



# VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

September 2016

## BOARD OF TRUSTEES

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

## COMMITTEES

*All committees are seeking additional members.*

**ADR** Active  
 Architectural Control - Chris Wynkoop  
 Grounds - Chris Wynkoop

## WEBSITE

[www.vanderhavenfarm.com](http://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 the Annual Election Meeting scheduled for Thursday, September 15th, 7:00pm at the clubhouse. Please feel free to join us in the Clubhouse for our meetings!

## Annual Meeting – September 15<sup>th</sup>

Our Annual Meeting will be held on September 15<sup>th</sup>. Please note this on your calendars! We hope to see everyone at the Annual Meeting. This is your community and your vote is very important.

Please look in your mail for the Proxy/Ballot to return to the Property Manager by September 13<sup>th</sup>. If you did not receive a ballot, please see the Property Manager for a copy of the ballot. The Annual Election Meeting is scheduled for September 15, 2016 at 7:00 pm at the clubhouse. If you cannot attend the meeting, we strongly urge you to submit your proxy in the enclosed ballot envelope, in order to be able to establish the Association's quorum requirement.

**If a quorum is not established, the election will be adjourned until such time that a quorum is established. If the election is adjourned, an additional community mailing will be required, which will cost the Association additional charges in copies as well as postage.**

Please help us keep our costs to a minimum and send your proxy in if you are unable to attend or if you are unsure if you will be able to attend.

Please be reminded, only members in good standing are eligible to cast their ballot for the election of officers. A member in good standing is described as a homeowner who has paid all assessments (maintenance fees) at least thirty days prior to the election date as well as any special assessments, late fees, legal fees and/or fines. If any owner has any outstanding balances on their account, they are ineligible to vote in the election.

**AVOID 2ND MAILING A COSTLY EXPENSE TO ASSOCIATION  
 ELECTION TIME+ BALLOT VOTE  
 TIME=ASSOCIATION SAVE MONEY \$\$\$  
 TURN IN YOUR BALLOT TODAY!**

## Vandalism and Trespassing

We have had several incidences of vandalism and trespassing. The Bridgewater Police Department has been advised and has seen the video tapes. They are investigating the coverage of the video tapes to prosecute.

If you see something suspicious, call the Bridgewater Police at 908-722-4111 and hit "0". You do not have to identify yourself. Help keep our community safe.



## Pool Time to School Time

Fashion and Fads... Things come and go... As we say goodbye to a wonderful 2016 Pool Season. We would like to give a warm Thank You to Sparkling Pool Service to Irene and team for an awesome 2016 swim season.

At this time, we welcome a new fall school year. Our children will be picking out new clothes for their new wardrobe. Some of our children will move up to a new school. This is a difficult time as change is always good but adjustment is not always easy. Remember patience is a virtue.

Please STOP at the stop signs and stop for school buses letting children on or off their routes. It is a NJ law that you must stop for school buses. Watch for children that may run into the street. Drive cautious and slow especially during rainy or inclement weather, as roads may be slippery.

Safety comes first as we love our children of our community. All children should be supervised at the bus stop at all times.

**PLAY SAFE AND DRIVE SAFE. THIS IS THE  
VANDERHAVEN FARM WAY!**

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• Dryer Vent Cleaning	• Mold Inspections
• Air Duct Decontamination	

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## Fire Extinguishers

Just a suggestion to homeowners that you should have a fire extinguisher in your townhome or condominium unit. You should check to make sure the fire extinguisher is operable in good working condition. It may be required to mount it on the wall. After we move in, we tend to forget about these little red canisters. We forget about the safety they provide. Some people still may have them mounted to the wall or stored in cabinet in kitchen.

The bottom line is the fire extinguisher is required for safety of putting out a kitchen fire. There are (2) main items I would like you to check at this time. Look around the neck for a stamped date to see if the fire extinguisher has expired. It may be in another area on the canister but usually located around the neck. If the tag is still on it may have expiration date on the tag.

The second item I would like all residents to check is the round clock-like dial. The meter that measures if the tank is filled. It has an arrow on the dial. I want you to make sure the arrow is in the green area. This means the extinguisher is full and will be sure to work properly if needed. If the arrow is out of the green area, it may be low pressure and may not work in case of a fire.

*Continued on page 3*

Continued from page 2

The pin securely attached located at the nozzle area. If you have small children and there is no pin in the nozzle of fire extinguisher, they can accidentally squeeze the extinguisher causing it to go off and leaving a powder residue. I highly recommend a pin thru the nozzle.

The Country Hills Fire Department will pick up the old extinguishers. Extinguishers can be refilled but for the same cost, you can purchase a new extinguisher at Home Depot for approximately \$48.00.



## Census 2016

The 2016 Census was mailed out in the pool application package. You are required to fill out a new census every year to update information. The 2016 Census is due back to the office by October 31, 2016. **If not received by October 31, 2016 a \$25.00 fine** will be assessed to your maintenance account. If you need an extra blank 2016 Census Form ,please stop by the Clubhouse office during normal business hours.



## Condominium Stairs Project

We are currently are working on the second set of condo stairs project for 2016. The installation to take place will be approximately within the next 2 weeks weather permitting. These projects are not overnight projects. After the board approves the steps, I notify Snyder Stairs. Who needs to measure, order material, obtain the permits, build the stairs at his site, deliver the stairs and install the stairs. Please I ask everyone for their patience and if you have loose floor boards please tell the Property Manager. I will do a work order to secure the boards for our maintenance department.

Central Home Maintenance will conduct the decking for the condominium stairs after the installation of stairs has been completed. This is to prevent damage to the decking from the installation.

As a condo owner you have special insurance needs.



**Cyndi Polanco**  
908-722-3408

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

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Branchburg  
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## Roofing Project

The roofing project is underway. The roofing company was selected out of a group of qualified contractors. The board had a difficult time making their selection and went through various bids. The board's final decision they approved KPI2 Roofing Company. The firm is a large reputable company with highly recommended references.

The projection is moving forward and the time frame of completion will be a 4 year project. The treasurer has stated the funds are there and the KPI2 Roofing has stated they cannot hold the price of shingles if we go with our original 6 year projection.

The board attorney has over seen the selection and FWH Engineering said KPI2 Roofing was one of their preferred roofing contractors as well. KPI2 Roofing offered the best price for same materials and labor. They were most cost effective and met our board Treasurer's financial expectations to meet budget requirements.

The Property Manager and the Board of Trustees are concerned all the roofs have ice / water shield and flashing installed across the entire roof area as this is what causes most of Vanderhaven Farm's roof leaks. The Board President made sure we have a 20-30 year warranty on the shingles. Our Board Members are concerned about our property and want only the best for our community in the long run.



## Pick Up or Pay

During inspection walks, we are noticing residents are not picking up after their pets. I would like to say that I am giving **automatic fines without warning** if I see a resident not picking up after their pet or if a resident tells me another resident is not picking up after their pet.

Please remember to bring a small bag on your pet walks and pick up pet waste. Avoid an automatic \$150.00 fine by picking up after your pet. Pet waste is unsightly, smells, carries disease and pet owners need to step up to the plate with responsibility of owning a pet. Please clean up after your pet. A pet is a life- long commitment. This is also a Bridgewater Township violation.

## Apex Appliance Repair & Air Duct Cleaning

- 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](http://www.ApplianceRepairNewJersey.com)



## Recycling

Recycling pickup dates for Sept:  
Wednesdays 9/7 & 9/21

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

## Dryer Vent/Chimney Inspections

Reminder if you have not inspected your dryer vent or chimney the due date to have it inspected and cleaned is October 31, 2016. The original certificate with pass on it must be submitted to the Property Manager at the Clubhouse office. If you do not submit the required paper work or have the inspection /cleaning, you will receive a \$500 fine for not being in compliance. Please note if the inspector documents a comment or checks a box not acceptable you may be subject to not passing.

Make sure, when you hire a contractor for dryer vent inspection and cleaning that the contractor cleans the vent all the way to the rooftop. If you need a contractor, call the office and I will recommend a licensed/insured contractor.



**Don Reid Wright**  
Realtor  
Bedminster/Bridgewater Office  
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## 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](http://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.

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

## 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.
- **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](http://www.Vanderhavenfarm.com) and drop off completed form to clubhouse office.
- **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 your cable contract before signing. If you install a cable pole, you are responsible to remove it.

Thank you!



**Arrrrh..... Service is great!**

**Dryer Vent Cleaning**

**Fireplace Inspections**

***Special Fall Rates***

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# Clubhouse Rentals - A Clubhouse Rental at an Affordable Rate

Hosting a Party for a holiday, birthday or an event... Why not rent our Clubhouse with (4), four 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  
References and Experience

**ELISETE:**  
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Please leave a message



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