



# VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

June 2019

## BOARD OF TRUSTEES

President	Anne Newkirk
Vice President	Chris Paparteys
Secretary	Matt Ellis
Treasurer	James O'Donnell
Trustee	Dan Fine
Trustee	Dana Rohmann
Trustee	Jordana Zirpolo

## COMMITTEES

*All committees are seeking additional members.*

**ADR** Active

Architectural Control - James O'Donnell

Grounds - James O'Donnell

## WEBSITE

[www.vanderhavenfarm.com](http://www.vanderhavenfarm.com)

## MANAGEMENT

Midlantic Property Management

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

### Office Hours:

**Mon., Tue., Wed., Fri. 8:30 a.m. - 3:30 p.m.**

**Thursday 9:30 a.m. - 6:00 p.m.**

Should you have an emergency after hours call (732) 828-7200. Please use this number for true common area emergencies only.

## MEETINGS

Board Meetings are held on the third Thursday of the month, unless otherwise posted at the mailbox stations. 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, June 20, 7:00pm at the clubhouse. Please feel free to join us in the Clubhouse for our meetings!



## The Next Board of Trustees Meeting Will Be On June 20<sup>th</sup> at 7:00 PM

Please make a note of this on your calendars! We would like to see more homeowners participate in these meetings, as it helps us get a better idea of where we could be doing more for our community. Feedback of any kind is greatly appreciated! Feel free to come down, voice your opinions and offer suggestions.

## Roofing Project: Phase III

Lemus Construction has begun the third phase of the roofing project in Brokaw Court. Each building usually takes about one week to complete. However, it is important to note that some buildings may take longer than others due to inclement weather. As the roofers move through each building please keep in mind that this inconvenience is temporary and will not be a bother for too long. Clean up is a priority for the roofers, and they have made it clear that they take it very seriously. A thorough clean up is done after each building is completed, so if there are concerns for clean up after your building is finished please contact our property manager. If you have any questions or concerns about the project, feel free to contact our property manager. He can assist homeowners and help identify any issues that community members may notice.

## Pool Season



The pool is open on weekdays! Remember, there are daily guest passes available for \$2.00 each and seasonal passes available for \$20.00 each (strictly by check). Seasonal passes are only given to guests who are living in the community for an extended period. Any guests who are just visiting for the day, must purchase a daily pass if they plan on using the pool.

*Continued on page 2*

*Continued from page 1*

You can pick up these guest passes at the management office. The pool opens at 10:00 AM and closes by 8:00 PM every day. On days with inclement weather, expect the pool area to be closed. If you are new to our community, please contact our property manager for information on how to obtain pool badges. Children under 3 years old are not required to have a badge. Please locate the sign-in book and enter your name, unit number, arrival time and number of guests on each visit. On weekends, there will be two lifeguards and one will greet all visitors upon arrival to check badges and ensure sign-in. On weekdays, there will be one lifeguard, so one resident from each unit will need to sign in for all accompanying guests; and, the lifeguard will temporarily close the pool periodically to ensure sign-ins and check badges.

## Power Washing

The Association has noticed a spike in the number of requests for power washing, in the last few months. As a result, we will be introducing a new power washing schedule. This schedule will help eliminate the algae build up and put power washing on a cycle. In the past, power washing has been an issue to which the association would respond. With the new system in place, we will be able to prevent such issues. This way, community members will not have to worry about when the next power wash will be. The cycle will be done one section at

a time, and all units in that section will receive a power wash. This system has been introduced to make life easier for our community members, and to keep our community looking clean.

### UPDATE:

Since the start of this community wide project, we have covered a considerable amount of ground. All the buildings on Pinhorn Drive have received power washing, in the areas affected by algae. In addition to those townhouse buildings, condo buildings 27 and 29 have also received power washing. By the end of the summer, all the buildings in the community should be completed. Then we will begin the cycle, doing one section at a time every year. For more information on this, please contact the property manager.

## Census 2019

Since the start of January 2019, the census form has been available. It must be completed by October 31<sup>st</sup>, 2019. We will assess a \$25.00 fine to your maintenance account if you do not complete this form within the given time frame. The census form is required every year by resolution. It helps our manager keep up to date with important information that needs to be added to our system annually. Moreover, this information helps our management company act effectively in the event of an emergency. If you have not already completed and submitted the form, please do so to help keep our community safe.

**KITCHEN CABINET PAINTING**

Transform your worn and dated cabinets, bath vanities, built-ins and furniture with a

**CUSTOM PAINT & GLAZE FINISH**

BY **TEWKSBURY DESIGN**

**908.832.6032**

Search Tewksbury Design on Houzz.com for photos

**DRAMATIC RESULTS** Est. 1998

**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

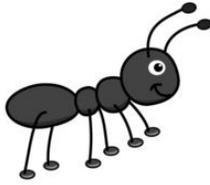
**SEWER AND DRAIN CLEANING**

**1-800-249-0404**

**ANTHONY'S**

PLUMBING • HEATING • AIR CONDITIONING

VISA MasterCard DISCOVER



## Pest Control

Summer season is moving in, and once again we get to enjoy longer days and warmer weather. However, with that comes the issue that many homeowners have been facing in the last month. Pests! The most commonly reported pest issues include (but are not limited to) ants, carpenter ants, mosquitoes and bees. These issues should be reported to the property manager, if the issue is initiating from outside of the unit. Any pest issues that begin from inside the unit are the responsibility of the community members. Keep in mind that some pest issues may take more than one treatment. This is normally determined after the first treatment and explained within a detailed report of the work done to each unit.

## Trash Cans

It has come to our attention that some of the rules regarding trash cans for some townhouse homeowners are not being applied. Here is a quick reminder of the rules, and some additional information on trash pick-up:

1. Trash is picked up 3 days a week (Monday, Wednesday and Friday)
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, try to have your trash can out after 7 PM the evening before.

3. Make sure your trash bags are tied and that the trash cans have their lids on to cover the bags. Open lids can attract small animals to the trash cans and exposes the trash to the elements.
4. Townhouse homeowners are not permitted to use the dumpsters. If a townhouse homeowner does so, they will be fined.
5. Please remove the trash cans from the front of the unit, after the trash is picked up. Trash cans must be brought in the night of a pick-up (Monday, Wednesday and Friday) and cannot remain in front of units into the day following a pick-up. We want our community looking clean and sharp.

Please try to keep all this information in mind during scheduled trash pick-up days. Our commitment to our community's cleanliness is imperative, and we appreciate those homeowners who go out of their way to keep our development unblemished.



**McPuff Chimney Services LLC**

**Chimney Inspections • Chimney Sweeping  
Chimney Repairs • Chimney Relining  
Chimney Caps / Chase Covers  
Chimney Crowns / Waterproofing  
Masonry Repairs & Restoration  
Flash Sealing  
Furnace Flue Sweeps  
Dryer Vent Inspection & Cleanings  
Gutter Cleanings • Power Washings**

**Present at time of service  
for 10% discount**  
(\*Excludes any exclusive pricing)

**Fully Insured!**

**Serving All of New Jersey!**  
NJ Contractors Lic.#: 13VH04365600

**1-800-339-1492**  
www.mcpuffchimneyservices.com  
E-mail: info@mcpuffchimneyservices.com





To place an ad, please call  
The Newsletter Shoppe  
908-903-0336  
or email [hilariej@optonline.net](mailto:hilariej@optonline.net)



## Work Orders

We want to remind our homeowners and residents that if you notice an issue with something that our Association is responsible for, please report it to our management office. There is a system in place that organizes all the work orders in the community, which helps us keep track of everything that is ongoing and completed. As soon as the information is put into the system by our property manager, it is relayed to the respective contractor who is responsible. This helps both the manager and the contractors get their jobs done more efficiently. Speaking directly to contractors (including CHM) does slow things down a bit, so we recommend speaking to the manager directly.

### Note

Another important thing to note is that our website also has a tab in which you can send the property manager any issues with your unit that are the responsibility of the association. Go to the Vanderhaven Farm website at <http://www.vanderhavenfarm.com/>. Under the search bar, you should see a link entitled "More". After clicking it a few options will populate, choose the option that says maintenance request. Then, fill out a request and click submit. This will contact the property manager directly, and help speed up the process of getting a work order entered into the system. If you have any questions regarding the website and maintenance requests, please contact the property manager through email or phone call.



OVER 20 YEARS EXPERIENCE WITH:

- Divorce
- Child Custody
- Parenting Time
- Child Support
- Alimony
- Equitable Distribution
- Post-Judgment Motions
- Prenuptial Agreements
- Separation Agreements

**Family Law and Divorce Attorney**  
*Member of NJ, DC & VA Bar Associations*

---

76 NORTH BRIDGE STREET, SOMERVILLE, NJ  
P: 908-526-0099    kwagner@wagner-law.com  
F: 908-429-4141    www.wagner-law.com

KATHERINE K.  
**WAGNER**  
ATTORNEY AT LAW

## House Cleaning

*Houses, Apartments & Offices*

*If you don't have time to clean your place and need someone, please call me.*

Free Estimates  
References and Experience



**ELISETE:**  
Cell: **973-991-6411**  
Please leave a message

## Clubhouse Rentals

Hosting a party for a holiday, birthday or an event?



Why not rent the Vanderhaven Farm clubhouse with 4 connected rooms: kitchen area, living room area, sitting room area and dining room area. The clubhouse boasts a gorgeous fireplace (for aesthetics only and not for use). There are 2 restrooms, one for men and one for women. The clubhouse has a maximum occupancy of 40 people as per township ordinance. Also, no alcohol is permitted in the clubhouse for insurance purposes.

Clubhouse rentals must be reserved at least 1 week in advance. In order to reserve the clubhouse, you must submit a completed application along with 2 checks payable to Vanderhaven Farm as described below:

- **\$100.00 non-refundable fee**
- **\$200.00 deposit.**

The clubhouse cannot be reserved until the deposited checks clear. An inspection is conducted before the clubhouse is rented. The maintenance staff cleans and prepares the rooms for each rental. The resident renting the unit must pick up the key on the Friday before the weekend of the party. If we are closed for a holiday, please be sure to make arrangements with the property manager to pick up the key in advance. Please do not call the Midlantic Property Management emergency number to rent a room. This number is used in the case of "true emergencies" such as fire or flood. If there is a fire or flood emergency, always call 911.

## Modifications To:

Windows, Slider door, Storm door, Deck, Patio, and Dish TV.

**All modifications must have an application approved by the Board of Trustees.** You may download an application from the website at [www.vanderhavenfarm.com](http://www.vanderhavenfarm.com). The modification form can be located on the site under "Forms". All contractors must be licensed and have a certificate of insurance, proof of which must be submitted to the property manager along with the modification form. A sketch and description of materials being used must also be submitted with the application. For rules regarding window and door modifications, please refer to the resident handbook, which can be accessed through the Vanderhaven Farm website noted above. The Board approves all modifications at the meeting held once a month on every third Thursday. Forms must be submitted no later than one week before the scheduled Board meeting.

## Certificate of Liability Insurance

It has come to our attention that when homeowners are submitting a certificate of insurance for a modification, there is some confusion on what is required in the certificate holder box. On the certificate of

insurance form, there is a box at the bottom left labeled certificate holder. What the association is looking for is Vanderhaven Farm Village 1 as the certificate holder, with the homeowner address written underneath. We specify it in this way to put the association as the certificate holder and the homeowner as the additionally insured. Again, this has caused some confusion and made things difficult for homeowners. By following these steps, homeowners will avoid having to resubmit the certificate.

## Recycling



- Recycling pickup date for June: 6/26
- Recycling pickup date for July: 7/10 & 7/24



# JOHN TUCCIARONE

ENTERPRISES LLC

## PLUMBING, HEATING & AIR CONDITIONING

(732)764-0224 (908)755-7650

NJ State Plumbing License # 9129  
U.S. EPA Refrigerant Certification # 03NJ48108



**EMERGENCY SERVICE**

**Has your hot water heater ever been replaced?**

**Avoid the inevitable flood! Call with questions.**



- Licensed & Bonded
- Problem Water Heaters Replaced Quickly
- All Types of Faucets & Fixtures Repaired or Replaced
- All Types & Manufacturers of Air Conditioning Serviced

*Call us for bath and kitchen renovation ideas!*

# New Jersey Department of Community Affairs (“NJDCA”)

It is important to follow NJDCA’s safety rules and codes as non-compliant behavior results in the assessment of fines to residents.

The NJDCA is a governmental agency that enforces certain rules and regulations in communities like our own. As a result of this, every 5 years they inspect our community to enforce those rules. Our last inspection was in 2014, which means that we will likely have an inspection in the coming months. Normally, there is a prior notice as to when the inspection will take place. Anyone who is not following the rules set forth by the NJDCA, will be susceptible to being fined. There are 2 inspections that will take place. The initial inspection will be to take account of anyone who is not following the requirements. Those homeowners will be notified that they need comply with any requirement they currently are not following. During the second inspection, if the homeowner has not complied with the requirement, they will then be fined. **The NJDCA operates completely independent of Vanderhaven Farm; therefore, any fines assessed by the NJDCA cannot be modified by or appealed to Vanderhaven Farm.** If you receive notice of a fine, you will need to remit payment as instructed within said notice. Any communication regarding an NJDCA fine will need to be directed to the NJDCA directly.

To easily avoid these fines, all you need to do is follow the NJDCA requirements. The requirements are mandated by New Jersey State law, and are listed below:

## GRILLS:

Townhome residents: All grills must be 5 ft. from any combustible area including your exterior unit wall, the overhang soffit area (if applicable), fence and any wood trim around the patio. If you have a wood deck, you can only use an electric grill.

Condo residents: you can only use an electric grill.

## SMOKE AND CARBON MONOXIDE DETECTORS:

Smoke detectors and carbon monoxide detectors need to be tested on a monthly basis and the batteries must always be in working condition. Press the TEST button on each detector to make sure it is functioning properly. The smoke detector must be hardwired as originally installed.

## ADDRESS NUMBER:

Your unit number must be displayed on the front door of your unit.

If you have any questions regarding these requirements, please contact the property manager. Homeowners are responsible for compliance with these requirements. Please be courteous to the inspector who conducts the inspection of your unit.

## Parking Sticker Registration



If you purchase a new vehicle, it is your responsibility to come to the clubhouse office and register the vehicle. Make sure to bring your license, registration and insurance card. The property manager will give you a form to fill out or you may obtain a form on the Vanderhavenfarm.com website under “forms”. You will be issued a new sticker that you must place on the backside of your vehicle’s rear-view mirror. **Vehicles that do not display the Vanderhaven Farm Sticker will be towed.**

**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**