



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

October 2016

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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, October 20th, 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 October 20th

Our next Board of Trustees Meeting will be held on October 20th @ 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 fall season approaches us with cup warm cocoa or Pumpkin Spice Coffee or maybe hot cup of homemade soup to keep us warm... Remember children are back in session at school, bus stops are filled with children playing and after school play as well. Please be mindful of the 25 mph only coming into the Vanderhaven Farm development and streets are 20 mph throughout the development. Fall weather means those beautifully golden autumn leaves will be falling soon. Please be careful driving as wet leaves may cause sliding on roadways. Use caution driving slow especially at bus stops. Be patient and considerate to others. Just a suggestion, start your day 5 minutes earlier to avoid the rush for a safe commute. Coming home tired after long day of work is understandable but please stay focused pulling into the community as many children play after school. Those who care about their community make it a better place to live.

We hope the children enjoy a nice Halloween! We suggest the parents walk with children for "trick or treat" this Halloween when going door to door to accompany your child. Have a Happy Halloween and enjoy the treats!

Best Regards,
Lynn Kelly, Property Manager

Annual Election

We made the quorum and held our Annual Election for 2016. I would like to introduce our (2) new Board Members Chris Wynkoop and Joseph Sandello. Please welcome them and introduce yourself when you see them.

We had a winner for the raffle of one month of free maintenance. This year's winner for the Annual Election Ballot Raffle is 2807 Doolittle Drive. Congratulations to the winner and the account was credited the winner already received (1) month free maintenance fee as a credit on the account.



Last Call! Inspect or Be Fined!

**DRYER VENT AND
CHIMNEY INSPECTIONS
ARE DUE BY 10/31/2016**

You must have your dryer vent and Chimney inspected by **October 31, 2016**, and drop off the original receipt to the Property Manager at the clubhouse no later than October 31, 2016. Anyone not in compliance with dryer vent and chimney inspection, will be fined \$500.00 automatically to your maintenance account. **No Exceptions!**

United Air Duct



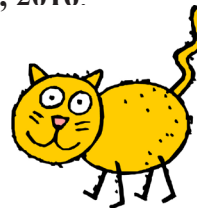
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- Dryer Vent Cleaning
- Air Duct Decontamination
- Oriental Rug Cleaning & Restoration
- Mold Inspections

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Census 2016

Census forms are due as well. Please either download from Vanderhaven website or stop by the office to fill out a Census Form. Please be in compliance to avoid a fine because of the importance of this information for us to have on hand although we do not want to do it we are going to have to impose at \$25 fine to those who have not returned it by **October 31, 2016**.



Somerset Animal Shelter

Somerset Animal Shelter will be setting traps for stray cats on the property. If you have a pet cat, please keep cat indoors because cats are not allowed outside without being on a leash. Somerset Animal Control is setting a safe heart trap. The trap is child friendly.

The purpose of trapping the stray cats, the Somerset Animal Shelter will bring the cat in, check it for chips and try to find owner. They will give the cat shots for rabies and other required shots, neuter/spay the cat, feed, care, nurse if ill and then return cat if no owner is found. This is safe for the community and is a no kill shelter.

Roofing Project

We are currently experiencing a delay with our roofing project. We are having a few setbacks with moving forward. We do plan on roof replacement and the board only has Vanderhaven Farm in their best interest. Please be patient as this is a process and long term commitment for Vanderhaven Farm. When terms change this is not something to tread lightly ...but well thought out in the end. Thank you again for your patience.

HAPPY HALLOWEEN!



Garbage Large Item Pickup

Grand Sanitation will have a garbage pickup on certain holidays. On Thanksgiving day 2016 there will be a garbage pickup. On Christmas day there will not be a garbage pickup. 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.

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.



As a condo owner you have special insurance needs.



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Floods in Units

Recently with this summer's humidity, a few homeowners have experienced floods in their units. Some reasons are due to air conditioning systems, hot water heater units and pipes, which involve the plumbing. I highly recommend you have a routine service inspection with a plumber during this excruciating hot weather with high temperatures, high humidity and poor air quality control. A routine service call could save you money down the road not just from repairing/replacing units but the cost of replacing sheet rock and hiring a restoration company to dry up the water to prevent mold. This itself is an expense to a resident.

Some plumbing companies or PSE&G offer service contracts as well. A good tip to inquire with a plumber is the condition of the pipe leading to the roof. Make sure all connection fittings are in good condition.



Recycling

Recycling pickup dates for Oct:
Wednesdays 10/5 & 10/19

Recycling pickup dates for Nov:
Wednesdays 11/2, 11/16 & 11/30



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

Specials

\$49 Dryer Vent Cleaning (3 or more)

Chimney/Dryer Vent Combo: \$99.00



732-257-4590

For more information on *Specials* go to
www.ApplianceRepairNewJersey.com



Change Your Clock, Change Your Batteries

We “fall back” at 2a.m. on Sunday, November 6 by setting our clocks back one hour and returning to Standard Time. Sunrise and sunset will be about 1 hour earlier on Nov 6 than the day before.

When turning the clocks back, take a few minutes to replace your smoke alarm batteries if needed and push the test button to make sure the alarms are working. It’s also a great time to check carbon monoxide detectors.



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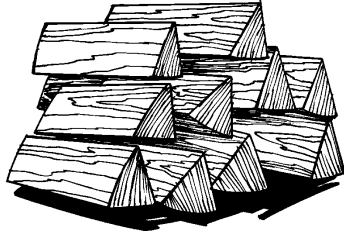
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Reminders!

- **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.
- **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
- **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.
- **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!

Clubhouse Renovations



The Clubhouse has been under renovation for repairs due to the hot water heater that burst in the Clubhouse. We will be installing Brand New Commercial Carpeting by Flooring America in the Clubhouse. This was covered by insurance and will be a great improvement.



Arrrrh..... Service is great!

Dryer Vent Cleaning

Fireplace Inspections

Special Fall Rates

732-627-8461

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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.

House Cleaning

Houses, Apartments & Offices

If you don't have time to clean your place and need someone, please call me.



Free Estimates
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