



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

September 2023

BOARD OF TRUSTEES

President	Scott Alpaugh
Vice President	Chris Paparteys
Treasurer	Carol Kieffer
Secretary	Rafal Lankamer
Trustee	Gary Corn
Trustee	James O'Donnell
Trustee	Rahul Sekaran

COMMITTEES

All committees are seeking additional members.

ADR Active

Architectural Control - James O'Donnell

Grounds - James O'Donnell

WEBSITE

www.vanderhavenfarm.com

MANAGEMENT

Premier Management Associates

Phone: 908-707-0760 • Fax: 908-722-6966

After Hours Emergency: 732-390-1100

Please use this number for true common area emergencies only.

Office Hours:

Mon., Tue., Wed., Fri. 8:00 a.m.- 4:00 p.m.

Thursday 10:00 a.m. - 6:00 p.m.

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 is scheduled for Thursday, October 19th at 7:00 PM. Please feel free to join us for our meetings!



The Board Box

We hope everyone had a great Summer! The Vanderhaven Farm Homeowner's Association and Premier Management Associates will be hosting a **Meet & Greet on Saturday September 9th at the Clubhouse from 11:00 am to 1:00 pm.** Come meet the Board, Premier Management, and your fellow neighbors. There will be complimentary ice cream for all residents to enjoy!

The pool will be closed after Labor Day, but with weather changes, the Board is investigating extending the pool hours to a few weekends past Labor Day next season. We will be working hard on pool improvements and are certain that we will have all repairs done in time for a timely and exciting opening next Spring.

To our pet owners and the pet walkers in the community, please curb your pets. Allowing pets to roam while on their leash and do their business near the front of homes creates problems for the grass and the upkeep and appearance of the community. Curbing suggests directing your pets to use the grass strip between the sidewalk and the curb. Additionally, please take your pets beyond your front and back entrances.

IMPORTANT REMINDER: If you plan to do any digging around your unit, even if just for shrubs or flowers, PLEASE call 811 several days in advance to allow PSE&G to stake and mark the area and ensure that it is safe to dig. Many utilities can be found near the surface, so it is always better to be safe than sorry.

Thank you,

The Vanderhaven Farm Homeowners Association Board

HOA Meeting

The next Board of Trustees Open Meeting will be on October 19, 2023, at 7:00 pm at the Clubhouse. You are encouraged to attend. Please call or email our Property Manager, Mike, at 908-707-0760, or mmarkulec@premiermanagement.net with any questions or concerns you would like addressed at the meeting.



Parking Stickers

In September, management will continue issuing warnings for vehicles without parking stickers, and they will be subject to being towed at the owner's expense. All residents are required to obtain a NEW parking pass for each vehicle in the household. You can download and print the parking permit application from our website, request one from the property manager at mmarkulec@premiermanagement.net, or fill one out at the office. You will need to present your license, registration, and insurance for each vehicle, and management must have a 2022 census and dryer vent/chimney cleaning receipt on file.

Please note that parking is allowed ONLY in lined parking spaces - each unit is provided with one assigned spot. Additional vehicles must park in unnumbered spaces.

Parking along curbs, cul-de-sacs, mailboxes, or other unlined areas may result in violation warning stickers, fines, and towing (at the vehicle owner's expense). In the event of emergencies, the Property Manager will notify via StatCom about alternative parking options.

NO COMMERCIAL VEHICLES ARE ALLOWED TO PARK IN THE PARKING LOTS.

Work Order Requests

Work order requests must be called in, emailed or completed on the website. If you have any issues, questions, or complaints about a contractor working at Vanderhaven Farm, please contact the property manager at 908-707-0670 or mmarkulec@premiermanagement.net.

Volunteers Needed



The board is seeking volunteers for committees to be a part of the community and help in the planning and decisions moving forward. Residents can put in as much or as little time as they like because every bit helps! The committees are:

- House & Recreation plans activities for the community
- Violations and Covenants assist fellow residents and management in ensuring better awareness of problems and community concerns.
- Buildings and Grounds
- Finance
- Communications assists with the planning of community announcements and information for the newsletter and website

The current board members volunteer their time to Vanderhaven Farm, so the entire community would benefit from more residents getting involved. We hope to have some volunteers for these committees, so there will be sign-up sheets at the next meeting.



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Please Don't Feed Stray Cats!

Yes, it's fun to do! Many people feel good doing it and think they're helping the cats. They get a warm fuzzy feeling inside. But feeding stray cats hurts them, and keeps them in the area to kill songbirds and chipmunks with abandon!

Feeding stray cats also results in horrific cases of diseased and malnourished packs of stray cats because feeding causes them to get together and become dependent on human feeding. They then breed like crazy so that you've got a lot of cats in one small area, they fight, they spread disease between each other, and the population grows too large to feed. When the overwhelmed human stops feeding them, they all starve. No one wants to smell the spray of feral cats. Cats are natural hunters and will find their own food. Leaving food out also attracts other types of animals like raccoons, mice, and foxes, and no one wants them around!

Please walk dogs on the curb side to avoid damaging the grass by homes, and please always clean up after your dog.

September

Clubhouse Available to Rent

When planning your parties, don't forget that the clubhouse can be rented by any resident in good standing! Contact the office today to make your reservation.





Geralyn Marchiafava
Realtor Sales Associate
Cell: **908-698-3349**
Email: Geralyn.Marchiafava@CBmoves.com
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•Property Management Contact information•

For Onsite Office – Mike at 908-707-0760 or
mmarkulec@premiermanagement.net

For Emergencies – 732-390-1100

Trash

There will be **NO PICKUP** on the following holidays:

New Year's Day
Memorial Day/Monday
Fourth of July
Labor Day/Monday
Thanksgiving
Christmas Day

If your pickup day falls on one of these holidays, service will resume on the next scheduled pickup day.

Trash is collected 3 days a week (Monday, Thursday and Saturday). Pick up can run late or early, depending on the load for the day and the driver's schedule. To avoid missing the pickup, put your trash can out one half hour before sunset the evening before the pickup.

Make sure your trash bags are tied and in a trash can. Be sure the trash cans have lids that close. Open lids can attract small animals to the trash cans and exposes the trash to the elements. Make sure your can is large enough to contain all your garbage. **NO TRASH IS TO BE LEFT ON THE GROUND IN BAGS OR YOU WILL RECEIVE A FINE.**

All cans need to have an address on them or they will be disposed of. If you are missing a can, check with the office at 908-707-0760.

DO NOT LEAVE GARBAGE BY ANYONE ELSE'S HOME.

Townhouse homeowners are not permitted to use the dumpsters. If a townhouse homeowner does so, they will be fined as camera footage is viewed by management.

Trash cans must be brought in the night of a pick-up (Monday, Thursday, and Saturday) and cannot remain in front of units into the day following a collection or you will receive a fine.

Here is some additional information from our trash hauler:

What can I throw out on my pickup days?

Residential trash service is for regular household trash, which is essentially household waste that is commonly generated on a daily basis that includes, but is not limited to, food and non-recyclable paper items. Cardboard, glass, bottles, newspapers, and other recyclables should be separated. We can take larger items, clean-ups, and construction debris, but these must be scheduled with the company.

Are there any items that you cannot take?

Yes. Hazardous materials, items containing Freon, televisions, computers, tires, concrete, large amounts of cooking oil, batteries and wet paint are all examples of items that we cannot accept. However, if you are having trouble finding a place to dispose of these items you may call Grand Sanitation.

What is Bulk Pickup/Bulk Collection?

Bulk waste pickup is a special pickup for bulky waste / bulky household items. Furniture removal, appliance removal, junk removal, and construction debris removal would all fall into this category. If you are in need of any of these services, please call our office at 908-222-1566 to schedule a removal of these items.



Recycling September 12 & 26

Recycling is picked up every two weeks. Please flatten and secure your cardboard and put the cans away the same day of the pickup. No cardboard is to be placed in the dumpsters or garbage cans! All recycling **MUST BE** in a can or secure container.

If you need to dispose of recycling before the pick-up date, the first Saturday of every month you can take it to the Somerset County Recycling Center at 40 Polhemus Lane in Bridgewater.

CONDO UNIT OWNERS: NO GARBAGE BAGS ARE TO BE STORED ON THE BALCONY, PATIO OR NEAR YOUR FRONT DOOR. PLACE BAGS INSIDE DUMPSTERS. DO NOT LEAVE GARBAGE BAGS ON THE GROUND. NO CARDBOARD BOXES OR RECYCLING IN THE DUMPSTERS.

There are many charitable organizations that take donations of furniture and household goods.

Homeowners should follow these rules without exception. Homeowners should take pride in the appearance of their community. Those who fail to do so will be sent violations that can escalate to fines.



Holiday Decoration Guidelines

The Association would like to remind homeowners about our Holiday Decoration Guidelines. Residents may display holiday decorations during appropriate times only.

Decorations must be removed between holidays. Any deviations from this will need approval from the Board. **NO DECORATIONS CAN BE ATTACHED WITH BRACKETS AFFIXED TO THE COMMON AREAS (WOOD) OF THE CONDOS.**

FIREWORKS ARE ILLEGAL IN NEW JERSEY AND ARE NOT ALLOWED ON THE PROPERTY.



Mailboxes

Homeowners are reminded to transfer the mailbox keys to a new owner or new tenant when selling their home or renting it. The post office no longer changes the locks or provides new locks or keys for these mailboxes. If you have a problem with your lock, you can try spraying a lubricant into the lock. If that doesn't work, you will need to contact a locksmith.

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Association Insurance Information

We have a high number of new homeowners buying into our wonderful community! Welcome to all the new homeowners. Please be sure to complete the census form and contact the management office for your parking decals. The Association would like to inform Vanderhaven homeowners of their responsibility regarding insurance. Our hope is to educate homeowners on what the Association is responsible for, specifically regarding insurance. This way, homeowners are not overpaying for coverage that is not needed.

In the event of a large loss to a unit, the homeowner's insurance is responsible for the following items:

- Association deductible
- Personal belongings
- Any improvements made to the unit after the initial construction of the building.

All other damages will be covered by the Association's insurance. The details to this can be sent to homeowners individually, upon request. Please reach out to Management at 908-707-0760 or by email mmarkulec@premiermanagement.net.

Attached/Hanging Items

Residents may not hang clothes, laundry, rugs or other items from lights, windows, facades, railings, patios, balconies, decks, privacy fences, etc. ****Hanging item exception – lower-level condo owners may hang up to two hanging plants on the wood beam structure on the patio. Plants must be hung at least two feet above railing and must be hung on white "L" brackets. Plants must be maintained throughout the season and removed from December – March or a violation will be issued. No hanging vegetable plants allowed. Second floor condo residents may not hang any items from their railings due to safety concerns.**

To place a business ad, please call The Newsletter Shoppe 908-903-0336 or email hilariej@optonline.net

Outgoing Mail

If there is no postal box for outgoing mail near you, you can put the outgoing mail in the back of your mailbox for the postal worker to take.



Pet Fines

All residents with pets are required to pick up after them. A \$150 fine will be charged to any homeowner that does not pick up after their pet. It is each pet owner's responsibility, and non-compliance is a health hazard. If a resident sees another resident not picking up, we encourage you to come forward and let the Property Manager know. This is a pet-friendly community and other residents live here as well, so please be responsible and courteous if you own a pet. When out on walks, please remember to bring poop bags for picking up after them, and keep them on a leash. For the safety of your pet and others, please follow these rules.

Driving Through the Community

There are posted speed limits, **20 mph and 25 mph** throughout the community, so please obey them. These speed limits are for everyone's safety, especially for children.

There are also **STOP** signs at intersections. Please stop at the **STOP** signs, and do not coast through them. You must also stop when a school bus is loading or unloading. This is NJ law and is for children's safety.

Modifications/Certificate of Insurance

Modification Forms are available on the website or at the clubhouse office. **Any changes made to the exterior of your home require a Modification Form.** Doors, windows, patios, a/c units, etc. would need a Modification Form. We need the name of the contractor and a certificate of insurance. On the certificate of insurance form, there is a box at the bottom left labeled Certificate Holder. The homeowner is the certificate holder, with their address. The Association requires "Vanderhaven Farm Village 1" to be listed as the Additional Insured with the address of C/O Premier Management Associates, 850-870 US Route 1 North, North Brunswick, NJ 08902. We specify it this way to put the homeowner as the certificate holder and the Association as the additional insured. By following these steps, homeowners will avoid having to resubmit the certificate and potentially delay their project.

Front door numbers are to be polished or antique brass. They are to be a height of no more than 4" and a width of 2.25". The letter style may vary but must be consistent within the number grouping. All numbers must be installed in the horizontal direction. Townhouse units with full glass "entry" doors may install the numbers on the trim outside the front door (if they have a storm door). Units without a storm door must install the numbers on the entry door, in the vertical direction on the same side as the door handle.



Incident Reporting

For any matters pertaining to arguments between residents, noise complaints, or the commission of any ordinance violation or crime, please call the Bridgewater Police Department non-emergency number at (908) 722-4111. If it is an emergency, 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 have been 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.

