

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



Board of Trustees

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

- Alison Deeb.....President
aadeeb@optonline.net
Paula Robb.....Vice-President
paularobb@optimum.net
Charles Kandziolka.....Treasurer
charles.kandziolka@roche.com
Helen Deane.....Asst. Secretary
hmcd52@yahoo.com

**MONTHLY
BOARD OF TRUSTEES
MEETINGS**

The Board usually meets the last Tuesday of every month at 5:00 PM in the Florham Park office of Integra. If you plan to attend or want the Board of Trustees to discuss a topic please contact our Property Manager:

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

**Upcoming Meeting
July 22**

**WINDMILL POND TOWNHOME ASSOCIATION
July/August 2008**

NEWS & NOTES

We would like to thank former Board members **LaVerne Wolfanger** and **Tom Farkas**, who gave many years of dedicated service to the Windmill Pond community. Please extend a warm welcome to **Charles Kandziolka** who has joined the Board as Treasurer and **Helen Deane** who has joined as Assistant Secretary.

Please note: Monthly Board Meetings will be held at 5:00 pm. We hope this will allow more residents to participate as Board members in the future. If you are interested in serving, please contact Tim Ritter, our Community Manager.

Welcome new neighbors...

Jana Crain – 25 Windmill Drive
David Otlensky – 17 Robertson Court

New Recycling Ordinance

Recently, the Town of Morristown passed a recycling ordinance making it easier to recycle newspapers, magazines, mixed paper and junk mail. All mixed paper may be placed in one container. It is no longer necessary to tie newspapers into bundles. Simply place them in the container.

Window envelopes are now acceptable and shredded paper can be combined with other mixed paper in the container. Please be aware that paper towels are not considered mixed paper.

Be sure to use a container with a lid or weight paper down so it does not scatter.

Collection times vary and during the summer, collection times can be earlier in the morning. It's best to put mixed papers out Wednesday evening.

Recycling practices can save the town money in tipping fees, the fees the town pays to remove its garbage. Tipping fees were \$620,000 in 2007 and recycling can reduce these fees significantly. Recycling mixed paper also increases town revenue as the recycled paper is sold..

Fines will be issued for non-compliance.

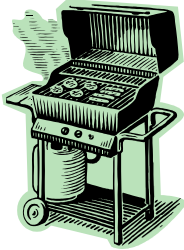
If you need recycling stickers for your trash containers, please contact Alison Deeb at aadeeb@optonline.net.

Thank you for recycling your mixed paper!

FYI:

Water Alert

Our community water charge has increased significantly. Please check for leaky faucets and toilets. Be sure that when not in use, all outside hoses are shut off at the spigot.



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.*

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 documents.



**Windmill Pond
Annual Garage Sale
Saturday, September 13; 10am-4pm
Rain date: September 20**

Note: An ad will be placed in the *Daily Record* to publicize the sale.

POOL SEASON 2008

The pool will be open daily through Labor Day, Monday, Sept. 1.

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. Portable electronics - headphones required.
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.

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.

MORE CLASSY INSULTS

"I feel so miserable without you; it's almost like having you here."

-- Stephen Bishop

"He is a self-made man and worships his creator."

-- John Bright

"I've just learned about his illness. Let's hope it's nothing trivial."

-- Irvin S. Cobb

"He is not only dull himself; he is the cause of dullness in others."

-- Samuel Johnson

"He is simply a shiver looking for a spine to run up."

-- Paul Keating

"He had delusions of adequacy."

-- Walter Kerr

"Why do you sit there looking like an envelope without any address on it?"

-- Mark Twain

"His mother should have thrown him away and kept the stork."

-- Mae West

"Winston, if you were my husband, I would poison your coffee!"

--Lady Astor to Winston Churchill at a Dinner Party

"Madam, if I were your husband, I would drink it!"

-- Winston Churchill, in response

"Some cause happiness wherever they go; others, whenever they go."

-- Oscar Wilde

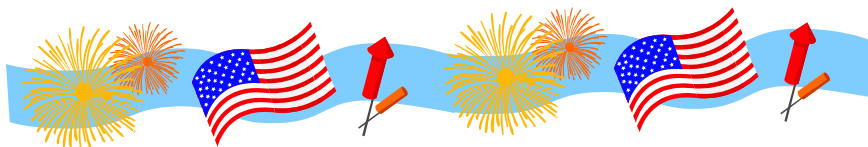
Save Time and Money with Online Coupons

With a little effort, the right online coupons can save you a lot of money. There are several wonderful websites that offer online coupons for major stores online. Some of the biggest retailers distribute coupons to their affiliates, which pass the savings on to the online consumer.

It is worth the time to search through these coupon sites to find the best deal, depending upon what it is the buyer is looking for. Get free shipping, a percent of your online purchase off, spend a certain amount of money, and get a certain amount off of your purchase, free items with purchase, and many sites offer printable grocery coupons as an added bonus. The savings can be substantial, and the smart shopper will come away feeling great!

It might be easy to go directly to the retailer, and buy what you are looking for, but invest a little time, and your savings can be substantial. Take note of those coupon codes, click on the links, and find what you need. With the money you save, you can buy additional items. No need to find a parking space, or battle the mall shoppers. With the holidays coming, it's nice to know that online shopping can save both time and money.

Be sure to check out two excellent coupon sites, www.shoppergirlsplace.com and www.couponbeauty.com. Shopper Girl's Coupon Place is dedicated to all things shopping, with many large retailers' coupons and sales. The Coupon Beauty site offers discounts, and coupons for bath and beauty items.



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.

Animal Waste Control

Unfortunately some dog owners are not picking up their dog’s waste. This poses a serious health hazard for both people and pets. In addition, repairing the damage to lawns and grassy areas is very costly. Please help keep the community clean. Reminder - All dogs must be kept on a leash.

Parking

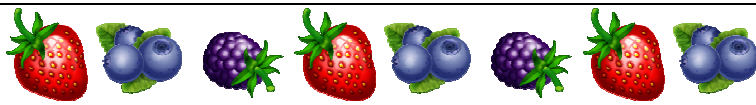
For your safety, do not park your car on Windmill Drive, Collins Drive or in any Courts. Our streets are very narrow and must be clear at all times for emergency vehicles. In addition, common parking areas are for guests and overnight parking only. Please cooperate by obeying all NO PARKING RULES.

Pumphouse Reminder

In order to avoid costly service calls to our pumphouse, please do not dispose of non-degradable items such as the following in your toilets: cloth rags, condoms, dental floss, disposable towels, tampons. If you have children, houseguests or a cleaning service, please make them aware of these requirements. As always, thanks for your cooperation.

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.



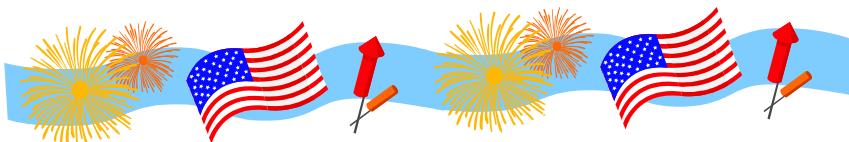
Grapefruit Zabaglione over Mixed Berries

- 3 cups mix of hulled and quartered strawberries, blueberries, raspberries, and/or blackberries
- 4 egg yolks
- 1/3 cup sugar
- 1/4 cup fresh grapefruit juice
- Pinch kosher salt
- Grated grapefruit zest

In a large bowl, toss the berries together. Spoon into serving dishes and set aside.

Combine the egg yolks, sugar, grapefruit juice, and salt in a large metal or glass bowl. Whisk vigorously until combined and the color is a pale yellow. Set the bowl over a saucepan of simmering water. Be very careful not to let the bottom of the bowl touch the simmering water. Using a whisk or an electric hand mixer, vigorously whisk the egg mixture until it has tripled in volume and is very thick and creamy, about 4 to 5 minutes.

Spoon the warm zabaglione over the berries. Top with a light sprinkle of grapefruit zest. Serve immediately. (6 servings)



WINDMILL POND “ON THE MARKET”*

Currently On The Market:	List Price	Style	# Rms	# Bdrms	# Bths	Gar	Bsmt
8 Lynn Ct.	\$449,000	Int. Unit	6	3	2.1	1	N
13 Robertson	\$450,000	Int. Unit	6	3	2.1	1	N

* As of 06/13/08. 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

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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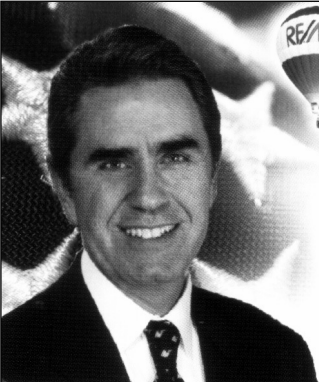
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