



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

November 2016

BOARD OF TRUSTEES

President	Elaine Ungerleider
Vice President	Marci Steinberg
Treasurer	Elisabeth McConville
Secretary	Chris Paparteys
Trustee	James O'Donnell
Trustee	Chris Wynkoop
Trustee	Joseph Sandello

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, November 17th, 7:00pm at the clubhouse. Please feel free to join us in the Clubhouse for our meetings!

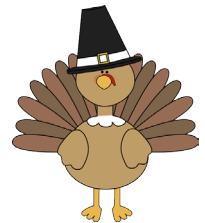
The next Board of Trustees Meeting will be held on November 17th

Our next Board of Trustees Meeting will be held on November 17th @ 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.

As Thanksgiving Day approaches, we make family plans as to who will be hosting the dinner, what to bring to contribute to the Thanksgiving Day dinner and giving thanks to the many blessings in our lives... Remember those who may be by themselves on Thanksgiving with no place to go. Invite a neighbor or friend to dinner who may be alone. Bake a warm pie and spend time with a neighbor who may be alone... Those who care about their community make it a better place to live.

Have a blessed Thanksgiving Day 2016!

Best Regards,
 Lynn Kelly, Property Manager



Volunteer Needed ASAP to Run House and Recreation Committee for Holiday Santa Party

We will not be having a Holiday Santa Party for our Vanderhaven Farm children this holiday 2016 season unless any residents who are willing to head the committee and organize it comes forward. I need to know if you are interested as soon as possible.

This is your community, your children and I am hoping to see a few special volunteers stand up to the plate to take responsibility for organizing the committee.



Where Your Money Goes...

As we approach the end of the year I would like to reflect on the projects and maintenance work we have completed in past (2) years. The fence project white vinyl fence with gothic post is an elegant edition to the community. The Tennis Court (4) cut saw joints were sealed with Armor Crack Repair System. The Clubhouse Slider Doors with blinds inside were a beautiful addition to the Clubhouse. The Clubhouse Carpet commercial grade recently installed magnifies the beauty of the Clubhouse. The new 50-gallon hot water heater with an expansion tank with permits was completed. The backflow system and electric upgrade to Clubhouse was completed. The Condo Stairs (4) sets spring 2016, (5) sets Fall 2016 and (4) sets 2015 were finished with Veranda decking. Condominium balconies Veranda decking started. Pool Resurface in 2015, Flag Pole addition 2015 and Roads Line Stripping/Patching 2015. Shrub replacements (1) proposal 2015 and (2) proposals 2016 approved for installation. We are currently in the projection of the New Roofs starting spring 2017.

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- Oriental Rug Cleaning & Restoration
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New Clubhouse Carpeting & Renting

I would just like to clarify if you rent the clubhouse you will be responsible for damage to the brand new carpet recently installed. If you rent the clubhouse and during your party someone spills on the carpet I would suggest to blot it up with water as soon as possible then report it to the Property Manager. If you plan on moving the couch please request from the Property Manager to borrow furniture sliders to prevent damage to carpet.

If damage occurs, you will be held accountable and will forfeit your security deposit. Please respect the community clubhouse property when renting. Please be sure to clean up and inspect clubhouse before you leave to make sure it was put back exactly as it was before your party. Allow yourself enough time to properly clean up. If we come in on Monday and we need to hire a cleaning person, you may lose some or all of your security deposit. I recommend taking pictures before your party to put it back the same.

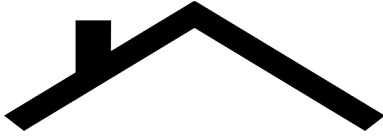
If you use the blinds in glass slider door, you must use top slider to open first then the bottom slider. To close the bottom slider the top slider must be open. I would recommend you only use the top slider to open, as you will be responsible if they are damaged.

It is best to be up front and honest, report any damage to the Property Manager.

Time to Change Batteries



It is that time of year again! I recommend you change your batteries on Carbon Monoxide Detectors and Smoke Alarm Detectors. Remember defective batteries are a potential fire hazard and safety comes first with a fresh battery this fall season.



Roofing Project

I will be collecting receipts if you are a Condo owner for your Skylight purchased less than 10 years. KPI2 Roofing / FWH Engineering who will be conducting the roofing project will be replacing Skylights. This is mandatory to have the Skylight replaced. If you have had your Skylight replaced within the last 10 years, please submit the receipt to me as soon as possible for review by KPI2 Roofing/ FWH Engineers for approval. They will have the discretion to approve or deny your Skylight based on sound structure and they will review your receipt under 10 years but if they explain, it cannot be used in the new roof it will be replaced at the homeowner's cost. The receipt does not guarantee the contractor roofer/engineer will tell you it does not need to be replaced. The final determination of replacing a Skylight, if the Skylight is not in good condition it will be at their discretion.

The replacement of Skylights will be at homeowner cost and payable up front. If you need to arrange a payment plan, please put your request in writing for board to approve at a meeting.

Please email the Property Manager your Skylight receipt less than 10 years to lynnk@mpm-nj.com.

Garbage Large Item Pickup

Grand Sanitation will have a garbage pickup on certain holidays. The year 2017 holidays will be determined in near future as the New Year approaches. Grand Sanitation will notify management and I will notify the residents.

If you schedule for large item pickup you must move the item to the street or curb as Grand Sanitation advises a designated area. Do not leave in grass in common area. Homeowners are responsible for their scheduled pickup. If you call and schedule a pickup, it is your responsibility to contact Grand Sanitation if you experience any issue. Going forward if maintenance is called out to clean a homeowner issue the homeowner may be subject to a cleanup charge to their maintenance account. Maintenance is hired for association issues whether it is on common ground or not. Management is responsible for common grounds to have maintenance keep clean. Please be aware if homeowner creates or causes cleanup to common areas the homeowner will be accountable.

As a condo owner you have special insurance needs.



Call me today for more information about the Allstate Condominium Owners policy.

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Dryer Vent and Chimney Fines

Dryer Vent Chimney fines are currently being charge to those resident's accounts out of compliance with a \$500 fine. If you did not inspect / clean your Dryer Vent Chimney by 10-31-2016 and did not turn in a receipt from a licensed contractor, expect to receive a \$500 fine charged to your maintenance account. If you failed the inspection and your receipt has not passed inspection by 10-31-2016, the receipt states "Potential Fire Hazard", needs repairs or cleaning and give a new receipt clearing you with pass inspection within 90 days from 10-31-2016 or another \$500 fine will be charged to your maintenance account.

As your Property Manager, I would like to do more to help you...but it is out of my control. Please do not ask the Property Manager or Midlantic Property Management to waive any fine it is at the discretion of the board. You may come to a board meeting with any issues.

If you failed dryer vent chimney inspection you must have it inspected within 90 days from the deadline date 10-31-2016 or you will receive another \$500 fine on your maintenance account. Please give the new passing receipt to the property manager at the clubhouse office no later than 1-31-2017. This is required if you did not submit a receipt and if you failed with work needing to be completed.



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.



Arrrrh..... Service is great!

Dryer Vent Cleaning

Fireplace Inspections

Special Fall Rates

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Winterize

At this time, I recommend the Townhome Owner's winterize your water spigot in front of unit to prevent freezing and water burst during the winter months. The Condo units do not have outdoor water faucets. The water used from these faucets is charge to the individual homeowners and is therefore not common property. It is the responsibility of the homeowner to winterize the faucets, to prevent freezing.

Firewood- may be stored on patios, balconies or decks between October 1st and April 1st of each year. Firewood must be stored in a 36-inch black ring log holder, or the like. One ring allowed per unit. Between April 1st and October 1st of each year, the ring may be stored on the patio/balcony/deck but must remain empty. Rings must be stored at least two feet from unit walls. No splitting or chopping of firewood will be permitted on the premises. Firewood may be delivered to a unit owner's assigned parking space only. Vehicles delivering firewood may not be driven upon the lawns and/or sidewalks. Firewood delivered must be removed from assigned parking spaces within 24 hours of delivery.

Hoses – Must be neatly wound up or on a hose caddy from April 1st through October 31st. Hoses must be stored **inside** from November 1st through March 31st. No hose reel is to be attached to any portion of the building or privacy fence. Also, please be sure to winterize your exterior spigot by November 1st to prevent the possibility of freezing.



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Recycling

Recycling pickup dates for Nov.
Wednesdays 11/16 & 11/30

Recycling pickup dates for Dec:
Wednesdays 12/14 & 12/28



Reminders!

- **Smoke Detector and Carbon Monoxide Detectors-** change the batteries monthly and press the button to make sure unit is functional.
- **Grills-** Take tape measure make sure grill is 5 ft. from any combustible area (fence and building).
- **Door Number-** make sure the front door has the number and is secure on door.
- Please download the 2016 Census form on www.Vanderhavenfarm.com and drop off completed form to clubhouse office. Due October 31, 2016.

- **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-** Dumpsters are for condominiums only. Surveillance cameras are recording at the dumpster areas. **FINES ARE BEING CHARGED TO MAINTENANCE ACCOUNTS.**
- **Pets -**Please pick up after your pets. **Automatic fine of \$150 if reported.**
- **Dish Cable Equipment-** Dish Network will not remove cable equipment and the homeowner is subject to removing the equipment at their own expense. Read you cable contract before signing. If you install a cable pole, you are responsible to remove it.

Thank you!

Apex Appliance Repair & Air Duct Cleaning

- Dryer Vent cleaning- \$65.00
- Chimney Inspection- \$55.00
- Appliance Repairs

Specials

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Clubhouse Rentals

Hosting a Party for a holiday, birthday or an event... Why not rent our Clubhouse with (4) rooms connected, Kitchen area, Living Room area, Sitting Room area and Dining Room area all connected. View of a gorgeous fireplace (view only cannot be used). There are (2) Bathrooms for Men and Women to use. We have a 40-person occupancy allowed by the township and no alcohol allowed due to insurance purposes.

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.



Modifications

- Windows
- Slider door
- Storm door
- Deck installation
- Patio
- Patio alterations
- 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 go to forms. All contractors must be licensed and have a certificate of liability turned into the Property Manager. A sketch and description of materials being used must be submitted with application and certificate of insurance as well. The Board approves 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. Forms must be submitted one week before board meeting.

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