

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

550 Chesterfield Drive

Phone: 732-463-3434
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management@
societyhillpiscataway.com

Management Office Hours
M-F 8:00 - 5:00
Sat, Sun, Holidays Closed

Board of Trustees

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President
345 Lancaster Court

Atif Nazir—2013
Vice President
541 Manchester Court

Greg Machyowsky—2014
Treasurer/Secretary
448 Lancaster Court

Doug Sanford—2015
Trustee-at-Large
44 Canterbury Court

Carlisle Chan—2015
Trustee-at-Large
30 Canterbury Court

Toyce Collins—2013
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218 Hampshire Court

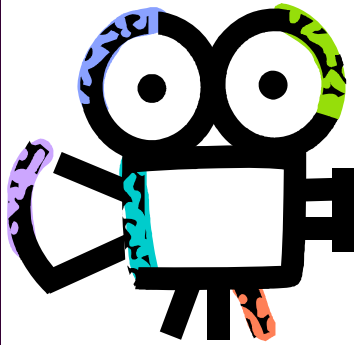
George Tsacnaris—2015
Trustee-at-Large
171 Chippenham Court

**2013 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

Night Out—Piscataway Library Movie Night



Ever find yourself out in New Brunswick or New York for a night out and wish you didn't have that long drive or train ride home? Well then next time

you're in the mood to do something different with your evening, consider Movie Night at the Piscataway Library. A fun, FREE entertainment option for Society Hill residents to consider, Movie Night is held at the Westergard branch library on Stelton Road—just a 5 minute drive from the development!

The movie selection is usually a new release and has a connection to a work of literature. Within the past year the selections have included The Hunger Games, the most recent Sherlock Holmes installment, and even the latest Batman - Dark

Knight film.

They also show other, less-known movies. For example, in July they showed Warm Bodies, Cloud Atlas, Monsoon Wedding (import from India), and Beautiful Creatures.

Movie Night is usually scheduled for Monday evenings, but it can vary. Check out the Events Calendar on the Library website for the upcoming schedule, or call and ask for information.

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Special points of interest:

- Summer Picnic
- Special Meeting Proxies
- Affordable Housing Status

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**Association Picnic
Aug. 9th 4-8PM**

The Society Hill News

August 2013 Edition

Association Summer Picnic—Volunteers Needed!

The Association summer picnic is almost here, and we're expecting a great turnout! Currently, we plan to have lots of food, including hotdogs (regular and halal), hamburgers (regular, halal, and veggie), fried chicken, samosas, kachori, rice, fruit (including the ever-popular watermelon), and ice cream! We'll also have drinks (soda, lemonade, and beers), and music! Lastly, we will be having a raffle again this year, where residents and unit owners can enter

for a chance to win great prizes!

However, while the crew will be doing most of the work, we will definitely need help from volunteers in the community. There is a lot of food preparation to do, including chopping up fruit and veggies, cooking and serving food, and, of course, DJ-ing. If anyone is willing to help out in any of these capacities, please contact the management office and we will find a place for you.



The picnic will be held on the lawn to the right of building 5 Canterbury Court on Friday, August 9th from 4-8PM (rain date will be Saturday, August 10th from 4-8PM.) We hope to see you there!

Special Meeting Proxies—Have you Turned Yours In?



ceive a bunch of proxies that are filled out incorrectly, we usually shoot for having more than we need, and so have set a goal of getting 60 or more new proxies.

Since we sent out the original forms a while back, many people may not remember whether or not they sent in the proxy form. Below is a list of the units which have NOT sent in a proxy form. While some of these owners may be at the actual meeting, if you need a new proxy form, please let us know.

For the last few months the Association has been trying to hold a special meeting to vote on a number of proposed capital expenditures. Unfortunately, although we received 210 proxies, we are still 37 short and have been for the last two months. On top of that, since we always re-

Canterbury: 1,2,3,5,9,10,11,12,14,16,17,18,19,21,23,26,29,31,32,36,37,38,39,41,43,44,45,46,47,48,49,50,52,57,59,61,62,63,64,65,66,67,68,71,72,74,75,80,81,82,83,84,85,90,93,95,96,97,98,102,103,104

Bedford: 109,110,112,113,114,116,118,119

Berkshire: 120,121,122,124,125,129,131

Abbot: 136,137,139,143,145,

(Continued on page 2)

Affordable Housing Status—Staying or Not?

Most Society Hill unit owners are aware that units in Society Hill fall into two categories—"regular" and "affordable" (aka Mt. Laurel). Affordable units are those built as a result of the Mt. Laurel decisions, which state that a certain percentage of new houses built in certain municipalities need to be designated as moderate- or low-income, and be sold for a price that would allow for moderate- or low-income earners to achieve home ownership. The program is

overseen on the state level by the Council On Affordable Housing (COAH) and on the local level by the Piscataway township Department of Community Development.

Affordable units are smaller than regular units, pay 1/3 of the maintenance fees, and pay a lower property tax than regular units. However, there are certain restrictions on these units. First, owners cannot freely sell

the unit; all transactions go through the township, and prices are capped at a certain percentage of market rate. Second, the units cannot be rented out—they must all be owner-occupied.

While it is mandated that a certain percentage of units in the township be affordable, there are two factors specified in the Affordable Housing Plan for

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Affordable Unit Status—Staying or Not?

(Continued from page 1)
Society Hill that can revoke that status. The first is if a unit is foreclosed upon by the mortgage lender (which has happened to three of the 109 original affordable units in Society Hill). The other factor is after 30 years have elapsed from the original date of purchase of the unit. This means that, according to the rules of the Affordable Housing Plan, all affordable units in the development should start having that status revoked in 2015. That means that those formerly affordable units would start having to pay full property tax, full maintenance fees, and should be able to be sold by the unit owners with no township restrictions.

Recently, however, something happened to another development in the town which raised some questions about the future of the affordable unit status in Society Hill. The Commons is a condo development built in 1989 which had a slightly different Affordable Housing Plan from Society Hill's. In The Commons' plan was a "recapture" clause, which basically stated that after 20 years, when the affordable

controls came off of the units there, unit owners could sell the units, but the difference between the sale price and the price the township would have sold it for would go to the township, effectively making it so that unit owners would never be able to get full market value for these units. These owners were then given the option of retaining their affordable status or giving it up, and the majority decided to have the status extended.

While The Commons' affordable plan differs from Society Hill's, it seems as if the township is planning to do the same thing to Society Hill's affordable units when the restrictions are scheduled to come off (though this won't be known for sure until we get closer to 2015). What is somewhat alarming is that the township actually already extended the terms of a handful of units in our development which sold between 2006 and present (something which was NOT indicated in the original plan.)

If the township does decide to extend the affordable unit status, as they did with The Commons, those unit owners

who would have to pay higher maintenance fees and property taxes will be spared having to do that. However, some affordable unit owners have reason for concern, as this means that owners who purchased their units originally intending to sell for market value after 30 years will be unable to do so.

While this situation may not seem to impact regular unit owners, there are some very important consequences if the township decides to implement such a plan. The first is that, if the affordable units stay as affordable units, then the Association loses out on 2/3 of a regular unit's maintenance fee for those 106 units. With the current monthly maintenance fee, that equates to almost \$140,000 a year that the Association could potentially have collected to pay for expenses. Put another way, each regular unit subsidizes the Mt. Laurel units in the amount of \$240/year, or a total of \$105,000 for all regular unit owners. This isn't to suggest unfairness—the arrangement is meant to allow more people to own homes and that improves stability of communities. Furthermore,

people who purchased both regular and affordable units were aware of the situation from the get go and accepted it as it was, since the situation was presented as finite. However, the township is trying to do something which was not in the original Offering Statement and Affordable Housing Plan, which both regular and affordable unit owners agreed to upon purchase of the units. Expectations that, somewhere down the line, the Association would have access to a greater source of funding are now in question.

In the coming months, the Board will be exploring this situation further to try and determine if the township actually plans to go through with the extension of the affordable status en masse, and if so, what the Association should do about it. We may need to get legal counsel for this issue, and if we need to we will. We would also like to hear from anyone interested in this matter, and will be happy to answer any questions to the best of our ability. Please contact the management office with any questions. In any case, we will keep the membership posted on any new developments.

Special Meeting Proxies—Have you Turned Yours In? (cont.)

(Continued from page 1)

146,147,148,149

Chippenham: 152,153,154, 155,159,160,161,164,165,168, 169,171,173,174,176,177,179

Hampshire: 180,181,182,183, 184,185,187,188,189,190,191, 192,194,195,196,199,200,201, 204,205,208,209,212,213,214, 215,217,221,223,224,225,228, 229,230,231,232,233,236,237, 238,239,240,243,244,245,246,

247,248,249,250,251,252,253, 255,256,257,260,261,266,268, 269,270,272,274,277,279,281, 282,283,284,286,287,289,291, 292,293,295,297,298,299,301, 307,308,310,311,312,315,317, 320,322,323,324,329

Lancaster: 331,333,334,335, 337,338,340,341,342,343,344, 345,347,348,352,353,356,359, 360,361,362,363,364,365,366, 368,369,371,374,375,376,377, 378,380,383,385,387,388,390,

394,395,396,398,399,402,403, 404,405,406,408,410,411,412, 414,417,418,419,420,421,423, 424,425,426,427,428,430,432, 434,435,436,437,438,439,440, 441,442,444,445,446,447,448

Harwick: 453,454,455,458, 459,462,463,434,466,467,468, 470,471,472,474,476,478,479

Townsend: 480,481,486,487

Vernon: 488,490,491,492,494, 498,499,501

Sheffield: 507,511,512,514, 515,519

Norwich: 520,522,523,524, 525,526,527,528,529,530,531, 532

Manchester: 536,537,541, 542,545,546,548.

If this meeting is not held by the time of the 2013 Annual meeting, we will assume that the membership does not hold an opinion on these matters.

Summer Happenings—Summer Temps, Pool Rules, and Berries

There's a lot going on this summer in Society Hill, a lot of which goes unnoticed by many residents. Here are some things to be aware of during the warm weather.

Summer Employees

The Association has once again brought in summer interns to help with the landscaping. For the last three years the Association has hired students from the community to work in the development doing edging, mulching, litter collection, breezeway cleanings, etc. The goal of this program has always been two-fold. The first, and most obvious, is to provide much-needed assistance during the most landscaping-intensive part of the year. However, the secondary, and possibly equally important purpose is to improve relations with residents in the community. Many of these kids come to play basketball here or come to the pool, either because they live here or have friends who do. By reaching out to them and having them participate to make the community better, the hope is that they will be more likely to treat the community with respect.

This year we have expanded and refined the program. We now have 17 young people here for the summer (although not all at the same time). Each day we have from 2-4 teams, consisting of a supervisor and two-to-four other kids. So far, these summer employees have mulched almost every townhouse unit in the development, have picked up a lot of litter, and have started washing the breezeway walls. The kids will be here until the end of August, so the next time you see them out there working, say hi—they're here to help.

New Pool Rules

At the last Board of Trustees meeting, the Board prohibited smoking in the pool area. From now on, if you wish to smoke, you must do so outside of the gated area.

As an addendum, since there are so many new residents using the pool, we are reprinting a list of the pool rules so everyone is on the same page:

- 1) Only residents with a valid Society Hill at Piscataway pool pass and their guests may use the pool.
- 2) Release of bodily waste in

- the pool is prohibited. Non-toilet trained children must wear swim diapers.
- 3) Activity dangerous to oneself or others is prohibited.
- 4) No removal of furniture from the pool area.
- 5) Glass containers are not allowed in the pool area.
- 6) Unauthorized personnel are prohibited from the pool enclosure when the pool is closed.
- 7) The life-guard must be obeyed and is granted the authority to enforce all pool rules, eject people from the pool area, and confiscate pool passes.

- 8) Neither alcoholic beverages nor smoking are allowed in the pool area.
- 9) Audio player devices such as radios and boom-boxes are not permitted.
- 10) Animals are not permitted in the pool area, with the exception of service animals.
- 11) Persons with open wounds or sores may not enter the pool.
- 12) Individuals under the influence of drugs or alcohol will be denied access to the pool or be asked to leave.

- 13) There is no bathing during an electrical storm.
- 14) Bathers must shower before entering the pool.

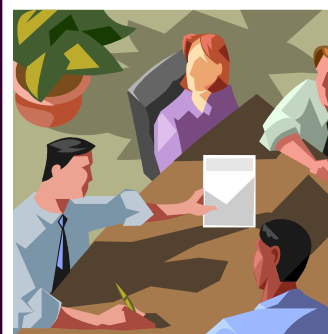
Berries in Bloom

Last year, the Association planted a variety of berries along the new walkways on Chesterfield and Buckingham. On the Canterbury side, starting from Morris Avenue, we have aronias (ripe), blueberries (done), and cranberries (ripening). On the Hampshire side we have blackberries (ripening) and strawberries (done).

On Buckingham Drive starting at the clubhouse we have goji berries (ripe), currents (done, with the exception of some black currents), raspberries (ripening), and blueberries (done). Lastly, on the other side of Buckingham by Harwick Court we have the gooseberries (done). All of these berries are edible and tasty (though we recommend drying the goji before eating them, as they can be somewhat astringent.)

So enjoy the berries, and make sure to leave enough for others.

July Board Meeting Highlights



7:00PM for its monthly meeting. The following are highlights of that meeting:

- Management reported on the status of the Capital Projects.
- Management reported on the status of the Buckingham/Chesterfield Parking Spot plan.
- The Board discussed possibly removing Title 39

The Society Hill at Piscataway Board of Trustees met on Monday, July 15th, 2013 at

from the streets in the development.

- The Board approved a pool rule to prohibiting smoking in the pool area.
- The Board authorized management to continue exploring the option of having Cablevision provide bulk television service to the development.
- The Board agreed to ac-

cept the current capital reserve fund investment recommendations by UBS.

- The Board chose not to approve the property modification request for installation of an additional privacy fence.
- The next Board of Trustees meeting is scheduled for Monday, August 19th 2013 at 7:00PM at the clubhouse.