



SOCIETY HILL AT  
PISCATAWAY  
CONDOMINIUM  
ASSOCIATION, INC

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**Special points of  
interest:**

- Call for Candidates
- Maintenance Update
- August Meeting High-  
lights
- Avoiding Violations

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# The Society Hill News

September 2012 Edition

## 2012 Board of Trustees Election



In accordance with the Master Deed and By-Laws, the Society Hill at Piscataway Condominium Association is preparing for its 2012 Annual Election and Meeting. That Annual Election and Meeting will take place on Monday, October 22, 2012 at the Society Hill at Piscataway Clubhouse.

This Election will involve three (3) seats on the Board of Trustees, all for a three-year term.

Please consider becoming a candidate for the Board of Trustees. If you would like to be a candidate, please see the included **Candidate Solicitation Form**, and please mail, fax, or email a one-page candidate resume to the management office. **Candidate resumes must be received by the Association Office no later than 4:00 PM on Monday, September 24, 2012 to be eligible as a candidate for the Election.**

There will also be a candidate forum on Monday, October 8<sup>th</sup> 2012 at 7PM at the Clubhouse for all candidates to explain their positions and answer questions from the membership.

We look forward to your involvement in the upcoming election. Should you have any questions, please contact the Association office at 732 463-3434.

Sincerely,

SOCIETY HILL AT PISCATAWAY  
CONDOMINIUM ASSOCIATION

## Maintenance Update and Possible Hampshire Ct. Road Work



A lot has been going on in Society Hill in terms of maintenance, and there is a lot more to be done. Below are a few highlights of things that are in the works to make the community a better place.

Society Hill recently went through an inspection by the State of New Jersey. This inspection happens every 5 years, and this year the inspector noted several maintenance items that need to be addressed (most of which we already knew about and have plans to tackle). Fortunately, the biggest safety issue—the uneven walkways on Buckingham and Chesterfield—had already been fixed over the 16 month period from March 2011 to August 2012, something we would never have been able to accomplish in the three month timeframe the State would have given us, had we waited until we received notice. We now plan to turn our attention to several townhouse walkways that need to be fixed. While we did a sample walkway at 186 Hampshire Court, we are experimenting with another style for 187 Hampshire, for those interested in what the new walks will look like.

We also have to replace or repair many of the broken water-meter pit covers. This has been a known issue for several years now and we have worked on it but there is no

easy solution.

There are also some electric meter panels that will need to be repaired or swapped out entirely. We will be consulting with our electrician, and formulating a plan.

Several previously un-reported roof leaks will also need investigation and repair, as will a long list of other minor exterior building issues.

To meet the repair deadlines for these maintenance issues, we will be re-prioritizing our maintenance work-list once again. If necessary, we may have to request an extension on some problems. We plan to make the majority of these repairs with our in-house staff, as that is the most cost-effective way of getting the work done.

Also, it is important to note that there were some violations brought up by the inspector that are homeowner responsibility—things like broken or missing shed doors, propane tanks too close to the building, and missing numbers on the front door. We will be contacting those unit owners who were noted and try to work with them in order to correct the violations.

Following the completion of the Chesterfield and Buckingham walkways, we are in the process of catching up on some lingering landscaping and maintenance tasks, after which we plan to return to other capital repair and improvement projects. However, the plan is uncertain due to a number of external factors.

Approval, planning, and some design work is underway on the Hampshire Court maintenance garage facility. We are

currently waiting on New Jersey Department of Environmental Protection (NJDEP) approvals in order to start the full engineering and design process. In the meantime, we might begin trench work for several utilities that need to be brought to the site. If we start this work, the section of Hampshire Court at the bend may be temporarily closed to through traffic as some cuts need to be made in the middle of the road.

The conduit project might also continue this fall down Hampshire Court. If we begin this work, expect temporary closure of segments of Hampshire Court. Access to some parking lots may also be limited or impossible for durations of up to a few days.

All the work on Hampshire Court is in preparation for the total resurfacing of the entire road. We want to make sure we bury everything we need to first, so we don't have to dig up the newly paved street. In several areas, Hampshire Court also suffers from an unstable base, which is causing premature deterioration of the road surface. Fixing this is not easy, but we may try to address some of the areas in the eventual resurfacing project. This would require work similar to that which was done on Norwich Court to replace a similarly unstable base.

This summer was even hotter than last summer, and as a result the lawn has suffered further. However, unlike last year, we were very cautious with fertilizer and pesticide treatments in order to avoid a repeat of last year when large sections of turf dried out in the June heat after a lawn treatment. This year the grass is mostly green, however the

weeds, not minding the hot, dry conditions, have taken over in some areas. We will be taking care of this in the fall and again in the spring, when the time is right. In particular, the crabgrass is best dealt with in the spring before it sprouts.

To better maintain the grass without spending a fortune on turf treatments, we are sending several of our maintenance crew to various Cook College seminars over the winter. Timing is somewhat critical with weed control and fertilization, so if we can handle this ourselves we should be able to get the results we want.

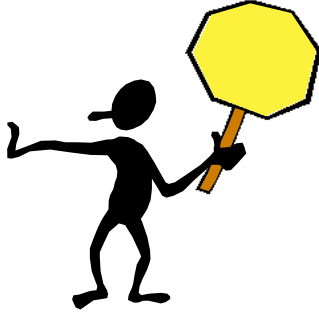
We have been weeding the foundation plantings at all the buildings this year, and to date have been around the entire complex about three times over. We are aware there are still some weeds, however, and will continue to remove them.

We are also aware that the bushes need to be pruned, and will be taking care of this over the winter. If you really need something pruned before then, we will be happy to take care of it, however in terms of plant health, the best time for pruning is late winter/early spring.

Some of the plants we replaced earlier in the year did not make it, and we will be trying again this fall. We have intentionally left many of the dead ones in place so we know exactly where the replacements should go.

In the coming months we will most likely hold further public meeting where owners and residents can come to have their questions answered about these projects. We will announce the meeting on the signs at the entrance to the development. In the meantime, if you have any questions contact the office.

## How to Avoid Violations



One of the most important parts of living in a community such as ours is following the

rules and regulations. While we have had a lot of improvement lately in terms of certain violations (such as recycling containers being left outside), there are still some problems that need to be tackled. Below is a list of the most commonly reported violation and how you can avoid them:

**Garbage Days:** Garbage should only be put out on garbage days—Mondays, Wednes-

days, and Fridays. Calm days can suddenly turn windy, and there are always squirrels, cats, and other critters that would be very happy to make a meal—and a mess—out of any garbage bags left out on the curb. If you really need to get rid of your trash on a non-trash day, you are always free to use any of the dumpsters located on Hampshire, Canterbury, Lancaster, or by the Management Office.

**Garbage Cans:** No garbage cans are allowed, and all garbage bags must be placed by the curb. Bags not placed by the curb slow down collection and lawn mowing. Only leave out garbage bags, and make sure those bags won't rip easily.

**Recycling Bins:** Recycling bins should never be left in front of

*(Continued on page 4)*

## Covenants Committee Reinstated

The By-Laws of Society Hill at Piscataway state that one of the functions of the Board of Trustees is to create and appoint members to various committees, one of which is the Covenants Committee. The purpose of the Covenants Committee is as follows:

- 1) Provide for visual harmony and soundness of repair
- 2) Avoid activities deleterious to the aesthetics or property values of the

- 3) Condominium Further the comfort of the Unit owners, their guests, invitees, and lessees
- 4) Promote the general welfare and safety of the Condominium Community

To achieve these ends, the Covenants Committee does walkthroughs of the development noting areas in need of repair, identifying violations in need of correction, and bring-

ing these to the attention of the Management, Board, and unit owners. In addition, the Covenants Committee is responsible for hearing all unit owners who contest violation notices they have received.

While the Covenants Committee has been dormant for the last few years, it has now been revived and has started doing walkthroughs of the development. Already, the Committee has identified a number of issues in need of remediation

and made suggestions for improving the general aesthetics of the community.

Currently, the Covenants Committee has four members, and is looking for a fifth. If you are a Unit owner interested in serving on this committee, please contact the management office and we will pass your name on to the Committee Chair, Toyce Collins.

## August Board Meeting Highlights



The Board of Trustees met on Monday, August 20th, 2012 at 7PM for its monthly meeting. The following are highlights from the meeting:

- The Management and Board met as a Commit-

tee of the Whole to discuss landscaping and capital projects going forward

- The Management reported on the updates to the Pond and Walkway Projects
- The Management reported on the status of the FHA Recertification process
- The Management reported on the insurance company's stipulations for allowing residents of neighboring Associations to use the pool

- The Management presented three Sanitation Service proposals for consideration by the Board.

- The Board approved hiring Gates Architecture for the design of the utilities for the maintenance garage project

- The Board moved to move \$8600 from the Deferred Maintenance account to the Planting budget

- The Board moved to provide extra funds to pur-

chase tables for the new patio area next to the clubhouse and pool

- The Management presented some alternate health insurance options for Association employees to the Board for consideration

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 September 17th, 2012 at 7PM at the clubhouse.

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**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

**Carlyle 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](http://www.societyhillpiscataway.com)



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**How to Avoid Violations (cont.)**

(Continued from page 3)

**your unit except on recycling days.** This includes behind the bushes and in breezeways. All recycling bins should be stored inside your unit or on the back patio.

**Curb Your Dog:** None of us enjoy picking up pet waste, but it is part of the responsibility of owning a pet. We have many pet waste bins located around the development, so you're never far from a waste bag. When you don't pick up after your pets, you create both an aesthetic and sanitation problem for your neighbors.

**Loud Noise:** No Loud Noise After 10PM. Whether you own or rent in our community, make sure to respect your neighbors' right to a good night's sleep! Refrain from having loud parties, making loud noise in breezeway or in the parking lot, and using exercise equipment or washers/dryers after 10PM.

**Speeding:** While many folks think it's fun to drag race through Canterbury, Hampshire, Lancaster, Buckingham, and Chesterfield, what they often don't realize is that there are pedestrians on all of those streets. Many of these pedestrians are children. Sometimes children aren't aware of what's coming and you cannot react quickly enough to keep from hitting them. So slow down to prevent a tragedy.

**Property Modification:** If you plan to change something on the outside of your unit and that change doesn't match the original design of the unit, you **MUST** apply for a property modification waiver from the Board of Trustees and have that waiver approved. If a homeowner decides to replace a window, door, or other part of the structure it can affect the aesthetics of the building. This can make it difficult for other units nearby to sell, as prospective buyers take into consideration things such as the appearance of nearby units. The Board tends to be pretty reasonable when it comes to homeowner requests, and an ounce of prevention is worth a pound of cure, so get the okay first and save yourself a headache—and fines—later.

**Fences:** No unit owner is allowed to erect a fence OF ANY KIND, PERIOD. It is expressly forbidden by the Master Deed.

**Bulk Waste Disposal:** If you have any big items (furniture, cabinets, construction material, etc.) that you need to get rid of, the Township of Piscataway will pick those up twice a year at owner request. To schedule a pick-up, call the Department of Public Works. **DO NOT** throw those items in dumpsters, as it can overfill the dumpsters and can cause a hazard around the area.

**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:** \$1850/mo. 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 Phyllis Blythe: 732 245-2528

**Unit for Rent:** \$2000/mo.. Spacious 3 BR, 2 1/2 Bath townhouse. Lg. sunken living room/formal dining room. Eat-in kitchen. Master BR w/ attached full bath. Powder room on 1st floor. Washer/dryer. Outdoor storage area w. covered patio. No pets. Call 732 662-9554 or 732 395-9935 and leave a message.

**YOUR AD HERE**

Looking to rent your unit? Need a roommate? Got a treadmill to sell or give away? Why not place a classified ad in the Society Hill at Piscataway Newsletter? It's free and easy.

And if you'd like to advertise your business, we have very reasonable advertising rates. So call the management office at 732 463 3434 today!