

**SOCIETY HILL AT
PISCATAWAY
CONDOMINIUM
ASSOCIATION, INC**

550 Chesterfield Drive

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management
@societyhillpiscataway.com

Management Office Hours

M-F 8:00 - 5:00
Sat, Sun, Holidays Closed

Board of Trustees

Kevin Wine

President

345 Lancaster Court

Atif Nazir

Vice President

541 Manchester Court

Greg Machyowsky

Treasurer

448 Lancaster Court

Doug Sanford

Trustee-at-Large

44 Canterbury Court

Carlisle Chan

Trustee-at-Large

30 Canterbury Court

Toyce Collins

Trustee-at-Large

218 Hampshire Court

Ritesh Betala

Trustee-at-Large

126 Bedford Court

**2011 Board Meeting
Schedule**

**Third Monday of each
month at the Clubhouse**

Starting at 7:00 PM

Visit us on the Web at
www.societyhillpiscataway.com

Stay Violation Free With these Quick Tips

Some of the service requests we get at the clubhouse are related to Violations of the Association Rules and By-Laws, and most of the time people aren't even aware that they are breaking the rules. So here are some of the most common violations to steer clear of:

Pets:

If you have dog, please make sure to pick up after it. We have installed Doggy Pots to make it easier to clean up after man's best friend.

Trash/Recycling:

Trash is picked up Mondays, Wednesdays, and Fridays every

week. Recycling is picked up every other Wednesday. Trash bags and recycling bins should be left out no earlier than the previous night and recycling bins should be brought inside or put behind the unit the next day. Please do not leave recycling bins behind bushes, on porches, in breezeways, or in front of units.

Parking:

Only park in the numbered spot assigned to your unit or an unnumbered spot.

Speed Limit

While Chesterfield and Buckingham Drive have posted speed limits, the

rest of the streets in the development have an unposted limit of 15 MPH. So make sure to monitor your speed wherever you are in Society Hill.

Bikes/Scooters/Toys:

All bikes, scooters, toys, and other personal items must be stored behind or inside the unit, not in front. For condo owners, no items of any kind may be left in the breezeway.

For a full list of rules, go to the Society Hill website and click on Laws and Rules on the left.

Meet the Staff

It takes a lot of manpower to keep Society Hill running, but many residents may not know just who those people are. Take a look at who is working to make Society Hill a great place to live:



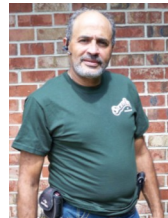
Kevin Wine:
General
Manager



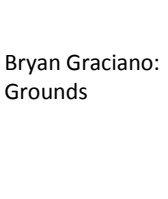
Damian
Thomas:
Administrative
Assistant



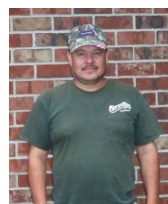
Linda Zhao:
Bookkeeper



Raffie Tawfik:
Building
Maintenance



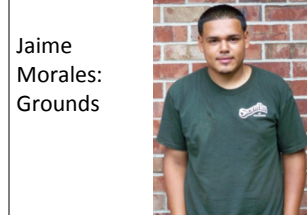
Bryan Graciano:
Grounds



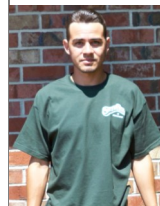
Santiago
Magana:
Grounds



Ismael
Arreguin:
Grounds



Jaime
Morales:
Grounds



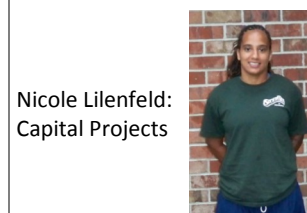
Arturo
Jimenez:
Grounds



Vincent
Marchitto:
Capital Projects



Josue Perez:
Capital Pro-
jects



Nicole Lilendorf:
Capital Projects



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**Special points of
interest:**

- Update on sidewalk project
- Society Hill at Piscataway debuts Facebook Page
- New Parking Plan

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The Society Hill News

Return of the Newsletter

There have been a lot of changes in the last couple of years, and to keep you up to date, I thought it would be a great idea to resurrect the Newsletter. As the new Administrative Assistant here at the clubhouse, I'll be assisting the residents of Society Hill with their Service Re-

quests, Pool Passes, and general information about the development.

In the coming months, I hope to improve the level of communication between the board/office and owners/residents. As a former resident who still has family living here, it's

extremely important to me that information is freely and readily available at all times. So here's looking forward to a climate of open information, discussion and dialogue.

- Damian Thomas

Bike Path Project Update

If it's one question Kevin and I are asked more than anything else, it's "When will the bike path be back?" Several detailed project updates have been sent to the community via the e-mail list over the past 5 months, but since not everyone is on the list, we will be including them in the newsletter as well.

The renovation of the bike path and sidewalk on Buckingham and Chesterfield is only the surface of two other concurrent projects. We are taking full advantage of the opportunity to re-route all the irrigation lines that previously ran directly under the street trees. The tree roots were growing around the pipes and pinching them shut in numerous places. We are also trenching under the bike path and sidewalk to install communications conduit, which will provide a variety of benefits to the community in the future. Although it is a lot of additional work, it is far easier to do this now rather than later.

Of the 48,000 feet of communications conduit (the red, green, blue, and orange plastic pipes) planned for the entire project, we have buried and backfilled over 10,000 feet of conduit under the bike path from the edge of the property on Morris Ave., all along Chesterfield, and down Buckingham to Sheffield. Approximately another 1,600 feet remains to be buried between Sheffield and Townsend, and on Buckingham near the clubhouse. This phase will be completed in the next few weeks. The communications conduits will eventually be used for a variety of services:

- At one point in time, Verizon was planning to install FIOS service in Society Hill. Although their plans are a bit uncertain now, we are providing conduit capacity to accommodate their infrastructure should they decide to service us in the future. When and if they did, they would likely compensate us for all or most of the cost of the conduit they would use.
- All of the satellite dish providers now offer single or minimal dish multi-dwelling unit solutions, which means we would eventually be able to provide access to a satellite signal from a single dish. Service is available in a variety of configurations, from individual to association provided. This would improve the aesthetics of the community and provide residents with more service alternatives.
- Originally, Society Hill had its own community antenna system, delivering basic TV service to all units. Somehow, that system was sold and dismantled long ago, however it is unclear as to whether the association formally approved the removal of that system, so at some point in time we may consider restoring that service.
- When we upgraded our irrigation system controllers 5 years ago, we deliberately purchased ones that were capable of being networked together. Once the conduit is fully installed, we will finally be able to connect the 13 separate controllers and manage them from one location.
- Although it doesn't happen too often, we do have occasional theft, break-in, and vandalism incidents, so to discourage those activities and aid in the capture of those responsible, we plan to install security monitoring equipment at various locations in the development, all of which will have to be wired together.

The first section of bike path along Morris and down Chesterfield and the second section in front of Canterbury have been graded to the final elevation. For drainage purposes and to meet ADA requirements, the path is pitched at exactly 1/4" per foot towards the street. The black irrigation piping has been installed in both sections and tested. The sprinkler heads have been reconfigured to water the grass and not the path, and the pipes have been relocated under the edge of the path to avoid tree root damage in the future. The next two sections of bike path along Chesterfield have been graded but not to final elevation. This will be done after we finish burying the bike path conduit as mentioned above. Unlike an asphalt path, a concrete paving stone path requires considerable site preparation. The entire path must be excavated about 9 inches, 6 inches of base material must be installed, followed by about 1 inch of sand, followed finally by the paving stones. Most of the excavating was done this spring and the dirt was relocated to the pond area. We have begun to install base material in the second section of the bike path on Chesterfield and should have that completed this week. We will install base material in the first section immediately afterwards.

(Continued on page 3)

“if there is a serious weed or landscaping problem that needs to be taken care of quickly, please let us know by placing a service request on the website or by calling us at the office”

Maintenance and Building Update

Since the winter of 2010, property maintenance and building repairs have been the responsibility of the board president, Mr. Kevin Wine. His team consists of 8 full-time and 5 seasonal employees dedicated to grounds maintenance. This group is responsible for, among many other things,

Maintaining and manicuring the property which includes:

- mowing the lawn
- trimming the trees and shrubbery
- edging and cleaning the flower beds
- picking up the litter
- emptying the pet waste containers
- cleaning the breezeways

Repairing the buildings which includes:

- roof vents and dryer vents
- pigeon netting
- loose/missing siding and gutters
- painting
- roof leak repairs

LANDSCAPING

Due to the increased occurrence of weeds and overgrown grass in the development, we have stepped up our landscaping efforts. We will be taking a street at a time, but if there is a serious weed or landscaping problem that needs to be taken care of quickly, please let us know by placing a service request

on the website or by calling us at the office.

CAPITAL PROJECTS

In addition to the regular work, we are also working on several capital repair projects:

Bike Path Project

The bike path running the length of Chesterfield and Buckingham is being replaced (more on that on page 1), communications conduit is being installed, and the irrigation system is getting an overhaul so that it will reach a greater area of grass. The project is scheduled for completion by the end of September, 2011, at which point we will be fixing the sidewalks on the other side of Chesterfield.

Roof Project

We have been working on plans for repairing and making changes to the roofs of the condominium units. We're looking to add the following features to the roofs:

- Access hatches for easier maintenance of condo building roofs
- Cable raceways to make communications wiring easier
- Mounts for satellite dishes for residents who want satellite service

Currently we are still in the process of finalizing the specifications for the job and will report more as we move further along.

UPCOMING PROJECTS

Here's a look at some of the projects in the works at Society Hill:

- Township will be paving Chesterfield and Buckingham— end of August (expect road closures)
- Fixing and/or replacing damaged breezeways, possibly including new paving stones
- Replacing damaged townhouse walkways with paving stones (check out 186 Hampshire for an example!)
- Repaving Hampshire courts later this year or early next year
- Smoothing out the dirt near the retention pond
- Fixing and beautifying the retention pond

For more information on our Capital and Upcoming Projects, stop by the clubhouse or visit us on the web. And give us your feedback. We love hearing from you!

New Parking Plan Could Give You Some Extra Space

It's been a long day at work. You're tired, you're hungry, and you've just spent 30 minutes sitting in traffic on 287. You just want to get home and relax, but when you get home you find — surprise! — no place to park! If this situation sounds familiar, then here's some news that may make that evening commute a bit better.

First, we've petitioned the Township to replace the "No Parking 8AM-4PM Monday-Friday" signs on Buckingham Drive with signs saying "Resident Parking Only". This will allow more residents of the development to park legally,

without the problem of non-resident students crowding the street.

We've also been piloting a program that provides additional spaces to unit owners with multiple vehicles. Now, we're getting ready to roll it out to the rest of the residents of the community.

Among other things, the new parking program will allow unit owners to apply for an additional parking space which will then be numbered and assigned to that owner. That means no more coming home at the end of a long day and having to park on a different

street.

The additional spaces may require a fee for rental, though, in order to maintain them and regulate demand, and the final determination of which free spots would be considered for use is still pending.

While the final decisions will be made in the next month or two, we'd like your thoughts on the issue. Make sure to come to the board meeting or give us feedback via email or on our Facebook page, and stay tuned for more information.

“The new parking program will allow unit owners to apply for an additional parking space”

Bike Path Project Update

(Continued from page 1)

To further limit damage to the bike path by the street trees, the entire path has been moved an additional three feet away from the street. This has cut into many of the embankments along Chesterfield and Buckingham. We will be installing a low retaining wall to accommodate the elevation change. A small mock up of the wall and the path has been laid out in section two on Chesterfield, if you would like to see how it will look. The first batch of paving stones and wall stones have arrived, and we will begin installing both as soon as possible in section two and then in section one.

The large pile of asphalt in the clubhouse parking lot is being saved for use as base material under the path. It is quite expensive to have it hauled away, so we will be recycling here on site. The reason it has not been ground up

already is because the sidewalk needs to be ground up along with it to produce a material with the correct mix for use as base. We have been holding off on tearing up the sidewalk until we have at least 3 or 4 sections of the bike path back together. Despite the size of the asphalt pile, which will almost double once the sidewalk is added to it, we will still need to bring in some additional base material since the path base is wider and thicker than the original asphalt and concrete path material. We are hauling in that material now and using it to get a few sections started.

The Township of Piscataway will finally be resurfacing both Chesterfield and Buckingham in the next few weeks, and as a result we have been under pressure to complete our cuts to those streets, since once resurfaced, there is a 5 year moratorium on opening a street in Piscataway. The four necessary

cuts to township-owned streets were completed last week. There are 17 other cuts to association-owned streets which need to be made. Six of those cuts have been done, and will be re-paved as soon as the soil has had sufficient time to settle. The Vernon, Townsend, Manchester, and clubhouse parking lot cuts will probably be made in the next few weeks.

Once the bike path is reconstructed, we will be moving on to the sidewalks. The steps and results will be the same, only 4 feet wide instead of 8 feet. We will be trenching under the full length of the sidewalk to install conduit to service the buildings on that side of the street. The long-missing sections of sidewalk on Buckingham near the clubhouse, at Townsend, and at the Route 18 entrance will also be installed as part of that phase.

We also plan to trench the full length of Hampshire Court to install conduit and service those buildings, after which we will resurface the road. Bids have been obtained for the milling and resurfacing work, however, give the current overall progress and remaining months before the snow falls, that phase may end up getting pushed to next year.

There are no plans to increase the maintenance fees or special assess for any of this work. It is all paid for with capital repair/replacement funds which were set aside long ago for such purposes. Furthermore, since we are doing this as an in-house project, the cost is considerably less than it would be had we contracted it out. Paving stones alone cost at least \$10 a square foot installed, and we're doing almost 50,000 square feet—that would be half a million dollars. And this wouldn't include the retaining walls, the communications conduit, or the irrigation system work, all of which would easily add a couple hundred thousand more if contracted out. Our materials cost on the entire project is still projected to be around \$150,000. Most of the machines we are using are from our snow removal fleet, which would otherwise be idle for the summer, so that cost is already covered. Paving stones are labor intensive to install, so we will be spending some money on additional project personnel to complement our existing full-time crew.

Summer Maintenance Tips

Summer is a great time to get out of the house and go on vacation, but there are also common problems that arise during the summer months. So here are some tips to avoid serious headaches:

Monitor Air Conditioners

Central air is great to beat the heat, but the top of the evaporator coil on top of the furnace can also create condensation, which can lead to leaks and possible damage to walls and floors, especially in condo units. Also, if you plan to go on vacation, make sure to gradually turn on the A/C when you return to avoid cre-

ating too much condensation at once. Monitor the evaporator coil and the pipes leading from it, and if you notice water building up, call your HVAC professional. Problems related to the evaporator and related condensation are the responsibility of the unit owner, so make sure to keep an eye out to save yourself from a financial headache.

Trees, Shrubs, and Weeds

Bushes and weeds grow fast during these months, and if not taken care of can damage window screens and sidewalks. While we try to take care of the weeds as quickly as possible, if

you notice any seriously overgrown weeds, bushes, or trees, send us a service request, and we'll get to it as quickly as possible.

Shed doors

Broken, worn out shed doors are the unit owner's responsibility, so remember, an ounce of prevention is worth a pound of cure. If you need to repaint your doors, make sure to stop by the clubhouse and find out the proper color and type of paint to use. And if you need your doors replaced, the association can provide that service for a reasonable price.

Stay Connected to Society Hill

Did you know Society Hill is now on Facebook? Take a look at the Society Hill at Piscataway page the next time you're online. There's even a link on our website.

Speaking of our website, the newsletter is now available online on the Society Hill web site at www.societyhillpiscataway.com.

And if you have a maintenance request, try using our service request web portal. Just go to the main site and click on Maintenance and Service-Requests. If you enter your email address, you'll even be updated whenever there is a change to your request. Now that's service!

While you're on the site if you have a rental property in need of tenants,

why not post your property in the Classified section? It's a great way to get the word out.

Finally, if you want to get the latest news from the 'Hill, sign up for our mailing list. You'll get an email from the Clubhouse with the latest information on what's going on. We look forward to hearing from you soon!

Although these projects are taking longer than we had hoped, there is a path at the end of the tunnel. The trenches and the piles and the mess are all temporary, and the end result will be worth the wait. We wish to thank everyone for their patience as we continue to work as fast as we can to bring it all to conclusion.