

**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

Got an Idea for Fun and Games? Request for Proposal Issued



At the last Resident Advisory Committee meeting, the members discussed possible activities to get residents involved in the community. Ideas involved more

holiday celebrations, an open house at the clubhouse, and getting together a recreations program. At the Board of Trustees meeting, these ideas were brought up and discussed. As a result, we are issuing a request for proposal for a recreations program, with the winner possibly being provided a stipend for his or her services.

Any Recreations Program should make use of both indoor and outdoor facilities, such as

the clubhouse area, TV, and sound system, the tennis courts, basketball hoop, and pool. Most importantly, proposals should have a clear intention and vision to create a sense of community in Society Hill, by bringing in a broad range of individuals.

All proposals should be submitted to the Society Hill at Piscataway management office by Friday, February 24th in order to be considered at the next Board of Trustees meeting.

President's Message

(Continued from page 3)
In addition to creating a much more desirable water feature on the property, the pond renovation will include design features which should finally address the long-standing and chronic Canadian goose problem. While we will have help on the engineering and design components of this project, I would like for us to take on most of the implementation, which primarily amounts to moving a lot of dirt.

The maintenance garage has been desperately needed since we went solo in 2008, and will finally consolidate all our maintenance operations in one location, as far in a corner and inconspicuous as possible. This, too will likely be a shared effort between outside professionals and internal crew.

The long delayed re-roofing

project has not been forgotten and is still hung up on some relatively minor details that the roof consultant is not able to help us with. Over the winter we are working on the supplements to the specification including the designated satellite dish mounts, the dish cabling and other cabling raceways and tie-points, as well as maintenance access to the condo building roofs. We do not want to go forward with new roofs until these design issues are resolved. This is another convergence of circumstance and opportunity that would be foolish and short-sighted to miss.

We have been updating the street signs throughout the development, and in particular the speed limit signs, in an effort to address the constant speeding complaints we re-

ceive at the office.

We will be implementing a plan to fairly allocate an additional assigned parking spot to residents desiring one, and we will be changing the signage on Buckingham drive to permit resident parking 24/7, all in an effort to reduce parking-related complaints.

2011 was a very busy year for me and for the entire crew, and 2012 promises to be no better. We will try to speed things up as much as we can and parallel as many of the efforts as possible. We will be pushing very hard to complete the paving stone walkway project, which includes more trenching and conduit, and also the trenching of Hampshire so we can proceed with resurfacing.

Although many would probably say no time is a good time to dig the place up, of all the times in recent years this is probably as good as any since the real-estate market is still not the best and most people are staying put. With some luck, we will have the bulk of the improvement projects done when things finally start to improve economically.

Kevin Wine
Board President

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:

- President's Message
- Satellite Dish Resolution
- Parking Plan Details
- Recreation Program

Inside this issue:

| | |
|---|---|
| Affordable Housing Rules and Changes | 2 |
| January Board Meeting Notes | 2 |
| New Resident Orientation Meeting | 3 |
| Parking Plan Details | 3 |
| Recreation Program Request for Proposal | 4 |

The Society Hill News

January 2012 Edition

President's Message

It's been quite a while since I last wrote a President's Message for this newsletter, opting instead to leave room for other even more important articles. With the 2011 annual meeting just concluding, I did want to take the opportunity to thank all those that supported both me and Mr. Machyowsky in our re-election bids. We will both continue to support and mature the self-

management plan, keeping fees to an absolute minimum.

It's now been over eight years that the board and I have listened to residents complaining about everything from the goose pond to the satellite dishes, the security issues, the bumps in the walkways, the speeding cars, the parking, the roof leaks, the dead grass, the trees and bushes, the

walkways and stairs, the violations, and the previously high maintenance fees. Many of these problems have been with us for a long time, because they are not easy problems to solve. Nevertheless, they do have solutions.

What some may not realize, and despite what some may think,

(Continued on page 3)

2011 Annual Meeting/Election Results

The Annual Meeting/Board Election took place on January 13, 2012 at 7:30 PM at the clubhouse. The results were as follows:

Kevin Wine 207 votes
Gregory Machyowsky 149 votes
James Coe 47 votes

As a result, Mr. Wine and Mr. Machyowsky retained their seats on the Board. Their terms will last until 2014.

The Association's auditor, James Matthews, presented the results of the 2010 fiscal year audit,

which revealed the good news of a surplus of over \$70,000 for that year. Three topics were also voted on: ratification of the survey results for the Maintenance Garage, ratification of the survey results for the Pond Project, and the creation of speed impediments on Hampshire Court.

First, the Association ratified the survey sent out in 2009 regarding the construction of a Maintenance Garage. In addition, the Association approved funding for the possible acquisition of some additional property, as an

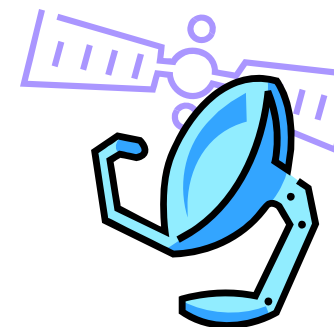
option for the location of a maintenance facility.

Secondly, the Association ratified the survey also sent out in 2009 regarding improvements to the retention basin (the pond).

Lastly, the Association approved construction of speed impediments on Hampshire Court, when the road gets repaved.

As a final note, congratulations to the winner of a free month's maintenance fee: 439 Lancaster Court.

Getting a Dish? Things to Remember for Satellite Installation



how and where satellite dishes may be installed, and when those rules aren't followed, inconvenience and damage can occur. In some instances, we have had to remove the dishes because they violated the rules and regulations or posed a danger to the buildings.

While the full resolution is available on the website in the Resolutions section of Laws and Rules, the basics are that no satellite dish may be installed on common elements (i.e. roofs,

chimney chases, exterior siding, planting beds, or grassy areas) without Board of Trustee approval.

Satellite dishes may be installed on patios and balconies, however they must not extend beyond the "air-space" of your unit, and **you MUST inform the management office before you install the satellite dish.**

Also keep in mind that with the

(Continued on page 2)

Satellite television services are definitely in vogue nowadays, and many of our residents have had dishes installed. However, Society Hill has rules regarding

Affordable Housing—Rules and Changes

When Society Hill was first built, an Affordable Housing Plan was put into effect based on the Mount Laurel decision which mandated affordable housing be built in each township. 109 of the garden-style condominium units were designated as Affordable Housing in the Plan, and so were required to be sold at less than market value and were entitled to a 2/3 reduction in maintenance fees.

In return for being granted the Affordable Housing status, the requirements were that unit owners (and their households, if applicable) MUST occupy the unit (no rentals). Furthermore, if an Affordable Housing unit was foreclosed upon, it would lose its status. Finally, 30 years

after the construction of the Affordable Housing units (2015 or 2016 for units in Society Hill), the status would expire. While the Association is not certain what will happen to units in Society Hill when the status expires, we have heard that some other condominium units have had their status extended for purposes of maintenance fee reduction on a case-by-case basis.

In the last few years, due mainly to foreclosure activity, three of the Affordable Units have lost their status and reverted to regular units. While foreclosure is rare, please realize that if you have purchased a foreclosed property, you are required to pay the regular maintenance fee

for that unit, not the reduced, Affordable Housing fee.

There have also been reports of certain Affordable units being rented out to tenants, which is a violation of the Affordable Housing Plan. Keep in mind that the purpose of the Affordable Housing Plan was to create housing for people who wanted to purchase their own home, but were unable to afford it. And with the reduced maintenance fees, the rest of the community is subsidizing those Affordable units, which if an owner is renting out his or her unit, is the same as subsidizing an income-generating property.

While the Association is not required to intervene in mat-

ters of Affordable Housing violations, please note that if you own an Affordable Housing unit, it MUST be owner-occupied or the Township can force an owner to sell the unit.

With a long waiting list for Affordable Housing units, it is imperative that those units be occupied in the manner set out by the Affordable Housing Plan. If you are aware of an Affordable Housing unit that is being improperly occupied, please do not contact the Association office, as we are unable to do anything about the situation. Instead, please contact the Township of Piscataway Code Enforcement department and they will be able to investigate further.

January Board Meeting Notes



The Board of Trustees held their monthly meeting on Monday, January 16th at the clubhouse. The following issues were discussed by the Board:

- **Parking:** the results of the parking survey were presented. About 60 owners requested and additional spot for a fee of \$8/month. Based on this information, the Board voted to implement the plan once weather permits painting of spots and after unit owners who had previously been granted a second spot are notified that they will have to start
- **Satellite Dish Policy:** The Association's satellite dish policy was revisited, along with additions that clarify where on the Common Elements and Limited Common Elements unit owners may place a satel-

paying for the spot or have it returned to a free spot. Further details can be found on page 3 of the newsletter.

- **Maintenance Garage:** further to the Association decision at the annual meeting, the wetlands map and environmental study proposals were presented for consideration. Based on the information, the Board agreed to allow the Management to continue to pursue an environmental study into the land adjacent to Society Hill and Route 18 for possible use as a site for the construction of a Maintenance Garage.

lite dish, along with a notice regarding the procedure for removal and repair of damage to units caused by installation/removal of satellite dishes. Further details can be found on pages 1 & 2 of the newsletter.

- **Recreation Program:** the Board discussed, based on the recommendations of the Resident Advisory Committee, to put out a Request for Proposal for a Recreation Program for residents of Society Hill. Further details can be found on page 3 of the newsletter.

For a more comprehensive description of the events of the meeting, please see the minutes on the Society Hill at Piscataway website under the Board of Trustees link. **The next meeting has been rescheduled to February 27th at 7PM.** All are welcome.

Getting a Dish?

(Continued from page 1)

re-roofing project upcoming, we will be attempting to install mounting poles on the roofs for multiple dishes instead of having each unit's dish in different locations.

For that reason, some dishes that are situated in areas which will be replaced may need to be relocated. In that case, all residents of the building will be notified, and **it will be the responsibility of the unit owner to remove or relocate the dish.**

So, if you're getting a dish installed, please have the installer contact the management office before any installation is performed. We will instruct them as to our installation policy and can advise as necessary. And if possible, take down the name of the technician who will be installing the dish, and be present during the installation.

President's Message

(Continued from page 1) we have been listening and I have been remembering. All the problems go somewhere on a really, really big list. Then, when circumstances and opportunity converge, things happen. While I wish I could fix everything instantly and make everyone happy, this reality is not an episode of *Extreme Makeover*. This reality is a lot of detail and a lot of tedious hard work, punctuated by constant

problems and obstacles. We are not working on the walkway project, the conduit project, the roofing project, the pond project, the garage project, and the self-management concept because I have nothing better to do. It is all in response to problems and complaints we've heard over the last eight years.

Getting anything fast usually costs more money. While it

would probably be possible to get all the projects done in one year, it would be so cost prohibitive that you wouldn't want to pay for it, and instead the projects either wouldn't happen at all, or you would get more patches to problems rather than solutions to problems. By taking on a lot of the work ourselves, we are able to save money and do things that would not otherwise be feasible. The downside is that it's

not all going to be finished overnight. After much delay, at the recent annual meeting we finally approved the capital funding to go ahead with both the pond renovation and the maintenance garage projects. Since these are capital improvement rather than replacement projects, they needed funding approval at the annual meeting. In

(Continued on page 4)

New Resident Orientation Meeting

It's a new year and that means lots of new residents moving in to our community. Whether you're a student starting the new semester, a new resident switching locations, or have just purchased a unit in Society Hill, we'd love to get to know you at the New Resident Orientation Meeting.

The New Resident Orientation Meeting is held once a month and is open to all residents of Society Hill, both new and old. However, **if you are a new resident (1yr or less) you should attend the meeting.**

Also, if you are renting your unit out, please strongly encourage your tenants to attend

the meeting. They will be informed about all aspects of condominium living, including rules and regulations, what to do about maintenance, and what to do around town.

The next New Resident Orientation Meeting will be Friday, January 27th at 7PM at the clubhouse. See you there!



Results of the Parking Survey/Parking Plan Updates

At the January Board of Trustees meeting, the results of the Parking Survey were discussed. About 60 unit owners returned the survey form indicating that they would like to apply for a second, assigned parking space for a fee of \$8 a month. As such, the Board voted to implement the plan to allow unit owners to rent a second assigned parking spot for the initial fee of \$8/month. Some specifics of the plan are below:

- **Only unit owners in good standing** may rent an additional parking spot. Tenants may not request a spot themselves, but must have the owner do so.
- Spot rental is for a six-month period of time, and **all fees must be paid in**

advance and are non-refundable.

- Unit owners who sell their unit before the end of their spot rental period will not have their money refunded. The new unit owners will retain the second assigned spot for the remaining duration of the previous owner's rental period.
- Any unit owner who had been granted a second parking spot by the Board of Trustees before the institution of this policy **will not automatically retain his or her second spot.**
- All vehicles parked in a rental spot are required to have a valid, non-expired Society Hill at Piscataway parking sticker visible in the

window.

- All Requests must be received by the 15th of the month BEFORE the month you wish to start renting the spot (i.e. if you want to start renting in April, you must have your form in by March 15th).
- Due to temperature issues and their effect on paint, spot rentals may only begin between the months of April and November.
- The second spot is pre-located; owners will not get to choose the location of their second spot, but will be informed of the location before deciding to rent the spot. If the owner decides not to rent that spot, no other owner will be allowed to rent it.

- Unit owners may NOT initiate towing if a vehicle is parked in their assigned spots. All towing requests must go to the Management Office.

If you are a unit owner who wishes to rent a second, assigned parking spot, please fill out a Request for Additional Assigned Parking Spot Rental form, and return it to the Management Office by mail, email, fax, or in person, along with a check for \$48 (\$8/mo. For 6 months). The form is available in the office and may be downloaded from the Society Hill at Piscataway website under the Downloadable Forms link.