

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

**WINDMILL POND TOWNHOME ASSOCIATION  
May/June 2007**

**ANNUAL HOMEOWNERS MEETING**

The annual meeting of the Windmill Pond Townhome Association was held at 7pm on Tuesday, April 24, 2007 at the Morristown Library. Three Board of Trustees positions were filled for a two-year term. Re-elected were Tom Farkas and LaVerne Wolfanger. Joining the Board was Paula Robb.

We would like to thank **David Martindale** who as both Board member and Board President gave many years of dedicated service to the Windmill Pond Community. And many thanks to **Tony LoFrumento**, who produced our excellent newsletter. We wish Tony and his wife, Mary Ann, the very best in their relocation.

LaVerne Wolfanger, Treasurer, presented the 2006 financial report, indicating that we ended the year with a significant deficit due to higher than anticipated expenses for roof repair, snow removal and maintenance of the pump station. We are optimistic that the recent establishment of reserve funding, combined with careful allocation of resources, will allow us to achieve strong financial health.

Don Karabin, Community Manager, informed us that we have contracted with Fullerton Grounds Maintenance for landscaping. During the annual landscape walk, we identified the front lawns most in need of re-seeding, sink holes to be repaired and the upgrading of the Collins Drive and Erskine Drive entrances. As finances allow, we will continue to make improvements to lawns and grassy areas.

**BOARD OF TRUSTEES**

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

Alison Deeb, Tom Farkas, Don Nelison, Paula Robb and LaVerne Wofanger.

Officers will be elected at the next Board of Trustees meeting.



**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 Karabin  
Integra Management Corp.  
75 Brooklake Road  
Florham Park, NJ 07932  
973-377-9117  
dkarabin@  
integramanagementcorp.  
com

**COMMUNITY BULLETIN BOARD**

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

**NEWSLETTER BY EMAIL**

For those wishing to receive the newsletter by email, please send an email to Don Karabin with "Email Newsletter" in the Subject line. If you prefer to continue receiving a paper copy, no action is needed.

**FYI:**

**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.

**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. Remember - for all improvements to the exterior of your unit, you need to send a written request with a drawing to the Board of Trustees before you do any work. Please allow time for the Board to review your request.

**Propane Grills**

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

**POOL SEASON 2007**

The pool will be open on **Memorial Day weekend (5/26-28)** and **weekends only** through Sunday, June 24<sup>th</sup>. Beginning Monday, June 24<sup>th</sup>, the pool will be open daily through Labor Day, Monday, September 3<sup>rd</sup>.

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.

**FYI:**

**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.

**Attention dog and cat owners**

The Town of Morristown requires that all cats and dogs be licensed. When applying, bring proof of vaccination to Room 209 of the Municipal Building on South Street. The cost is \$8 per neutered pet and \$11 if unaltered. Hours: Monday, Thursday and Friday; 8:00 to 9:30 AM and 12:00 to 1:00PM. Call 973-292-6703 for additional information.

**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.

**“Identity Theft” On The Rise And Wreaking Havoc For Consumers**

Have you ever experienced the humiliation and anger of having your wallet stolen, or credit card used fraudulently? Well, there's a new, more sinister crime on the rise. It's called "identity theft."

Identity theft is more common than you might think. Much worse than a simple stolen wallet, identity thieves use stolen credit card receipts, drivers license numbers, bank or social security information to assume your complete identity.

They use that information to obtain duplicate credit cards, driver's licenses, cellular telephones, purchase homes, and more. Then, they skip out on the bills and heavy obligations they create, leaving the victim stuck with the unpaid dunning notices and miserable credit.

About 10 million Americans fall victim each year to identity theft, according to the Federal Trade Commission. The FTC says awareness and concern about identity theft is on the rise. FTC officials told a Senate panel that the volume of calls from worried consumers to its identity theft hotline (1-877-ID-THEFT) has doubled in the last 6 months, running around 800 to 850 calls a week.

More than half the callers complained that a stranger had opened a credit card account in their name. Other callers complain of telephone or utility service connected in their name.

Other, potentially more costly scams included the opening of checking accounts and applications for auto loans made using the caller's identity. Some have even purchased homes using the victim's identity.

Unfortunately, prosecutions are rare and police investigations - when they do happen - are time-consuming, costly and easily stymied. A study by the Gartner Inc. consulting firm suggested that an identity thief had about a 1 in 700 chance of getting caught. There's nothing like old-fashioned awareness and prevention on the part of consumers to go a long way in reducing identity theft.

**“What?”**

A husband, proving to his wife that women talk more than men do, showed her a study that indicated men use on the average only 15,000 words a day, where women use 30,000. She thought about this for a while and then told her husband that women use twice as many words as men because they have to repeat everything they say. Looking stunned, he said, "What?"

## Sweep Into Summer With A Clean Chimney

With summer underway and temperatures rising, why would anyone be thinking about their fireplace chimney?

"Safety," says John Kirby, Virginia Cooperative Extension specialist at Virginia State University. "When you burn wood for heat, the fire is not hot enough to consume all of the combustibles in the wood. The fire produces by-products that condense on the inner walls of the chimney. These condensed by-products form creosote, which is highly flammable, and is what fuels a chimney fire."

"We recommend a cleaning every two years. And Spring is the best time to have your chimney inspected and cleaned," Kirby explains. This is the slow season for most chimney sweeps, and you may even be able to get a discount. If you wait until the fall, you may find that the cold weather arrives before you can get the chimney inspected and cleaned."

### Intelligence Test Answers

1) If you answered that you are first, then you are absolutely wrong! If you overtake the second person, you are second!

2) If you answered that you are second to last, then you are wrong again. Tell me how can you overtake the LAST person? Can't be done!

3) Did you get 5000? The correct answer is actually 4100. Don't believe it? Check with your calculator!

4) Answer: Nunu? NO! Of course not. Her name is Mary. Read the question again.

## WINDMILL POND "ON THE MARKET"

### Currently On The Market:

	List Price	Style	Rms	Bdrms	Bths	Gar	Bsmt
13 Carolyn Ct.	\$482,500	Int. Unit	6	3	2.1	1	N
17 Robertson Ct.	\$489,000	Int. Unit	6	3	2.1	1	N
2 Jenni Ln (on pond)	\$499,900	Int. Unit	6	3	2.1	1	N
8 Thomas Tr.	\$539,000	Int. Unit	6	3	2.1	1	N
4 Guy Ct.	\$589,000	End Unit	7	3	2.1	2	Y

### Currently Under Contract:

10 Jenni Ln.	\$469,900	End Unit	5	2	2.1	2	N
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
42 Windmill Dr.	\$545,000	End Unit	6	3	2.1	2	N
1 Carolyn Ct.	\$564,000	End Unit	8	3	2.1	2	N

\* As of 5/17/07. 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

## INTELLIGENCE TEST

Here are four easy questions. Answer each one instantly and immediately jot down your answer. You can check your answers in the column to the left.

OK, let's find out just how clever you really are...

1) You are participating in a race You overtake the second person. What position are you in?

2) If you overtake the last person, then you are...?

3) This question must be done in your head only. Do NOT use paper and pencil or a calculator.

Take 1000 and add 40 to it. Now add another 1000. Now add 30. Add another 1000. Now add 20. Now add another 1000 Now add 10. What is the total?

4) Mary's father has five daughters: 1. Nana, 2. Nene, 3. Nini, 4. Nono.

What is the name of the fifth daughter?

Now check your answers in the column to the left.

## **The Annual "Stella Awards"**

Time once again to review the winners of the Annual "*Stella Awards*."

The *Stella Awards* are named after 81 year-old Stella Liebeck, who spilled hot coffee on herself and successfully sued McDonald's. That case inspired the *Stella Awards* for the most frivolous...and *successful* lawsuits.

Here are this year's winners:

Kathleen Robertson of W. Deptford, NJ, was awarded \$80,000 by a jury of her peers after breaking her ankle tripping over a toddler who was running inside a furniture store. The owners of the store were understandably surprised at the verdict, considering the misbehaving little toddler was Ms. Robertson's son.

19-year-old Carl Truman of Wichita, KS, won \$74,000 and medical expenses when his neighbor ran over his hand with a Honda Accord. Mr. Truman apparently didn't notice there was someone at the wheel of the car when he was trying to steal his neighbor's hubcaps.

Terrence Dickson of Erie, PA, was leaving a house he had just finished robbing by way of the garage. He was not able to get the garage door to go up since the automatic door opener was broken.

He couldn't re-enter the house because the door connecting the house and the garage locked when he pulled it shut. Since the family was on vacation, Mr. Dickson found himself locked in the garage for eight days. He subsisted on a case of Pepsi he found and a large bag of dry dog food.

He sued the homeowners, claiming the situation caused him undue mental anguish. The jury agreed to the tune of \$500,000.

Jerry Williams of Hickson, CA, was awarded \$14,500 and medical expenses after being bitten on the buttocks by his next door neighbor's beagle. The beagle was on a chain in its owner's fenced


yard. The award was less than sought because the jury felt the dog might have been just a little provoked at the time by Mr. Williams, who had climbed over the fence into the yard and was shooting it repeatedly with a pellet gun.

2ndPlace:

Kara Walton of Delray, FL, successfully sued the owner of a night club in a neighboring city when she fell from the bathroom window to the floor and knocked out her two front teeth. This occurred while Ms. Walton was trying to sneak through the window in the ladies room to avoid paying the \$3.50 cover charge. She was awarded \$12,000 and dental expenses

This year's runaway winner was Mrs. Merv Grazinski of Duluth, MN. Mrs. Grazinski purchased a brand new, 32-foot Winnebago motor home. On her trip home, having driven onto the freeway, she set the cruise control at 70 mph and left the driver's seat to go into the back and make herself a sandwich.

Not surprisingly, the RV left the freeway, crashed and overturned. Mrs. Grazinski sued Winnebago for not advising her in the owner's manual that she couldn't actually do this. The jury awarded her \$1.75million, plus a new motor home. The company actually changed their manuals on the basis of this suit, just in case there were any other complete morons around.



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