



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

March 2024

IMPORTANT DATES

Next Board of Trustees meeting:
Thursday, March 21st at 6:30 pm

Recycling dates: March 13th & 27th

Trash collection: Monday, Thursday,
and Saturday

Office closure: March 14th for
management training

BOARD OF TRUSTEES

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

COMMITTEES

All committees are seeking additional members.

ADR Active

Architectural Control - James O'Donnell
Grounds - James O'Donnell

WEBSITE

www.vanderhavenfarm.com

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

2024 is well underway and we've already had a significant snowstorm. Please, help with our snow removal efforts by being aware of when plows are around. We have asked JML to beep their horns to alert residents when they are clearing spots so that residents can move their vehicles to aid in the snow removal.

As we exist the cold weather, the Association has contracted several projects including significant work on improving the concrete and walkways in the community. The Board will also be working to ensure that new plantings take place throughout the community and is exploring several recent requests from the community, including the feasibility of installing electric vehicle charging station(s).

The Little Library is now available inside the clubhouse. This is a **FREE** library for residents to stop in and leave a book, take a book, read a book, share a book. Please join us and help us build the library.

Thank you to those that attended the Estate Planning seminar hosted by Wells Fargo's Justin Skarbnik. If there is continued interest, the Board would like to arrange a regular series of **FREE** Investment, Retirement, and Financial Planning on-site seminars for our residents.

As we all look forward to Spring, we invite all homeowners to attend our Open Meetings every month. Our next Open Meeting being **March 21, 2024 at 6:30PM** at the clubhouse. The Board welcomes volunteers to aid and assist in a wide range of projects. Feel free to reach out to Yamila at the clubhouse office to volunteer or express your interest. We can use help on all committees, and the vast wealth of knowledge in this community is wasted if you don't share, so please consider volunteering a bit of your time to make your community better for you, your family, and your neighbors.

Thank you,
The Vanderhaven Farm Homeowners Association Board



Dryer Vent / Chimney Inspections



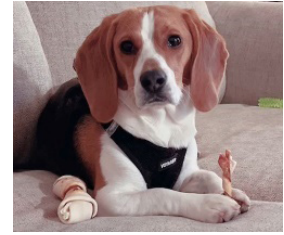
Due Date October 31, 2024

It's that time of the year again, Bi-Annual Inspections for dryer vent / chimney. The Management Office will be accepting invoice receipts showing proof of inspection passed with a date between 1/1/2024 to 10/31/2024. If you do not have the dryer vent / chimney inspected between these dates and if you do not turn in a receipt dated between these dates to management, then you will receive a \$500.00 fine. If your dryer vent or chimney fails the inspection and you did not remediate or resolve the issue of the required recommendations of repair, then you will receive a \$500.00 firm. Dryer Vent / Chimney inspections are the responsibility of the homeowner and you signed to obey the by-laws when you purchased the unit.

Please use a licensed certified contractor as required. Ask questions to your contractor if you "Pass" or "Failed". Once again, to reiterate it is your responsibility to make sure the Dryer Vent / Chimney is complying and there will be no excuses.

Make sure the contractor is licensed in NJ and they must put their license number on the receipt it is required. Only original top copy receipts will be accepted at the management office, **NO** computer-generated receipts will be accepted. Remember it is the law to have the dryer vent / chimney inspected and it is a potential fire hazard. Thank you in advance.

The Woofing Purrfect Corner!



Meet Tory Bagel the Beagle! I'm a happy friendly girl that recently turned 1 year old. I love tennis balls, water bottles, and beef jerky. My daddy doesn't like it when I eat stuff from the floor or when I grab tissue paper. If you see me around, please say hello. I love all humans!

*Please bring your pets to the management office to be featured on our Woofing Purrfect corner!



APEX
AIR DUCT, DRYER VENT
& CHIMNEY CLEANING

Serving New Jersey For Over 35 Years

Dryer Vent Cleaning
Special \$89.00
732-257-4590

Fire Prevention and Safety IS OUR #1 PRIORITY

- Air Duct Cleaning
- Dryer Vent Cleaning & Repairs
- Chimney Inspections & Sweeping

Air Duct Cleaning Experts

732-257-4590

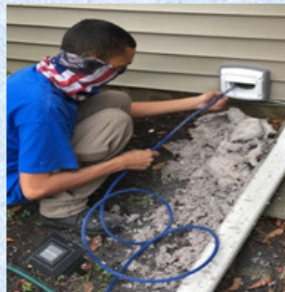


Office@ApexAirDuctCleaning.com

Dryer Vent Cleaning

\$89.00 plus tax

Chimney/Fireplace Inspections \$40 (with a DV cleaning)



www.DryerVentCleaningNewJersey.com

Trash

There is NO PICKUP on the following holidays:

Memorial Day Monday, May 27th / Independence Day Thursday, 4th of July / Labor Day Monday, September 2nd / Thanksgiving Thursday, November 28th / If your pickup day falls on one of these holidays, service will resume on the next scheduled pickup day.

Trash is collected 3 days a week (Monday, Thursday, and Saturday). 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 one-half hours before sunset the evening before the pickup. 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 expose the trash to the elements. Make sure your can is large enough to contain all your garbage. **NO TRASH IS TO BE LEFT ON THE GROUND IN BAGS OR YOU WILL RECEIVE A FINE.** All cans need to have an address on them, or they will be disposed of. If you are missing a can, check with the office at 908-707-0760. **DO NOT LEAVE GARBAGE BY ANYONE ELSE'S HOME.** Townhouse homeowners are not permitted to use the dumpsters. If a townhouse homeowner does so, they will be fined as camera footage is viewed by management. **Trash cans must be brought in the night of a pick-up (Monday, Thursday, and Saturday) and cannot remain in front or side of units into the day following a collection or you will receive a fine.** *When recycling cardboard, please remember to tie it up to prevent it from being blown around by the wind, which can make our streets look untidy.*



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



Blackbeard's Sweeps L.L.C.
Chimney Inspection and Dryer Vent Cleaning

Arrrr... Service is Great !
Dryer Vent Cleaning
Fireplace Inspections
Townhome/condo discounts
732-627-8461
Certified Technicians
FULLY INSURED / NJ HIC #13VH04722900

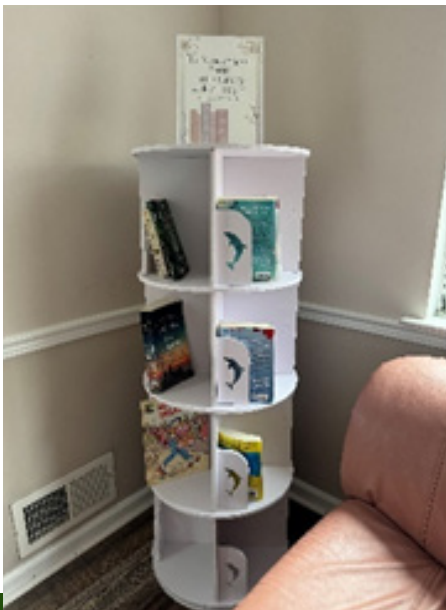
Here is some additional information from our trash hauler:

What can I throw out on my pickup days? Residential trash services are for regular household trash, which is essentially household waste that is commonly generated daily that includes, but is not limited to, food and non-recyclable paper items. Cardboard, glass, bottles, newspapers, and other recyclables should be separated. We can take larger items, clean-ups, and construction debris, but these must be scheduled with the company. Are there any items that you cannot take? Yes. Hazardous materials, items containing Freon, televisions, computers, tires, concrete, large amounts of cooking oil, batteries and wet paint are all examples of items that we cannot accept. However, if you are having trouble finding a place to dispose of these items you may call Grand Sanitation. What is Bulk Pickup/Bulk Collection? Bulk waste pickup is a special pickup for bulky waste / bulky household items. Furniture removal, appliance removal, junk removal, and construction debris removal would all fall into this category. If you need any of these services, please call our office at 908-222-1566 to schedule the removal of these items.



Speed Limits On Our Roads!

Speed, just as alcohol is one of the most significant contributors to road accidents all over the world. Vanderhaven Farm has speed limits of 25 & 20 MPH on residential streets. Surpassing this maximum speed not only endangers our children, residents, pedestrians, bicyclists and geese, but other motorists using the road at the time. Last week, a person speeding hit a goose by the pond area causing the goose's death. Please **SLOW DOWN** on behalf of the kids and residents who are walking around enjoying our community.



Vanderhaven Farm Little Library is Open!

Come by the Clubhouse to your own VHF little library! Take a book, share a book, love a book, Keep a book.

United Air Duct

Air-Care™

Manny A.

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

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

24 HR EMERGENCY SERVICE

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



Don't Forget To:

- ✓ Get your parking sticker registration
- ✓ Update your 2024 census
- ✓ Have an updated lease on file if your unit is rented
- ✓ Have your maintenance account in good standing
- ✓ Have your dryer vent and/or chimney inspected, and submit a receipt showing they passed

Failure to have all the above-mentioned requirements in place will affect your availability to obtain a pool pass for the upcoming pool season.

Modifications

Windows, Sliding doors, Storm door, Front Door, Patio lights, Front Door light on townhouses only, security cameras. Submit the modification form required together with the certificate of insurance from the company performing the modification to yizquierdo@premiermanagement.net every Friday the board of trustees will review and approve any submitted modification requests.



Clubhouse Available to Rent!

When planning your parties, don't forget that the clubhouse can be rented by any resident in good standing! Contact the office today for details and to make your reservation.

Updates

- Our dumpsters gazebos now have sensor motion lights for your security.
- Trees that fell during the last snowstorm were removed.
- The clubhouse 2024 fire inspection was satisfactorily completed.
- The little library is now open.

Holiday Decoration Guidelines

Don't forget to remove any holiday lights or holiday decorations from your windows, balcony, front door or back of your unit. You will receive a warning on the first offense, but if you have a warning from a prior year about the same offense, you will receive an automatic \$25 fine.

Pet Fines



All residents with pets are required to pick up after your pet. \$150.00 will be charged to any homeowner or tenant who does NOT pick up after their pet. It is each pet owner's responsibility and non-compliance are a health hazard. If a resident sees another resident not picking up, please encourage you come forward and tell the property manager. Please be responsible and courteous if you own a pet. All pets are required to be on a leash when walking. For the safety of your pet and others. Take pride of ownership and let's keep Vanderhaven Farm clean.

Wordsearch

Vanderhaven Farm Village I

S	B	B	B	B	B	D	O	G	B	B
B	T	D	A	S	T	A	I	R	S	B
B	B	A	B	T	B	B	B	B	B	E
C	B	B	B	R	B	B	B	B	C	B
A	B	B	B	E	E	R	B	I	B	B
T	B	B	B	E	B	B	F	B	B	S
B	B	B	Q	B	B	F	B	B	I	T
B	O	B	K	B	O	B	B	N	R	B
B	B	R	B	B	B	T	N	U	B	B
B	A	B	B	B	B	E	O	B	B	B
P	B	B	B	B	T	C	B	B	B	K

STAIRS
TENNIS
BBQ

TREE
SAD
PARK
OFFICE

COURT
DOG
CAT
BEER

happy St. Patrick's day

HAVE A LUCKY DAY

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