

**Timely Tips For
Happy and Healthy
Living at
Windmill Pond**

**WINDMILL POND TOWNHOME ASSOCIATION
July/August 2007**

!!! Pump House Blues !!!



Board of Trustees

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

Tom Farkas.....Vice-President
Alison Deeb.....Secretary
LaVerne Wolfanger...Treasurer
Don Nelinson.....Trustee
Paula Robb.....Trustee

**MONTHLY
BOARD OF TRUSTEES
MEETINGS**

The Board usually meets the last Tuesday of every month at 8:45 AM in the Florham Park office of Integra. If you plan to attend or want the Board of Trustees to discuss a topic please contact:

Don O'Hagan
Integra Management Corp.
75 Brooklake Road
Florham Park, NJ 07932
973-377-9117
dohagan@
integramanagementcorp.com

**Upcoming Meeting
July 31**

Some residents are unaware that our community's sewage is pumped to the municipal lines via the sewage pump station, the small building at the corner of Windmill and Erskine Drives. This station consists of a large wet well and two submersed pumps that aid the flow of waste out of the community.

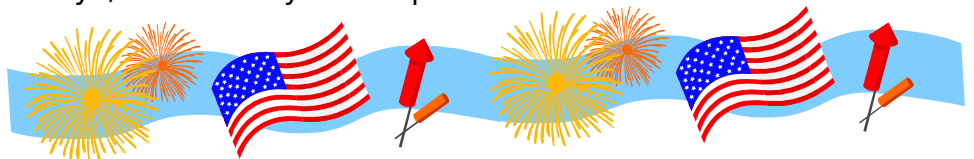
Recently, we have had serious problems with the pumps due to the continuous flow of **improper materials** through the system. The contractor who maintains the system for us has reported finding such items as:

- cloth rags
- condoms
- dental floss
- disposable towels
- tampons

Items such as these must not—under any circumstances—be disposed of in your toilets.

These items clog the pumps and have resulted in very costly service calls to restore their operation, almost \$10,000 in the past 18 months. Items such as these will also cause the pumps to burn out. Since each pump costs over \$3,000, replacing them will create additional expense for all of us. Please be aware of this issue and be guided accordingly.

We also ask that if you have children, houseguests or a cleaning service, please make them aware of these requirements. As always, thanks for your cooperation.



COMMUNITY BULLETIN BOARD

Have anything newsy or noteworthy you'd like to share?
Email it to the editor at probb@optonline.net
and we'll be sure to include it.

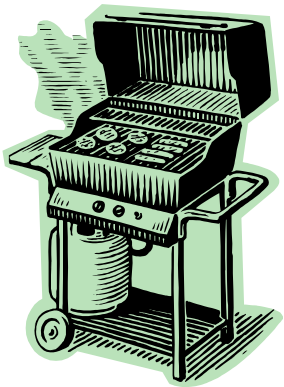
FYI:

Driving Fines To Increase in NJ

On August 15th, the price of a ticket for violation of NJ Law 39:3-29 (*failure to show your driver's license, registration or insurance card at the time you are stopped*) will increase from \$44 to \$173. The total fine for failure to show all three documents will be \$519. Also, the fine for handheld cell phone use while driving will increase to \$180.

Recycling Reminder

Please use a recycling bin with a cover. On windy days, plastic bottles and containers scatter in the street and the DPW will not pick them up.



Propane Grills

The use of propane cooking equipment is not permitted on balconies, decks or patios in Windmill Pond. As stated by the Morristown Fire Chief, *"Propane cooking equipment such as barbecue grills may not be used or stored on any porch, balcony or any other portion of a building within any combustible exterior wall or within five (5) feet vertically or horizontally of any opening."*

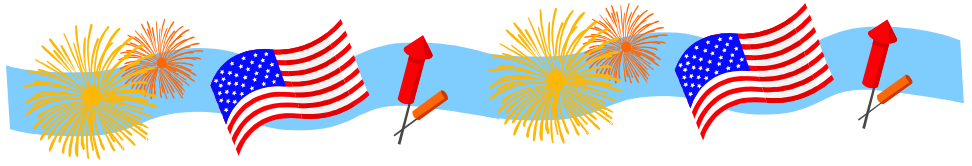
POOL SEASON 2007

The pool will be open daily through Labor Day, Monday, Sept. 3rd.

Hours of operation:	Monday through Friday - 12PM - 7PM Saturdays, Sundays and Holidays - 11AM to 7PM
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RULES & REGULATIONS

1. Please sign in.
2. All persons in the pool must obey the lifeguard.
3. No swimming unless a lifeguard is present.
4. No diving or jumping into the pool.
5. No glass items permitted within the pool area.
6. Place trash, plastic, tin in proper recycling bins.
7. No running, horseplay, or excessive noise in the pool area.
8. Radios- headphones only.
9. Proper swimming attire is required, no cutoffs.
10. Parents are responsible for the conduct of their children.
11. An adult must accompany any child into the pool who not swim.
12. All children under 13 must be accompanied by a parent or guardian inside the pool area.
13. Tight fitting rubber pants must be worn by children in diapers. Parents will be held financially responsible for compliance with this rule.
14. No cribs or playpens are permitted in the pool area.
15. No rafts or water pistols are allowed in the pool area.
16. No pets allowed.
17. Swim at your own risk.
18. No alcoholic beverages permitted.



Are You Cleaning With Pesticides?

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.

Attic-Fans

According to Carrier Corporation, a thermostatically controlled attic fan can reduce cooling unit load by 10% to 40%. The Board will approve installation of an attic fan with the following provisions: The fan must be 24" in diameter and installed in the rear of your unit. When writing to the Board to obtain permission, make certain that your description of the installation includes the above provision.

Tennis News

Tennis permit badges are available at the Morristown Recreation Department (2nd Floor) located in the Municipal Building on South Street. Cost is \$15. Proof of Residence is required. There are four courts at Lidgerwood Park, adjacent to Windmill Pond.

Garage Door Replacement

For those homeowners who wish to replace their wooden door(s) with more durable ones (sandstone exterior and interior steel with polystyrene insulation), the cost is \$685, including the removal of your old door(s). Call Door to Door & More for information at 973-887-8897 or 201-385-3766. Ask for Steve Kronman.

Most parents are concerned about keeping their homes germ and virus free. A common way to do this is with a disinfectant. But did you know that most disinfectants are considered pesticides? While they do provide temporary effectiveness against germs, they are very hazardous, especially in aerosol form because the vapors can be inhaled and seep into the skin.

What kinds of chemicals in disinfectants are we talking about?

Ammonia fumes can irritate eyes and lungs. It can cause burns or rashes on skin. If mixed with products containing chlorine, it can produce deadly chloramine gas.

Detergents are toxic and poisonous to ingest, causing nausea and in extreme cases – coma.

Cresol is corrosive to tissue leading to damage to the liver, kidneys, lungs, pancreas and spleen.

Lye is a caustic product that burns skin and can cause blindness.

Pine Oil irritates eyes and mucous membranes.

No wonder many environmental health organizations such as the EPA and the Consumer Products Safety Commission attribute household products to the rise of a variety of ailments such as asthma, allergies and even cancer. It's important to note that these ailments are not attributed to improper use. They are thought to be the result of using the product without gloves, masks or proper ventilation in homes.

What's even more concerning is that manufacturers are not required to list every single ingredient in products that are used in homes. The results can be tragic because without proper labeling, the Poison Control Centers cannot provide intervention when accidental poisoning occurs.

The best way to kill germs in a manner that is safe for you and your family is to opt for non-toxic cleaners that don't have phenol, lye and other dangerous chemicals that are known to cause cancer, neurological problems or other irritations. These can be found in health-related stores and through online or mail order outlets.

Take time to learn more about how your everyday household products may be harming your family by visiting the Home Health link at www.inspiring-parents.com/homehealth.cpo.

Losing Your Cookies...

After a long, bumpy flight, our passengers were glad to finally land. They disembarked, and the other flight attendants and I checked for items left behind. In a seat pocket, I found a bag of homemade cookies with a

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.



Wood Boring Insects - Homeowner's Responsibility

Termites, carpenter ants and carpenter bees are wood boring insects. If you notice a pile of sawdust or wood shavings that keep reappearing, you might have an infestation. Carpenter bees are large, round-shaped bees that bore holes into wood trim and siding. Once inside the wood, hundreds of eggs are deposited. Damage can be significant. If you think you may have a problem, have an experienced exterminator check for possible infestation.

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.

WINDMILL POND "ON THE MARKET"*							
On The Market:	List Price	Style	Rms	Bdrms	Bths	Gar	Bsmt
17 Robertson Ct.	\$450,000	Int. Unit	6	3	2.1	1	N
13 Carolyn Ct.	\$478,500	Int. Unit	6	3	2.1	1	N
2 Jenni Ln (on pond)	\$479,900	Int. Unit	6	3	2.1	1	N
13 Robertson Ct.	\$489,900	Int. Unit	6	3	2.1	1	N
8 Lynn Ct.	\$499,900	Int. Unit	6	3	2.1	1	N
8 Thomas Tr.	\$504,500	Int. Unit	6	3	2.1	1	N
1 Jenni Ln (on pond)	\$539,900	End Unit	5	2	2.1	2	N
4 Guy Ct.	\$579,000	End Unit	7	3	2.1	2	Y
Under Contract:							
7 Windmill Dr.	\$498,900	End Unit	6	3	2.1	1	N
4 Carla Ct. (on pond)	\$519,000	Int. Unit	6	3	2.1	1	N
* As of 7/10/07. Information derived from Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.							
For further information call: Joanne Green Mersky Weichert Realtor & Windmill Pond Resident (O)973-539-8000 X115 ☎ (C) 973-568-5601							
note saying, "Much love, Mom." Quickly, I gave the bag to our gate agent in hopes it would be reunited with its owner. In a few minutes, this announcement came over the P.A. system in the concourse: "Would the passenger who lost his cookies on Flight 502 please return to the gate?"							

GOOFY SIGNS AND NOTICES

These are actual signs that have appeared in various locations around the country.

Found written on the wall in front of a photocopier of a company going through hardships: "DOUBLE YOUR PLEASURE - XEROX YOUR PAYCHECKS".

At a car dealership in Maryland to announce new seat belt legislation: "Belt your family. It's the law."

Seen while traveling in the Yucatan Peninsula: "Broken English spoken perfectly."

At an Applebee's restaurant: "NOTICE: EFFECTIVE IMMEDIATELY! A new 6% tax will be charged for the cost of collecting taxes!"

Fitness Center sign: "Self Esteem is feeling good about yourself - regardless of the facts."

In restaurant: "Open seven days a week and weekends."

On the freeway in Boston during a major transformation of the streets and bridges: "Rome wasn't built in a day. If it was we would have hired their contractor."

A sign in front of an advertising agency in Philippines: "A BUSINESS WITH NO SIGN IS A SIGN OF NO BUSINESS."

A sign in front of a Macadamia Nut Factory in Hawaii: "Caution: Nuts crossing road."

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.



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Complimentary Resume Review

A black and white portrait of Barry Coopersmith, a man in a suit and tie, smiling.

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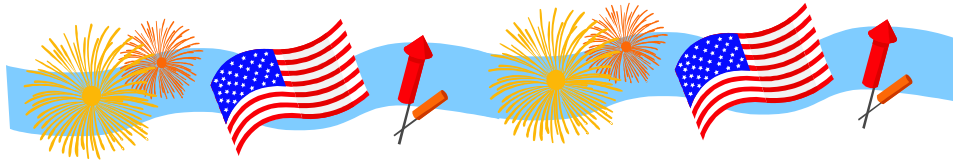
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Wacky Ads

For Sale -- Eight puppies from a German Shepherd and an Alaskan Husky.

Great Dames for sale.

Have several very old dresses from grandmother in beautiful condition.

Tired of cleaning yourself? Let me do it.

Dog for sale: eats anything and is fond of children.

Vacation Special: have your home exterminated.

Mt. Kilimanjaro, the breathtaking backdrop for the Serena Lodge. Swim in the lovely pool while you drink it all in.

