



**WINDMILL POND TOWNHOME ASSOCIATION
March/April 2008**

BOARD OF TRUSTEES

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

Alison Deeb.....President
aadeeb@optonline.net

Tom Farkas.....Vice-President
tfarkas@
educationalfurnituregroup.com

LaVerne Wolfanger....Treasurer
laverne.wolfanger@verizon.net

Don Nelinson.....Secretary
dannelinson@optonline.net

Paula Robb.....Asst. Secretary
paularobb@optonline.net

**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:

Jack Conway
Community Manager

jconway@
integramanagementcorp.com

Integra Management Corp.
75 Brooklake Road
Florham Park, NJ 07932
973.377.9117

Upcoming Meetings*
February 26
March 25
April 30

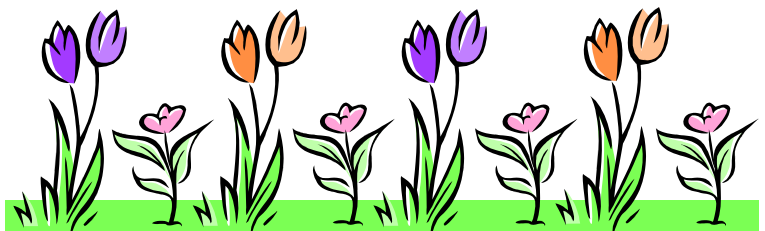
(6 pm preceding Annual Meeting)

*Meeting dates, times and locations are subject to change. Please call 973-377-9117 to confirm.

Mark your calendar...
Windmill Pond Townhome Annual Meeting
When: April 30, 2008
Where: Morristown Library, lower level conference room
Time: 7pm

**ANNOUNCING our
Windmill Pond Townhome Website**
Be sure to visit **windmillpond.org** and check out the lovely photos in the Gallery, previous issues of the newsletter and helpful links.
Many, many thanks to neighbors **Chris Bradshaw** (our webmaster) and **Rosary Lescohier** who made it all happen.
windmillpond.org

INTO THE WOODS
Windmill Pond residents all agree that one of the loveliest and most unique features of our community is the natural wooded areas which surround our neighborhood.
Unfortunately, some residents use these areas as dumping grounds for plastic planters, wire plant baskets and other non-biodegradable items, highly visible now that the undergrowth has died back.
We would appreciate your removing these items from the wooded areas in the vicinity of your home and disposing of them in the regular trash pick-up. Your cooperation is greatly appreciated.



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.

Attention All Residents

Please make certain that management has up-to-date home and emergency contact information on file. Please call (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.

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.

Verizon FIOS Installation

A number of residents have inquired about the availability of Verizon's FIOS internet service. Tim Clewell of Integra Management has been in touch with Verizon and will notify us when the service is available in our area.

Sign of the Times

We are currently evaluating the signage in the community to identify which signs should be replaced and any that may be unnecessary. If you have any thoughts or recommendations, we look forward to hearing from you at our Annual Meeting.

COMMUNITY BULLETIN BOARD

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

Committees: If you would like to participate in managing our community, the following committees have been established: Finance, Grounds, Social, Snow, Newsletter, and Web Site.

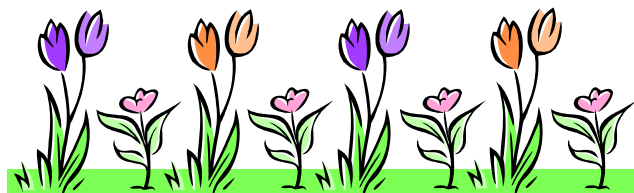
Please contact Jack Conway, Community Manager
jconway@integramanagementcorp.com

ROOF PROJECT HOTLINES

If you experience any problems during the roof replacement, please call either of the following numbers:

Falcon Group's Homeowner Concerns Dedicated Line
908-595-0050

Altura Construction
201-317-5075



Exterior Style Guidelines

For homeowners wishing to repair/upgrade exterior elements that are not covered by the Association, the following Style Guidelines will be useful in conforming with existing elements.

Paint/Stain Colors

Primer - Cabot Problem Solver

Siding – Cabot Pro VT 08 Series; tinted to match SW 2033

Trim - Cabot Pro VT 08 Series 0838

Garage Doors - Cabot Pro VT 08 Series; sandtone

Front Door- Benjamin Moore; Moorglo, HC 134

Garage Doors

Make – Amarr

Model - Stratford 3000

Color - Sandtone

Storm Door

Romac W1200 General Modulum Welded 1.25 inch, one-lite, classic full view, brown frame

Windows/Sliders

Marvin - Clad Casemaster; medium bronze exterior/bare pane interior; bronze hardware

Exterior Lights

SATCO – Outdoor Wall Fixture; SF77-140 (black)

Replacement Globe: Angelo Glass

#81450 (Glass)

#81877 (Plastic)

| WINDMILL POND “ON THE MARKET”* | | | | | | | |
|--------------------------------|------------|-----------|-----|-------|------|-----|------|
| Currently On The Market: | List Price | Style | Rms | Bdrms | Bths | Gar | Bsmt |
| 25 Windmill Dr. | \$419,000 | Int. Unit | 5 | 2 | 2.1 | 1 | N |
| 17 Robertson Dr. | \$434,900 | Int. Unit | 6 | 3 | 2.1 | 1 | N |
| 8 Lynn Ct. | \$459,000 | Int. Unit | 6 | 3 | 2.1 | 1 | N |
| 13 Robertson | \$480,000 | Int. Unit | 6 | 3 | 2.1 | 1 | N |

* As of 02/15/08. 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

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.

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.

Spring Maintenance Reminder

1. Open all vents in your crawl space
2. Turn on outside spigots to prepare for lawn watering.
3. Have your air conditioning unit checked for proper operation.
4. Inspect, clean or replace all filters, as clogged filters block airflow and reduce performance.
5. Apply a lubricant (silicone) on all tracks, windows tracks and hinges, as well as, sliding doors and screens.
6. Notify management if you have any dead trees or shrubs that should be removed, or if you need walkway maintenance.

Supernatural Brownies

(Yield: 15 large or 24 small brownies.)

2 sticks (16 tablespoons) butter, more for pan and parchment paper
8 ounces bittersweet chocolate
4 eggs
1/2 teaspoon salt
1 cup dark brown sugar
1 cup granulated sugar
2 teaspoons vanilla extract
1 cup flour
1/2 cup chopped walnuts or 3/4 cup whole walnuts

Butter a 13-by-9-inch baking pan and line with buttered parchment paper.

Preheat oven to 350 degrees.

In top of a double boiler set over barely simmering water, or on low power in a microwave, melt butter and chocolate together.

Cool slightly.

In a large bowl or mixer, whisk eggs.

Whisk in salt, sugars and vanilla.

Whisk in chocolate mixture.

Fold in flour just until combined.

If using chopped walnuts, stir them in.

Pour batter into prepared pan.

If using whole walnuts, arrange on top of batter.

Bake for 35 to 40 minutes or until shiny and beginning to crack on top.

Cool in pan on rack.

Note: For best flavor, bake 1 day before serving, let cool and store, tightly wrapped.

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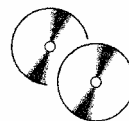
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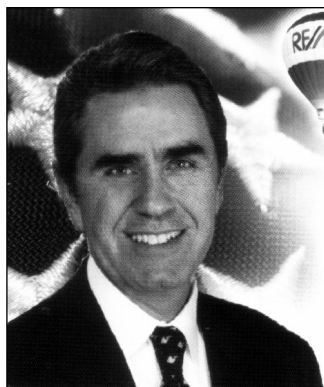


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