

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

**WINDMILL POND TOWNHOME ASSOCIATION  
November/December 2008**

**NEWS & NOTES**

Welcome new owner ♦ **Ryan Dewey** ♦ 9 Jenni Lane

Thanks to **Ashley Fisher** who notified us that she recently saw a coyote around 9:30pm at the Erskine Drive entrance to Windmill Pond. She was concerned because so many of us in the community have dogs and cats and does not want to see anyone or any pet get hurt. (See "Coyote Awareness", page 2)

Thanks to landscaping committee members **Alison Deeb** and **Stan Olszewski**, for volunteering their time to plant mums in each of the two Windmill Pond entrances, as well as Board members **Helen Deane** and **Diane Temeles** for their assistance in follow-up and watering.

**WANTED: Treasurer for Windmill Pond Board of Trustees.** Requires attendance at one monthly Board meeting and one annual homeowners meeting. Please call or email Tim Ritter if interested.

**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  
hmc52@yahoo.com  
Diane Temeles.....Trustee  
dianetemeles@prisdev.com



**MONTHLY  
BOARD OF TRUSTEES  
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 topic, please contact our Property Manager:

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



**FOR SALE BY OWNER** for limited time.

**11 Windmill Drive**

Lovely 3 br, 2.5 bath with den, 2 car garage and mud room. View of pond from wrap around deck and deck off master bedroom. Updated kitchen with new stainless steel appliances. Hardwood floors. New carpet in den and bedrooms. Updated bathrooms. Move in condition. Please call Alice (917-796-9879) or Robert (973-349-6444) for appointment.



***DON'T FORGET TO VOTE!!!***

**11/04/2008**

**THOMAS JEFFERSON SCHOOL  
JAMES ST & OGDEN PL**

**General Election polling hours: 6 AM to 8 PM  
ADA Compliant**



**FYI:**

**Daylight Time Begins November 2**

Remember to set your clocks back one (1) hour.

**Attention New Owners**

When purchasing your home, the seller should provide two important Association documents: *The Bylaws* and *Declaration of Covenants and Restrictions*. If you have not received them, your attorney should contact the seller to obtain them.

**Home Improvements**

Before beginning any home improvement project in or around your unit, you must obtain approval from the Town Zoning and/or 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 designated for guests, not long-term resident parking.

**Pumpphase Reminder**

In order to avoid costly service calls, please do not dispose of non-biodegradable items in your toilets: cloth rags, condoms, dental floss, disposable towels or tampons. If you have children, houseguests or a cleaning service, please make them aware of these requirements.

**COYOTE AWARENESS AND CONTROL  
IN MORRISTOWN**

Coyotes are typically timid and not likely to approach a human. Coyotes are scavengers. They prey on small animals such as rabbits and other rodents; however, they will eat any animal they can catch. Several things can be done to discourage coyotes from coming out of the woods and into the residential areas.

Protecting your pets from coyotes:

- Keep pets inside or, if outside, in a completely fenced in area from dusk until dawn.
- Feed pets indoors. If you feed them outdoors, take all uneaten food inside.
- Do not leave trash unsecured or in bags which can be torn open. Lock trash cans.
- Install motion-sensor lights around the house or building.
- Do not leave fruit, berries or compost on the ground or uncovered.
- Be conservative with birdseed (do not overflow feeders). Hang them high.
- Keep yard free from clutter. Get rid of vegetation or areas where coyotes can hide to stalk prey.
- Keep pets on a leash when walking them.
- Never feed coyotes.
- Maintain wood piles, 4-6 inches above the ground and neatly stacked; dispose of rotting wood. Wood piles may attract rodents, which are food for many species of wildlife.

If you see a coyote, scare them off by making a lot of noise, yelling, use car horns, etc. Coyotes are part of the natural ecosystem and fall under the jurisdiction of the state Division of Fish and Game. They are a game species and not protected. Please feel free to contact Morristown Animal Control Officers at (973) 292-6731 if you have any further questions or concerns.

**WINDMILL POND "ON THE MARKET"\***

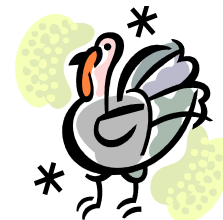
Currently On The Market:	List Price	Style	# Rms	# Bdrms	# Bths	Gar	Bsmt
2 Rona Rd.	\$399,000	Int. Unit	5	2	2.1	1	N

\* As of 10/16/08. 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



**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.

**Flu Season is Here**

Remember to get your yearly Flu shot before the season sets in.

**Winter Maintenance**

December is a good month to have your heating system checked for the winter season. Clean and replace, if necessary all air filters of humidifiers and heating units. Lubricate all siding doors and window openings (with silicone) as well as your garage door.

**Freezing Pipe Prevention**

To help prevent pipes from freezing you should consider doing the following:

1. Close all vents in the crawl space and pack them with insulation.
2. Block any vent areas without louvers using rigid styrofoam.
3. Turn off water valves in the crawl space (this is usually located in the ceiling - hang a ribbon around each one for identification.)
4. Remove all garden hoses and open all outside spigots to drain pipes.
5. Purchase an outdoor faucet cover to keep out cold air in each spigot.(a ziploc freezer bag wrapped securely around the spigot is also effective).

**Clothes Dryer Inspection**

It is highly recommended that you have your clothes dryer inspected and cleaned of lint. Lack of maintenance is a leading cause of dryer fires. Lint, which is a hidden fire hazard, is the material most likely to ignite. Have all hoses inspected as well.

**2008-2009 Snow Removal Procedures**

Contractor: Woodland Tree and Landscape Co.

Plowing Minimum Snow Fall: 2 inches (or as specified by the association)

**Order of Plowing**

While snow is falling: Perimeter Road  
Courts

When snowfall ceases: Courts  
Driveways  
Common Parking Areas

Walkway Shoveling: Minimum Snow Fall: 2 inches  
Calcium Chloride applied after shoveling (if required)

De Ice Application (Salt): Roadways and parking areas as needed

To assist the contractor, ***please keep outside lights on during evening snowfall.***

All roads must be kept clear during snowfall; parking is restricted to garages, driveways and common parking areas only.

**No Parking** - The following parking areas will be used to store excess snow: Guy Court, Lynn Court, Windmill Drive at Erskine Drive.

Parking area on Collins Drive (between Carolyn Court and Windmill Drive) – used to store snow removal equipment in advance of snow.

**WD-40... the Wonder Solution**

1. Protects silver from tarnishing.
2. Removes road tar and grime from cars.
3. Cleans and lubricates guitar strings.
4. Gives floors that “just-waxed” sheen without making it slippery.
5. Restores and cleans chalkboards.
6. Removes lipstick stains.
7. Loosens stubborn zippers.
8. Removes stains from stainless steel sinks.
9. Removes dirt and grime from the barbecue grill.
10. Keeps ceramic/terra cotta garden pots from oxidizing.
11. Keeps glass shower doors free of water spots.
12. Camouflages scratches in ceramic and marble floors.
13. Keeps scissors working smoothly.

### **Lights On For Security**

If you drive at night, you will notice that Windmill Pond is poorly illuminated. An inexpensive and effective way to increase our lighting is to turn on the outside front lights from 6:00 PM to 6:00 AM. This can be done manually or by using a timer. Extra lights means extra security for all of us, especially in case of an emergency (police-fire-ambulance) when locating a home quickly is important.



### **Only in America...**

...do drugstores make the sick walk all the way to the back of the store to get their prescriptions, while healthy people can buy cigarettes at the front.

...do people order double cheeseburgers, large fries and a diet coke.

...do banks leave both doors open and then chain the pens to the counters..

...do we leave cars worth thousands of dollars in the driveway and put our useless junk in the garage.

...do they have drive-up ATM machines with Braille lettering.

### **Puns Intended**

1. The roundest knight at king Arthur's round table was Sir Cumference. He acquired his size from too much pi.

2. I thought I saw an eye doctor on an Alaskan island, but it turned out to be an optical Aleutian.

3. She was only a whisky maker, but he loved her still.

4. A rubber band pistol was confiscated from algebra class because it was a weapon of math disruption.

5. The butcher backed into the meat grinder and got a little behind in his work.

6. No matter how much you push the envelope, it'll still be stationery.

### **PUMPKIN EGGNOG PIE**

#### **Filling:**

- 1 1/2 envelopes unflavored gelatin
- 1/2 c. brown sugar
- 3/4 tsp. salt
- 3/4 tsp. ground cinnamon
- 3/8 tsp. ground ginger
- Dash nutmeg
- 1 1/2 c. eggnog
- 5 eggs @ room temp; slightly beaten egg yolks; egg whites set aside
- 15 oz. canned pumpkin

1/4 tsp. white vinegar

heavy cream for topping

#### **Crust:**

- 1 c graham cracker crumbs
- 1/2 c finely chopped pecans
- 1 tsp cinnamon
- 1 tbsp sugar
- 1/2 c melted butter

\*\*\*\*\*

Preheat oven to 375 degrees.

Filling: In saucepan, combine all dry and then wet filling ingredients, except egg whites and vinegar. Cook over medium heat until mixture thickens. Remove from heat, transfer to metal bowl, lay saran wrap on filling to prevent skin from forming. Refrigerate until partially set. Prepare crust while filling chills.

Crust: Melt butter. Combine graham cracker crumbs, pecans, cinnamon and sugar in bowl. Add butter and combine well. Press into 9" spring form pan. Bake 10- 12 minutes until golden. Cool thoroughly.

Finish Filling: Beat egg whites into soft peaks. Add vinegar and beat until stiff peaks form. Fold into pumpkin mixture. Pour into crust. Chill at least 4 hours or overnight.

Garnish with whipped cream.



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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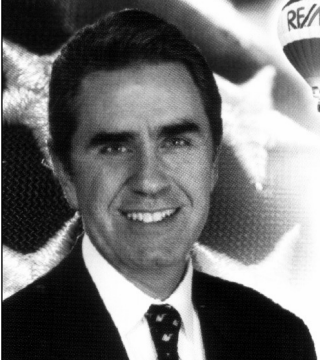
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