



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

February 2023

BOARD OF TRUSTEES

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

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, February 16th at 7:00 PM. Please feel free to join us for our meetings!



The Board Box

Thank you to all who voted! A quorum was finally met for the election of January 19th, resulting in the five current board members and two additional members being elected, Gary Corn and Rahul Sekaran. The board will re-organize at the next meeting.

The board is seeking volunteers for committees to be a part of the community and help in the planning and decisions moving forward. Residents can put in as much or as little time as they like because every bit helps! The committees are:

- House & Recreation plans activities for the community
- Violations and Covenants walks the property to report violations to the property manager
- Buildings and Grounds
- Finance
- Communications

The current board members volunteer their time to Vanderhaven Farm, so the entire community would benefit from more residents getting involved. We hope to have some volunteers for these committees, so there will be sign-up sheets at the next meeting.

The next Board of Trustees Open Meeting will be on February 16, 2023, at 7:00 pm at the Clubhouse. You are encouraged to attend and call or email our Property Manager, Donna at 908-707-0760, or donnah@mpm-nj.com respectively, with any questions or concerns.

Christmas Decorations

If you still have Christmas decorations up, please remove them and put them away.

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.



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 this will need approval from the Board. **No decorations can be attached with brackets affixed to the common areas (wood) of the condos.**



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 # 69356

- 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



Recycling Schedule for February 2023

- February 15

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! All recycling **MUST BE** in a can or secure container.

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 since units are attached, your decision can affect others. Management is still putting this information in the database and fines will be issued by March 2023. Please reach out to management at 908-707-0760 if you have any questions.

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 Farm, please contact the property manager. 908-707-0670 or donnah@mpm-nj.com.



**Husband 4 Hire
Handyman**

*Owner on every job
No job too small • Just call*

(908) 295-6464 **FULLY INSURED**
Rich Kulik 13VH09610700

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



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.

•Property Management Contact information•

For Onsite Office – Donna at 908-707-0760 or donnah@mpm-nj.com
For Emergencies – 732-828-7200

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 them. 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, so please be responsible and courteous if you own a pet. When out on walks, please remember to bring poop bags for picking up after them, and keep them on a leash. For the safety of your pet and others, please follow these rules.

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.

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 additional 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.

There are posted speed limits, **20 m.p.h** and **25 m.p.h** throughout the community, so please obey them. These speed limits are for everyone’s safety, especially the children.

There are also **STOP** signs at intersections. Please stop at the **STOP** signs, and do not coast through them. You must also stop when a school bus is loading or unloading. This is also for the safety of the children.



PLUMBING • HVAC • WATER TREATMENT



Proudly Serving New Jersey Since 1984

As a family-owned business, we pride ourselves on honesty and integrity. Our dedicated team of industry professionals are here to help when you need it most. We proudly offer a one-stop shop for all your home's needs!

Schedule a service using the limited time offers below!

15% Off
For New
Customers!

Call Us Today:

908.537.6770

WWW.SCHAIBLESPLUMBING.COM

\$150 Off
Water Heater
Install

COUPONS VALID UNTIL 04/30/2023, CANNOT COMBINE
NJ MASTER PLUMBING LIC. #8853/HVAC LIC. #6465