



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

March 2016

BOARD OF TRUSTEES

President	Elaine Ungerleider
Vice President	Marci Steinberg
Treasurer	Elisabeth McConville
Secretary	Chris Papaterys
Trustee	Stephen Bene
Trustee	James O'Donnell

COMMITTEES

All committees are seeking additional members.

ADR Active
Architectural Control - Chris Wynkoop
Grounds - Chris Wynkoop

WEBSITE

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.
Thursdays 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, March 24th 7:00 pm at the clubhouse. Please feel free to join us in the Clubhouse the third Thursday of every month for our meetings!



The Next Board of Trustees Meeting Will Be Held On March 24th

Our next Board of Trustees Meeting will be held on March 24th @ 7 pm. Please make a note of this on your calendars! We hope to see everyone at the next meeting. This is your community and we would like to see our residents participate. Please feel free to come down and voice your opinion.

I would like to take this opportunity to wish everyone at Vanderhaven Farm a Happy St. Patrick's Day! Enjoy your Corned Beef, Cabbage, Red Potatoes, Emerald Cream Potato Soup, Irish Soda Bread and Kerrygold Irish Butter! Go Green with Irish spirit!

We are pleased to announce Vanderhaven Farm's new **Vice-President Marci Steinberg**. At the same time, we are sorry to announce the resignation of our former Vice-President Christine Wynkoop. It is with a heavy heart to say goodbye to a board member and dear friend. We are thankful for all Christine has done volunteering her time at Vanderhaven Farm in various jobs on the board, various committees, holiday parties, newsletter and other various jobs throughout the community. The board and Property Manager would like to wish you the best of luck in all your future endeavors.

As a board member, they volunteer so much of their time and are selfless act of contribution they give continuous to the community.

With Warm Regards – Lynn Kelly, Property Manager

Volunteers Needed!

We need volunteers for committees. If you love children and are a take charge person...Please volunteer for the Recreational Committee. We need a resident who can organize the Easter Party and the Christmas Party...If you are interested please contact the Property Manager at the Clubhouse office at (908) 707-0760 or email lynnk@mpm-nj.com.




Pet Waste

Our one concern at Vanderhaven Farm is that pet waste not being picked-up and disposed of properly. Please I am asking you to bring a small bag when walking your pet to pick up after your pet. Please dispose of pet waste properly. This is our community and we need to keep it looking beautiful. Management will be handing out violations with automatic fine of \$150.00 for not picking up after pets. If you see anyone not picking up after their pet please, report it to the Property Manager and that resident will receive a **\$150.00 fine automatically.** This is a serious violation that we at Vanderhaven Farm do not take lightly; we strive in keeping Vanderhaven Farm a healthy and clean community. Let us all put our best foot forward to help keep it that way! Thank you in advance!

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Maintaining the Building

Please report maintenance issues to the Property Manager at the Clubhouse office or email at lynnk@mpm-nj.com. Below are some tips to report to association and homeowner responsibility.

Association

If you notice the gutters and leaders leaking report it to management before it causes damage to your building. If you notice debris or ice clogged in the gutter, rust or corrosion, gutter is broken or loose, or bird's nest in the gutter; please call the Property Manager to avoid extensive damage to the building.

Homeowner

The fenestration or architecture of windows and doors conforms to stay the same in the community. A modification request approved by the board is needed for replacement. The design, construction and presence or fenestration must not change. To save on energy loss you may inspect your door, doors frame and the weather stripping on a routine basis. Make sure the door alignment is on track. Check the door parts for deterioration or corrosion and proper function of hardware.

You may want to check for energy loss of windows. Make sure the joints are not lose between sill and jamb. Look for proper operation of hardware and secure weather stripping.

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Inspect wood framing for rot or deterioration. Place your hand around the edge of the window. If you feel air coming in you need to seal the area with weather stripping. Replacement of windows is a thought to consider, as you will save money on energy efficient windows that keep heat and air conditioning in the unit.

Time to Replace Hot Water Heater

Just a thought to consider, replacing your hot water heater. The development is approximately 30 years old. At this time, I recommend changing your hot water heater. Many of the residents are experiencing hot water heater that burst and creating water damage to the unit with possibly damaging the unit below. The amount of water damage may involve flooring, sub-flooring and ceiling damage. Many times a restoration company is required to properly clean up water to prevent water damage and mold. The restoration company technicians are trained in using chemicals and fans used to properly dry out the water damage. The maintenance work for the damage will be a cost as well.

To save money and replace the hot water heater before a flood caused by an expired unit is wise to invest now then pay for damage cost down the road. Many new hot water heaters are more energy efficient to save money in the end.



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Voting on HO6 Policy Resolution

An HO6 policy is an insurance policy for a homeowner's personal items and upgrades. Upgrades may include cabinets, flooring, molding, etc... HO6 policy is different type of insurance policy from the association coverage. The association policy will cover to rebuild to existing condition excluding personal items and upgrades. The association policy has a \$10k deductible minus the personal items and upgrades.

We recently had issues with leaks that were homeowner responsibility as these leaks occurred within their units. Homeowner's you must realize it is a "home owner" responsibility to keep up maintenance of plumbing. The development is a 30+-year development. Residents should update their plumbing to prevent leaks from occurring.

The situations that previously occurred; a resident unit had a pipe leak causing damage into another resident unit. We are realizing some residents do not have insurance coverage and not only are you responsible if your unit leaks for the damage of your own unit but your neighbor's unit water damage as well. If both residents have insurance HO6 coverage and their unit caused the water damage, a third party claim would be submitted to your neighbor's insurance carrier. By requiring residents to obtain HO6 insurance with a Resolution enables protection if you or your

neighbors unit has a major leak into your unit.

The association's coverage will cover the roof and walls. It would be rare for the total damage deducting the personal items/upgrades to reach the \$10k deductible. The HO6 policy usually has a \$500 deductible to cover the homeowner damage. This would prevent out of pocket expenses that may cost thousands of dollars.

The association will be sending out a mailing with a letter from the attorney explaining the importance of why it is important to adopt the HO6 policy Resolution. As a homeowner you must cast your vote if you decide this Resolution will be good for the community. Please return the voting ballot by the date designated and fill the ballot out completely before returning to the Clubhouse office. If you have any questions feel free to reach out to the Property Manager.



Parking Sticker Registration

Please remember 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". I will issue you a new sticker that you will place on the backside of your vehicle's rear view mirror.

I have been currently walking the property and checking for vehicles with no Vanderhaven Farm Sticker on the backside of the rear view mirror. We will be towing vehicles that do not have the Vanderhaven Farm Sticker. Please take the time to come in as it does not cost to register the vehicle and only takes a short amount of your time. I am here until 6 PM on Thursday night if you need to stop after work hours.

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Dryer Vent and Chimney Inspections Due Date 10/31/2016

This year we will conduct our Bi-Annual Inspections for dryer vent / chimney. The Management Office will be accepting invoice receipts showing proof of Inspection passed with a date between 1/1/2016 to 10/31/2016. 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 fine. 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 the question to your contractor if you "Passed" or "Failed". Once again, to reiterate it is your responsibility to make sure the dryer vent / chimney are in compliance and there will be no excuses. We have tightened up and enforced the policy; we will continue to follow the Rules & Regulations with absolutely no excuses in 2016.

I recently read an article a friend of mine published and would like to share a few thoughts. The article was on avoiding chimney repair frauds. I would like to reiterate on past issues a few residents experienced with Chimney Inspectors. Some residents have come across contractors extending to sell them repair work for the chimney lining, repair a chimney cap, repair the flu and repair chimney cracks in foundation. I am asking all homeowners to do their due diligence and shop around for contractor, just ask questions as to why they recommend repair work. It is a shame but the truth. Homeowners need to be educated as there is great responsibility in owning a home and preventing scams to make a quick dollar. Do not fall into a quick sale if the contractor quotes a high estimate of repair work needed. Get other estimates or ask our Maintenance Technician, Charlie for his opinion. Again make sure the contractor is licensed in New Jersey 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 and absolutely 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

Remember to inspect dryer vent / chimney and ask for early bird specials as rates will go up in prime season!



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FHA Approval

Vanderhaven Farm currently has FHA approval thru December 11, 2016. I will need to re-apply for FHA approval on behalf of Vanderhaven Farm within the next few months. FHA is a mortgage with a low interest rate and most first time homebuyers apply through FHA to obtain a mortgage vs. conventional loan with a higher interest rate. A buyer may only qualify thru FHA loan and may not qualify for conventional loan. This limits the amount of buyers/purchasers to obtain homes in Vanderhaven Farm. If you have your home for sale this could affect you. The amount of buyer's that are qualified to purchase a home will be reduced. It is very important to have FHA approval for our community to have an open market of homebuyers to be able to purchase and keep prices up at Vanderhaven Farm.

The reason I am speaking of FHA approval I want to explain the delinquency we have at Vanderhaven Farm depend on obtaining approval process to receive FHA approval. It is very important to keep your maintenance accounts current. If we have too high of residents being delinquent and not paying maintenance fees this may prevent the association from obtaining FHA approval. We need to have delinquencies to 10% to qualify. Please remember to keep your maintenance account current especially in the next few months as we apply for the FHA

approval. This not only affects your neighbors from selling their home but yourself if you decide to put your home on the market in the near future. Let's keep home values up at Vanderhaven Farm.

- **Common area-** Please remind children to pick up their toys and trash after play time behind the buildings. If your children invite visitors from other developments you are responsible for the visitors and your children.
- **Moving Out- Please remember to hand over the mailbox keys and Coupon Book at the closing table. Please make sure the new homeowner is aware this is a Dryer Vent/Chimney Inspection year. This is a homeowner responsibility.**
- **Trash-** No Townhomes are permitted to put trash in the condominium dumpsters. Surveillance cameras are recording at the dumpster areas.
- **Pets -**Please pick up after your pets. **Automatic fine of \$150 if reported.**
- **Firewood-** May be stored on patios, balconies or decks between October 1st and April 1st. Firewood must be stored in a 36 inch black ring log holder and only one ring log holder per unit.
- **Balconies-** Please keep you balcony area free of clutter and refer to the handbook on allowed items on balcony.

Thank you!



Arrrrh..... Service is great!

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CLUBHOUSE SPECIALS LIMITED TIME ONLY:

**Friday Night Special for 4-5 hours rent the Clubhouse for \$75.00.
(Friday night only + \$200 Security deposit required)**

Clubhouse rentals must be scheduled 1 week in advanced for a party. We must have a completed application filled out with (2) checks:

- (1) \$100 non-refundable made out to Vanderhaven Farm**
- (2) \$200 deposit made out to Vanderhaven Farm.**

When checks are deposited, the check needs time to clear the bank. Then we have an inspection before the clubhouse is rented. Our maintenance team needs time to clean and prep the rooms for use. The homeowner renting the unit must pick up the key on Friday before the weekend of the party. If we are closed for a holiday, please be sure to make any 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 your unit is flooding. If you have an emergency such as a fire or flood, always call 911

Spring is here! Selling Your Home?

- Staging a room and making sure the room is free from clutter. Remove personal items and pictures to help the buyer envision them in your unit.
- Fresh coat of paint is inexpensive and freshens up the unit for resale.
- Remember to put away all valuables, papers with account information and pet's away safe when showing your unit.



Modifications

- Windows
- Slider door
- Storm door
- Deck installation
- Patio
- Patio alternations
- Dish TV

All modifications must have an application approved by the Board of Trustees. You may download an application from the website at VanderhavenFarm.com by going to forms. All contractors must be licensed and have a certificate of liability insurance turned into the Property Manager. A sketch and description of materials being used must be submitted with the application and certificate of insurance. The Board reviews all modifications at the meeting held once a month on the third Thursday. All windows must have uniform grids and all doors must match color.

Recycling

Recycling pickup dates for March:
Wednesday 3/23

Recycling pickup dates for April:
Wednesdays 4/6 & 4/20



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