VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association November 2020

BOARD OF TRUSTEES

President	Anne Newkirk
Vice President	Chris Paparteys
Treasurer	James O'Donnell
Trustee	Tricia Tondo

COMMITTEES

All committees are seeking additional members.

ADR Active

Architectural Control - James O'Donnell

Grounds - James O'Donnell

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.

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 normally held on the third Thursday of the month. 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 will be held virtually on December 10, 2020

Next Board of Trustees Meeting

The next Board of Trustees Meeting will be held virtually on December 10th.

The health concerns and liability associated with Covid-19 prevents the Association from having in-person Board meetings. Although the Property Manager is on site, in-person visits continue to be suspended. Nonetheless, your feedback is still greatly appreciated and for health and safety reasons, you are encouraged to call or email our Property Manager at 908-707-0760 or Demetrisz@mpm-nj.com respectively.

Paving Project

We are pleased to announce that paving reconstruction has been completed on Doolittle Drive North, Pinhorn Drive and Brokaw Court! As we move into the Winter, the cold front that has set in can potentially compromise the integrity of new asphalt. As a result, the remainder of the paving project will need to be completed in the Spring of 2021. Information on Lindsley Road and Doolittle south will be sent out early next year, along with protocols while the work is taking place.

Upcoming Annual Meeting

The Annual meeting will be held on December 10th. The ballots have been mailed to and received by all unit owners. Please remember to cast your votes. Please reach out to the onsite Property Manager via phone (908-707-0760) or email (Demetrisz@mpm-nj.com) for more information.

Tennis Courts Remain Open

The Board of Trustees is pleased to announce that use of our tennis courts continues to be permitted. In compliance with the NJ Governor's executive order, we would like to reiterate the revised tennis court rules which will remain in effect until such time as the COVID-19 restrictions can be lifted.

The revised tennis court rules are as follows:

- The tennis courts must be reserved in advance by appointment through our property manager. The tennis courts may not be accessed or used without an appointment.
- Appointments can only be granted to unit owners and/or residents who have signed a release. Please download the Tennis Court Release Form from our website at http://www.vanderhavenfarm.com/ under the Forms section and complete and sign the form, have it notarized, then drop the originally signed Release in the mailbox at the Clubhouse.
- For weekend appointments, all requests must be received by Friday at noon.
- The request for appointment must include the names of all individuals who will be using the tennis courts with the individual making the reservation.
- Non-residents are not permitted to use the tennis courts.
- All reservations will be issued for a maximum of two (2) hours per reservation. *continued on page 3*

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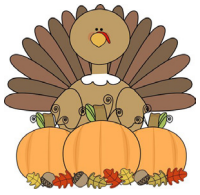
- One (1) reservation per day may be made per each unit.
- Only two (2) individuals are permitted to use the tennis courts at a time unless they are part of the same household, in which case up to four (4) individuals are permitted.
- All individuals will maintain social distancing and will remain at least six (6) feet apart at all times.
- Sharing of equipment is not permitted.
- Coolers are not permitted.
- Chairs are not permitted.
- Masks must be worn at all times.
- Anyone who has been exposed to an individual infected with the Coronavirus or who is experiencing symptoms of Coronavirus shall not be permitted to use the tennis courts and shall isolate themselves for a minimum of fourteen (14) days.
- Violation of any of these rules will result in the issuance of a fine of $25 per incident and suspension of tennis court privileges.

We thank you for your continued compliance with these rules during these unprecedented times. Please stay safe and well.



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Community Enhancements

As we find ourselves in the 4th quarter of what has been a rather unpredictable year, the Association would like to highlight some of the improvements made around the community.

- **Retainer Wall** – We hope everyone has had an opportunity to drive through the main entrance to see the new retainer wall! It was mulched and fitted with specific plantings that should enhance the view upon entering the community.
- **Pool Repairs** – Having the pool closed for the 2020 summer season allowed the Association to make some necessary repairs. These repairs included tile work and bullnose coping repairs.
- **Stone Path** – We hope each of you has enjoyed walking along the pond on the new, beautiful stone path! White marble chip stones were chosen to help draw the attention of existing residents and potential new residents to the beauty of our natural surroundings.
- **Tree Line Trimming** – The pond is a unique point of interest for our Association. It is the only one of its kind in the immediate surrounding communities which can help attract incoming homeowners. Years of growth have covered the shoreline of the pond with dense brush, concealing its natural beauty. As a result, the Association has thinned out the thick brush behind the buildings on both Doolittle Drive and Brokaw Court to offer residents a clear view of the still waters.

We feel a deep sense of pride in our community and will strive to continue beautifying the property so that our residents also continue to feel proud to call Vanderhaven home.

We still have a few more months remaining in this year, with no shortage of upcoming improvements, so stay tuned! You may reach Demetris, the property manager, via email at demetrisz@mpm-nj.com or by phone at (908) 707-0760 to offer feedback on any of these enhancements.

Trash

As we previously communicated via stat com, due to COVID-19, our sanitation company advised that the collections will be temporarily reduced to 2 per week, Monday and Thursday. Here is a quick reminder of the rules, and some additional information on trash collection:

1. Trash is collected 2 days a week (Monday and Thursday).
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 collected. Trash cans must be brought in the night of a pick-up (Monday and Thursday) and cannot remain in front of units into the day following a collection. We want our community looking clean and sharp.

Please try to keep all this information in mind during scheduled trash collection 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.**

Please know that we have been diligently working on resuming a 3-day collection schedule and we will advise as soon as that has been secured.

Incident Reporting

For any matters pertaining to arguments between residents, noise complaints, solicitors coming into the community, people fishing in the pond or the commission of any ordinance violation or crime, please call the Bridgewater Police Department non-emergency number at (908) 722-4111 unless it is an emergency, in which case, please dial 9-1-1. Please inform the property manager about the situation after you have contacted the police and provide a copy of any police report(s) that may be issued.

Please continue to report directly to the property manager disagreements between residents that pertain to Association-related elements such as parking spaces, dumpster use, violations of VHF rules, etc.

You may reach Demetris, the property manager, via email at demetrisz@mpm-nj.com or by phone at (908) 707-0760.

Work Order Requests

We'd like to take this opportunity to offer some clarity around the work order request process. Work order requests must be communicated to the property manager who will review them and determine next steps. In some cases, the work will be directed to CHM and in others it will be directed to another contractor, as appropriate. Once that determination has been made, the work order and all pertinent details will be entered into a work order system. When the work is completed, the system is updated to close out the work order.

In order to ensure proper oversight, monitoring and prioritization, work orders must be entered into the system. With responsibility for 345 units, prioritization is a requirement and work orders will be completed as quickly as possible, with priority assigned to emergencies and safety risks. Please refrain from contacting any contractor for work that you are seeking to have performed by the Association. Any work that you would like to raise as an issue for the Association to potentially address must be requested by contacting the property manager. You may reach Demetris, the property manager, via email at demetrisz@mpm-nj.com or by phone at (908) 707-0760.

Certificate of Liability Insurance

We would like to remind homeowners about the requirements for a certificate of insurance for a modification. On the certificate of insurance form, there is a box at the bottom left labeled certificate holder. The Association requires "Vanderhaven Farm Village 1" to be listed 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. By following these steps, homeowners will avoid having to resubmit the certificate and potentially delay their project.

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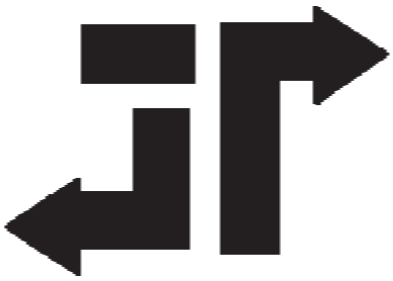
CHM Update

The Association would like to update residents on several property enhancements conducted by CHM over the last few months:

- Dumpster number 5 has been restored! Please feel free to take a walk by this dumpster to see the great work that CHM has done. CHM is working on a schedule that will ultimately improve the condition of all the dumpsters in our community.
- So far, gutters for 9 separate buildings have been cleared out by CHM. This is done via work orders on an as-needed basis. Please contact the Property Manager to advise of any gutters that may be in need of attention.
- CHM continues to inspect common area lights for all condo buildings. He has been changing the lights on an as-needed basis. Please contact the Property Manager to advise of any lights that are in need of replacement.
- The deck area of the clubhouse was power-washed and enhanced with plantings around the pool area.

Landlord/Tenant Obligations

Please be reminded that homeowners who rent their units are required to provide the Association Office with a copy of the current lease. No unit shall be rented for a period of less than six months and no unit owner may lease less than an entire unit. Owners are responsible for providing tenants with a copy of the Rules and Regulations of the Association. Every owner who leases a unit to another shall require the lessee, in writing, to agree to abide to the terms and conditions of the Master Deed, the By-laws and any Rules or Regulations of the Association. Also, please be sure your tenant registers their vehicle(s) with the Association Office and obtains a parking sticker or their vehicle will be subject to towing at the vehicle owner's expense. You can find the appropriate form (parking permit application) by visiting the forms page at www.vanderhavenfarm.com.



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