

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC

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

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Atif Nazir—2013
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Ritesh Betala—2012
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2012 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

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Special points of interest:

- New Rental Rules
- Pool Season Information
- May Happenings
- President's Message

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The Society Hill News

April 2012 Edition

President's Message

With a mild winter and early spring this year, a lot has been going on in Society Hill. Our primary focus has been the impending deadline on the sidewalk renovation project. The town is going to

begin work on milling and resurfacing Chesterfield and Buckingham in early June and would like us to be done with the walkways by then. We were originally targeting an early July completion. June

is probably unrealistic, but we should at least be done with the dirt moving by then, with total project completion still expected some time in July. This project remains the

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Pool Season's Coming—Get Your Passes!

One of our community's biggest draws in the Summer is the Society Hill Pool. As usual, the pool season will begin Memorial Day Weekend (May 26th) with the pool open Saturdays and Sundays from 10AM—8PM until June 16th, at which point it will be open 7 days a week from 10AM—8PM through Labor Day (September 3rd). The pool is open to all unit owners and their families, as well as tenants.

pass system which doubles as your Resident ID. If you've already received your Resident ID, that will function as your pool pass. If you haven't gotten your Resident ID yet, just stop by the management office anytime from 8 to 5 Monday—Friday. Just keep in mind that, as it gets closer to opening weekend, more and more people will be looking to get their pool passes. So beat the rush and sign up before pool season begins!



that you'd like to bring to the pool, guest passes are available for \$2 apiece or \$10 for 6. Remember that guests MUST enter the pool with the owner/tenant who purchased the pass.

We also have a new pool

And finally, if you have guests

New Rental Rules in Effect

If you are renting out your unit, you probably know that you are required by Association Rules to file a copy of the most current rental lease with the management office.

mary reason is that in an emergency (pipe bursts, electrical problems, etc.), being able to contact the tenant allows us to gain entry more easily to fix the problem.

living here, the more easily we can respond to service requests and help them with issues that come up.

At the last Board Meeting a new rule was passed requiring landlords also provide the names and contact information (phone numbers) for their current tenants as well as the vehicle information (make, model, and license plate numbers) of any vehicles those tenants will be parking in the development on a regular basis. The pri-

In addition, with more and more vehicles parking in the development, we need to be able to differentiate between those vehicles who have a legitimate right to park in a spot and those who are parking here illegally.

By now, all landlords who have not provided the required information to the Association will have received a letter and forms to help them provide that information. Please respond by June 1st in order to avoid receiving a violation notice. And if you are not currently renting out your unit, please let the Association know, so we can update our records accordingly.

May Happenings



With the warmer weather there's lots going on, both indoors and out. Here's what's coming up in May:

Spring Cleaning Week: May 7-14th. Got junk? Do

some spring cleaning! We'll have a large dumpster available at the Clubhouse this week for residents of the community to get rid of their junk.

Open House: May 12th 10-12AM. Come to the clubhouse for an Open House. Meet your neighbors, have refreshments, get your pool pass,

and sign up for summer activities..

Spring Yard Sale: May 12th 9AM-4PM. The Spring Yard Sale is a great opportunity to turn your junk into someone else's treasure and maybe find some of your own! It will be held at the Clubhouse, and tables will be provided on a first-come, first-serve basis.

There will also be some room in front of the clubhouse if need be. And worse comes to worst, we'll have the dumpster here to take what's left over.

Pool Opens: May 26th 10AM-8PM. Come out to the first day of pool season! Make sure to get your passes at the clubhouse before then to beat the rush!

President's Message (cont.)

(Continued from page 1)
top priority due to the safety issues created by the un-even walks, with residents still sustaining injuries on the old sidewalks as recently as last month.

At the town's request, the sidewalk is being done in three sections. The first section along Buckingham is essentially complete, with only topsoil and grass seed remaining. The second section along the pond and up to Chippenham is mostly graded and ready for irrigation piping. We are re-routing the sidewalk over the dam since the space between the guardrail and street trees was too narrow to accommodate the new walkway. We have also pre-positioned a 4" irrigation main in the conduit trench (in case it ever becomes possible to use pond water to irrigate the lawn) and we have also pre-positioned wiring for another street light in the dark area on Chesterfield. In the third section we have taken up about half the old sidewalk

and requested utility mark-outs in preparation for trenching. Once all the old sidewalk is in the pile at the clubhouse, it will be ground up on-site and re-used as base material.

Throughout the walkway project, we have been fighting the roots from the street trees. Many of the trees are simply outgrowing their space, especially on the sidewalk side of the streets. We are trying to come to some agreement with the town on a replacement program, ideally with 8 to 10 trees scheduled for replacement every year over a 12 to 15 year cycle. This would minimize the visual impact and provide a manageable and sustainable tree line.

The park benches have arrived and a few have been assembled and installed along the walks near the clubhouse. We will be sealing the concrete ends and installing the remaining benches soon.

We have manufactured most

of the soil we need for the walkway plantings, which we will be installing shortly. Once that's done, we can finally re-seed the strip between the walks and the road. We have stockpiled about 300 cubic yards of topsoil on-site, following a top-soil shortage the last several months. Some of the sections were already re-seeded earlier in the year.

With the lack of rain and periodic warm weather, we have been working on the irrigation system much earlier than usual this year. Most of the broken parts have been repaired. Every year we are finding more and more pipes that have been strangled by tree roots. The water is on in all four loops, and some watering is already programmed, especially for the newly planted grass. There are issues with some of the pumps, but we have that every year, and we'll get them working one way or another.

All the planting beds

throughout the community were cleaned and edged earlier in the year, and a weed control treatment was applied about a month ago. We are now in the process of installing mulch in all the planting beds, and have made it about one-third of the way around so far.

We are refining the planting list for all the missing requested bushes and trees and still plan on squeezing them in before the summer heat. The large, fast-growing bushes blocking entrances and windows will slowly be replaced with more sensible choices. We will be trimming the bushes at some point this year, but probably not until the sidewalk project is closer to completion. The lawn has been cut on an as-needed basis a bit earlier than usual this year, and will be cut in its entirety this week. A fertilizer treatment was applied last fall, and another one about a month ago, along with a broad-leaf weed control measure. We realize some weeds still re-

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President's Message

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main and those will be dealt with in future treatments.

We have been helping a few residents with paving stone patios, but only on a limited basis at this point due to our other priorities. We have been making materials available at cost and may be able to commit labor later in the year. Realize that even after the walks are complete, we still have a major trenching project on Hampshire followed by re-surfacing, utility installations for the maintenance garage, and dozens of townhouse walks that need replacement. We will also have to begin dealing with deteriorated breezeways and other walkways, breezeway steps, painting, and mailboxes.

Planning for the much needed maintenance garage has been moving forward.

Although we gave it a good try, it appears that we will not be able to acquire any additional property for the facility, and thus are now concentrating again on the original location at the bend in Hampshire Court. In an odd about-face, Rutgers has decided they are not interested in selling their 1 acre lot after all, and we are unable to come to an agreement on the value of the 8 acre lot with its owners. The Hampshire Court site has some wetland issues (as did both of the other properties) which we are in the process of resolving, and we should still be able to squeeze in a suitable facility to house all the equipment, tools, supplies, and some vehicles. This project is a top priority, as we continue to suffer some internal inefficiencies by not having a centralized maintenance

facility, in addition to the seemingly chaotic scattering of equipment and supplies in several locations.

The pond renovation project is also still in the planning stages, as we sort out the best approach for accomplishing what we want. Realize that when we go forward, this is also a multi-year project, with several months needed just to dry the thing out before heavy equipment can be brought in to clean it out without sinking in the mud. We will do the most we can with the money that was formally approved for the project, with some of the landscaping features perhaps having to wait for a future phase. The pile of dirt removed from under the walkways will either be incorporated into the pond project or hauled away. The final decision will be made after we

get all the dirt in the pile and we know exactly what we are dealing with.

I am encouraged by a definite increase in the number of residents out walking the property – whether due to warm temperatures, the novelty of the new walks, or just general curiosity – in any case, the common property belongs to everyone, you're paying for it, so you might as well use it. This property has a lot of potential for some very interesting and unique improvements, and we plan to continue moving in that direction. I know it may seem like a bit of a mess at the moment, but there is structure in the disorder, and it will all come together eventually.

- Kevin Wine
Board President

April Board Meeting Highlights



The Board of Trustees met on Monday, April 16, 2012 at 7 PM for their monthly meeting. The following are highlights from the meeting:

- Management reported that the basic specifica-

tions for roof hatches and satellite dish mounts are ready, and are just awaiting receipt of the specifications for the communications raceways before sending the project out to bid.

- Management indicated that it would be proceeding with plans to inform all landlords that they need to file a copy of their most current rental lease and tenant contact and vehicle information with

the management office.

- Management reported that a planting plan has been secured for both townhome and condominium buildings and that plant purchases and mulching would be occurring soon.

- The Board decided to hold a series of Saturday morning open houses at the clubhouse where residents could mingle, have refreshments, and get their questions an-

swered.

- The Board agreed to take the reserve fund manager's recommendations as regards the Association's Escrow account, as well as some of the recommendations as regards the reserve account.

For a more comprehensive description of the meeting, please check the minutes available on the website. The next Board of Trustees meeting is scheduled for May 21, 2012 at 7PM at the clubhouse.