

**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

YOUR AD HERE

Did you know the Society Hill News goes out to all 545 units in the development as well as 200 non-resident unit owners?

Did you know you can purchase an ad in the newsletter for as low as \$30/month? That's just over 4 cents a household to get the word out about your business.

We offer the following sizes:

- Business Card
- 1/3 Page
- 1/2 Page

And classified ads are free to residents and owners! So if you're looking to grow your business, try the Society Hill News—it's a great value!



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Metuchen, NJ 08840

barrylasner.com



Free Classifieds

For Free: 2000 CY clean fill dirt. Will help load. Call Society Hill Management Office: 732 463 3434

Shed Doors: Need an exterior closet (shed) door replaced? The Association has a shed door replacement program: \$340 for each door & its frame (new lock/knob extra). If interested, call the Society Hill Management Office—732 463 3434.

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



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Email: management@
societyhillpiscataway.com

Special points of interest:

- Annual Meeting Rescheduled
- September/October Meeting Highlights
- Maintenance Update
- Important Surveys

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The Society Hill News

October 2012 Edition

IMPORTANT SURVEY INSIDE!!!

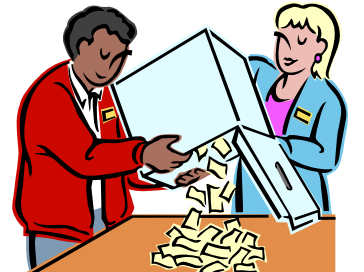
Annual Meeting Adjourned to November 26th

The 2012 Society Hill at Piscataway Condominium Association Annual Meeting and Election was scheduled for October 22nd, 2012 starting at 7PM. Unfortunately, due to a lack of proxies, the meeting was not able to be held.

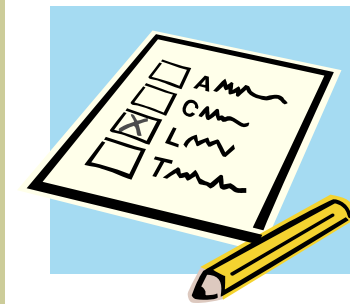
The meeting has since been Ad-

journed and rescheduled to November 26th, 2012 at 7PM at the clubhouse.

We still need at least 150 completed proxies in order to hold the meeting, so PLEASE FILL OUT AND RETURN YOUR PROXY AS SOON AS POSSIBLE.



COMMUNICATIONS/RECREATIONS SURVEY



Over the past year, we have been using this newsletter more and more to distribute important information to all the residents of Society Hill. This trend will continue as it saves on paper, time, and mailing costs. The only mass-mailing the Association still sends

via the US postal service is the annual meeting and election mailing. Many of the questions we still receive at the office have been addressed in past issues of this newsletter. We often include articles detailing the major construction projects and future projects. With many large-scale projects still in our future, we will continue keep you updated on the plans and opportunities to participate in formulating those plans.

In particular, there are two opportunities approaching for which we need input from you. The first regards the communi-

cations infrastructure project. The Association is considering some radically different ways of offering television and internet services to you. Many residents have expressed interest in more choice in who provides those services, and the Association may be able to use its bulk purchasing power to provide that choice and at considerably lower cost. Included in this issue of the newsletter is a **critical survey** which will help us to decide if and how the Association might offer communications services to you. Please take a few minutes to complete the

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Maintenance Update

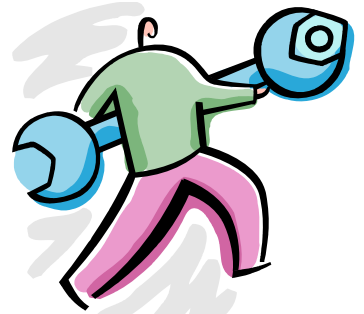
Although the sidewalk project is over, there is still a lot going on in terms of maintenance in Society Hill.

We are continuing to address the most egregiously damaged walkways identified by the State Housing Inspector, replacing them with concrete step risers and paving stones. So far we have completed five of the twenty-five walks identified as in need of repair, and will continue to work on them as far

into the winter as we can. The residents whose units have received the new walks have commented that they look great, and we think so too.

We have finished power-washing all 12 of the condominium buildings in the development, We have also tested the irrigation systems, and will soon be winterizing the system. This will involve blowing out all

(Continued on page 2)



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Maintenance Update (cont.)

(Continued from page 1) the remaining water and then shutting off the water. This means that any further power washing will have to wait until the spring.

The trenching of Hampshire Court is going according to schedule, and we should be done before the end of November. We have tried to keep the road open as much as possible to thru-traffic, and have painted some temporary parking stalls between Harwick Court and Lancaster Court to accommodate those residents whose parking spots will be blocked. In the meantime, we ask you to continue to be patient and mindful of the workers in the area. Once the conduit has been laid and the trench backfilled and paved, we will be repainting the faded parking spots in that area.

Leaves have started falling, and will continue to do so for the next couple of months. We will be working on leaf collection throughout the fall using the same process we used last time: blowing the dead leaves off of the trees, collecting any fallen leaves into piles, and then using our leaf vacuum and dump truck to haul them away. Technical difficulties aside, we should be able to stay on top

of the leaves this year.

We have moved almost all of our building supplies that were located in the clubhouse parking lot to the Hampshire Court parking lot. We are aware that this has reduced the number of parking spots in the area, however until we finish construction of the maintenance garage, the piles of mulch, sand, concrete, and bricks will need to remain in that lot. We have tried to reduce the footprint of the piles as much as possible, but there is only so much that can be done.

We have finished 50% of the miscellaneous repairs requested of us by the NJ Department of Community Housing, and are well on track to take care of all of them before the deadline. There are a few items which unit owners will need to take care of, however, including moving propane tanks away from the units, replacing shed doors, and putting house numbers back on their front doors. We will be contacting these unit owners once we receive the official reports back from the state.

We have done our last lawn mowing for the season, as the weather is now getting colder. Tru-Green came earlier this

month to do a lawn weed treatment and fertilize the area.

We will be pruning the trees in the coming weeks, as this is the best time to do so. We have a list of outstanding pruning requests, so if you need a tree or shrub pruned, please let us know and we will try to get to it. Please keep in mind, though, that we cannot cut down any trees, as the Township of Piscataway would fine us.

On a related topic, this fall we will be replacing some of the spruce trees that we planted in the late spring which have subsequently died. Fall is the best time to plant spruce trees, as they are more tolerant of cold weather than hot weather.

Lastly, the maintenance garage is in the process of being designed. As many are probably aware, the Association initially attempted to purchase land adjacent to Society Hill in order to construct the garage. However, since the owner was not willing to sell the land to the Association, we had to pursue the option of building the garage on land currently owned by the Association. The only reasonable place for the structure was the corner of the development near the

bridge on Hampshire Court. At this point we have received NJ DEP approval to place a structure there.

As mentioned in the Board Meeting Minutes section, the Association has contracted with Stires Associates and Gates Architectural Design for the site plan and architectural work, respectively. We have discussed the utilities design with Gates. We will now work with the Township on approval, and hope to receive it by spring so we can start digging the foundation of the building.

FHA Certification

We are pleased to report that Society Hill at Piscataway has regained its FHA certification. This means that first-time buyers can apply for an FHA mortgage to purchase a unit in the development. It also means that owners who currently have an FHA mortgage can refinance their mortgage with an FHA streamline or other FHA-approved loan. Please note that this is different than VA or Fannie Mae certification.

If you have any questions about the process or other FHA-related issues, please contact the management office.

Second Parking Spot Payments Coming Due



In April of this year, the Association started a program in which unit owners could rent a second assigned spot for the fee of \$8/mo. The spots would be rented in 6-month intervals. For those who started renting their spots when the program began (April 1st), the payment for the next 6-months will come due on October 31st.

Letters have gone out remind-

ing all those spot renters who started renting in April that their next payment is due October 31st, and those who rented starting in May should be receiving theirs soon.

If you would not like to renew your spot rental, please contact the management office as a courtesy so that we can blank out the spot. If you do not pay or are otherwise delinquent in

your maintenance fees by October 31st, your second spot will be blacked out and return to visitor status (you will NOT lose your original assigned spot).

If you are not yet renting a second spot and would like to, please contact the management office or fill out the form 31 in the Downloadable Forms section of the Society Hill website.

IMPORTANT SURVEY ANNOUNCEMENT (Cont.)

(Continued from page 1) survey and return it to the office. Initial investigation suggests we may be able to save you hundreds of dollars a year, so it is worth a few minutes to help us out with our research.

The other issue requiring member input has to do with the maintenance garage project. Although this project was and currently still is planned as a maintenance facility, there is an opportunity to expand it to include some community space. We have received comments from residents over the years about the small size of the

clubhouse and the lack of an exercise facility. The maintenance building is probably the first and last building we can construct on the property, so if a lot of residents are really serious about these additional facilities and are willing to incur the additional cost of creating them, this is the time to do it. Included in this issue of the newsletter is another **critical survey** which will help us determine if we should add a larger community room and/or an exercise space to the maintenance building. Again, please take a few minutes to complete the survey and return it to the

office as soon as possible. The architect has starting working on the design as originally envisioned (maintenance only - no community space), so this is **time critical**. Gym memberships are not cheap, and although it would cost us something to construct one, in the long run this could also save you a couple hundred dollars a year, so again it's worth a few minutes to help us out with our research.

These two decisions will be discussed at the Annual Meeting and Election. All survey data will be presented to help

the voting membership determine the best course of action, both financially and in terms of improvements to better the community. This is your chance to determine how your money will be spent by the Association, making it extremely important that you give your feedback before the Annual Meeting happens. And if at all possible, please attend the Annual Meeting, as this is where you can directly vote for or against these expenditures.

Thank you!
Society Hill Management

September/October Board Meeting Highlights



The Board of Trustees met on Monday, September 24th, 2012 at 7PM for its monthly meeting. The following are highlights from the meeting:

- Detectives Meyers and Green from the Piscataway Police department stopped by to update the Association on issues of safety and prevention in the community and to answer questions from the Board and audience.
- The Management and Board met as a Committee of the Whole to discuss the oversight of the clubhouse.
- The Management reported on the results of the New Jersey Department of Community Housing inspection.
- The Management reported on the Roadwork going on at Hampshire Court.
- The Management reported on the completion of the FHA Recertification process.
- The Management reported on the Summer Student Employees and the results of the Picnic.
- The Board approved hiring Gates Architecture of Landing NJ for the design of the Maintenance Garage and Stires Associates of Somerville, NJ for the site plan work.
- The Board moved to hire two temporary employees as permanent.

- The Management presented some alternate health insurance options for Association employees to the Board for consideration.
- A tentative copy of the 2012 Association Annual Meeting agenda was presented to the Board for comment.

The Board of Trustees also met on Monday, October 15th, 2012 at 7PM for a monthly meeting. The following are highlights from the meeting:

- Management reported on the developments with the maintenance garage project.
- Management reported on the progress of the road work on Hampshire Ct.
- Management reported on the progress of the repairs to the common element mandated by the NJ Department of Community Affairs.
- Management reported on the progress of its investigations into providing high-speed telecommunications services to the development.
- The Board moved to accept the contract from Grand Sanitation for waste disposal services.
- The Board moved to contract with McLarnon Electric for the replacement of meter stacks as mandated by the NJ Department of Community Affairs, along with associated repairs.
- The Board moved to accept the investment recommendations of Rich Hausler from UBS for money in the Capital Reserve fund.

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 November 19th, 2012 at 7PM at the clubhouse.