- PLUMBING FIXTURES
- FAUCETS & VANITIES
- TOILET REPAIRS
- GARBAGE DISPOSALS
- HUMIDIFIERS
- HEATING REPAIRS
- FROZEN PIPES THAWED
- A/C REPAIR & REPLACEMENT
- RELIABLE SERVICE

SEWER AND DRAIN CLEANING
1-800-249-0404





ANTHONY'S
PLUMBING • HEATING • AIR CONDITIONING



Association Insurance Information

We have a high number of new homeowners buying into our wonderful community! Welcome to all the new homeowners. Please be sure to complete the census form and contact the management office for your parking decals. The Association would like to inform Vanderhaven homeowners of their responsibility regarding insurance. Our hope is to educate homeowners on what the Association is responsible for, specifically regarding insurance. This way, homeowners are not overpaying for coverage that is not needed.

In the event of a large loss to a unit, the homeowner's insurance is responsible for the following items:

- Association deductible
- Personal belongings
- Any improvements made to the unit after the initial construction of the building.

All other damages will be covered by the Association's insurance. The details to this can be sent to homeowners individually, upon request. Please reach out to Management at 908-707-0760 or by email at donnah@mpm-nj.com.

2023

Attached/Hanging Items

Residents may not hang clothes, laundry, rugs or other items from lights, windows, facades, railings, patios, balconies, decks, privacy fences, etc. **Hanging item exception – lower-level condo owners may hang up to two hanging plants on the wood beam structure on the patio. Plants must be hung at least two feet above railing and must be hung on white “L” brackets. Plants must be maintained throughout the season and removed from December – March or a violation will be issued. No hanging vegetable plants allowed. Second floor condo residents may not hang any items from their railings due to safety concerns.

Pet Fines

All residents with pets are required to pick up after their pet. A \$150 fine will be charged to any homeowner that does not pick up after their pet. It is each pet owner’s responsibility and non-compliance is a health hazard. If a resident sees another resident not picking up, we encourage you to come forward and let the Property Manager know. This is a Pet friendly community and other residents live here as well. Please be responsible and courteous if you own a pet. Remember to bring poop bags on walks to pick up after your pet. All pets are required to be on a leash when walking. For the safety of your pet and others, please follow the rules.

Christmas Tree Removal

Christmas trees will be picked up curbside on Wednesday, January 25, 2023.

DO NOT PUT THE TREES IN OR NEAR THE DUMPSTER AREA. Please remove all decorations, ornaments, lights and tinsel. You can also bring your tree to the Milltown Park Christmas tree drop off area by the 4H grounds.

United Air Duct



Manny A.

- Air Duct Cleaning
- Dryer Vent Cleaning
- Air Duct Decontamination
- Oriental Rug Cleaning & Restoration
- Mold Inspections

Toll Free: 1-866-912-3828 • Cell: 732-841-9702



Professional Painting & Carpentry Services

- Residential & Commercial
- Interior & Exterior Painting
- Light Carpentry
- Wall Repair
- Power Washing
- Gutter Cleaning
- and more....

Ernest Oquendo
Owner/Painter/Carpenter

908-323-1636

eaglespainting0322@yahoo.com

Fully insured Lic# 13VH12155000

To place a business ad, please call The Newsletter Shoppe
908-903-0336 or email hilariej@optonline.net



Trash

1. Trash is collected 3 days a week (Monday, Thursday and Saturday).
2. Pick up can run late or early, depending on the load for the day and the driver's schedule. To avoid missing the pickup, put your trash can out after 7 PM the evening before the pickup.
3. Make sure your trash bags are tied and in a trash can. Be sure the trash cans have lids that close. Open lids can attract small animals to the trash cans and exposes the trash to the elements. Make sure your can is large enough to contain all your garbage.
4. ALL CANS NEED TO HAVE AN ADDRESS ON THEM OR THEY WILL BE DISPOSED OF. NO TRASH IS TO BE LEFT ON THE GROUND IN BAGS OR YOU WILL RECEIVE A FINE.
5. DO NOT LEAVE GARBAGE BY ANYONE ELSE'S HOME!
6. Townhouse homeowners are not permitted to use the dumpsters. If a townhouse homeowner does so, they will be fined. There are cameras management can check.
7. Trash cans must be brought in the night of a pick-up (Monday, Thursday, and Saturday) and cannot remain in front of units into the day following a collection.

CONDO UNIT OWNERS: NO GARBAGE BAGS ARE TO BE STORED ON THE BALCONY OR PATIO. PLACE BAGS INSIDE DUMPSTERS. DO NOT LEAVE GARBAGE BAGS ON THE GROUND. NO CARDBOARD BOXES IN THE DUMPSTERS. NO RECYCLING IN THE DUMPSTERS.

NO DUMPING OF FURNITURE BY THE DUMPSTERS. PLEASE CALL (908) 222-1566 TO ARRANGE YOUR OWN BULK PICK UP. LEAVING ITEMS AT THE DUMPSTERS COST THE ASSOCIATION MONEY TO DISPOSE OF AND YOUR MAINTENANCE FEES WILL GO UP.

Alternatively, there are many charitable organizations that take donations of furniture and household goods.

Tires, electronics and used oil need to be brought to the Township for disposal.

We require homeowners to follow these rules without exception and ask that homeowners take pride in the appearance of their community. Those who fail to do so will be sent violations that can escalate to fines.

Recycling Schedule for January 2023

- **Wednesday, January 18**

Recycling is picked up every two weeks. Please flatten and secure your cardboard and put the cans away the same day after the pickup. No cardboard in the dumpsters or garbage cans!

Work Order Requests

Work order requests must be called in, emailed or completed on the website. If you have any issues, questions or complaints about a contractor working at Vanderhaven Farms, please contact the property manager. 908-707-0670 or donna@mpm-nj.com.



Holiday Decoration Guidelines

The Association would like to remind homeowners about our **Holiday Decoration Guidelines**. Residents may display holiday decorations during appropriate times only.

Decorations must be removed between holidays. Any deviations from the list will need approval from the Board.

Holiday Decoration Schedule:

- **H a n u k k a h / C h r i s t m a s :** Decorations may go up the day after Thanksgiving and must be removed by January 15th.

Modifications/Certificate of Insurance

Front door numbers are to be polished or antique brass. They are to be a height of no more than 4" and a width of 2.25". The letter style may vary, but must be consistent within the number grouping. All numbers must be installed in the horizontal direction. Townhouse units with full glass "entry" doors may install the numbers on the trim outside the front door (if they have a storm door). Units without a storm door must install the numbers on the entry door, in the vertical direction on the same side as the door handle.

Modification Forms are available on the website or at the clubhouse office. Any changes made to the exterior of your home requires a Modification Form. Doors, windows, patios, a/c units, etc. would need a Modification Form. We need the name of the contractor and a certificate of insurance. On the certificate of insurance form, there is a box at the bottom left labeled Certificate Holder. The Homeowner is the Certificate Holder, with their address. The Association requires "Vanderhaven Farm Village 1" to be listed as the Additional Insured with the address of C/O Midlantic Property Management, 315 Raritan Avenue, Highland Park, NJ 08904. We specify it this way to put the Homeowner as the certificate holder and the Association as the additionally insured. By following these steps, homeowners will avoid having to resubmit the certificate and potentially delay their project.



Incident Reporting

For any matters pertaining to arguments between residents, noise complaints, or the commission of any ordinance violation or crime, please call the Bridgewater Police Department non-emergency number at (908) 722-4111. If it is an emergency, please dial 9-1-1. Please inform the property manager about the situation after you have contacted the police and provide a copy of any police report(s) that may have been issued.

Please continue to report directly to the property manager disagreements between residents that pertain to Association-related elements such as parking spaces, dumpster use, violations of VHF rules, etc.



Management Contact Information

For Onsite Office:
Donna at 908-707-0760
or donnah@mpm-nj.com

For Emergencies:
732-828-7200



APEX

AIR DUCT, DRYER VENT
& CHIMNEY CLEANING

★ **Dryer Vent** ★
Cleaning Special
\$89.00
Townhomes & Condos

Serving All Of New Jersey For Over 30 Years

SAFETY AND RELIABILITY IS OUR #1 PRIORITY

Did you know that 80% of the dust in your home is made up of Human Skin?

- Air Duct Cleaning
- Dryer Vent Cleaning
- Chimney Sweeping

Whole House Air Duct Cleaning
\$35 Each Vent - **FREE Sanitizing**



Dryer Vent & Chimney
Combo \$129.00
Townhomes & Condos



732-257-4590 Office@ApexAirDuctCleaning.com
www.DryerVentCleaningNewJersey.com