



VILLAGE ONE VOICE

Vanderhaven Farm Condominium Association

May 2016

BOARD OF TRUSTEES

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

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, May 19th, 7:00 pm at the clubhouse. Please feel free to join us in the Clubhouse the third Thursday of every month for our meetings!



The Next Board of Trustees Meeting Will Be Held On May 19th

Our next Board of Trustees Meeting will be held on May 19th @ 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.

I hope everyone enjoyed a Happy Easter with family and friends!

I would like to wish all the Mothers at Vanderhaven Farm a very happy Mother's Day! I hope everyone enjoys the day with family. A Mother is the one person who you will always count on. Cherish every moment spent together...

With Warm Regards – Lynn Kelly, Property Manager

Volunteers Needed!

Vanderhaven Farm did not hold an Easter holiday party this year. Please if you have children and enjoy organizing events; please come forward to volunteer for the community. I need residents who will volunteer and organize events for the holiday parties. I have teenage volunteers willing to assist the committee. Please volunteer this is for the children of the community.

Please volunteer for the Recreation Committee. If you are interested in joining Recreation Committee and you would like to volunteer, please contact the Property Manager at the Clubhouse office at (908) 707-0760 or email lynnk@mpm-nj.com.

Pool 2016 Inspection and Registration

We passed the 2016 pool / electrical inspection with “flying colors”. The Bridgewater Township inspector gave us (2) gold stars. One for good job passing and for being first completed.

Pool season for 2016 is about to get under way!

NO CASH WILL BE ACCEPTED TO PURCHASE POOL PASSES!

To prepare for registration have your 2015 pool pass ready. You will also need parking sticker information and registration on hand. A completed 2016 Census will be required at this time and 2016 pool application. Your vehicles must be registered with a parking sticker issued. Your maintenance account must be current at zero balance to register for 2016 Pool Pass application. All new residents will need a photo to make the pool pass and will need to come in to see Property Manager. After all requirements are met, we will issue a 2016 pool pass sticker.

Management has the right to issue or deny for any given reason if not compliant. Please do not give board members a hard time at registration if you have a balance on your account. Your maintenance account is your responsibility and you must resolve the issue before registering for 2016 Pool pass application.

With Warm Regards, We hope you enjoy 2016 pool season!

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Pool Hours

Memorial Day Weekend
May 28th, 29th and 30th
10:00 AM – 8:00 PM

Weekends only until June 20th
10:00 AM – 8:00 PM

Daily starting June 20th
10:00 AM – 8:00 PM



Selling Home and ACH

If you are selling your home, please remember to cancel your ACH automatic debit. You must put this request in writing to Midlantic Property Management. You may fax direct to Midlantic Property Management attention Diane (732) 828-7238 or email the Property Manager lynnk@mpm-nj.com. You may drop it off at the clubhouse office as well. This is a homeowner's responsibility to cancel ACH automatic debit.

Please remember to turn over the mailbox key and coupon book at closing. You must notify your buyer/purchaser this is a dryer vent / chimney inspection year and it is homeowner's responsibility to ensure this is completed. The original invoice receipt is required to give the property manager.



FHA Approval

We are doing great with the delinquency list coming down. We are almost there at the point to apply for FHA Approval. I am working on a few write off's to help bring our delinquencies down from prior owners. Please I am asking one more time if you can pay your maintenance fee to keep it current this month. I will be applying in the next few weeks and need a clean ledger to turn into FHA to receive approval. If your account is kept current you will also be entitled to pool passes. What better time to clean up your maintenance account. .

The FHA approval is needed for purchasers to apply for a mortgage loan at a lower interest rate. Without FHA approval, the purchaser would need to apply for a conventional loan that offers a higher interest rate. This in return offers fewer buyers on the market to Vanderhaven Farm community. We need FHA approval for our residents selling their units. Remember it may be your turn to sell one day so please keep your maintenance account current. Help us fight the high delinquency rate and obtain FHA approval.

Keeping down delinquencies will not only satisfy FHA but to access the amenities such as the pool, tennis court and parking privileges. I again thank you for your help!



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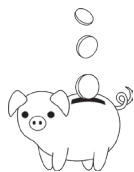
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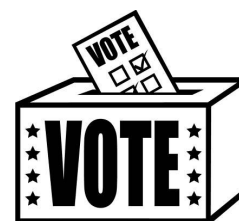




Staying Current on Monthly Maintenance Fees



Don't fall behind in your maintenance fees. Please stay current each month and pay on a timely basis. It will cost you more money in the end if you fall behind. You will be charged late fees and legal fees. Legal fees are charged ala carte per the foreclosure process for example a collection letter or a lien. These are all separate legal charges that add up. If you reach out to legal to discuss your account there will be a charge per time and if you drop a check they will charge to mail it to Midlantic. As your Property Manager, I have no control over the legal department. Midlantic serves as a liason between you the homeowner and the board / legal department. If you receive a legal letter please reach out to your Property Manager first and I will advise you what step to take. Any resident with a legal letter may come to me to drop payment and I will take it to Midlantic. I will serve as the go to person to try to assist you. I cannot guarantee the legal department will not charge you a fee but I will try my best to direct you in the appropriate direction.



Voting on HO6 Policy Resolution

We have not received all ballots for the HO6 Policy Resolution. I will still be accepting the ballots at the clubhouse. If you are an owner and have not turned in your ballot please fill out the form and drop in in the drop box in front of the building. If you need a form, see the Property Manager. Please we need your vote to pass the resolution.

Info@highpointchimney.com

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Your pet must be on a leash at all times outside. When walking your pet you must leash it and if you let your pet out front door for even a minute, your pet must be on a leash. Even if you have a small pet it must be on a leash at all times outside. Again a reminder of consideration your neighbor may be afraid of pet being loose or may have a medical condition that they cannot afford to be bitten by your pet.

Please Pick Up Pet Waste

- P- PICK UP “PET WASTE”**
- E- ELIMINATION OF**
- T- TRANSMISSION OF**
- DISEASE**

Please I am asking if you own a pet to please be considerate of your neighbor’s and the community. Bring a plastic baggie on walks to dispose of pet waste properly. Not only is it unsightly and pet waste smells but your neighbors may step in the pet waste left behind. Pet waste is a health hazard. Our children play in the grass area. The feces can be brought in to the home on their shoes. Feces contain bacteria which is a health hazard and pet waste carries disease. The common area is starting to look like a “mine field” of manure. Please help eliminate pet waste not being picked up. Remember if found not picking up pet waste you will be charged \$150.00 fine to your maintenance account. The association pays extra money to have this picked up and the money spent could be put to better use in the community. It is purely a waste of your maintenance fees for plain “laziness”. Again, I cannot stress enough the health hazard to the community of not picking up pet waste. If you own a pet, please be responsible.

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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 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

Dryer Vent/Chimney Inspections Due Date 10/31/2016

DRYER VENT/CHIMNEY INSPECTIONS DUE

REMEMBER TO:

CLEAN IT! INSPECT IT! GIVE ORIGINAL RECEIPT TO PROPERTY MANAGER BY DEADLINE BY October 31, 2016

OR

PAY A \$500.00 FINE (charged to your maintenance account)

THIS IS A FIRE HAZARD AND MUST BE INSPECTED!



MEMORIAL DAY



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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.

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

Recycling

Recycling pickup date for May:
Wednesday 5/18

Recycling pickup dates for June:
Wednesdays 6/1, 6/15 & 6/29



Modifications

- Windows
- Slider door
- Storm door
- Deck installation
- Patio
- Patio alternations
- 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 by going to forms. All contractors must be licensed and have a certificate of liability insurance turned into the Property Manager. A sketch and description of materials being used must be submitted with the application and certificate of insurance. The Board reviews 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.

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

Reminders!

- **Firewood-** Your firewood must have been removed from patios/decks/balconies by April 2. I will be doing inspections and sending violations for those units...
- .As warm weather approaches windows will be open please respect your neighbors and keep noise to a minimum level.
- Please download the 2016 Census form on 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.**

Thank you!

- • • • •
- **BBQ GRILLS**
- (REMEMBER...)
- Condominium Units (BLDGS.
- 31, 30, 28, 26, 24, 21, 22, 23,
- 25, 27, 29) ~ only electric grills
- are permitted
- Townhomes (wooden decks)
- - electric grills are permitted
- (stone or brick patios) – any
- type of grill is permitted
- All grills, regardless of their
- type, must be kept 5' from the
- building and privacy fences.
- • • • •



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