

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

Treasurer/Secretary
448 Lancaster Court

Doug Sanford—2015

Trustee-at-Large
44 Canterbury Court

Carllyle 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

Finance Committee Needs Help

The Finance Committee needs new members. Currently, there is only one member of the committee, and since it is a rather important committee, there really should be multiple 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.

If you are interested in helping out on the committee, please contact the management office.

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Available July. Contact Tiffany: TIF-FANYSCHRAMM@GMAIL.COM

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Contact: sqwin1@hotmail.com

Chess Club: Interested in playing or learning chess? Contact Jack Sarhage at 732-317-4987.



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Special points of interest:

- Summer Picnic
- Unit Rental Information
- Pool Season Update

Inside this issue:

	3
June Board Meeting Highlights	3
Advertisements and Classifieds	4

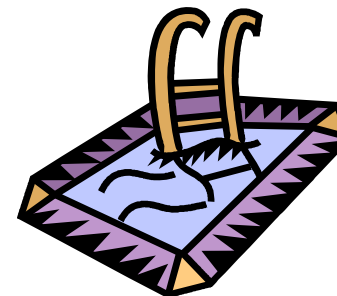
The Society Hill News

June 2013 Edition

Pool Season in Full Swing

The pool opened Memorial Day weekend and despite having terrible weather, some people did still come out. The following weekends were much better, and now the pool is open 7 days a week from 10AM to 8PM. Just a reminder that you must have a valid Society Hill pool pass to use the pool, and if you have guests, you will need to accompany them to

the pool and sign them in. If you need a pass, you can get it at the management office Monday-Friday from 8AM to 5PM. Also, if you're interested in **swimming lessons**, Sparkling Pool offers them for children up to adults. For more information, contact Sparkling Pools at 1-800-426-5580, and have a great pool season.



Association Summer Picnic



The Association picnic is currently scheduled for Friday, August 9th from 4-8 PM (rain date will be Saturday August 10th from 4-8PM.) There will be music, LOTS of food, and drinks. There may also be a raffle again this year, where we will give away gift

cards for various local businesses. The picnic is open to unit owners and residents, so this is a great opportunity to get to know your neighbors.

Those who have attended in previous years know that a lot of work goes into the picnic, and that while we use our crew to do a lot of the work, we also need volunteers from the community to help out in preparing and serving food and possibly grilling (although we usually have

that part covered). And of course, every year we try to get a member of the community to offer their services as DJ—we have a laptop and speaker to use for the event or you can bring your own equipment.

If you would like to volunteer to help out in some capacity for the picnic, please contact the management office at 732-463-3434. We hope to see you there!

Special Meeting Proxies—Have you Turned Yours In?

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 have 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 it has been a long time since we sent out the original forms, 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

their proxy form. If you need a new proxy form, please let the management office know and we will send you one.

Abbot Court: 136, 137, 139, 140, 143, 144, 145, 146, 147, 148, 149

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

Hampshire Court: 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,

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

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

Association Picnic
Aug. 9th 4-8PM

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Renting Your Unit? READ THIS!



Owning a unit in Society Hill is an excellent investment, and many unit owners take the opportunity to rent out those units. However, many landlords don't realize all the requirements—and pitfalls—in renting out a unit. The management office has seen scores of unit owners who have had to learn hard lessons about renting, and so we have compiled a list of things landlords **MUST** be aware of and things landlords **SHOULD** be aware of when renting units in Society Hill at Piscataway:

LANDLORDS MUST :

- Provide a list of all tenants who will be residing at the unit, along with their contact information. This is not just for our records, but also to help us keep you informed if a tenant has decided to sublet or

move out entirely without letting you know. Unit owners who do not provide this information will be warned, and eventually may be fined.

- Make sure all tenants with vehicles register their vehicles with the management office. There have been a number of times when we need to contact the tenant to move a vehicle, but we don't have that information. If your tenants do not register their vehicles, you will be warned, and eventually may be fined.
- File a copy of the most recent lease, showing who is residing in the unit and the duration of the lease (or stating it is a month-to-month lease), to the management office. If this is not provided, you will be warned, and eventually may be fined.
- Provide tenants with a copy of the rules and regulations (available at the management office or online at www.societyhillpiscataway.com). Owners are re-

sponsible for violations by tenants.

LANDLORDS SHOULD:

- Have a lease agreement that clearly states the terms and expectations. Anything you think is important for the tenants to do or not do that is not clearly stated on the lease can result in the tenants doing things you don't want them to do—never assume your tenants have common sense! If you need help drafting a lease, contact the management office and we will help you.
- Limit the number of vehicles that will be parking at the unit to 2. There are enough parking spaces in the development for each unit to have 2, with a few left over. One of the biggest problems we hear at the office is tenants parking in the spots of other units because they just have too many cars. That's not a valid excuse, and the landlord is responsible for any fines assessed for improper parking.
- Let your tenants know who to contact in case of problems. Tenants are encouraged to call the landlord with concerns, but are also welcome to contact the management office, especially in an emergency.
- Maintain a Condo Dwelling Insurance Policy to protect the unit, and suggest that your tenants get a renter's policy. This way, tenant and owner are protected in the case of damage or loss.
- Do a thorough inspection of the unit before new tenants move in. Take pictures, and make notes of what is missing and what damage (if any) there is. If there is any problem in the unit that cannot be

fixed before the tenants move in, let them know that, or you open yourself up to litigation. When tenants move out, take pictures, and make notes of anything that is missing or damaged, especially if you plan to deduct the cost of repairs from the security deposit.

(Continued on page 3)

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

(Continued from page 1)

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, 326, 329

Lancaster Court: 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 Court: 453, 454,

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

Townsend Court: 480, 481, 486, 487,

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

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

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

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

Please note that if this meeting is not held by the time of the Annual meeting, it will be assumed that the membership does not hold an opinion on these matters.

Renting Your Unit? READ THIS! (cont.)

(Continued from page 2)

- Provide your tenant with the mailbox key and let them know what the mailbox number is. The management office does NOT have this information, and we will just tell the tenant to contact you.
- Provide the management office with a key to the unit for us to keep on file in case of emergencies. This is not a requirement, but we have had many situations in which we have needed to get into a

unit to do a repair, and scheduling with the tenants has been a nightmare. It is also helpful of your tenant locks him or herself out of the unit, as that saves them the cost of getting a locksmith. Any keys left with the office

are kept locked up for safety. If you follow these guidelines, it should make the rental experience smoother and easier for everyone involved.

Speed Humps to Be Installed on Hampshire Court

For a long time, speeding has been a major problem in Society Hill, though nowhere is it more dangerous than on Hampshire Court. The combination of a lack of sidewalk and a long stretch of road means that more people are able to reach high speeds and there are more pedestrians in the street. Furthermore, while the Association has installed more

signage warning drivers of the speed limit and the presence of children, this has done little to actually reduce the incidences of speeding.

At the 2011 Annual Meeting, the membership voted to install traffic calming devices (speed humps) on Hampshire when the street is repaved. However, since it seems as if it

may be another year before the street is paved, the Board has authorized the installation of temporary speed humps on Hampshire. These humps will conform to the federal guidelines and proper signage will be provided in advance of the humps. Initially, two humps will be installed on Hampshire between the bridge and Chesterfield Drive. Eventually, more

may be added if they prove effective. Since these are temporary installations, even after Hampshire is paved, they can be relocated to another street such as Canterbury to reduce speeding there. And in the worst case, if they wind up not working, they can be removed. However, we hope that these will make Hampshire safer.

Covenants Committee Update

This is the Covenants Committee, and their role is to examine the buildings and grounds to notice anything that needs to be fixed or improved, either by the unit owner or the Association.

Examples of owner-responsible violations are excessive or

improper storage on patios/balconies, storing recycling bins in the front of a townhouse, having broken window screens, and missing or damaged exterior lights. On the Association's side, there is power washing, weeding, relocation of cable wires, and damaged siding to attend to.

If you are an owner or tenant and you receive a notice on your door asking you to address a violation, don't panic. The management office is here to help you with ways of addressing the violation or, if there was an error, make sure you don't get cited for the issue a second time.

The reason the Covenants Committee does what it does is to try to improve the aesthetics of the community. So far, most of the responses we have received have been positive, as there has been a noticeable difference in the general look of the development. So thanks go out to them!

June Board Meeting Highlights



The Society Hill at Piscataway Board of Trustees met on Monday, June 24th, 2013 at

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

- Management reported that the garage project was moving forward again and that it has met with the township to clear up some points
- Management reported that the roof project is moving ahead and the applications have been

sent to the township

- The Board moved on two personnel issues.
- The Board moved to have management investigate whether removing Title 39 status was a viable option so that the Association could enforce speeding rules on Hampshire Court
- The Board approved the

purchase of temporary speed humps and signage to be placed on Hampshire

- The Board moved to accept two property modification requests with some stipulations

The next Board of Trustees meeting is scheduled for Monday, July 15th 2013 at 7:00PM at the clubhouse. All residents and owners are welcome to attend.