

**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

Top 5 Violations to Avoid

Trash/Recycling:

Only put out your trash and recycling the day of pickup. **NEVER** leave your trash or recycling behind bushes or on your patio, as it looks bad and can attract pests.

Parking:

All permanent residents should have a parking sticker to park in Society Hill, and you may not park in another unit's assigned spot. If you need a permit, stop by the clubhouse between 8AM

and 5PM, Monday-Friday and someone will help you out.

Breezeways

NOTHING should be stored in the breezeways, including but not limited to bicycles, furniture, cabinets, strollers, recycling bins, and trash.

Smoking

We respect the rights of smokers to smoke in Society Hill, and in return, we ask that smokers respect the cleanliness of their

units. Please do not leave ashes, butts, used matches, or other smoking-related items on the ground, as it not only makes the breezeways look awful, but some carpets have been damaged as well.

Curb your Dog

If you have a pet that goes outside, you are required to clean up its waste. Feel free to make use of the Dogi Pots located throughout the development for your and your pet's convenience.

Parking Plan Developments

At the August Board meeting the Board decided to implement the first phase of the "advertise" Chesterfield Drive to visitors as a parking option. While parking on Chesterfield is currently legal for anyone, few people are aware of that. So, we have petitioned the Township to let us paint parallel parking spaces along one side of Chesterfield. This should open up at least 50 more spaces for visitors and residents to park their vehicles. Based on how that works, the Board will then go ahead to decide how/if extra spaces should be assigned. Some possi-

bilities are as follows:

- 1) Assign every unit owner an extra space for free. This would leave only 40 free spaces in the development, plus whatever opens up on Chesterfield, and could make it difficult for visitors and residents with more than 2 cars to find parking.
- 2) Allow unit owners to rent a spot for a set fee each month. This would control demand for the spots, however this creates an additional cost burden to those

who wish to have more parking.

- 3) Assign every unit owner an extra space for free, but give unit owners who choose to forego an extra spot a discount to their maintenance fee payments. This would help regulate demand, especially for those residents who only have one vehicle.

Of course, the more input we get, the better, so feel free to come in, email, call, or post on our Facebook page. We'd love to hear from you!

Bike Path Project Update (cont.)

(Continued from page 3)
not be obvious, the project is being organized such that bad weather won't shut us down completely. For example, in good weather we shift to things that require dry conditions such as trenching and installing base material, so that in poor

weather we can install wall stones and paving stones. Crew utilization has thus remained very good, with the exception of the hurricane, which diverted us for two days on clean-up. The latest word from the township is that they now plan to hold off on the repaving of

Chesterfield and Buckingham until we are further along with our project. They are concerned that our heavy machinery and dirt will damage the new road surface. Additionally, they have had to deal with the same weather issues we have, which may have impacted their scheduling.

Welcome Students! (cont.)

(Continued from page 1)
The New Resident Orientation meeting will be held at the clubhouse on Wednesday, October 5th at 7:30 PM. Residents who cannot make that date can at-

tend the make-up session on Friday October 7th at 7:30 PM.

While the meeting is intended for new residents, all owners and residents, new and old, are

welcome. refreshments will be served.

We're looking forward to seeing you there!



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**Special points of
interest:**

- 2011 Board of Trustees Election
- New Resident Orientation Program
- Community Advisory Committee

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The Society Hill News

September 2011 Edition

Message from the Editor

It's Newsletter time again! We received a very positive response to the August issue of and our Facebook page is growing.

I've also received quite a warm welcome, and I'm thankful for all the support I've been given from owners, resident, and the Board of Trustees. I have big expectations to live up to, and I'm excited to have the chance.

In this issue, you'll get information on the 2011 Board Election, find more up-to-date information on the bike path project, and maintenance tips.

We're trying to bring in more members of the community—both owners and residents—so that there isn't as much of a separation between "us" in the office and "you" in the homes. To that end, we've set up a way for unit owners to view the budget

online, and we're looking to bring back committees to help out and advise the board on matters of interest.

There are great things coming for Society Hill, and as always, you are the reason that we do what we do. So here's looking forward to a bright future for all of us.

- Damian Thomas
Administrative Assistant

Condo Insurance Prevents Headaches Down the Road

Leaks and water damage are never a good thing, but most unit owners don't realize the full extent of the damage those leaks can cause.

Leaks coming from a second or third floor unit can damage units below. This year alone we have had a number of incidents in which a leaking pipe in one unit has caused significant damage to the unit (or units) below. This can translate to hundreds or even thousands of dollars in repairs, and the owner of the leaking unit is responsible for repairing that damage to any units affected by it.

At the same time, many unit owners do not carry insurance on their units, expecting the Association Master Policy to cover any damages. However, the Association policy does **not** cover furniture or other personal possessions and has a \$5000 deductible.

The Association highly recommends all resident unit owners carry a **Condominium Homeowners Policy (HO-6)** on their units. This protects the owner's possessions in the unit, and depending on the policy, can insure upgrades and im-

provements the owner has made to the unit.

Tenants are advised to consider a **Tenant or Renters Policy** to insure their belongings during their tenancy.

Finally, non-resident owners may want to look into purchasing a **Condo Dwelling Policy** to insure their unit minus their tenants' belongings.

For more information on insurance, including the Association's policy, please visit the Society Hill website, and click on Resident Information.

Welcome Students!

The Fall semester is here, and the Society Hill Condominium Association would like to welcome all our new Rutgers students. While we've met some of our new residents already, there are many faces we've yet to see, and there is a lot of information you need to know about Society Hill at Piscataway.

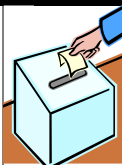
For that reason, **all new residents of Society Hill at Piscataway are strongly encour-**

aged to attend the New Resident Orientation Program at the clubhouse. New residents will be introduced to the benefits and responsibilities of living in a Condominium Association, given some useful information about places to shop and visit in the area, and important tips to keep their units clean, safe, and well maintained.

Topics to be covered include:

- Condominium Association basics
- Rights and responsibilities of tenants and owners
- Maintenance of units
- Community life
- Parking and transportation
- Garbage, recycling, and snow removal
- Points of interest in the area

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2011 Board of Trustees Election



In accordance with the Master Deed and By-Laws, the Society Hill at Piscataway Condominium Association is preparing for its 2011 Annual Election and Meeting. That Annual Election and Meeting will take place on Monday, October 24, 2011 at the Society Hill at Piscataway Clubhouse.

This Election will involve two (2) seats on the Board of Trustees, both for a three-year term.

Please consider becoming a candidate for the Board of Trustees. If you would like to be a candidate, please mail a one-page candidate resume to 550 Chesterfield Drive. **Candidate resumes must be received by the Association Office no later than 4:00 PM on Monday, September 26, 2011 to be eligible as a candidate for the Election.**

We look forward to your involvement in the upcoming election. Should you have any questions, please contact the Association office at 732 463-3434.

Sincerely,
SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION

Proposal for a Resident Advisory Committee

In organizations like ours, it is best if the Board of Trustees is supported by a set of active committees composed of resident members. Members who serve on committees can serve an important creative purpose, and they can offer helpful viewpoints on difficult governance questions.

For instance, the Board of Trustees has been looking at the persistent parking concerns in our community during most of our meetings this year. At a recent Board meeting, more than an hour of discussion was given over to the subject

during the public forum. Some new ideas came out of that discussion, as well as some cautionary advice about steps that are being considered. It was a good discussion.

A committee system could allow more stakeholders to discuss important concerns, encourage open and freewheeling discussion, and they could take place even when the full Board of Trustees are not in attendance. The committee would hash out ideas and influence the decisions that are ultimately made by the Board.

The regulations of our Association call for the establishment of

numerous standing committees, but unfortunately it has been difficult to recruit members to serve. In addition, the apparent lack of interest in committee work has probably discouraged the Board from soliciting for the full operation of our committees.

Our Association will be faced with numerous critical decisions in the next year or two, as buildings have aged and improvement projects are required. We would all benefit from finding ways to ensure that the decisions that are made reflect deep community involvement. For these reasons, I am proposing that the Board of Trustees establish a Resident Advisory Committee for a term of two years. This

committee would discuss and report to the Board of Trustees on a variety of important ad hoc topics and resident concerns. It could be chaired by a member of the Board and receive the support of our staff, but hopefully the committee would be driven by the energy of our resident-members and operate in a positive and problem-solving manner.

If you are interested in serving on a Resident Advisory Committee, please send an email to me (tscollins@mac.com) or Damian, our Administrative Assistant (management@societyhillpiscataway.com), or stop by the clubhouse.

- Toyce Collins, Trustee

What's Yours? What's Ours?

One of the most frequently asked questions we get in the management office is "whose responsibility is it to fix this?" This is an important question because repairs can be expensive, especially when the problem damages another unit as well.

The breakdown of responsibility can be summed up as follows: if it's inside, it's the homeowner's responsibility, if it's outside it's the Association's responsibility. There is some gray area, how-

ever, so here is a list of the most commonly questioned items and who is responsible for them:

Homeowner Responsibility

- Windows, patio doors, window and door screens, and skylights
- Heating/Air Conditioning Systems and ductwork
- Hot water heaters
- Townhome shed doors
- Water supply pipe after main shutoff valve

- Interior sewer pipes up to common y-junction
- Interior dryer vent ducting
- Interior circuit breakers
- Interior wiring
- Porch lights
- House numbers
- Doorbells
- Attic fans

Association Responsibility

- Replacement of porch decking

- Replacement of sill supports
- Common sewer pipes including y-junction
- Repairing window shutters
- Entry door columns and front porch columns
- Exterior of dryer vents
- Exterior main breaker

For a more comprehensive list of homeowner and Association responsibilities, check out www.societyhillpiscataway.com

Maintenance Tips

In this installment of our Maintenance Tips section, we'll be examining some issues relevant to the Fall, as well as some general information to keep your unit in tip-top shape.

Dryer Vents

One of the biggest causes of roof leaks is actually clogged dryer vents. When dryer vents fill up with lint, moisture condenses

causing a leak which eventually deteriorates the roof, causing an even bigger leak. It also makes it more difficult to dry your clothes. Make sure to clean your dryer's lint trap after every use, and if you notice lint building up in the dryer vent, clean it out or call the office and we will clean the exterior portion of the dryer vent. You are responsible

for cleaning the interior portion of the dryer vent system.

Windows and Doors

Another big source of leaks is deteriorated flashing and window seals. If your windows or sliding doors are leaking when it rains, look into replacing them. The Management Office can recommend contractors for these jobs.

Furnaces and Thermostats

PSE&G suggests testing out your furnace by turning it on and getting it serviced if it's not working properly. Also check your filter every few months, and if you go on vacation, don't turn the furnace off, as pipes can freeze.

Bike Path Project Update

Picking up from last month's report, we finished the conduit run along Buckingham, including the two remaining street crossings at Vernon and Townsend. The trench has been backfilled and the path is ready for its final grading. This was a very difficult conduit run with conflicting utilities (electric, phone, cable TV, and storm drainage) the entire length. We also had to redo an old irrigation repair we discovered near the border running under Buckingham. This was yet another of many irrigation system atrocities we have unearthed and repaired in the complex over the last few years.

Up at the Morris Ave end of the path and also as planned, we almost finished installing base material in the first section on Morris, and completely finished installing base material in the second section. The third and

fourth sections were re-graded to the final pitch and the irrigation piping was installed. Another large batch of base material has been delivered and will be installed shortly in those sections.

We installed over 100 feet of retaining wall in section two on Chesterfield, and have begun cutting and laying paving stones (see picture to the right). The next batch of wall stones and paving stones are scheduled for delivery this week.

Back at the clubhouse area, we moved the junction box forms out of the parking lot and into the pool area for the winter, since the pool is now closed. We finally dug the conduit trench along Buckingham by the clubhouse, and will have that section of conduit—along with cabling for the eventual community message board—installed

this week. The last section across the street from the clubhouse will also finally be trenched and conduit installed. This will completed the Manchester Ct. and clubhouse parking lot crossing, leaving just 7 of the original 21 crossings to go on the sidewalk side of the main roads. The plan is still to leave the sidewalk intact until

we have 3 or 4 large sections of the bike path reconstructed.

The weather was again a significant challenge over the last several weeks with two weeks of on and off rain, a hurricane, and another week of moisture. Although it may

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