



WINDMILL POND TOWNHOME ASSOCIATION
January/February 2009

NEWS & NOTES

Please extend a warm welcome to new Board member and Treasurer, Rob Pedinoff... and many thanks to Paula Robb for her service.

Do you have one evening per month to contribute your experience and judgment? If so, we'd love to have you join the Board of Trustees. Please contact Tim Ritter or any Board member.

BOARD OF TRUSTEES

The Association's Board of Trustees is currently comprised of the following owners:

- Alison Deeb.....President
aadeeb@optonline.net
- Rob Pedinoff.....Treasurer
rpedinoff@optonline.net
- Helen Deane.....Asst. Secretary
hmcd52@yahoo.com
- Diane Temeles.....Trustee
dianetemeles@prisdev.com



BOARD OF TRUSTEES
MONTHLY MEETINGS

The Board usually meets on the first Tuesday of each month at 5:30pm in the Florham Park office of Integra. If you plan to attend or want the Board of Trustees to discuss a specific topic, please contact our Property Manager:

Tim Ritter
Integra Management Corp.
75 Brooklake Road
Florham Park, NJ 07932
973-377-9117
tritter@
integramanagementcorp.com

WE LOVE OUR DOG OWNERS...
but we're not feeling the love from some of you.

Tossing dog waste in the woods, storm drains or not removing it from grassy areas is not just a nuisance, but poses a serious health hazard for people and pets.

And it's not just the *right* thing to do...it's the law.

Thanks for helping to keep our community clean.



FYI:

Attention New Owners

When purchasing your home, the seller should provide two Associations documents: The Bylaws and Declaration of Covenants and Restrictions. If you have not received them, your attorney should contact the seller to obtain these important documents.

Emergency Contact Info

Please make certain that management has up-to-date home and emergency contact information on file. Please call Tim Ritter at (973) 377-9117 to provide this important information.

Home Improvements

Before beginning any home improvement project in or around your unit, you must get the proper approval from the Town Zoning and/or the Building Dept. For all improvements to the exterior of your unit, including landscaping, please send a written request with a drawing to the Board of Trustees before work commences. Please allow time for the Board to review your request.

Lights On For Security

If you drive at night, you will notice that Windmill Pond is poorly illuminated. An inexpensive and effective way to increase our lighting is to turn on the outside front lights from 6:00 PM to 6:00 AM. This can be done manually or by using a timer. Extra lights means extra security for all of us, especially in case of an emergency (police-fire-ambulance) when quickly locating a home is important.

Parking

For your safety, do not park your car on Windmill Drive, Collins Drive or in any Courts. Our streets are narrow and must be clear at all times for emergency vehicles. In addition, common parking areas are designated for guests, not long-term resident parking.

Foggy Wine Glasses?

An annoying problem that can take the enjoyment out of a glass of wine is having glasses that, while perfectly clean, are foggy. Before you decide to throw out your glasses or invest in a set of inexpensive ones, which will inevitably be thrown away, there are a few things you can do to prevent fogging and bring back the glorious sparkle and shine that you remember when they were first purchased.

Some think that it's perfectly all right to put wine glasses in the dishwasher and some machines even have special sections on the top rack to hold the stems in place. My dishwasher has them and I still won't use it to wash wine glasses. Why? Dishwasher detergent tends to be abrasive and can etch your wine glasses, making them fog with repeated washing.

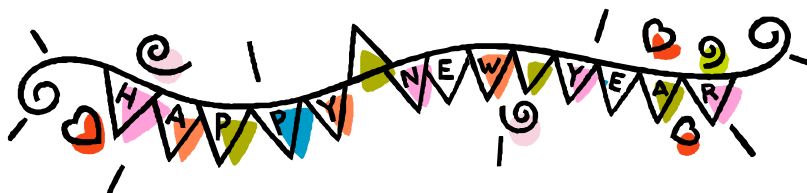
Washing wine glasses by hand is the best method...in fact, simply rinsing them is recommended. It is important to use lukewarm, not hot water. Abrasive cleaning agents should be avoided at all costs; and if you feel the need to use soap it is best to only use mild liquid dish soap. Remember never to use hard scrubbing sponges and cloths. Be sure to rinse the glasses thoroughly or the soap will leave a film deposit which will fog over time.

Here's a tip for restoring foggy glasses: Soak them in white vinegar for two to three hours. Then wash with warm water and mild liquid dish soap. Repeat the soaking process if necessary to remove the remaining residue. It's well worth the effort because you'll have sparkling glasses that look brand new!

HOT MULLED CIDER

2 qts. apple cider
1/2 c. orange juice
1/4 c. lemon juice
2 tbsp. sugar
2 tsp. whole cloves
3 cinnamon sticks
1 tsp. nutmeg
2 oranges, sliced
2 lemons, sliced
Optional: 1 c. Captain Morgan's Spiced Rum (or more!)

Mix all ingredients and bring just to a boil. Simmer about 10 minutes. Strain and serve. May be garnished with fresh orange or lemon slice, or a cinnamon stick in each mug.



Freezing Pipe Prevention

To help prevent pipes from freezing you should consider doing the following:

1. Close all vents in the crawl space and pack them with insulation.
2. Block any vent areas without louvers using rigid styrofoam.
3. Turn off water valves in the crawl space (this is usually located in the ceiling - hang a ribbon around each one for identification.)
4. Remove all garden hoses and open all outside spigots to drain pipes.
5. Purchase an outdoor faucet cover to keep out cold air in each spigot. (a ziploc freezer bag wrapped securely around the spigot is also effective).

Water Heater Replacement

PSE&G reminds us that a water heater replacement may be necessary if:

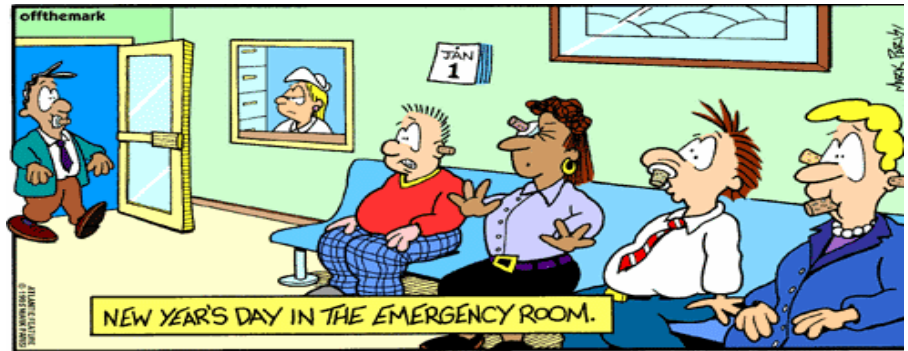
- Your water heater is over 10 years old.
- Your showers are not hot.
- Your water heater is making noise due to excess mineral deposits.
- Your tank is leaking water.
- Your hot water is discolored.

Pumphouse Maintenance

In order to protect our new pumps, please do not dispose of non-biodegradable items in your toilets: cloth rags, condoms, dental floss, disposable towels or tampons. If you have children, houseguests or a cleaning service, please make them aware of these requirements.

Clothes Dryer Inspection

It is highly recommended that you have your clothes dryer inspected and cleaned of lint. Lack of maintenance is a leading cause of dryer fires. Lint, which is a hidden fire hazard, is the material most likely to ignite. Have all hoses inspected as well.



Why? Why? Why?

Why do we press harder on a remote control when we know the batteries are almost dead?

Why do banks charge a fee on 'insufficient funds' when they already know there is not enough money?

Why does someone believe you when you say there are four billion stars; but have to check when you say the paint is still wet?

Why doesn't Tarzan have a beard?

Why does Superman stop bullets with his chest, but ducks when you throw a revolver at him?

Why do Kamikaze pilots wear helmets?

Whose idea was it to put an 's' in the word 'lisp'?

If people evolved from apes, why are there still apes?

Is there ever a day that mattresses are not on sale?

Why do we constantly return to the refrigerator with hopes that something new to eat will have materialized?

Why do people keep running over a string a dozen times with the vacuum cleaner, then reach down, pick it up, examine it and then put it down to give the vacuum one more chance?

Why is it that no plastic bag ever opens from the end you're holding on the first try?

How do those dead bugs get into enclosed light fixtures?



Acceptance of advertising in this newsletter does not constitute an endorsement of the products or services by Windmill Pond Townhome Association, its Board of Directors or Integra Management.

SALES • SERVICE • INSTALLATION



DOOR to DOOR
Quality Garage Doors & Openers Professionally Installed
www.doortodoordesign.com

Squire Home Products
201-261-2300

Codner Garage Doors
201-385-3766

Larry's Garage Doors
201-796-8626


1275 Bloomfield Ave. Bld 1, Unit 1 Fairfield, NJ 07004
Tel: 973-227-3369 Fax: 973-227-3112

- Interior
- Exterior
- Commercial
- Residential

Danny's Painting Contractors, Inc.




908-604-0177
Cell: 908-347-1997
Fax: 908-604-6562

METRO DENTAL ASSOCIATES 

84 Maple Avenue | Morristown, NJ 07960 | 973-538-2563

family, cosmetic and restorative dentistry



Jay S. Schuster, DDS
Timothy Savage, DMD

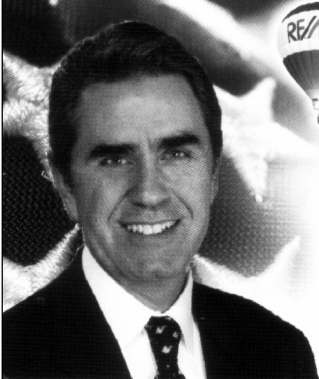
Free Consultation - \$95 Value

Window Repairs / Replacement

Ram Window Specialists
JOHN MONSKO

Phone: (973) 773-2802
FAX: (973) 773-6159

61 Willett St. Bldg. P
Passaic, NJ 07055



RE/MAX
First Choice Realtors®
Independently Owned and Operated

Barry Coopersmith
Sales Associate

1160 Route 46 West
Parsippany, NJ 07054
Phone: (201) 919-2896
Office: (973) 335-4600
Fax: (973) 335-4605
E-Mail: BarryCoopersmith@gmail.com
Web: www.BarryCoopersmith.com

