



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

October 2013

BOARD OF TRUSTEES

President	Elaine Ungerleider
Vice President	Marci Steinberg
Treasurer	JoAnn Malloy
Secretary	Chris Paparteys
Trustee	Christine Wynkoop
Trustee	Linda Ryan
Trustee	Elisabeth McConville

COMMITTEES

All committees are seeking additional members.

Recreation: Edie Robbins, Chairperson
Architectural Control
ADR Active

WEBSITE

www.vanderhavenfarm.com

MANAGEMENT

Midlantic Property Management
Phone: 908-707-0760 Fax: 908-722-6966

Office Hours:

Mon., Tue., Thu., Fri. 9:30 a.m.- 4:00 p.m.
Wednesdays 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 21st at 7:00 pm at the clubhouse.



Site Improvements Coming To Vanderhaven

As we close for the summer months we are preparing for a number of projects intended to improve the beauty and quality of life at Vanderhaven Farm. The Board has spent significant time preparing project specifications and soliciting bids for sidewalk repairs and replacement, gutter cleaning and repairs and appointing a new landscaper.

You may have noticed purple or blue (X) marks on the walkways throughout the site. The marked locations will be repaired or replaced as part of a contract awarded to LNS Contracting. This project is not meant to replace all sidewalks but rather address existing trip hazards and significant repairs. Notice will be provided to you via our STATCOM notification system about when your section of the property will begin repairs. If you notice a section of sidewalk on the property that has not been marked and which you believe is in immediate need of attention, please contact the management office and advise the manager so that the contractor can address the hazard.

We are finalizing contract language with a vendor to have the gutters in the entire development cleaned and repaired where necessary. This work will begin shortly and notice will be made to all residents via STATCOM. If you are not signed up for STATCOM, please visit www.vanderhavenfarm.com to download your copy of the document for submission. *Continued on page 2*

Continued from page 1

Finally, we have all been disappointed with the quality of work from our landscaper, Duke's Landscaping. The Board had even considered cancelling the contract mid-season however due to costs and other legal considerations we decided to finish the season with them and find a new contractor for the winter and next spring. We have completed our search for a new contractor and we will be finalizing negotiations very shortly and will advise everyone at that time who the new contractor will be for Vanderhaven Farm. We are confident, that the new contractor will significantly improve the quality of our landscape maintenance and he has a proven track record with snow removal which was also part of the consideration. We are also planning landscape enhancements for the spring which will further enhance the beauty of our property.

We will continue to work hard to improve our property in an efficient and cost effective manner and we always invite your ideas, input and comment. Thank you.

Vehicle Registration

Unfortunately, while doing my site inspections, I see many vehicles with no stickers identifying them as cars belonging to Vanderhaven Farm residents. Please make sure that all of your vehicles are registered. Any vehicle that is not registered will be given a warning, and if the owner does not come to the Management Office to register the vehicle, it **WILL BE TOWED.**

Trash & Recycling



Recycling is picked up every other Wednesday. For the month of October the dates are October 9th & 23rd and for November the dates are November 6th & 20th.

We ask you not to put your garbage on the ground in plastic bags, and do not put out large cartons, tables chairs, etc. Large items should be called in for pick-up. The garbage contractor will not take it.

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 is not budgeted for as our contract is very specific to "household trash". **I ask that**

Continued on page 3

Air Duct & Dryer Vent Cleaning

- Breathe cleaner air
- Eliminate indoor air pollution
- Furnace, air handlers, A/C coil cleaning
- Dryer vent cleaning & repair
- Bird nest removal & mold inspection
- Sanitizing programs
- Fully insured, free estimates

AIR DUCT CLEANING	REDUCED PRICE!
10 Vents	DRYER VENT CLEANING
1 Main	\$69.95
1 Return	
\$89.95	

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

Continued from page 2

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!

Electronic Waste



Please keep in mind that electronic equipment contains toxins that can cause all types of problems when released into the air. Improper handling of these types of electronics can expose hazardous chemical compounds that are known to cause negative effects on human and environmental health. When released into the environment, these toxins pose a threat to all today and tomorrow as well as for future generations.

Recycling these items (TV's, desktop, laptop and notebook computers and monitors) became state law in 2011. E-waste must be brought to collection points and is free to all consumers.

Somerset County residents can recycle e-waste; free of charge, at Newtech Recycling Inc., located at 600A Apgar Drive, Somerset, N.J. 08873, Saturdays from 8 a.m. to 2 p.m. and weekdays from 7 a.m. to 5 p.m.. The Saturday drop-off dates are Oct. 5th, Nov. 2nd and Dec. 7th. For more information please call (732) 564-3110 or visit www.newtechrecycling.com.

For additional sponsors, please visit our website www.vanderhavenfarm.com



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 of 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 effect for the protection of the pet owner, the pet itself and for the protection of other residents in the community.** This is not only an association rule but the township law as well. Please be sure your dog is restrained at all times. Having your dog unleashed is unacceptable and extremely dangerous. I truly hope with the cooperation and understanding of all pet owners, these complaints and concerns will discontinue.

On my inspections I still see many people walking their dogs without plastic bags to pick their waste up. Please be a responsible dog owner and clean up after your pet at all times. This is not only an association rule, but 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 pet's waste in someone else's trash can, in the storm drains along the street, or leave bags of waste outside your front doors. Always clean up after your pet and dispose of it properly in your own trash can. When tossing waste your trash can, make sure it lands in the can and not on the ground. The board and management try to keep our community safe, clean, and healthy. **Please help by doing your part!**



Don Reid Wright
Realtor
Bedminster/Bridgewater Office
Cell: 908-809-2930 * Office: 908-781-1000
Email: donreidwright@weichert.com

To see how today's rates can save you money... Visit my website:
www.Wright-Realtor.com

*Don Wright...
a Proud Resident of
"Beacon Hill"!*

Weichert Realtors

SOLD
Weichert Realtors
Don Reid Wright
Cell: 908-809-2930

If you want the "Right" results, use the "Wright" realtor!

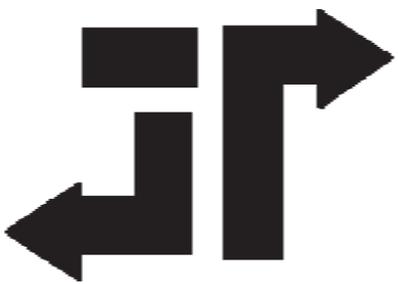
What's Happening Around You and For You?

- **Book Club** – Book Club meets the first Thursday of every month at 7 pm at the clubhouse (subject to change).
- **Garbage cans and recycling bins**– Please are reminded that every homeowner/resident should already have their **garbage cans and recycling bins labeled with the appropriate unit number. This rule has been implemented to avoid fining the wrong person; and to return your can/bin if the wind blows it away.** Please make sure this labeling is included on your garbage can lids. Your cooperation is requested and greatly appreciated.
- **Tennis Courts**– In order to use the tennis courts your account has to be current. Any homeowner with a balance on their account will not be allowed to use the amenities. Kindly contact management on a monthly basis to get the code for the tennis courts. **Please do not share the code with anyone.** The courts are for the sole use of our homeowners/residents. They are to be used for recreational purposes only...private classes **SHOULD NOT** be taking place.

Anyone found giving tennis lessons on the court will lose their privilege to use same. Pets, bicycles, skate boards, etc. are not allowed on the courts. We thank you for your understanding and cooperation.

- **Grills** - N.J. Uniform Fire Code, N.J.A.C. 5:70-3.1(a), F-402 states that “cooking equipment such as barbeque grills shall not be stored or used: On any porch, balcony or any other portion of a building; within any room or space of a building; within 5’ of any combustible exterior wall within 5’ vertically or horizontally, of an opening

Continued on page 5



JOHN TUCCIARONE

ENTERPRISES LLC

PLUMBING, HEATING & AIR CONDITIONING

(732)764-0224 (908)755-7650

NJ State Plumbing License # 9129
U.S. EPA Refrigerant Certification # 03NJ48108



Has your hot water heater ever been replaced?

Avoid the inevitable flood! Call with questions.



- Licensed & Bonded
- Problem Water Heaters Replaced Quickly
- All Types of Faucets & Fixtures Repaired or Replaced
- All Types & Manufacturers of Air Conditioning Serviced

Call us for bath and kitchen renovation ideas!

Continued from page 4

in any wall; or under any building overhang". **Therefore, as a result of said code the association permits propane, charcoal or electric grills only at townhouses, and such grills must be used and stored at least five feet from the exterior of the building.** Townhomes with decks may only have electric grills. **Condos may only use electric grills.** All grills must be kept in a safe and operable condition. Propane tanks must not show any signs of rust and are not to be stored inside a unit or inside a storage closet. Condominiums may have electric grills only and when in use, they must be operated as far away from the building exterior as possible. Propane grills, hibachis or any open flame devices are not permitted in the condominiums under any circumstances. While

being stored, the grills must be cool when placed near the vinyl siding. Any damage done to the building as a result of using grills will result in the offending party paying for any repairs deemed necessary. Storage of grills is prohibited under stairwells. Grills are never to be left unattended, and open flames are not permitted. A functional fire extinguisher should be kept on hand whenever grilling. All types of grills are not to be stored by the privacy fence. It is best to place your grill at the far end of the patio, balcony or deck, in the center. **If found not following fire code, this may result in an immediate fine without a warning.**

- **Vehicles** - Due to the amount of vehicles on the property that are not registered and/or inoperable, the Board of Trustees has adopted a Towing Resolution. All inoperable, abandoned, or unregistered vehicles will be subject to towing at vehicle owner's expense. Unfortunately we have had to tow several cars to date. ***This includes vehicles that are not registered to the community.*** Towing will be done by Rescue Wreckers, 107 Egel Avenue, Middlesex, NJ 08846; the phone number for the towing company is as follows 732-469-7880. *Continued on page 6*

HAPPY HALLOWEEN!





Glenn Antico
glennantico@verizon.net

Tel: 908 - 595 - 9299
Fax: 908 - 595 - 1112

PO Box 392
Martinsville, NJ 08836

www.Rainbow-GJPainting.com



**PLUMBING & HEATING
SUPER SERVICE**
NJ Lic.# 6956

- HOT WATER HEATERS
- PLUMBING FIXTURES
- FAUCETS & VANITIES
- TOILET REPAIRS
- GARBAGE DISPOSALS
- HUMIDIFIERS
- HEATING REPAIRS
- FROZEN PIPES THAWED
- PROFESSIONAL WORK
- RELIABLE SERVICE

SEWER AND DRAIN CLEANING
722-5525




ANTHONY'S



PLUMBING • HEATING • DRAIN CLEANING, INC.

House Cleaning

Houses, Apartments & Offices

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

Free Estimates
References and Experience



ELISETE:
Cell: 973-991-6411
Please leave a message

Continued from page 5

- **Maintaining the Property**
make sure that you do not throw your cigarette butts on the ground or into the mulch this is not only a violation but a fire hazard as well. When you or your children are outside with a can of soda or a bottle of water or anything else that you are eating or drinking when you have finished with it please throw it in the recycling cans not on the grounds. The board works very hard to maintain this property and to keep it looking manicured and neat, let us all do our share.

Vanderhaven Farm
380 Doolittle Drive
Bridgewater, NJ 08807



McPuff
Chimney Services LLC

Chimney Inspections • Chimney Sweeping
Chimney Repairs • Chimney Relining
Chimney Caps / Chase Covers
Chimney Crowns / Waterproofing
Masonry Repairs & Restoration
Flash Sealing
Furnace Flue Sweeps
Dryer Vent Inspection & Cleanings
Gutter Cleanings • Power Washings

Present at time of service
for 10% discount
(*Excludes any exclusive pricing)

Fully Insured!

Serving All of New Jersey!
NJ Contractors Lic.#: 13VH04365600

1-800-339-1492
www.mcpuffchimneyservices.com
E-mail: info@mcpuffchimneyservices.com



To place an ad, please call
The Newsletter Shoppe 908-903-0336