



# VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

June 2013

## BOARD OF TRUSTEES

|                |                      |
|----------------|----------------------|
| President      | Elaine Ungerleider   |
| Vice President | Marci Steinberg      |
| Treasurer      | JoAnn Malloy         |
| Secretary      | Chris Papartey       |
| Trustee        | Christine Wynkoop    |
| Trustee        | Linda Ryan           |
| Trustee        | Elisabeth McConville |

## COMMITTEES

*All committees are seeking additional members.*

**Recreation:** Edie Robbins, Chairperson  
**Architectural Control**  
**ADR** Active

## WEBSITE

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

## MANAGEMENT

Midlantic Property Management  
Phone: 908-707-0760 Fax: 908-722-6966  
Office Hours: M-F 9:30 a.m.- 4:00 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<sup>th</sup> at 7:00 pm at the clubhouse.

## Hi Everyone!

First of all let me introduce myself to you. My name is Linda Stone, and I am your new property manager. I wish I had time to meet each and every one of you. Your community is beautiful and I am so happy to be here! This is a great time for all, the pool is open, the flowers, trees and bushes are blossoming; everything looks so finished and pretty! I am sure we will all develop a long lasting relationship; I look forward to working for and with you all.

## Vehicle Registration

A new towing resolution is in effect and towing signs have been posted. Please make sure that all your vehicles have been registered. Those vehicles that are not registered may be issued a warning and/or towed. Please come to the management office to register your vehicle.

## Fourth of July Special Announcement

Please make sure that you call the Management Office to register your guest's name and vehicle license plate by Thursday, June 27. There will be police posted at both entrances and people will not be permitted to enter the community if they are not on the list that the officers will have with them.

## Pool Passes

**Important: Please call management**, prior to dropping by so that you can be informed of what you need to provide the association in order to obtain new picture pool passes. Passes and validations through management will only be processed immediately for you only if you call ahead of time. Otherwise you may have to leave your paperwork and come back at a later time to pick up your processed pass(es). Passes will not be mailed to you as you are required to sign for them upon receipt.



## Trash and Recycling

Recycling pick up dates for June is: Wednesdays 6/19

Recycling pick up dates for July are: Wednesdays, 7/3, 7/17 & 7/31

Please remember to put your trash in the container and not on the ground in a plastic bag. This attracts all types of vermin, such as stray animals and squirrels and we do not want them invading the homes here. Thank you.

One note: please know that when you make the decision to dispose of non-household trash items (i.e. a couch, a dining room set, large boxes, appliances, etc.) the association gets charged for these items. Disposing of such items are not budgeted for as our contract is very specific to 'household trash'. I ask that you please reconsider just tossing these types of items in the dumpsters as it eventually costs the association money to dispose of it, which in turn only costs everyone in the community money!

### Air Duct & Dryer Vent Cleaning

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|                              |                           |
|------------------------------|---------------------------|
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| <b>\$89.95</b>               |                           |

**Toll Free: 866-912-3828**

**UNITED AIR DUCT**

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## Leash Your Dog!

Management has been receiving frequent calls in reference to dogs not being leashed in the community. The association cannot stress enough the importance to having your dog leashed at all times while out in the community. You may not have your dog leashed and unattended in the common areas, meaning your dog must be leashed and leash in hand at all times. This policy is in affect for the protection of the pet owner, the pet itself and for the protection of other residents in the community. Please be sure your dog is restrained at all times. Having your dog unleashed is unacceptable and extremely dangerous. I truly hope with the cooperation and understanding of all pet owners, these complaints and concerns will discontinue.

Also, please be a responsible dog owner and clean up after your pet at all times. This is not only an association rule, but a township law as well. **FAILURE TO DO SO WILL RESULT IN A \$150 FINE.** Disposing of your pet waste properly is just as important as picking up after your pet. Please do not dispose of your pets waste in someone else's trash can, in the storm drains along the street, or leave baggies of waste outside your front doors. Always clean up after your pet and dispose of it properly in your own trash can. The board and management try to keep our community safe, clean, and healthy. **Please help by doing your part!**

# What's Happening Around You and For You?



- **Book Club** – Book Club meets the first Thursday of every month at 7PM at the Clubhouse. The following is a list of books they will be reading:
  - July 4<sup>th</sup> “Z: A Novel of Zelda Fitzgerald”, by Theresa Anne Fowler.
  - August 1<sup>st</sup> “The Dinner”, by Herman Koch
- **Garbage cans and recycling bins** – Please be reminded that every homeowner/resident should already have their **garbage cans and recycling bins labeled with the appropriate unit number. This rule has been implemented to avoid fining the wrong person; and to return your can/bin if the wind blows it away.**

Please make sure this labeling is included on your garbage can lids. Your cooperation is requested and greatly appreciated.

**Tennis Courts** – In order to use the tennis courts your account has to be current. Any homeowner with a balance on their account will not be allowed to use the amenities. Kindly contact management on a monthly basis to get the code for the tennis courts. *Please do not share the code with anyone.* The courts are for the sole use of our homeowners/residents. They are to be used for recreational purposes only...private classes **SHOULD NOT** be taking place. Anyone found giving tennis lessons on the court will lose their privilege to use same. Pets, bicycles, skate boards, etc. are not allowed on the courts. We thank you for your understanding and cooperation.

**Grills** - N.J. Uniform Fire Code, N.J.A.C. 5:70-3.1(a), F-402 states that “cooking equipment such as barbeque grills shall not be stored or used: On any porch, balcony or any other portion of a building; within any room or space of a building; within 5’ of any combustible exterior wall within 5’ vertically or horizontally, of an opening in any wall; or under any building overhang”. Therefore, as a result of said code the association permits propane, charcoal or electric grills only at townhouses, and such grills must be used and stored at least five feet from the exterior of the building. Townhomes with decks may only have electric grills. Condos may only use electric grills. All grills must be kept in a safe and operable condition. Propane tanks must not show any signs of rust and are not to be stored inside a unit or inside a storage closet. Condominiums may have electric grills only and when in use, they must be operated as far away from the building exterior as possible. Propane grills, hibachis or any open flame devices are not permitted in the condominiums under any circumstances. While being stored, the grills must be cool when placed near the vinyl siding. Any damage done to the building as a result of using grills will result in the offending party paying for any repairs deemed necessary. Storage of grills is prohibited under stairwells. Grills are never to be left unattended, and open flames are not permitted. A functional fire extinguisher should be kept on hand whenever grilling. All types of grills are not to be stored by the privacy fence. It is best to place your grill at the far end of

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Continued from page 3

the patio, balcony or deck, in the center. **If found not following fire code, this may result in an immediate fine without a warning.**

• **Vehicles** - Due to the amount of vehicles on the property that are not registered and/or inoperable, the Board of Trustees has adopted a Towing Resolution. All inoperable, abandoned, or unregistered vehicles will be subject to towing at vehicle owner's expense. ***This includes vehicles that are not registered to the community.*** Towing will be done by Rescue Wreckers, 107 Egel Avenue, Middlesex, NU 08846, 732.469.7880.

**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



*Don Reid Wright*  
Realtor  
Bedminster/Bridgewater Office  
Cell: 908-809-2930 \* Office: 908-781-1000  
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