



SOCIETY HILL AT
PISCATAWAY
CONDOMINIUM
ASSOCIATION, INC

550 Chesterfield Drive
Piscataway, NJ 08854

Phone: 732-463-3434
Fax: 732-463-1855

Email: management@
societyhillpiscataway.com

Special points of interest:

- 2011 Society Hill Census
- Parking Plan Update
- Advertising Opportunities

Inside this issue:

Parking Plan Developments	2
New Measures to Reduce Speeding on Hampshire Court	2
Capital Projects Update	2
Maintenance Tips—Liquid Edition	3
A Note About Mailboxes	3
Owner Census to Make Community Safer	4
Residents Take Active Role in Community Life	4

The Society Hill News

November 2011 Edition

Resident Orientation Program Update

We had our very first Resident Orientation Meetings on Wednesday, October 5th and Friday, October 7th. It was great getting to know the new faces to our community, and we received many comments expressing appreciation for the information (and refreshments!)

However, there are still so many people to meet, and so if you haven't come to a meeting yet, you still have a chance! Our next meeting will be on **Friday, November 18th at 7PM**. As a resident of Society Hill at Piscataway, it is extremely important that you attend the Resident Orientation Meeting to learn about our community, your role and responsi-

bilities in it, and what the Association is all about. We also ask that all landlords who have new tenants living in their units (1 year or less) urge them to attend. Upon completion tenants will receive a Certificate of Attendance, Parking Permit, and their Photo ID which can be used as their pool pass in the summer.

We look forward to meeting all of our new residents soon. And if you're a long-time resident or owner who just wants to sit in, feel free—the meeting is open to all residents and owners of Society Hill. So come on over **November 18th**—you'll be glad you did!

Annual Meeting Update

The 2011 Annual Meeting scheduled for October 24th had to be adjourned due to a lack of quorum. At the time of the meeting, 99 proxies were still needed to reach a quorum. The members in attendance voted to reschedule the meeting until **Friday, December 16th**.

The meeting will be concurrent with a **Holiday Party** to be held at the clubhouse. The party will start at 6PM and will include music, food, and drinks. The ballot counting will also begin at 6PM, as long as there are enough proxies to reach a quorum. We currently require 68 more proxies, so if you haven't done so already, please send in your forms.

October Board Meeting Report

The October Board of Trustees meeting was held on Monday, October 19th at 7PM at the clubhouse. At this meeting we had special guests from the Piscataway Police Department who were there to answer resident questions and address concerns. The discussion ranged from the problems of speeding and parking to crime prevention and reporting. They also will try to get us informa-

tion about crimes in the area so that we can pass that information on to residents and owners.

The parking plan was also discussed (see page 2) and resulted in a decision to petition the township to allow us to paint parallel parking stalls along one side of Chesterfield and Buckingham Drives. Further parking changes will be discussed at future meetings.

Finally, the Board ratified a new hire for the capital project and two new members to the Resident Advisory Committee.

For a more comprehensive record of the meeting, you can view the minutes on Board of Trustees section on the website. The next meeting will be on Monday, November 21st at 7PM at the clubhouse.

Fall Foliage Presents Excellent Opportunity for Viewing



As fall sets in, thousands of New Jerseyans rush to New England to watch the leaves turn color. But what most residents don't realize is that there's plenty of leaf viewing right here in Society Hill! We have scores of trees that dramatically change color from Bedford to Townsend and plenty of benches to sit and enjoy the display.

So the next time you get the urge to rush off to Vermont to watch the colors, make the choice to save some gas and take a walk outside in the community. Who knows, you might even see some of your neighbors doing the exact same thing.

Parking Plan Developments

At the October Board of Trustees Meeting, it was decided that action on the parking situation—a contentious issue if ever there was one—should be put out to the owners and residents for feedback. While a variety of ideas have been put forth, the Management has proposed a plan that, if adopted, would provide an opportunity for all unit owners to obtain an additional assigned spot, while allowing parking patterns to gradually adapt.

Part I (adopted at October meeting)

The Association will request

the township allow us to paint parallel parking stalls on one side of Chesterfield and Buckingham Drive. Buckingham will have signage put in place stating Resident Parking Only, which means that any vehicle parking there **MUST HAVE A SOCIETY HILL PARKING DECAL** or it will be ticketed by township police.

The rationale behind the stalls is to alleviate the parking crunch residents have experienced on Harwick, Townsend, Vernon, Sheffield, Norwich, and Manchester Courts, as well as provide extra visitor parking along

Chesterfield Drive. This will take a while to implement, though, as we must wait for the township to repave Chesterfield and Buckingham before painting.

Part II (under discussion)

Non-Assigned parking spots would be made available for unit owners to rent for a fee of \$10/month or \$100/year. Each unit owner would only be allowed to rent one spot, and that spot would be pre-determined based on location relative to the unit. Every attempt would be made to make sure each unit's pre-determined spot was close to the unit, within reason. If the

unit owner decided not to rent that spot, nobody else could rent that spot, meaning that it would be left as a non-assigned spot. Unit owners who have already been assigned a second spot by the Board would be required to start paying for their second spot at this point, or have it returned to a free spot.

This is the plan we are currently looking to implement. If you feel strongly about the matter, please let the Board know by contacting the Management Office or on our Facebook page.

New Measures to Reduce Speeding on Hampshire Court

One of the biggest complaints we've received has been speeding on Hampshire Court. While we all know the dangers of speeding, doing so on Hampshire Court is particularly dangerous, as it is narrower than either Chesterfield or Buckingham and it has a sharp turn at the end with a narrow bridge. Most importantly, though, there are no sidewalks on

Hampshire, meaning that there is an increased risk to pedestrians when vehicles speed. For that reason, we have alerted the Piscataway Township Police about the problem and have installed new, larger Speed Limit 15 MPH and Slow Children signs along the street. We have also been keeping tabs on vehicles we have noticed speeding. The hope is that, with more enforce-

ment and more awareness of the speed limit on Hampshire Court, that speeding will be reduced, and pedestrians will be safer.

We plan to improve the signage on Chesterfield, Harwick, Canterbury, Buckingham, and Lancaster Courts as well. So slow down and be safe.



Capital Projects Update—Bikepath, Leaf Collection, and More

There has been a lot of progress on the bikepath project since the last newsletter. Paving stones have now been laid the entire length of Chesterfield. We have turned the corner near the clubhouse on to Buckingham and installed three long-missing sections of sidewalk, finally connecting our walkways with those of Nob Hill (the adjoining single-family home development). Several more sections of retaining wall have been installed, along with 4 more park bench pads. The flares at the end of each path segment where the path meets the road have been cut in the first four sections, as has the

curve at Morris Ave. The weather has been holding for the beginning of November, so as we enter the 8th month of this project we are still working hard to lay pavers in the remaining three sections on Buckingham before the winter really begins.

The bikepath and sidewalk restoration project, the communications conduit, and the irrigation system repairs on Chesterfield and Buckingham are but three of several major capital improvement projects that will be taking place over the next several years. Projects also in the

(Continued on page 3)



Maintenance Tips—Liquid Edition



Pipe Leaks

By far, the source of the most serious damage to units is water, and the most serious water damage comes from leaking pipes. There are two main types of pipes: freshwater (supply), and wastewater (return). Supply pipes bring water to your sinks, tubs, toilets, and washers. Return pipes take used water to the sewer system.

As the buildings age, so do the pipes, and pipes which have corroded, cracked, or otherwise been damaged can leak—and not always in the ways you might think! Some leaks start higher up a pipe but then the water flows down the side of the pipe and deposits somewhere else. So a leak above the bathroom may be coming from a pipe in the kitchen. If you live in a garden-style condo unit, a leak in the ceiling might be coming from one of your upstairs neighbors' pipes or one of your own. The problem might even

be from a pipe on the third floor!

Moreover, leaks can do tremendous damage over the short-term and long term if left untreated. And the Master policy doesn't cover damage from long-term leaks or mold. That's why the Association recommends that all unit owners report any leaks in their unit to the Management Office IMMEDIATELY! We will come out as soon as possible to take a look and try to determine the source of the leak. Plus, if you need to file an insurance claim, it is best to have someone look at the problem FIRST so that the insurance company can have some information when they send out the adjuster. Remember, the longer you wait, the more damage there will be—and the more expensive the repairs could be.

Roof Leaks

Currently, we are working with a consultant to get a re-roofing plan together. Many of the roofs have developed gaps and some have damage to beams, chimneys, and skylights. The most visible effect of this deterioration is leaks during rainstorms. While not as damaging over the short term as a pipe leak, stains can develop in your ceiling, and it could be an indication of further damage.

If you notice stains developing in your ceiling after it rains, call the Management Office and we will try to set up an appointment to go on top of the roof and/or inside the attic. We can do a patch until the roofs are redone, and in many cases we won't need to enter into your unit.

Window Leaks

We mentioned it last time, but it bears repeating: if you notice stains or other water damage developing around your windows or sliding doors, the problem could be due to cracking and aging. Let us know if you notice those problems and we can come by and explain how to seal it.

Winterizing

With electricity and gas prices as high as they are, as the weather turns colder, many of us try to stave off using the heater for as long as possible. Others turn it off completely if they go on vacation. The unintended consequence of this can be a freezing of your pipes. Water that freezes in pipes expands and can strain or break those pipes. So if you go on vacation, make sure to keep your thermostat no lower than 50 F, and bring it up slowly when you return. Also, if your unit is unoccupied, make sure to winterize your unit to prevent freezing.

A Note About Mailboxes

Over the summer our community experienced some mailbox malfunctions—namely, them falling over. While we did some temporary fixes, the post office eventually fixed the problem. However, some residents experienced a disruption to regular mail service, and prompted some of them to contact the office for more information. So here are a few notes about the mailboxes.

- 1) Repairing the mailboxes is the responsibility of the post office. The Society Hill management office has no control over that.
- 2) The Association can purchase new mailboxes to replace the old ones, however each box can cost well over \$1000. With 44 mailboxes in the development, that could be a lot of money, but might be worth it for more durable structures.

Let us know what you think, and if you have any further questions.

Capital Projects Update (cont.)

works for the near term are re-roofing of all 47 buildings (which includes gutters, leaders, soffits, fascias, flashings, cable raceways, skylights, and attic ventilation), pond renovation, Hampshire Court resurfacing, townhome walkway replacement, condo building breezeway and sidewalk replacement, water meter pit repair, painting, and construction of a maintenance building. In the longer term, we are also aware of other capital repair work that

needs to be done including restoration of the condo building stairs and breezeway carpeting, the USPS mailboxes, and the swimming pool decking, fencing, and retaining wall. The walkway project took somewhat of a priority due to the fact that the Association was sued when a homeowner tripped on uneven sidewalk a few years ago. The township was also named in the lawsuit, but we ended up taking all the blame.

Concurrent with the bikepath project, we have also begun collecting the large amount of leaves that have fallen. Following the freak snowstorm two weeks ago, we have had to do yet another round of tree work. This snowstorm did considerably more damage to our trees than the recent hurricane. We are giving the irrigation system its final check and repair for the season, followed soon by the full winterization. We still need the

water for the bikepath project, so we are holding off on winterization at the moment. We still plan to do some fall plantings this year, resources permitting, as we realize several units are on the list for plant installation or replacements. We will also try to pave the several street cuts we made over the last few months to make it easier for the plows in the winter.

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

550 Chesterfield Drive

Phone: 732-463-3434

Fax: 732-463-1855

management@
societyhillpiscataway.com

Management Office Hours

M-F 8:00 - 5:00

Sat, Sun, Holidays Closed

Board of Trustees

Kevin Wine—2011
President

345 Lancaster Court

Atif Nazir—2013
Vice President

541 Manchester Court

Greg Machyowsky—2011
Treasurer

448 Lancaster Court

Doug Sanford—2012
Trustee-at-Large

44 Canterbury Court

Carlisle Chan—2012
Trustee-at-Large

30 Canterbury Court

Toyce Collins—2013
Trustee-at-Large

218 Hampshire Court

Ritesh Betala—2012
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

Owner Census Aims to Make Association Safer

If you are a unit owner, you probably saw something new in the annual meeting envelope this year—the 2011 Society Hill at Piscataway Census. In order to have the most accurate, up-to-date information on who is living in Society Hill, the Management has decided to conduct a census of all unit owners, and it is imperative that we get your help. The simple form asks for your and/or your tenants' most current contact information.

In today's era of privacy concerns, we understand that you may be hesitant to provide this information to the Management

Office, but consider the following:

- 1) All owner and tenant information will be kept strictly confidential and will not be sold or given to any third party.
- 2) If an emergency occurs in your unit and we need to contact you and/or your tenants immediately, having the most up-to-date contact information is key. **This is not a hypothetical situation—we have had it happen on a number of occasions.**
- 3) Having an accurate count of

the residents living in a unit helps the Board of Trustees identify the needs of the community including parking and community activities.

- 4) According to the rules and regulations, **all landlords must file a copy of the most current lease with the Management Office.**

If you need another copy of the census form or need any help filling it out, please contact the Management Office by phone, fax, or email, and we will be more than happy to help.

Residents Take Active Role in Community Life

At the September Board of Trustees meeting, the Resident Advisory Committee was created. Its purpose is to be a forum for unit owners to bring issues of concern and importance to the Board and vice-versa in advance of the monthly meetings. The intention is to get community perspective on the issues that will go before the Board, making the meetings more efficient and productive.

The first Resident Advisory Committee meeting was held on Wednesday, October 12th and it was definitely a success.

Chaired by Trustee Toyce Collins, the Committee discussed issues of importance such as parking, rules violations, community outreach, and speed bumps on Hampshire Court. Based on the discussion and feedback, the Board will be able to more quickly and effectively

reach decisions on these matters when they come up in meetings.

The Committee is looking to expand its membership. They are inviting any unit owners interested in providing feedback on important community issues to come to the next meeting on **November 16th at 7PM at the clubhouse.** Light refreshments will be served.



**YOUR AD
HERE**

The Board of Trustees is considering accepting advertising from residents, owners, and local businesses in future editions of the newsletter. It's a great way to get the word out about your business, event, or organization. A variety of sizes will be available. If you are interested in advertising in the Society Hill Newsletter, contact the management office for pricing, sizes, and requirements.