



WINDMILL POND TOWNHOME ASSOCIATION

JULY/AUGUST 2009

www.windmillpond.org

BOARD OF TRUSTEES

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

- Alison Deeb.....President
aadeeb@optonline.net
- Diane Temeles.....Vice President
dianetemeles@prisdev.com
- Helen Deane.....Secretary
hmcd52@yahoo.com
- Rob Pedinoff.....Treasurer
rpedinoff@optonline.net
- Mary Beth Fitzpatrick...Director
embie17@yahoo.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

Our Webmaster:
 Chris Bradshaw

BOARD NEWS AND VIEWS

WINDMILL POND FINANCIAL UPDATE

As a Board, we want to update homeowners periodically on the current financial health of Windmill Pond.

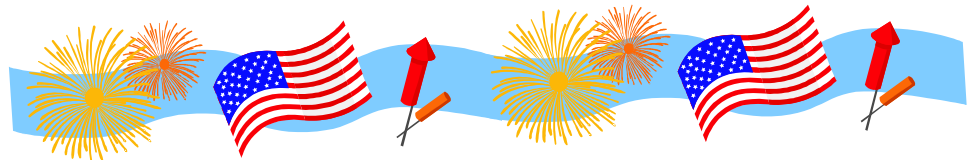
First, it is important to understand how our financial operations work. Each year, a significant portion of our monthly maintenance fee goes into reserve accounts for future major expenditures, such as pond sediment removal, road rebuilding, painting and staining of units/decks and roof replacement.

If we overspend our regular annual budget, we must take money out of those reserve accounts to fund our short term needs. Then, when it comes time for a major project, there isn't enough money in the reserve accounts to fund the work. Since the work must be done, we are then forced to raise the funds through a special assessment.

The Board's goal is to manage our budget carefully, so that reserve funds are available when they are needed and that special assessments aren't necessary.

In 2009, there were significant overages in two budget categories which the Board is currently addressing. The first is "General Maintenance". We have encountered wood rot on many units this year that was not anticipated in the 2009 budget. The second is the "Pump Station". There have been a significant number of clogs/emergency calls to our sewage pumping station at the corner of Windmill and Erskine Drives, also not anticipated in the budget.

We are hopeful that strict management of our budget will allow for both high quality of living at Windmill Pond and, at the same time, keeping our monthly maintenance fee reasonable.



Planning A Vacation?

For your safety and security, please let your neighbors know when you'll be away, so they can pick up menus, flyers, papers or anything else that signals you're not at home.

FYI...

New Weekday Pool Hours...
Monday-Friday 12:30-7:30pm

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. If you schedule a termite evaluation and/or treatment, please be sure to inform your neighbors who may wish to participate.

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.



Attic-Fans

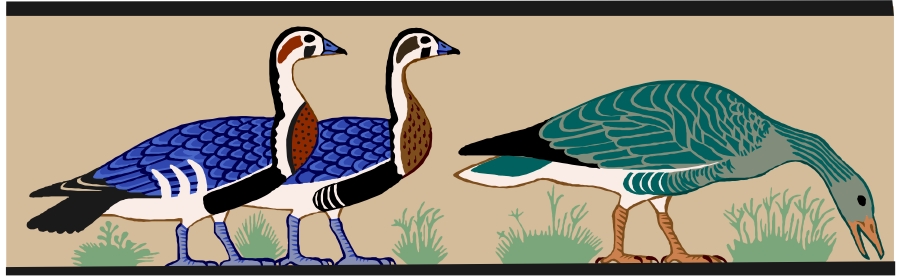
According to Carrier Corporation, a thermostatically controlled attic fan can reduce cooling unit load by 10% to 40%. The Board will approve installation of an attic fan with the following provisions: The fan must be 24" in diameter and installed in the rear of your unit. When writing to the Board to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

GEESE MANAGEMENT

Noticed fewer geese and less mess this year?

This Spring, Diane Temeles, Nancy Waters and Paula Robb worked as a team, under the auspices of GeesePeace (www.geesepeace.org), to control the number of hatchlings born on our premises.

While we will always have a population of geese who feed and swim here, by keeping the numbers low, we can all live together harmoniously.



Other Animal Issues: We've had local reports of foxes, coyotes and even bears! Other than bird feeders, please do not put food out for animals. And please put lids on garbage cans when they are at the curb.

CITRONELLA - What is it?

We're all concerned about mosquito bites and West Nile virus, and Citronella is the best known organic insect repellent. It's used in sprays, soaps, candles and other mosquito repellent products.

So what is it?

Citronella is a tall, blue-green, lemon-scented, perennial grass, native to southeast Asia, which grows to 3-5 feet tall. The leaves are used to make citronella oil. Left to wilt in the sun, they can then be harvested. Fresh, partly dried or wholly dried grass is steam distilled to remove the essential oil which is yellow and has the powerful lemony aroma we are all familiar with.

Besides being an effective insect repellent, Citronella has been used for rheumatism, colds, headaches, lower back pain, migraines, fevers, pain, sprains, muscular aches, intestinal parasites, digestive problems, menstrual problems, stomach complaints, to speed healing, fatigue, depression, as a household germicide/antiseptic, repelling cats, excessive perspiration, conditioning oily skin & hair, and to increase mental alertness.

Do citronella candles & soaps really work? Some say you'd have to have a lot of candles to create enough scent to keep the mosquitoes away. No matter - it won't hurt and even if it doesn't keep them all away, it should reduce their numbers. So give it a try - it if works great! If it doesn't, you'll still enjoy the lemony scent.

FYI...

Pond Aerator Hours

In order to maintain the health and cleanliness of our pond, in warm weather the aerators must run for a minimum of 12 hours per day. Current hours are 9am to 10pm.

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 a more durable one(s), the model/style is Amarr - Stratford 3000 - Sandtone. Call Door to Door & More for information at 973-887-8897 or 201-385-3766.



Propane Grills

As stated in our Association bylaws, no propane gas grills shall be used or stored upon any deck within the Development. Propane gas grills shall be used and, when not in use, stored in the area described as being within one foot adjacent to and at the rear of the deck railing of each prospective unit within the Development. Under no circumstances shall a propane tank be stored in the interior of any unit, including within any garage. This resolution does not prohibit the use and storage of any natural gas grill upon any deck, provided such natural gas grill has been installed in accordance with all applicable requirements (including construction and other code requirements) and pursuant to all applicable permits and approvals.

EVER WONDER...

Why is lemon juice made with artificial flavor and dishwashing liquid made with real lemons?

You know that indestructible black box that is found on airplanes? Why don't they make the whole plane out of that stuff?!

Why women can't put on mascara with their mouths closed?

Why don't you ever see the headline 'Psychic Wins Lottery'?

Why is 'abbreviated' such a long word?

Why is it that doctors call what they do 'practice'?

Why is the time of day with the slowest traffic called rush hour?

Why isn't there mouse-flavored cat food?

Why didn't Noah swat those two mosquitoes?

Why do they sterilize the needle for lethal injections?

Why are they called apartments when they are all stuck together?

If flying is so safe, why do they call the airport the terminal?



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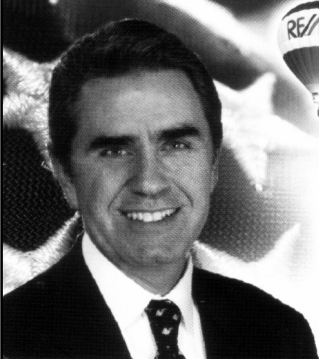
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