

**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—2014
President
345 Lancaster Court

Atif Nazir—2013
Vice President
541 Manchester Court

Greg Machyowsky—2014
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 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

Advertise With Us—Your Clients Await



**ADVERTISING IS ONE OF THE MOST IMPORTANT
WAYS YOU CAN GROW YOUR BUSINESS, AND ONE
OF THE BEST WAYS TO ADVERTISE IS WITH THE
SOCIETY HILL NEWSLETTER.**

**OUR PUBLICATION REACHES OVER A THOUSAND
RESIDENTS IN PISCATAWAY AND THE SURROUND-
ING AREA. AND WITH MULTIPLE AD SIZES AND ROCK-BOTTOM
PRICES, YOU'RE SURE TO FIND AN ADVERTISING SOLUTION TO FIT
YOUR NEEDS.**

WE HAVE THE FOLLOWING SIZES:

**BUSINESS CARD (2" x 3.5"): \$30/MO.
QUARTER PAGE: \$45/MO.
HALF PAGE: \$60/MO.
MENU/FLYER INSERT: CALL FOR PRICING**

**RESIDENTS AND OWNERS CAN ALSO PLACE CLASSIFIED ADS FOR
FREE! SWAP OR SELL YOUR STUFF, AND EVEN PUT
OUT INFORMATION ON YOUR UNIT IF YOU'RE RENTING
OR SELLING!**

**TO PLACE AN AD, CALL THE MANAGEMENT OFFICE
AT 732-463-3434 AND GET STARTED
GROWING YOUR
BUSINESS.**



Board Member Forum

(Continued from page 2)
Hopefully, Society Hill at Piscataway's self-management model will become well-grounded, not easily overturned by some random election, and be an inspiration sooner or later for many other associations to emulate

(there are thousands of condo associations in this state, of various sizes, with over 1.3 million persons residing in them, it's estimated).

I hope the statewide citizens' group Common Interest

Homeowners' Coalition (C-IHC), which I helped found some 15 years ago during the course of state legislative hearings on problems of condo government, will revitalize, perhaps obtain a foundation grant, and continue on with its important mission of true owner control and direction of condo government in a democratic manner, both in encouraging correction of widespread abuses in condo associations as currently run under real estate management industry administration and hopefully as well by spreading the word about and assisting with the adoption of self-management models by many of today's associations.

- Gregory Machyowsky, Trustee

Individuals	Partnerships	Corporations	Tax Planning
MITUL I PATEL, CPA			
428 Lancaster Court Piscataway, New Jersey 08854			
mitulpatelcpa@hotmail.com		732-659-4TAX	



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**Special points of
interest:**

- Resident Orientation Session
- Pond Beautification
- Maintenance Garage
- Insurance Certificates

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The Society Hill News

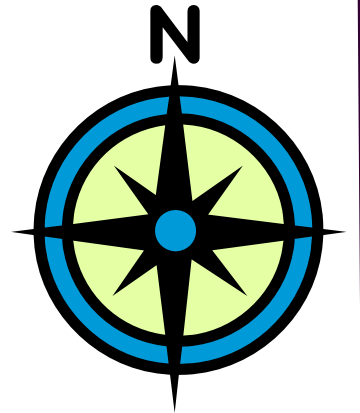
February 2012 Edition

March New Resident Orientation Meeting

One of the most important parts of living a community such as ours is knowing the expectations and opportunities. However, over the years, Society Hill has grappled with communicating these expectations and opportunities to the increasing number of more temporary tenants, both college students and others. The solution to this dilemma is information, and the best way to do this is through our New Resident Orientation Program.

If you are an owner or tenant who has lived in the development less than a year and who has not yet come to an orientation meeting, either come by the management office and pick up a welcome packet or attend a New Resident Orientation session.

The next New Resident Orientation Meeting will be on Friday, March 16, 2012 at 7 PM at the clubhouse. Refreshments will be served.



Need an Insurance Certificate? Here's How!



**Certificate of
Insurance
Apply Here**

With interest rates at all-time lows and legislation in the works

to make refinancing more accessible to more people, many of our unit owners have been and will be taking the opportunity to refinance. Usually when an owner wants to refinance his or her house, the mortgagor requires a Certificate of Insurance from the mortgagee. Most of the time the mortgagors or mortgagees call the Management Office to get it.

Unfortunately we cannot provide the insurance certificate directly because each certificate is individualized based on the

unit, but obtaining the certificate is quick and easy. Just go to the Brown & Brown website at www.bbinslv.com and click on the link on the left side of the page that says Certificate of Insurance Apply Here. Then just fill in the information and you will be sent a Certificate of Insurance for your unit.

If you still are having difficulty with the process, you can call the Management Office and we can try to help you, but please make sure you try the Brown & Brown website first.

Board Member Forum



This is an acknowledgement of the outstanding work that has been done by Kevin in planning the bike path/sidewalk project and in leading the staff in implementing the plan. Although the project isn't complete, sections of the bike path have reached a point that Kevin's solid vision for the project is clear.

Although the project has raised some safety and aesthetic issues along the way (and of course Kevin has attempted to be responsive to those issues), over

time most residents hopefully will see the larger picture. The bike path and the sidewalks in our community will for many years be an attractive and functional improvement that has been installed economically. As Kevin has said on numerous occasions, a project of this quality would have been prohibitively expensive if we were not able to do it in-house. There can be no question that doing it in-house has only been possible because of Kevin's expertise,

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Basin Renovation Project Update



In 2009 a survey was distributed to the owners of units in Society Hill regarding what should be done with the detention basin, a.k.a. the pond. Originally, the area was meant to be dry except during rains, but at some point the developers decided to make it a water feature and plugged up a pipe which would drain it. Ever since, many of our residents have come to love or loath it based on factors such as aesthetics, water level, and goose population.

The results of the survey showed, however, that a majority of the Association members enjoy having the detention basin as a pond and would like to see it beautified. The survey was ratified at the 2011 Annual Meeting and authorization was given to pursue a pond beautification project. The proposed change is visible in the picture above. We contracted with GreenWorks Environmental to draw up a plan to beautify and enhance the detention basin, creating a water feature that includes a walking path, picnic

areas, and other recreational buildings. And, since much of the cost comes from labor, we will be able to save money by doing much of the digging ourselves.

Before we can begin, however, there are a lot of hurdles to jump through; getting NJDEP approvals and permits alone can take up to a year, and there is still some question as to the logistics and regulations for turning a detention basin into a full-fledged pond, so that might throw a wrench into the plans.

However, we are working to move forward with implementing the plan, and hope to provide an even more beautiful landscape for everyone.

In the meantime, if you would like to view the current specifications of the basin renovation project, they are available on the Society Hill website under the Committees link. Just click on the picture next to Buildings and Grounds Maintenance and it will be listed as Greenworks Pond Proposals.

Board Member Forum

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conscientiousness and hard work.

Over the past several years, the Association has demonstrated that it is possible to meet the community needs in the area of maintenance through self-management. The bike path/sidewalk project demonstrates that self-management is also a model that works for us when major facility improvement is required as well. (Keep in mind that six months ago some residents were calling for us to "hire a contractor" to finish the project.)

Getting the bike path/sidewalk project under our belt success-

fully should help us make the case to residents that the long-term benefits of the roofing, repaving, pond improvement and maintenance shed projects will outweigh the temporary inconveniences they will certainly create. If we visualize and communicate what our community will look like when each of the projects is completed (sound infrastructure in our buildings and roads, an attractive common area with the pond environment, appropriate facilities for equipment, and a restored clubhouse and office space), we should be able to maintain support for our plans.

Kevin and I sometimes disagree about governance and organizational matters, but I hope that

doesn't obscure my deep respect and gratitude for his enormous contributions to our organization and our community.

- Toyce Collins, Trustee

A very well-deserved accolade for Society Hill at Piscataway's board president, to which I subscribe wholeheartedly! Thank you for taking the time to pause and present this noteworthy perspective on what is being accomplished for condo government, mainly due to this one leader's magnificent effort, and also the result of the opportunities for improved service—and at the same time cost control- which competently-run self-management enables. Now,

if only those few citizens who seem almost to delight in complaining to Township and other public agencies about temporary maintenance measures we take to carry our out program of improvement would take note of this perspective. Also, I'm disappointed to learn that even fewer unknown parties for some reason have to resort to criminal mischief by throwing newly-installed park benches into the pond; I assume even the opponents of the self-management program here don't condone this kind of senseless damage and that residents not just ignore but speak out against this and similar kinds of foolish, and costly, mischief.

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Maintenance Garage Progress



One of the biggest challenges of handling maintenance internally rather than using contractors is keeping and maintaining

all the equipment on-site. While our cost savings have been substantial, we understand that, both aesthetically and logistically, we need to relocate our vehicles, supplies, and other equipment away from the clubhouse.

At the 2011 Annual Meeting, the Association voted to allow construction of a Maintenance Garage for just such a purpose. Since then, we have been looking into locations to place said garage, and have come up with

a few likely candidates. One of those candidates is the land adjacent to Society Hill behind buildings 26, 33, and 34 on Hampshire Court. This land, if we were to acquire it, would be an optimal location for the garage, as it is both large enough to accommodate all our equipment and recessed from the property to reduce aesthetics disturbances.

However, since we would likely have to encroach upon the forested area behind build-

ings 26 and 33, we wanted to explain exactly what we have planned and get feedback from the residents and/or owners, especially those living in those buildings. We will be holding a meeting for all residents and owners on **Wednesday, March 14th at 7PM** at the clubhouse to address any concerns and get feedback on the plan before we go forward with anything. So feel free to stop, learn more, and let us know what you think. Light refreshments will be served.

Parking Plan Updates and New Street Signs

So far, the new parking plan has been received positively. We already have a handful of applications for a second parking spot, and have notified those unit owners with a second spot of the changes. There is still time to send in your form to get your second spot by April 1st—just make sure that we receive your parking form and payment by March 15th.

Of course, if you'd rather wait to rent a second spot, that's fine; spot rentals will be avail-

able from April—November, so you'll have plenty of time to make that decision. And if you are not interested in renting a spot, remember that no other unit owner will be able to rent that spot—it will remain an open spot unless you decide to start renting it. Just keep in mind, that whenever you decide to rent a spot you **MUST** get a parking sticker for your vehicle from the Management Office before you start parking in your second spot.

Speaking of cars, if you've

driven around Society Hill lately, you've probably noticed there are a lot more traffic signs on the streets. The Association recently installed or replaced 20 Speed Limit and Slow Children Playing signs in a variety of locations including Hampshire Court, Chesterfield Drive, and Chippenham Court. Our goal was to provide more notice to motorists, so that they would slow down—and to make it easier for the police to pull over and prosecute speeders. Hopefully the signs will have the desired effect and we will see a



February Board Meeting Highlights



The Board of Trustees met on Monday, February 27, 2012 for their monthly meeting. The following agenda items came up and were voted on:

- The Board of Trustees authorized the Management to enter into negotiations with the owners of the properties adjacent to Hampshire Court and Route 18 in order to purchase those properties for the purpose of constructing a maintenance garage, as long as management remains within the budget authorized by the Association at the Annual Meeting.
- The Board of Trustees authorized the Management to contact attorneys to attend to matters involving two delinquent unit owners.
- The Board of Trustees requested that Management come up with a plan to require and enforce registration of vehicles, obtaining lease records, and attendance at New Resident Orientation Meetings.
- The Board of Trustees authorized the purchase of for use by the Association on Capital Projects.
- The Board of Trustees authorized the Management to purchase a sample bench for the walkway project and determine if fits the needs of the community.

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 March 19, 2012 at 7PM at the clubhouse.