

**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—2017
President
345 Lancaster Court

Atif Nazir—2016
Vice President
541 Manchester Court

Zahi Khan—2017
Treasurer
158 Chippenham Court

Doug Sanford—2018
Secretary
44 Canterbury Court

Carlysle Chan—2018
Trustee-at-Large
30 Canterbury Court

Gregory Machyowsky —2016
Trustee-at-Large
448 Lancaster Court

George Tsacnaris—2018
Trustee-at-Large
171 Chippenham Court

2016 Board Meeting Schedule

The third Monday, Bi-monthly at the Clubhouse

Visit us on the Web at
www.societyhillpiscataway.com

September Board Meeting Highlights

The Society Hill at Piscataway Board of Trustees last met at the Clubhouse on September 19th 2016 for it's bi-monthly meeting. Board Members in attendance were Kevin Wine, Atif Nazir, Carlysle Chan, Gregory Machyowsky, George

Tsacnaris, Doug Sanford, and Zahid Khan. The following are highlights from that meeting:

The Board voted to extend the filing deadline for candidates for the Annual Election to September 30th

The Board voted to accept the July 20 UBS Investment proposal.

The Board voted to authorize \$5k for the purchase of a new office printer/scanner.

The next board meeting is scheduled for November 21st 2016 at 7:00pm at the Clubhouse.



Good Luck Damian!

Some of you may have heard that Damian has moved on to a teaching job. We wish him the best of luck and will miss the effort and insight he contributed to our office.

"People forget how fast you did a job - but they remember how well you did it."

Howard Newton



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2016 ANNUAL MEETING OCTOBER 24TH

CANDIDATE PROFILES DUE SEPTEMBER 30TH

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2016 Recycling Days

**September 28th
October 12th
October 26th
November 9th
November 23rd
December 7th
December 21st**

The Society Hill News

September 2016 Edition

2016 Annual Meeting and Election



There is a quorum requirement of approximately 240 valid proxies so please make an effort to return your proxy and ballot. If you don't wish to vote for candidates, that is fine, just return the proxy form so we can count it towards the quorum requirement.

fax, email, or deliver in person a one-page candidate resume to the management office by 4:00 p.m., Friday, September 30th 2016. Example candidate profiles from prior elections can be found on the "Annual Election" page of the WEB site.

The Association is preparing for its 2016 Annual Meeting and Election, which is scheduled for Monday, October 24th 2016, at 7 p.m. at the clubhouse. The election mailing will be sent out early October.

There are two seats up for election, both for a three year term. See the sidebar on page 4 for the current board members and their terms.

If you'd like to be a candidate for the Board, please mail,

There will be a candidate forum on Monday, October 10th 2016, at 7 p.m. at the clubhouse. All residents are invited to hear candidates explain their positions and answer questions from the public.

Master Insurance Policy Deductible Changed to \$10,000 for 2016

Of the association's \$1,000,000 a year budget, approximately \$250,000 goes toward the property, liability, fidelity, umbrella, vehicle, worker-compensation, and health insurance policies of the association. The insurance premiums have been on another upward trend in recent years. One way to reduce the premium is to increase the deductible, so earlier in 2016 the Board decided to increase the deductible on the property coverage from \$5,000 to \$10,000 per occurrence.

1985/6. The association's property policy does NOT cover your personal belongings (furniture, clothes, electronics, dishes, toys, etc.) and any improvements that were made to the unit by you or by any previous owner. If you installed hardwood floors and hardwood kitchen cabinets, the associations insurance is NOT going to pay for the those upgrades.

If the total damage is less than \$10,000, the association's insurance policy will NOT pay anything, since the damage is below the deductible. Furthermore, the association has had a resolution in place since 2001 which places the cost of its deductible on the unit owner. In other words, if your unit sustains \$7,500 of damage, which is below the \$10,000 insurance deductible,

you will be receiving a bill for \$7,500.

To cover your personal belongings, any improvements to the unit, and the up to \$10,000 association deductible that you are required to cover, owners are strongly advised to purchase an "HO-6" policy. The cost is usually around \$250/year, which is not much considering the possible expense risk you are taking without such coverage.

With the increase in the property deductible, it is more critical than ever to make sure you as the unit owner have an insurance policy in place, and make sure that policy covers up to the \$10,000 association deductible. Not all carriers cover that deductible, or only cover a limited portion of it. Check with your insurance agent.

In the event of a covered property loss such as a leak or a fire, the association's insurance policy would cover the cost of rebuilding the damaged unit to the original state when the first unit owner walked in to the unit for the first time back in

Welcome Information



The unofficial start of fall (actual date of the Fall Equinox is September 22nd) brings a lot of new residents, mostly students, and we here at Society Hill are happy to welcome you all to our community.

The Association would also like to welcome all returning faces and remind everyone of some vital information they will need to make the most of their time here.

Resident and Vehicle Registration

All residents, both owners and tenants, are required to provide their contact information and register their vehicles with the management office. Any vehicle routinely parked on the property is required to display a Society Hill parking decal in the left rear window. If you are a tenant, you are also required to provide a copy of your current lease.

Unlike many associations, there is NO CHARGE for registering vehicles or tenants. Situations frequently arise in which we need to contact a vehicle's owner, so by registering your vehicles with the office you can avoid towing charges, tickets, conflicts, and inconvenience.

If you wish to use the community swimming pool, you will also need a resident photo ID card. These can be obtained,

again free of charge, at the clubhouse office, along with your parking decals.

Resident and vehicle registration can also be done on-line using the association's WEB site. Owners can manage themselves, their vehicles and their tenants. Tenants can manage themselves and their vehicles. Click on "Profile & Password" for further instructions. You will, however, still need to stop at the office for photo IDs and parking decals.

Parking

Every unit has one reserved parking spot. Contact the management office or login on the WEB site to get your designated parking spot number. Residents may also be eligible to rent one additional assigned parking space if their unit is in good standing, and if there are spaces available near the building.

Please do not park in the assigned spaces of other units! Doing so is disrespectful of other residents and creates a cascade of problems for them, the management office, and you. If you do park in another unit's assigned spot, we will attempt to contact you **if your vehicle is registered!** If it's not registered, your car will be databased and stickered on the first incident. On the second incident, your vehicle will be "booted" and you will have to come to the office to register and have the boot removed. On the third incident, your car will "move".

There are several areas in the complex where parking is tight. You CAN parallel park

on Chesterfield Drive 24/7. Parking on Buckingham Drive is limited one side and between the hours of 4 p.m. and 8 a.m. (police enforced). Parallel parking on other association streets is discouraged, however we realize there is a shortage of parking spaces in several areas. If you must parallel park, avoid the areas behind the regular parking spots as many drivers have trouble backing out with cars parked close behind

Guests are required to be notified of the parking guidelines and rules here.

Garbage Collection

Townhouse units have curbside pickup on **MONDAY & THURSDAY** around 9 a.m. Animals will rip your bags open overnight, so try and put them out on the morning of pickup. You can take bags to the condo dumpsters on non-collection days.

Condo units do NOT have curbside pickup, and instead have dumpsters located throughout the parking lots. Trash can be taken to the dumpsters at any time, so it is not necessary to stockpile any trash in the breezeways or on the patios.

Dumpsters

We know that it's not always easy to lug out bags of trash to the dumpster, but it's a



necessary part of life at many condominium communities. Placing trash inside the dumpster, and not outside of it, helps keep the community looking organized and clean. Unfortunately we've already received a lot of complaints this year about people leaving trash outside of the dumpster even when the dumpsters are empty (see below). Please try to remember that a clean environment is important to all people that call Society Hill their home.

Recycling

Recycling day is every other Wednesday, starting September 28th, and you can place the glass/plastic and paper all in one container. If you need recycling bins, contact your landlord. Also, try to bring your bins in promptly after pickup.

Maintenance

If you notice a leak, pest infestation, or structural issue, call your landlord IMMEDIATELY. If you cannot get in touch with the landlord, only then should you contact the management office regarding the problem.

Questions

If you have any other questions please contact the management office by phone, email, or just by stopping by. We are open 7:30AM-5PM Monday-Friday. You can also go to the Association's website at www.societyhillpiscataway.com for more information.

We look forward to meeting you!

Looking Ahead to Winter—What the Association Does and Doesn't Do

Even though fall has just begun and we're still experiencing slightly above average temps, it's always good to remember that time flies, and winter is not too far off. Therefore, it's important to know what the Association does, and does not do in response to winter weather.

The Association plows all the internal streets, and often helps plow the two township streets, Chesterfield Drive and Buckingham Drive, since it can take the town a while to get to us and we need to travel over

the town roads to get to our streets.

The Association spreads salt on the streets when conditions require it.

The Association shovels and treats the common breezeways and walkways around the 3-story condo buildings.

The Association also shovels and treats the walkways in front of the townhome buildings, even though our by-laws specifically say the owner are responsible for

clearing those walks themselves.

The Association plows snow from the parking spaces, conditions, access, and time permitting.

The Association does NOT shovel the snow from between parked cars, or treat those areas for ice.

The Association **SOMETIMES** spreads salt in the empty parking spaces, if there is ice AND there are several contiguous empty spaces.

As this is the northeast, there is going to be snow and ice on the streets, parking lots, steps, and walkways so watch where you are stepping and **BE CAREFUL.**



A Mt. Laurel Update

In the fall of 2015, and after repeated attempts to resolve the matter without litigation, Society Hill at Piscataway, on behalf of all its unit owners both regular and affordable, entered into litigation with the Township of Piscataway over the town's unlawful extension of the Affordable Housing Plan, known as the Mount Laurel Doctrine.

On February 8th, 2016, the court ruled in the association's favor, stating that the "defendants (The Township of Piscataway) did not follow any of the lawfully required procedures to modify the covenants running with the land that govern the resale of the low and moderate income housing units in the Society Hill at Piscataway .."

In other words: Society Hill at Piscataway **WON** the case.

Since then a settlement agreement was proposed that would attempt to allow homeowners who want to remain affordable, to do so by having the town pay the 2/3 increase of maintenance fees for a period of approximately four years. Owners would have the controls on their units extended for another 30 years, during which they would only be allowed to sell to a buyer on the township's affordable housing list. And after the 30 years are up, the agreement stipulated that the township was to recoup 95 percent of the difference from the previously controlled price and the market price at time of sale.

A survey was conducted by management to estimate the number of owners that would like to go along with this agreement, and as of September 19th 2016, the overwhelming majority, 77-

10, have indicated that they would not like the controls on their units to continue. For these reasons, the board has chosen not to sign this agreement.

It has, however, been brought to the boards attention, that for some residents in affordable units, neither choice on the survey was particularly favorable. As a result, the board is actively discussing ways to ease the hardship on unit owners with a limited or fixed income and that means possibly entertaining a better agreement from the township or coming up with an internal plan that would be agreeable and fair to all owners in Society Hill.

At the request of the town, a settlement conference is being scheduled soon, presumably in another attempt to come to some agreement

on an extension plan.

Presently, the two motions which were filed, but temporarily postponed due to the proposed agreement, have been placed back on the courts calendar.

The first motions is for the full restitution of legal fees. The second motion, is for the court's decision to apply to all affordable and moderate rate units within Society Hill, including the ones purchased after 1996, that had their deeds modified .

Check back with us for more updates as this issue finally begins to draw to a close!

