



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:

- Annual Meeting and Holiday Party
- November Meeting Highlights
- Maintenance Update
- Annual Meeting Details

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The Society Hill News

December 2012 Edition

Annual Meeting/Holiday Party Adjourned to December 14th

The 2012 Society Hill at Piscataway Condominium Association Annual Meeting and Election was scheduled for November 26th, 2012 starting at 7PM. While it initially seemed that we would have enough proxies, when they were checked, and the invalidated proxies were counted, we found ourselves still needing 42 proxies to achieve a quorum. The meeting was then adjourned and rescheduled to Friday, December 14th, 2012 at 7PM at the clubhouse.

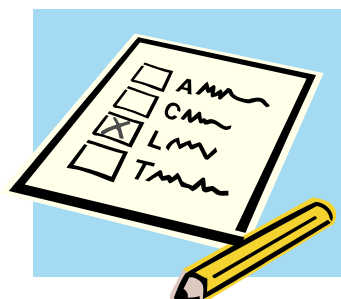
In the intervening weeks, we have

gotten most of the invalidated proxies fixed by the unit owners, along with some new proxies, and so will be able to hold the meeting on December 14th. While most people only see the event as an election of new Board members, the real importance is in **VOTING ON CAPITAL EXPENDITURES**. Those who attend can vote on where everyone's money will be spent, the projects we take on, etc. So if you have opinions on any of these matters, please attend or inform your proxy holder how to vote.



We will also be holding the annual Holiday Party that evening, so please come out and join us. There will be food, music, and a crackling fire. So please stop by and exercise your franchise!

Communications/Recreation Survey Results



In the last newsletter, we sent out a survey asking people questions regarding their communications services and their interest in the Association providing those services and a recreations facility. We received more than 90 responses, and while answers varied, certain trends emerged, as follows:

Television

1) The vast majority of respondents (80%) have cable TV, 7% have satellite, and 12% do not have TV at all. In addition, 16% of people subscribe to premium international channels, 10% subscribe to premium sports channels, and 21% watch TV online (YouTube, Hulu, etc.)

2) Of those who responded, 68% indicated that their TV service is bundled with other communication services, such as internet and phone, with the majority of those bundles costing between \$100-\$200/month.

3) Of those who responded, 45% indicated they would not be willing to have maintenance fees increased to have the Association provide 200 channels, while 53% indicated they would pay something.

High-Speed Internet

1) Of those who responded, 69% have their high-speed internet provided by Cablevision, 13% have Verizon DSL, and 10% have no internet service at all.

2) Of those who responded, 32% indicated they would not be willing to have maintenance fees increased to have the Association provide high-speed internet service, while 57% indicated they would be willing to pay something.

Recreational Facilities

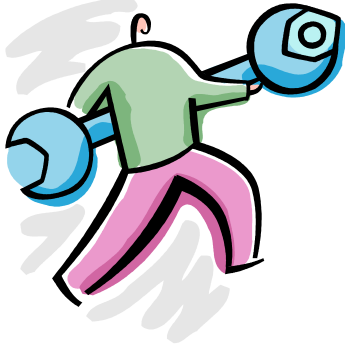
1) Of those who responded, 37% have someone in their household who has a private gym membership, with the majority of that group paying \$30 or less per month.

2) Of those who responded, 49% indicated they would not be willing to have maintenance fees increased to have the Association provide a gym facility, while 50% would be willing to pay something.

3) Of those who responded, 60% indicated they would not be willing to have maintenance fees increased to have the Association provide a larger Community Room, while 33% would be willing to pay something.

The full results will be presented at the Annual Meeting on December 14th. Thanks again to all who filled out and sent in their surveys, along with any comments provided. We will use this information to make the best decisions possible for the community.

Maintenance Update



With the change of seasons and the storm that devastated much of the state, there are quite a few updates this time.

To begin with, we have made quite a bit of progress cleaning up after Hurricane Sandy. In the week immediately following the storm, we were able to cut down and remove all fallen or leaning trees and move them over to the clubhouse parking lot. In addition, although it took a while, we were finally able to secure a wood chipper rental and have mulched them all. We will be able to use these wood chips for a variety of purposes, and whatever we cannot use will be hauled away.

We have also kept on top of

the building damage from the storm, including repairing any fallen or damaged shingles, gutters, siding, flashing, and downspouts, along with fixing the roof leaks reported after the storm. While there are still some minor lingering issues to take care of, the most pressing ones have been remediated, and the remaining items are mostly cosmetic.

The NJ Department of Community Affairs official inspection reports have come in, and postcards have been sent to all unit owners detailing the violations noted by the inspector. The vast majority of these had to do with missing or broken smoke and carbon monoxide detectors. If you received a postcard, please make sure that you address the violation noted, or call the management office if you have any questions about it. It should be noted that the management office has **combo smoke/CO detectors and shed doors for sale**. The Association sells these detectors for \$37 each and shed doors for \$340 each (which includes us installing and painting it for you). A new lock

for the door is \$25 per door. If you have already remediated the violation listed in the post card, then you don't have to take any action. However, keep in mind that the inspector will return sometime in the new year to see if the violation has been corrected, and if it has not, a fine will be imposed on the Association, which will then be transferred to the unit owner.

Speaking of the DCA inspection, the Association has been working hard on addressing the issues for which it is responsible, such as front entry walks, electric meters, and sidewalks. We have replaced around 20 of the 25 identified front entry walks, and in the next couple weeks should have all the damaged electric meters replaced. We have also repaired all the roof leaks identified. This winter we will be working on repairing all the water meter pit lids, fascias, etc.

On a landscaping note, we have winterized most of our landscaping equipment and the irrigation lines. We will be doing some pruning of bushes

in the near future, as this is the time of year to do so. This should reduce the extreme shrub growth that happens in the summer.

We have finished cutting the road on Hampshire for the season, and will be resuming work once the weather warms up. While we doing that work, however, we discovered that the last time Hampshire was paved, it was not milled, and so the thin top layer they placed over the previous layer did not hold very well, leading to potholes and other damage to the road. The next time Hampshire is resurfaced we will need to mill about 3" - more than is normally done, but essential if we want a more durable roadway for the future.

Finally, we have geared up for the snow season. We have placed ice control buckets in the breezeways of the condo buildings and ask that people use them if they notice ice buildup on the steps. Also, for townhome owners, keep in mind that, while we do clear the front walks, it can take a while to get to them all, so feel free to do your own. Have a safe winter!

Annual Meeting Agenda Item Details

In the Annual Meeting and Election mailing we sent out back in October, we included a list of items which would be on the meeting agenda. Most are items which need to come before the membership for consideration.

Since the membership is required to vote on items at the meeting, it is important to be informed on the issues. Below is a list of the Agenda Items and a brief description of what will be considered for each one. Further information will be provided in the package presented to attendees of the

meeting on December 14th.

Maintenance Garage

The membership needs to vote on whether or not to reallocate funds to the construction of the maintenance garage. At the last Annual Meeting, the membership of the Association designated \$200,000 to the purchase of land for situating a Maintenance Garage, and another \$200,000 for that building's construction. The Maintenance Garage is a key part of the self-management concept, as it provides us with the ability to house our own vehicles and

supplies and do our own work. Since that meeting, we were able to find a location for the garage on our own property, and thus will not need to purchase land. In light of the upcoming communications project, requirements we identified after Super Storm Sandy (vaulted fuel storage, backup generator, cold storage, etc.), and the possible demand for additional community space, our original estimates for the scope of the garage will likely need to be increased. The Management is thus recommending that the membership re-allocate the \$200,000 origi-

nally set aside for the land purchase, along with an additional \$100,000 to the construction of the Maintenance Garage. This would bring the total for garage construction up from \$200,000 to \$500,000.

Community Satellite Antenna System

The Association originally had its own community antenna system which allowed all units to receive basic cable and broadcast channels for free. For reasons not completely understood, this antenna was

(Continued on page 3)

Annual Meeting Agenda Item Details (cont.)

(Continued from page 2)
decommissioned around 1992, apparently without a vote by the membership. Recently, the Association has been investigating a way to restore this cable functionality. Because this is a capital repair project, it does not require consideration by the membership, but is simply included for informational purposes.

Community High Speed Internet Service

The membership needs to vote on whether or not the Association should install additional communication infrastructure to support community-wide high-speed internet. As mentioned earlier, the Association is planning on installing fiber optic cable to return functionality to the community TV system. This presents an excellent opportunity to simultaneously upgrade the infrastructure to also provide high-speed internet. We believe that we can provide high-speed internet for a lower price than can Cablevision or Verizon. The results of the communications survey sent out in October indicate that a majority of those respondents would be willing to pay something extra each month for this service if it

would lower the price they pay for high-speed internet. A more in-depth explanation of the survey results is available on the front page of this newsletter.

The equipment cost for the high-speed internet would be approximately \$20,000, with a possible one-time payment of \$45,000 to hook the development up to a fiber network, for a possible total of \$65,000. There would also be a recurring monthly cost of between \$4,000-\$9,000 depending on the provider and speed, however since that would be an operating expense, the membership is not required to vote on that cost.

Security Infrastructure

The membership needs to vote on whether or not the Association should purchase and install security cameras on a trial basis in the development. The security camera system would use the proposed fiber optic infrastructure installed during the community antenna project. The cost to purchase the initial set of cameras and related hardware & software would be about \$10,000. If the trial is successful, we will bring up expansion of the system at

a future meeting of the membership.

New Entrance Signs

The membership needs to vote on whether or not the Association should purchase entrance signs for the Buckingham Drive and Route 18 entrances to Society Hill. Originally, we would just be purchasing the wooden signs (like the one at the front of the development) but eventually would like to include digital displays underneath each. We have a quote from the creator of the Morris Avenue sign, Peter Catelli, for \$3,500 for both signs together, plus \$1,150 for the gold leaf. There would also have to be a wind study and site plan change. All told, the total price would probably be around \$6,000 for this project.

New Parking Spaces

The membership needs to vote on whether or not the Association should add new parking spaces to the development at the end of non-thru streets. Currently, the Association is in the process of getting approval to paint parking stalls on Chesterfield and Buckingham Drives (both township roads), which

should create an extra 50 spaces on Buckingham and 50 on Chesterfield. However, some residents would like to see additional spots put in at the end of non-thru streets such as Vernon, Abbot, and Sheffield. According to our estimates, we could probably fit an extra 27 spaces. To do this would require a site plan change and construction costs of around \$75,000, as we would have to rip up the curb and some turf at the end of the non-thru streets in the development and lay down base material and asphalt.

Dumpster Corrals

The Association intends to construct dumpster corrals around the 6 dumpster areas in the complex, and possibly add additional dumpster areas to the development. In the original site plan for Society Hill, all dumpsters were intended to have corrals to contain them and any trash that might slip out. We would like to construct those corrals using the wall stones and pavers that were used in the walkways. The cost is estimated at roughly \$2,500/corral, or \$15,000 total. Although these corrals were already in the site plan, our design will be different, so we are asking for a vote by the membership.

November Board Meeting Highlights



The Board of Trustees met on Monday, November 19th, 2012

at 7PM for its monthly meeting. The following are highlights from the meeting:

- The Management reported that it received the site plans from Stires Associates for the proposed Maintenance Garage, and that the design should be completed by the end of Winter so work can begin in Spring.
- The Management reported that the draft of the 2011 Audit has been completed and will be discussed at the Annual Meeting.
- The Board addressed and moved to correct a presumed typographical error in Resolution 98-1 on arrearages.
- The Board authorized a property modification request to install a rail on the steps leading up to the breezeway on the left side of building 2.

For a more comprehensive description of the meetings, please check the minutes available on the website. The next Board of Trustees meeting is scheduled for December 19th, 2012 at 7PM at the clubhouse.

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management@
societyhillpiscataway.com

Management Office Hours

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

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Carlyle Chan—2012
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Toyce Collins—2013
Trustee-at-Large
218 Hampshire Court

Ritesh Betala—2012
Trustee-at-Large
126 Berkshire Court

**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

Annual Meeting Agenda (cont.)

(Continued from page 3)

Hampshire Court Sidewalk

The membership needs to vote on whether or not the Association should install sidewalks on the southeast side of Hampshire Court between Harwick and Lancaster Court and the southwest side of Hampshire Court from building 26 around the curve to building 22 for an estimated cost of \$20,000.

Edge Stones

The membership needs to vote on whether or not the Association should install edge stones around the planting beds of the buildings in the development. The initial plan would be to do one condominium and one townhouse building before going

ahead with the project full-scale. The cost per building would be about \$1,750.

Northeast Clubhouse Patio

Lastly, one item that was not listed on the original agenda, but will require a vote of the membership, is the issue of the construction of a patio area in the northeast corner of the clubhouse. The proposed patio would be constructed using paving stones and special fence-style wall stone. The patio would include a grill area, as well as some planting beds. The membership needs to vote on whether or not the Association should construct this patio area for a cost of \$15,000.



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Free Classifieds

Shed Doors: \$340/door installed (new lock/knob extra). If interested, call the Society Hill Management Office—732 463

Unit for Rent: Spacious 2 BR, 2 1/2 Bath townhouse for rent.

Two second floor bedroom suites, each with full bath, formal Dining Room, spacious sunken living room with fireplace, fully equipped eat-in kitchen, half-bath on first level, patio with outdoor storage area, washer/dryer, new furnace, air conditioning unit and windows, stair glide in place for easy access to second floor * No pets Available Immediately. Call for price. Phyllis Blythe: 732 245-2528

Unit for Rent: CONDO FOR RENT: Spacious 2 bed room and 2 bath on the third floor. 2 bed room/2 baths. formal dining room, washer/dryer, new appliances in kitchen *no pets Available January 1st, 2013, \$1500 per month. Call Guy Gundanna 732 583-4253

For Sale: 1 trundle bed including 2 mattresses, green cover and cushions. 1 twin bed including mattress and headboard. Excellent condition. Price negotiable. Call 732 463-0602.

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