



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

May 2012

BOARD OF TRUSTEES

| | |
|----------------|--------------------|
| President | Elaine Ungerleider |
| Vice President | Marci Steinberg |
| Treasurer | JoAnn Malloy |
| Secretary | Chris Paparteys |
| Trustee | Christine Wynkoop |

COMMITTEES

All committees are seeking additional members.

Recreation:

Thio Jenkins, Chairperson

Architectural Control

ADR Active

MANAGEMENT

Midlantic Property Management

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

Office Hours: M,W,F 8:00a.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 May 17th at 7:00pm in the clubhouse... come over, join in and learn about what's going on in your community.

Dryer Vents & Chimneys

The deadline is fast approaching!! Dryer vents must be cleaned and/or inspected and proof must be provided to the association **NO LATER THAN OCTOBER 1, 2012.**

Units that have fireplaces must provide proof of inspection/cleaning to the association **NO LATER THAN OCTOBER 31, 2010.**

There is no exception to this requirement and deadline. Failure to comply will result in a fine of \$500.00!!

Pool Season 2012

The pool season is just about here! The pool is contracted to open beginning Memorial Day weekend. The pool furniture is out on the pool deck and the pool is going to be cleaned and filled. The only thing left is the township's inspection and pool pass validations. For your convenience, Board volunteers will be available to validate your EXISTING pool pass(es) only on:

| | | |
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| Wednesday | 5/16/12 | 7pm-9pm |
| Friday | 5/18/12 | 7pm-9pm |

These dates are for 2012 validation stickers on EXISTING passes and PURCHASING GUEST PASSES ONLY!! When purchasing guest passes **NO CASH** will be accepted!! Please bring a check made payable to Vanderhaven Farm Village 1. **NO NEW PASSES WILL BE PROCESSED ON THESE DATES.** You must contact management for new passes.

All owners and tenants must have their pool passes from last season and the number(s) from the parking stickers for their vehicle(s). You must bring your parking sticker numbers for each car registered to your unit. The parking sticker numbers will not be given to you to confirm. You must state the sticker numbers when presenting your pass(es) for validation.

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Without this information you will not receive your validations!! You must also bring a photo I.D.

If you are a new owner or tenant, since the last pool season and need pool passes for the first time, you must contact management. New passes are only issued, by Rob (manager), through the management office.

If you lost your regular passes from last season, replacement passes can be purchased, but you must see management for replacement passes. There is a \$25 charge for replacement passes. Management has a list of those units who were issued passes previously. So, if you've lost them you will be required to pay the replacement fee for new passes.

The Board volunteers will have a list of owners who are not 100% current with their maintenance. Validation stickers will not be issued if you owe the association any money. Do not attempt to discuss this with the board volunteers. You must discuss this with management. Payments will not be accepted on validation days.

Daily and seasonal guest passes may be purchased on the above dates (last year's passes are not valid for this season). Cost: \$2.00/pass for daily passes (no more than 10 passes for the season/unit) and \$20.00/pass for seasonal (no more than 4 passes for the season/unit). The pool rules can be viewed on our webpage VanderhavenFarm.com

or a copy may be picked up in the management office.

Important: If you are unable to attend one of the dates above, you must see management. Please give me a call, prior to dropping by so that I can inform you 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.

Tennis Courts

Construction has begun and the tennis courts are projected to open for use this summer. The work is being completed by Hill Crest Paving and Engineered by Falcon Engineering. Please avoid the equipment and work site for the time being. If any resident should see suspicious activity or children playing on the equipment please contact the Bridgewater Police and/or the management desk.

Mother's Day
may 13th



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Trash and Recycling

Recycling pick up dates for May 2012 are: Wednesdays, 5/9 & 5/23

Recycling pick up dates for June 2012 are: Wednesdays, 6/6 & 6/20

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!



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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. Reports of dogs coming off their leashes or being let out without the proper restraint are 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 is 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 desperately to keep our community safe, clean, and healthy. Please help in doing your part!

Memorial Day- Office Closed

In observance of Memorial Day, the management office will be closed on Monday, May 28th, 2012. In the event of a true emergency please call the emergency line. Office hours will return to normal operation on Tuesday, May 29th.



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What's Happening Around You and For You?

- **Landscaping** – The first community cutting finally took place. For those of you who thought they did it late this year, this is not the case. Generally, they come in during the 3rd week of April for the first cutting. This year's grass growth was excessive due to the early spring conditions. This left us with accelerated grass growth. But, it looks great and will continue to be cut each week on Thursday's, weather permitting. Keep in mind; the landscapers don't generally cut on Friday's, so if it rains, it moves us to the following week.

- **Power Washing** – The board has approved to power wash all condos this year and do an on-site spot treatment for townhouse residents. Fox Chase has been contracted to do this and letters will go out with the start date and prep sheet.

Skateboarding

Vanderhaven Farm has passed a resolution in the past that forbids skateboarding on the Vanderhaven Farm property. This will be a violation if seen and fines will ensue accordingly if this is not followed.

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Respecting Your Neighbors While Smoking

With the warmer weather upon us, I have been receiving phone calls about homeowners smoking on their patios, decks or porches and the disturbance this causes the surrounding neighbors. Please keep your neighbors in mind while smoking. Consider moving farther away from the building as to not have the cigarette smoke blow into the windows of the units next to or above you. This is solely a common courtesy that management is asking all residents who smoke to consider. In such a close community, all actions of residents in some way, shape or form affect your close neighbors. I ask that you please consider your fellow residents and reflect on the families that live next to you when smoking.

Disposing of cigarettes ARE NOT PERMITTED ON COMMON GROUND AREAS nor should you have ashtrays left in the hallways or common ground areas. Littering of cigarette butts in common areas is a fire hazard always but especially now with the lack of rain. If it is reported that you are throwing them onto the shrubs, grass or hallways you will be fined. Please remember you are living close to your neighbors and should respect their space.



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