

**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/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

Trustee-at-Large
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

Maintenance Tips (cont.)

(Continued from page 2)
with new ones.

Satellite Dishes: Similar to skylights, satellite dishes will be removed when the Association replaces a building's roof. While no satellite dish should be directly on the roof surface in the first place, some have been placed there despite the rules. In addition, many dishes have been abandoned or are no longer in

use. If you have a satellite dish which you no longer want or are not using, please let the management office know and we can come and remove it. And when we do replace a building's roof, we will give you information as to where the installer can place the dish so as not to cause damage.

Doors, Chimes, and Detectors: Some residents have

been requested to replace their shed doors, door chimes, and carbon monoxide/smoke detectors, either by the Department of Community Affairs or the Association. The Association provides these supplies and services AT COST. We sell and install shed doors for \$340/door (+\$25 for a new lock). front door chime/peepholes for \$27 each, and battery powered combination carbon monoxide/smoke detectors for \$38/each. Call the management office for more details.

Finance Committee In Need of Members

The Association's Finance Committee is currently unstaffed and in need of new members. The committee's role is to prepare the annual budget for approval by the Board, review receipts and expenditures, make recommendations for the reduction of

expenditures, reallocation of funds, and control of investments, and assist in the preparation of an annual fiscal report.

This can be a critically important committee, as a lack of

oversight on spending and revenue opens up the door for fiscal problems down the road, specifically with large capital expenditures.

If you'd be interested in being on the Finance Committee, please contact the management office.



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Special points of interest:

- Annual Meeting/Election Results
- December Board Meeting Highlights
- Maintenance Update

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The Society Hill News

January 2013 Edition

SPECIAL MEETING OF THE MEMBERSHIP—FEB. 15TH

At the 2012 Annual Meeting, a motion was made to hold a Special Meeting of the membership to vote on the items not taken up at the Annual Meeting. This meeting will function the same way as an Annual Meeting, with the only difference being that members will be able to vote on specific issues even if those members are not present at the meeting. **All members may still vote via proxy, as in the Annual Meeting.**

The mailing with information on the Special Meeting items, proxy

form, ballot form, and postage-paid envelope, will be going out in the mail soon. Just like the Annual Meeting, we will need a quorum in order to hold the meeting, and if that quorum is not met, the meeting will be adjourned to another date. That will mean that the management office will be calling all those members who didn't send in their forms, and honestly, who wants that?

MORE IMPORTANTLY, THOUGH, THIS IS YOUR CHANCE TO DIRECTLY

DETERMINE HOW YOUR MONEY WILL BE SPENT, SO IT IS CRITICALLY IMPORTANT THAT YOU VOTE!

All you have to do is check yes or no on each item on the ballot form, fill out the proxy, and send them both back in the postage-paid envelope. So please send in your proxy forms and ballots so that we can have these items resolved before the 2013 Annual Meeting.

2012 Annual Meeting & Election Results

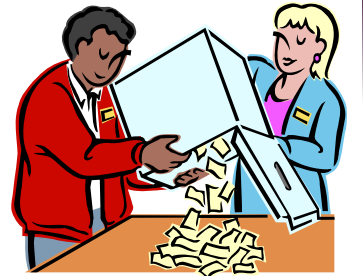
The 2012 Annual Meeting & Election was held on Friday, December 14th at 7PM at the clubhouse. There were 31 units represented by owners at the meeting. The following are highlights from the meeting:

- The \$200,000 originally allocated to purchase land for the maintenance garage will be allocated to the design and construction of the maintenance garage.
- The matters of the proposed high-speed internet project, entry sign project, security camera project, dumpster corral project, Hampshire

Court sidewalk project, and clubhouse patio project will be submitted directly to the entire membership via a new mailing. **IT IS EXTREMELY IMPORTANT THAT YOU RESPOND TO THIS MAILING!** This is the only way that these matters will get decided.

- The winner of the free month's maintenance fee was 351 Lancaster Court..

The Board of Trustees Election also took place during the meeting. There were three open spots and five candidates. The vote totals are as follows:



Carlisle Chan: 178
George Tsacnaris: 158
Doug Sanford: 125
Donald Thomas: 123
James Coe: 80
Cindy Bitowf (write in): 1
Kyra Climbingbear (write in): 1

Congratulations to Mr. Chan, Mr. Tsacnaris, and Mr. Sanford.

New Maintenance Fees for 2013

At the December 2012 Board of Trustees meeting, the Board approved a maintenance fee decrease of \$3/mo. for regular units and \$1/mo. for affordable units. This brings the monthly maintenance fee to \$165/mo. for regular units and \$55/mo. for affordable units. Payment coupons were put on the doors of all units and sent

to all non-resident unit owners at the end of December. However, since it was a windy day when they were hung on peoples' doors (or put under the mats in some cases), if you did not get one, feel free to contact the management office. You do not NEED a coupon to submit your payment, however.

We also want to take this opportunity to let you know you can pay via check, by Credit or Debit card on the Society Hill at Piscataway website, or by recurring direct debit by filling out the Application for Recurring Direct Debit in the Downloadable Forms section of the Society Hill at Piscataway website.

Maintenance Tips



A new year brings new oppor-

tunities and new challenges. It is also a perfect time to mention some important tips that can save you time, money, and hassle.

Kitchen Drains: Make sure that you do not throw food down the sink or toilet, ESPECIALLY oils and greases. It might seem as if the pieces are small, or that the oil is liquid, but that food combines with other debris further along the

drain, and that oil or grease congeals to form a clog. If this happens in a townhome, it can create backups or cause showers and sinks to drain slowly. If it happens in a condo unit, you could wind up affecting your neighbors as well, as each unit's drains eventually lead to a common drain. So if you have to dump food down the drain, make sure you have a garbage disposal, otherwise throw it in

the garbage.

Skylights: The Association will be starting its re-roofing project this year. While only a few buildings will be done each year, it is important to think ahead. If you don't absolutely have to replace your skylights, you should wait until your building is re-roofed, as all the old skylights will be removed and replaced

(Continued on page 4)

Vehicle Registration to be Required for Parking on Chesterfield and Buckingham

With more and more units being rented out, Society Hill has seen a rise in the number of vehicles parking in the development. The effect has been particularly noticeable on the non-thru streets such as Vernon and Abbot court, in which there are more vehicles than parking spaces. This has led to people parking on the grass, on the curb, and otherwise blocking or partially blocking access to streets and parking spots.

The best solution to this problem is to create more parking spots in the development. Currently, parking is allowed on Chesterfield for anyone, but on Buckingham parking is restricted to all vehicles between 8AM and 4PM Monday-Friday. Still, even though parking is possible on both of these streets, many people do not take advantage of it.

In order to make residents aware of the parking opportu-

nities and thus alleviate some of the parking problems in the development, the Association is planning to paint parking stalls along one side, and install signage on, Chesterfield and Buckingham Drive. Since these are both township roads, however, we must do a site plan change and get permission from the town.

Only vehicles with Society Hill parking permits displayed will be allowed to park in these

spaces. Vehicles parked in the new spaces on Chesterfield and Buckingham that do not have these permits displayed will be ticketed by Piscataway Police, regardless of whether they are an owner, renter, or visitor.

We expect to have these new signs and spots in place before Summer, and so we are advising all residents to come to the office or send in their paperwork to get a parking sticker for their vehicles.

Snow Removal Information

Here are a few things to remember about snow removal:

Be Courteous

Although it may be inconvenient to maneuver around snow removal equipment, please yield right-of-way. If it wasn't

for the equipment, you would be going nowhere. The path of the equipment may not always make sense, but there is a method and a pattern, and every obstacle reduces our efficiency. Remember that Chesterfield and Buckingham

are town roads, and by township ordinance there is no parking when roads are snow covered. Also, please avoid parallel parking on other association roads during a storm if at all possible. We will plow around you if we have to,

but it's less efficient, and you're going to be in for some serious digging.

Finally, just because it's snowing and the ground is covered doesn't mean you can park in others'

(Continued on page 3)

Reroofing Plans

As many members are aware, the Association has been working on a plan to replace the aging roofs on the buildings. While they don't pose any structural danger, leaks and warps have popped up here and there, and the only way to really tackle the problem is to do a full replacement. At the same time, replacing the com-

munity antenna functionality will require installing conduit in the attics, which should be done concurrently with any roof replacement.

Now that the sidewalk project is finished, the Association will begin work on replacing the roofs. This year, we plan to tackle a few from the batch of

most in-need (that batch being buildings 3, 5, 21, 26, 29, 33, 38, and 39). Depending on how those replacements go will determine how many get done next year. We want to avoid doing too many in one year, as the last time work was done to the roofs en mass, the Association wasn't able to supervise the work and the roofing com-

pany wound up taking shortcuts and costing the Association a lot of money in litigation costs.

We are currently in the process of double checking the materials, after which we will put the job out to bid. Hopefully we should be able to start by summer.

Snow Removal Information (cont.)

(Continued from page 2) reserved spots. In every storm we receive multiple requests to tow illegally parked cars.

Be Patient

Snowstorms can make everyone testy. We realize many residents may still need to get to work, and we work very hard to begin servicing the storms even BEFORE the snow stops falling. In case anyone has forgotten, under the arrangements with past snow removal contractors, we often had to wait for several hours AFTER the storm ENDED before clearing began. On top of the delay, they would plow all the snow up against the back of the cars, leaving everyone with a lot of digging.

The Association's snow removal apparatus includes two wheel-loaders, one with a 12' snow pusher, a dump truck with salt spreader, and two pickup-trucks, one with a 10' and one with an 8' straight plow. We also have snow blowers and shovels. All in all, for a development our size, that's an above-average arsenal.

Snow removal operations are conducted in a series of prioritized and overlapping stages. The first stage is to open the main thru-roads (Buckingham, Chesterfield, Hampshire, Canterbury, Harwick, and Lancaster). This takes about an hour,

and may be done more than once to prevent deep snow accumulation. The snow is plowed to the side of the road, unless there is a parking lot along the road, in which case the snow is plowed to the center of the road. This allows residents that really must get out or in at least some hope of doing so. The second stage is to remove the snow from the center of the road and plow the dead-end streets (Townsend, Vernon, Sheffield, Norwich, Manchester, Chippenham, Abbot, Berkshire, and Bedford). As the storm ends, several additional crew members come in and the third stage begins, usually concurrent with ongoing stage two operations. Two to four work crews are formed, the condo building breezeway steps and breezeways are shoveled, then the sidewalks, and then the townhouse walkways. The association is still shoveling the townhouse walkways as a courtesy, in spite of specific language in the association's by-laws to the contrary. Finally, in the fourth stage, the parking spots are cleared, often concurrent with ongoing stage three operations. Stage four may take two or three days to complete as there are 1,147 parking spots to clear and a lot of cars in the way.

In spite of all the additional personnel and equipment,

snow removal in this complex remains a difficult, tedious, and time-consuming ordeal. In the last major snow event we had the initial clean up down to about 24 hours. We'll do even better the next time, but still some patience will be required. In the large storms over the last two years, we had Society Hill plowed and open well before the town and even the state had their roads plowed, so even though you could get out of Society Hill, you weren't going much further.

In large storms, if at all possible, please try to avoid using your car. Snow removal operations are most efficient if the equipment has a clear path. Every minute a piece of equipment is blocked or busy freeing a stuck car is another minute of plowing lost. And every time the plow has to stop is another chance of the plow itself getting stuck! This happened several times last year. In large storms, every minute counts and the machines need to be in full service moving snow. Otherwise, we get behind, and more cars get stuck, and then we get even more behind.

In the distant past, an organized effort was made to clear parking spots in bulk by getting everyone to move their car at the same time. This is obviously far more efficient than clearing spaces one at a time.

However, the degree of coordination this requires is not always practical. When it happens, that's great, and if not, usually by chance large chunks of spots open up when people get back to work. We still welcome assistance - the only thing we ask is that you try and wait until we are done with stage one and two and all the snow is out of the middle of all the roads. And when cleaning off your car, we don't mind if you throw the snow back in the road (we have machines that can easily clean this up), but please avoid moving your car in to the road unless your road has been completely plowed.

Be Safe

Snow plows are big, heavy, and cumbersome. Operator hours can be long and operator workload is high. Visibility is often not good, especially out the back. Give this equipment plenty of room. Unbelievably, every winter we have a few cars trying to race the plows or play chicken. These are dangerous maneuver for a car on a slippery road. Our big equipment weighs 10 times as much as a small car. Impact may scratch the paint on the plow, but meanwhile your car will be destroyed.

With some luck, we will avoid any large snow storms, but if we do get any, we'll be ready. Just make sure to help us help you, and we'll make it through okay.

December Board Meeting Highlights



The Board of Trustees met on Wednesday, December 19th, 2012 at 7PM for its monthly meeting. The following are highlights from the meeting:

- The Board passed a motion to keep the current roster of officers as it was.

- The Board passed the proposed 2013 budget which included a \$3/\$1 maintenance fee decrease.

- The Board moved to open a separate bank account for the employee HRA.

- The Board moved to ac-

cept the insurance proposal from Brown & Brown for 2013.

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 February 18th, 2013 at 7PM at the clubhouse.