

**SOCIETY HILL AT
PISCATAWAY
CONDOMINIUM
ASSOCIATION, INC**

550 Chesterfield Drive

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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
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Doug Sanford—2012
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Toyce Collins—2013
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218 Hampshire Court

Ritesh Betala—2012
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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

Classifieds and Advertisements

For Sale: Dark Blue **BMW 2008 528i** – **58,600** miles. Clean Car Fax, no accidents, excellent condition with impeccable black leather & wood trim interior. Extended warranty up to 2 years (**July 2013**) (worth \$2000.00) - included in asking price. Premium package Included, Satellite Radio and Navigation included. Cold Weather Package Included. Price **\$23,999/-** contact me at **732-485-9553**.

For Free: Clean Fill—2000 CY clean fill. Free to take, will help load. Contact Society Hill Management Office 732-463-3434 or management@societyhillpiscataway.com

For Rent: Well maintained 2 bedroom, 2 1/2 bathroom two-story townhouse for rent on a quiet street. Each large bedroom has it's own private bathroom. \$1,685/mo plus utilities. Please call 973-219-6455.

Roommate Wanted: Male or female for 2 bedroom, 2 1/2 bathroom townhouse. Large bedroom with private bathroom available. Current occupant is a female professional. Non-smoker, no pets. \$843 per month plus split utilities. Please call 732-841-4471.



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**WANTED
CLASSIFIEDS AND ADS**

Have a place for rent? Looking for a roommate? Got an old piece of exercise equipment to get rid of? Now you can let people know about it for free!

The Society Hill News is a great place to find people who want what you have, and it's free to post for residents.

And, if you have a business or service, we have excellent rates on advertising space, from the size of a business card to a full-page ad. So contact the management office today!



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**Special points of
interest:**

- Important Renting Information
- Planting Update
- Spring Maintenance Tips
- March Meeting Highlights

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The Society Hill News

March 2012 Edition

Happy Spring!

Welcome to another issue of The Society Hill News. It's been a while since I've been able to do an editorial column; there's just been so much information and so little space. While we still have a lot of great information for you all, I was able to squeeze in some room to introduce this issue.

First, I just want to say how excited I am about the sidewalk project and upcoming planting plan. I'm a big fan of community

beautification, and I know that once this is done, we'll be left with a more aesthetically pleasing landscape that we can enjoy, not just in Summer, but all year round!

I also want to invite anyone interested in either advertising or placing a (free) classified ad in the newsletter to call me at the Management Office. It's a great way to get the community to participate in the newsletter, rather than just reading it.

Finally, with the Recreations Program in the works, if you have an idea for a program you'd like to see, or would be interested in helping out in any capacity, please let us know! This is our community, and it takes everyone pitching in to help make it great!

Well, that's my space for this issue. Enjoy the newsletter!

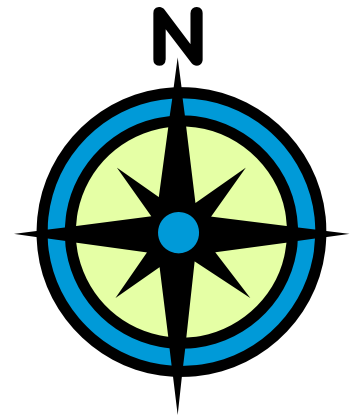
- Damian Thomas
Administrative Assistant

April New Resident Orientation Meeting

One of the most important parts of living in 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, April 20, 2012 at 7 PM** at the clubhouse. Refreshments will be served.



Renting Your Unit? Important Info!

One of the biggest advantages to owning a home in Society Hill is the ready availability of renters in the area. And if you are one of those homeowners who has decided to rent out your unit, you probably know that it's not as simple as it may seem. There are a lot of responsibilities to being a landlord, and as such we've decided to provide a list of things to keep in mind if you are renting or plan to rent.

- Before You Rent**
- Check in with the Township, as all landlords must

- be registered.
- Decide whether to manage the property personally or through a property management company or broker. The Management strongly recommends personally managing your unit, as it gives you more control over the selection of your tenants, and you are kept in the loop when it comes to what's going on inside. Some owners don't feel they have the time to deal with those issues, however, and in that case,

make sure you use a **reputable, well-recommended** property management company or broker. Check their Better Business Bureau rating and look online for reference and reviews. And if it's at all possible, try to have some say in who your tenants are, as we have heard horror stories about companies putting in un-screened tenants who proceeded to demolish the unit.

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Berries and Bushes and Bees, Oh My!

With the unseasonably warm weather we've been having lately, plants have been growing and blooming. In addition, the Association has undertaken a planting program which will include many flowering and fruit-bearing trees and shrubs. The concept behind the choice of plants is to provide an aesthetically pleasing landscape as well as an edible treat for our residents.

Along with the new growth will come a less-welcomed and oft-misunderstood guest: bees.

There are many types of bees, and they are naturally attracted to flowering plants, being an important part of pollination.

While many people tend to be afraid of bees or panic when they start making nests, most of the time it's just that—panic. So if you see a bee, remember the following tips:

- 1) They don't want to "bug" you. Leave them alone, they'll do the same.
- 2) Bees love sweet things, so if you want to keep them away, don't keep any syr-

- 3) upy liquids or sweets outside, and wash out & take in any recycling containers. If you see a nest or hive, don't disturb it. Most of the time the bees will leave in a month or two. If the hive is a real problem, then call the office and we can have it removed.
- 4) Despite their names, carpenter bees won't chew through your walls (which include vinyl siding, insulation, and sheet rock) to get inside.



Bottom line: don't panic. Stay calm and realize that bees are an important part of keeping our community beautiful.

Renting Your Unit? (Cont.)

(Continued from page 1)

- On the subject of tenants, know the regulations for the number of tenants allowed per unit. The regulation is 50 ft² of designated sleeping space (bedrooms only) per person. Also, keep in mind that if you rent to more than 2 adults they may have problems parking their vehicles, as Society Hill is really only set up to accommodate two vehicles per unit.
- Make sure to have a reliable plumber, electrician, and/or general contractor or handyman you can call for repairs. While the Association takes care of most external problems, damage to the inside of

the unit is the responsibility of the unit owner himself, and the things that can go wrong due to age, neglect, and improper use can take you by surprise.

When You Rent

- Make sure you have a written lease and that you FILE A COPY WITH THE MANAGEMENT OFFICE. Also make sure that the contact information for your tenants is on file at all times, along with any information about vehicles the tenants will be parking in the development (color, make, model, year, and license plate number). It is required by the rules and regulations of the Association and it just makes good

- sense to cover yourself. Make sure your insurance policy covers any damage that could be caused by your tenants. This is often a Condo Dwelling Policy which covers your unit minus the tenants' possessions. You may also want to suggest that the tenants get a tenant's or renter's policy to cover their belongings in case of a loss.
- Once your tenants move in, make sure they come to the Management Office to register their contact information and vehicles, pick up a copy of the resident handbook, and if possible, attend a New Resident Orientation meeting. This is important since **the landlord is responsible**

- **for the actions of the tenants**, and if the tenants violate the rules, the owner will be the one getting the call.
- When your tenants move out, the rules state you MUST notify the Management office so that we can remove those tenants from our system. Otherwise, we might wind up trying to contact a tenant in an emergency who no longer lives in that unit.

So if you are renting or thinking of renting your home in Society Hill, just be sure to follow the rules and tips above, and if you have any questions, stop by the management office and ask—we'll be more than happy to help.

Spring Maintenance Tips



Spring has sprung early this year, and the change in tem-

perature makes it the perfect time to tackle some preventative maintenance issues:

- **Dryer Vents:** Most people know to clean the lint trap in their dryer, but did you know that lint can still get through? One of the

biggest problems we've seen lately has been leaks caused by clogged dryer vents. In the warmer weather, clogged dryer vents can also pose a fire hazard. And of course, it makes it more difficult to dry your clothes! Fortu-

nately, the solution is simple—clean those vents! There are many dryer vent cleaning services in the area, and most are reasonably priced. You can also do it yourself, however

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Maintenance Garage Meeting Update

On Wednesday, March 14th, the Association held a meeting for residents interested in the progress of the maintenance garage and how it would affect them. Those residents of buildings 26 and 33 would likely be most affected, as the garage will likely be placed in the forested area behind those buildings.

A few unit owners from those

buildings stopped by the meeting, and had their questions answered about the garage. Residents were assured that the garage would be "camouflaged" as much as possible and placed as far back as possible to reduce the visibility and noise associated with the building.

Further, upon successful purchase of the land, any area not

used for the garage would be left intact and would not be developed, maintaining as much of the forest as possible for resident enjoyment.

If you have any questions regarding the garage plans, please feel free to contact the Management Office or attend a monthly Board meeting.



Spring Maintenance Tips

(Continued from page 2)

unless you know what you're doing it can be difficult to get all the lint out, especially if you're in a condo building. The Management suggests having a professional dryer vent cleaning once a year, and Spring is the perfect time to do it, since the weather isn't too hot or too cold.

- **Windows and Screens:** Do your window screens have holes? Was this Winter a killer when it came to heating costs? Then this is a great time to have

your windows repaired or replaced. Once summer comes, drafty windows can raise your electricity bill. What's more, broken screens can allow insects to enter. So take the opportunity to replace any broken screens and replace or repair any broken windows. If you need further information or would like a referral, call the Management Office.

- **Spring Cleaning:** Got old or unwanted items lying around the house? Get in the Spring cleaning mood! Residents of Soci-

ety Hill do an annual Yard Sale at the clubhouse in May, which is a great way to get rid of those things that just need to GO. Of course, if you just can't wait to get rid of stuff, remember that there are a lot of groups willing to take your unwanted, slightly used items for charity. You can also place a free classified ad in the newsletter—just call the office for details. And if all else fails, there are always the dumpsters.

- **Air Conditioners:** Most people don't think about

their air conditioners until it starts getting hot, but Spring is the real time to think about them. Many of these A/C units have never been replaced, and drains get clogged, causing damage and possible leakage. Mechanical issues with the compressor and fan can also arise, and finding out you have one of those issues on the first really hot day is no fun. So get that A/C unit checked (or replaced if it's old) by PSE&G or another Air Conditioning system professional before things really heat up!

March Board Meeting Highlights



The Board of Trustees met on Monday, March 19, 2012 at 7 PM for their monthly meeting. The following are highlights from the meeting:

- Mayor Brian Wahler was in attendance as a guest. He spoke on the matter of repaving Chesterfield and Buckingham at the end of June/beginning of July, the addition of signage to those streets as requested by the Association, and the issue of speeding on those streets. He also answered questions about the road work being done at the intersection of Morris Avenue and Hoes Lane.
- The Board passed a rule

that, in addition to the requirement that all landlords file the most current lease with the management office, that they also must keep the office updated with the names, contact information, and vehicle information of all tenants living in their unit.

- The Board approved the purchase of 20 benches from Doty & Sons for installation around the development.
- The Board approved the reallocation of funds from

ice control to planting and mulch.

- The Board chose to contract with Sparkling Pool Services for the 2012 pool season. This is the same company that provided pool management in 2011.

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 April 16, 2012 at 7PM at the clubhouse.