

**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**

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President  
345 Lancaster Court

**Atif Nazir—2013**  
Vice President  
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**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. For those who are wondering what the role of the committee is, the committee's role is to prepare the annual budget for approval by the Board, re-

view 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.

**Free Classifieds**

\$2100/mo. 3 bed/2.5 bath townhouse. New appliances (water heater/furnace/central air/dryer), dishwasher, plus full washer and dryer in unit. Backyard, Playground, Pool, Tennis Courts, tons of storage, assigned parking with nearby overflow parking and optional second spot rental.

Walking distance to Livingston and Busch campuses, 5 minute drive from New Brunswick.

Landlord plans on updating carpet on first floor and painting.

Tenants pay all utilities, except sewer. Unit can be fully furnished for extra charge.

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



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**New Association Services:** The Association now provides internal dryer vent cleaning service, as well as replacement of door chimes and smoke/CO alarms. Call for details & pricing.

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Piscataway, NJ 08854

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**Special points of interest:**

- Pond Project Update
- Summer Clean Up
- Pool Season Update

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

**The Society Hill News**

May 2013 Edition

**Pool Season 2013**

It's that time of year again—POOL SEASON! The pool will open WEEKENDS ONLY starting Memorial Day weekend (May 25th) until June 16th, at which point it will be open 7 days a week through Labor Day (September 3rd). The pool hours are 10AM—8PM, and the pool is open to all residents, owners, and their guests.

For all residents and owners, you must get a pool pass from the Management Office. This requires getting a picture taken at the clubhouse and providing proof of residency. If you already have a pool pass from last year, you do NOT need to get a new one (although you have that option). We suggest all residents

(Continued on page 2)



**IMPORTANT! Summer Clean Up**



Last year, the Association rented a dumpster for a big spring cleanup. Residents could come and get rid of their bulk items without having to wait for the Township to pick them up. Since this proved popular last year, we plan to do it again, and will have the dumpster here from June 17 to June 21.

Having the dumpster here will also give us another opportunity. According to the Rules & regulations of the Association, the only things that may be stored on the patios of town-

houses are:

- 1) Recycling containers
- 2) Bicycles, tricycles, and some children's ride-on toys (neatly & within reason)
- 3) Firewood (stacked neatly in a holder, raised off the ground, NOT ROTTEN)
- 4) Patio furniture (table and some chairs)
- 5) Gas grills (5 ft. away from siding)

While most people abide by (Continued on page 2)

**Pond Project Update**

There is a lot of work going on in Society Hill. Last issue we talked about the reroofing project and how we would be tackling that. This month, we want to update you on another pressing project—the Pond renovation.

As everyone knows, there is a water feature on the property. This water feature is actually what is known as a detention basin, and is intended to control runoff. Over the last 26 years, however, the pond has built up a

lot of sediment. Part of maintaining a detention basin such as this one is to dredge the basin of the sediment periodically.

Knowing we would need to (Continued on page 2)

**Home Repairs and Upgrades—What Should They Cost?**

One of the things the management office is most frequently questioned about is our recommendations for repair and replacement of everything from windows, to doors, to furnaces and hot water heaters. Most homeowners don't have a clear

idea of how much these items cost, how much labor is involved in installation, and who to trust to do a good job. While the Association has expanded its services into a few areas (such as interior dryer vent cleaning and exterior hose bib/front en-

try door chime/front entry light replacement) for a very reasonable fee, there are still many areas the unit owner will need to handle. For that reason, here's a crash-course in what the materials for the most com-

(Continued on page 3)

### Pond Update (cont.)



(Continued from page 1)

dredge the basin, the Board put out a survey back in 2010 to the membership asking what they would like to do with the pond. The majority of those voting wanted the basin expanded and beautified, and ratified that at the 2011 Annual Meeting. For this reason, the Association contracted with Green Works Environmental, LLC, to design a plan and work with us on expanding and beautifying the basin.

The first step will be to drain the basin and let it dry out. After that it will be dredged, and the dirt (mixed with the dirt from the hill by the pond) will be incorporated as privacy berms, and a walkway with grill areas, flowers, trees, and possibly even a gazebo will be installed. A conceptual picture of the area is included above.

At this point, the permitting is about done, and we should be able to start draining the basin.

So what should you expect during this project? Well, first of all, expect the pond to be dry for a while, possibly up to a year. After we dredge, we have to get all the landscaping done and get all the okays from the State before we can fill things up again. There may also be a bit of an odor as the pond dries out and is dredged, though that should only last for a few days. There will be machines working behind Hampshire, Harwick, and Lancaster,

and the pile of dirt by the pond will probably expand somewhat before we start taking it and incorporating it into the landscape. Bottom line is that the pond area will have to go through a period where it will look a little ugly before it eventually blossoms into a beautiful area for residents to enjoy. So during this time, we ask you to keep your eye on the goal, and we will be working as quickly as possible to make the vision of a beautiful pond a reality.

### Pool Season 2013 (cont.)

and owners who wish to use the pool get their passes before coming to the pool in order to ensure easy entry.

In addition, starting this year **there will be NO FEE for a guest pass.** All guests who do not have a guest pass will, instead, be required to be signed

in by a resident possessing a valid Society Hill at Piscataway pool ID.

On the subject of guests, if you plan to have a party at the clubhouse and would like your guests to be able to use the pool, you **MUST** provide the clubhouse with a list of atten-

dees in advance, so we can give something to the lifeguards. And please keep in mind that you may not use the pool before or after pool hours, even if your party will be going on during those times.

Also, please keep in mind that the pool rules prohibit alco-

holic beverages in the pool area.

Lastly, the company managing the pool this season, Sparkling Pool Services, is offering swim lesson to residents of the development. If you'd like to know more about this program, please contact the management office.

### Spring Clean Up (cont.)

(Continued from page 1)

these rules, some unit owners or tenants have not. A lot of the time this is because it has been difficult for residents to dispose of those items. The result, however, is that the aesthetics of the community suffer, as even though the patios are in the back of units, those patios face the patios of

other units. Nobody wants to sit on their patio and stare at stored junk.

So, in an effort to clean up the patio areas and improve the aesthetics of the community, the Association will be doing a Summer clean-up of all the patio areas in the development. The crew will be coming by

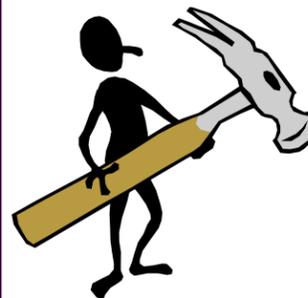
between June 17 and June 21 collecting any items not on the above list, and taking them to the big dumpster.

The crew will attempt to knock on the door of the unit before removing any items, however everyone is encouraged to take in any items that should not be stored on the

patios or that they are otherwise unsure of.

The dumpster will also be here for anyone to dispose of large items, so feel free to use it. And if you have any questions please feel free to contact the management office.

### Home Repairs and Upgrades—What Should They Cost?



(Continued from page 1)

mon repairs and replacements should cost:

**Doors:** The front entry door is going to be slightly different for condos and townhouses. For condominium units, you will need to get a 20-minute fire rated door assembly with a wood jamb thickness of 5 1/4". Because they are fire rated, the condo doors do not have any glass. Townhouse doors do not need to be fire rated, so you can get either steel or fiberglass, as long as they are in the same style as the original door and have the two panes of glass at the top. We get our doors for about \$450 per door for

the condo units (steel, 20-min fire rated), and should be no more than \$380 per door for the townhouse units.

When you replace your door, you may also need to replace the door chime/peephole combos. We get them for about \$27 each, and you're welcome to purchase one at the office for that price. Lastly, the exterior closet (shed) door for townhouses costs about \$270 per door, and the Association installs them for about \$70 (\$340/door—\$365 with lock).

**Windows:** Windows need to be a dark chocolate color with the same grid pattern as the one you are replacing. You can get a high-end aluminum clad wood 3'x5' window for about \$400 each, and they are still readily available in the right style and color from Lowes and others. As for patio sliders, the high-end aluminum clad wood 2-panel sliding patio door is about \$1350. For affordable units, you will need

one that is narrower (5' instead of 6'). High-quality 3-panel sliding doors can be purchased for \$2500 as one three-section unit, or more cost-effectively by adding a third panel to a 2-panel slider for another \$550.

In terms of repair, you can get your screens re-screened at either a Lowes or Home Depot for around \$20, and it makes the unit look much better not to have holes in the screens. If you really need to replace those, Lowes carries the bronze colored sliding screen doors and window screens, just make sure you measure first to get the right size. The price for those should range from \$40-\$100 based on size.

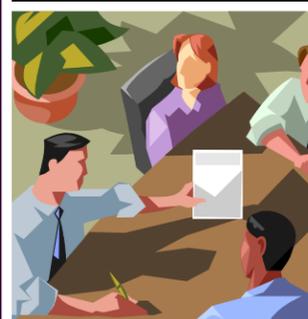
**Water Heaters:** A 40-gallon water heater costs around \$400. The pipes and plumbing supplies for the work cost about \$100, if that.

**Furnace & A/C Units:** You need to choose the type of furnace and A/C unit based on the size of your house, but for most units, the furnaces are about 65,000 BTU. A contractor shouldn't need to spend more than \$800 to purchase a good high-end furnace unit.

As for your AC unit, a 2 ton system, which is the type used in most units, shouldn't cost more than \$1200 (\$900 for the outdoor part and \$200-\$300 for the indoor part) for a high-end unit. Keep in mind that the installation of furnace and A/C units are more involved than for a water heater or door, so the labor cost will be higher.

**Washer Hoses:** Washing machine hoses need to be replaced every decade or so, as they tend to degrade and break over time. You'll want to make sure you get a "Floodcheck" or equivalent hose and you can get them from the Association for \$38 each.

### April/May Board Meeting Highlights



The Board of Trustees met on Monday, April 15th, 2013 at 7PM for its monthly meeting. The following are highlights from the meeting:

- Management reported on the status of the reroofing, maintenance garage,

pond, and Buckingham/Chesterfield parking projects

- The Board approved the revised Sparkling Pool contract
- The Board approved an expenditure for a network engineer to review the plans for the communications infrastructure upgrades to the buildings
- The Board approved a plan for cost-sharing of the skylights which will be replaced during reroofing
- The Board authorized management to advertise

a position for an experienced roofer to assist in the reroofing project

The Board also met on Monday, May 20th for its May meeting. The following are highlights from that meeting:

- Management reported on the progress of the capital projects
- The Board moved to approve some line-item changes to the 2013 budget.
- The Board moved to set a budget for the picnic not to exceed \$4500 and

agreed to hold the picnic August 9th, 2013.

- The Board decided to make no changes to the Association's current investment portfolio this month.
- The Board motioned on the property modification requests of three units in the development.

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 June 24th, 2013 at 7PM at the clubhouse.