

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
probb@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:

Don O'Hagan
Integra Management Corp.
75 Brooklake Road
Florham Park, NJ 07932
973-377-9117
dohagan@
integramanagementcorp.com

**Upcoming Meeting
November 27**

President's Message

Dear Neighbors,

Finally, the leaves are turning, falling swiftly and the chill of autumn is in the air. Hopefully, we didn't gain too much weight from Halloween candy and fortunately Mischief Night didn't bring us too much toilet paper.

2008 Budget: The Windmill Pond Board had a productive October meeting. Our top priority was to approve the 2008 Budget. We listened to your concerns and made spending decisions carefully, not spending beyond our means, while still providing the services you expect. **I'm very pleased to tell you that we passed a budget with a zero maintenance fee increase for 2008.**

Roof Assessment: We received enough "yes" votes to begin the roof assessment project which will start in the next few weeks with the first 10 roofs that need immediate replacement. Beginning in January, the maintenance fee will have three components: Common Charges (\$365/month), Water (\$20/month) and Roof Project Assessment. The Roof Assessment will be \$600 for five months, from January to May. The last installment will be based on the final cost of the roof project. We anticipate it will be in the \$500-\$600 range.

Committees: *We would like to initiate our newly established committees in January, so please think about how you would like to participate in managing our community. The five committees and chairpersons are: Snow – Don Nelinson, Finance – LaVerne Wolfanger, Social – Tom Farkas, Newsletter – Paula Robb, Grounds – Alison Deeb & Stan Olszewski and Web Site – Chris Bradshaw.*

Website: We approved the Windmill Pond website to be posted on the Internet very soon. You will be able to read and download the Windmill Pond newsletter and send email to the property management company.

The entire Windmill Pond Board wishes you a healthy and happy holiday season. As always, feel free to contact me at aadeeb@optonline.net, or any other Board members, if you have any questions or concerns.

Sincerely yours,

Alison Deeb

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 Don O'Hagan at (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.

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.

In response to residents' concerns about free-roaming cats, as well as recent sightings of red foxes in the community, we thought this article would be timely.

The Myth of The Outdoor Cat

The good news is that cats don't need to wander to lead fulfilling lives. The bad news is that many cat caregivers believe the opposite. Free-roaming cats get a dangerous tradeoff: freedom to roam in exchange for the vastly increased likelihood of a premature, painful death. The Humane Society of the United States estimates that the average lifespan of a free-roaming cat is about three years, compared to 12 - 18 years for the average indoor-only cat. Even cats in "safe" suburban neighborhoods can meet untimely fates and never return home. Safely confined cats avoid these hazards:

- **OTHER ANIMALS.** Other cats, dogs, and wild predators such as foxes, coyotes and raccoons are potential enemies of cats and often engage in fights that leave cats injured or dead. Outdoor cats can suffer torn ears, cut eyes, abscesses, and other injuries requiring costly veterinary treatment.
- **TRAFFIC.** Collisions with cars and other vehicles are common killers. It is a myth that cats are "streetwise" about cars. Cats are intelligent and alert but, like most other animals, stand little chance against fast-moving vehicles.
- **DISEASES.** Rabies and other diseases that can be transmitted to humans are a serious public health concern. According to the American Association of Feline Practitioners, as many as 15 percent of sick cats are infected with feline leukemia or feline immunodeficiency virus (FIV) - and many cats have both. These viruses are fatal and transmitted through contact with other cats.
- **POISONS.** Poisons exist on chemically treated lawns, in bait left out to kill rats or mice, and in auto antifreeze - which has an appealing taste - that leaks from cars.
- **CRUEL PEOPLE.** Many shelter workers see cats who have been burned, poisoned, or otherwise tortured by disturbed children and adults.



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.

COMMUNITY BULLETIN BOARD

- ❖ Experienced **Mah Jongg Players** wanted for weekly evening game. Please call Arlene at (973) 998-0005.
- ❖ Impressive bar/display wall unit. Perfect for any condo. Please call for details. 973-998-0005.

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

What's For Dinner?

Literal translations into English resulted in these menu items in restaurants around the world.

- Cold shredded children and sea blubber in spicy sauce - China
- Muscles Of Marines/Lobster Thermos - Cairo
- French fried ships - Cairo
- Garlic Coffee - Europe
- Sole Bonne Femme (Fish Landlady style) - Europe
- Sweat from the trolley - Europe
- Dreaded veal cutlet with potatoes in cream - China
- Roasted duck let loose - Poland
- Beef rashers beaten up in the country peoples fashion - Poland
- Fried friendship - Nepal
- Pork with fresh garbage - Vietnam
- Toes with butter and jam - Bali
- French Creeps - L.A.
- Fried fishermen - Japan
- Teppan Yaki - Before Your Cooked Right Eyes - Japan



2007-2008 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 areas will be used to store excess snow:

- Small parking area on Guy Court
- Small parking area on Lynn Court
- Parking area on 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.

WINDMILL POND "ON THE MARKET"*							
Currently On The Market:	List Price	Style	# Rms	# Bdrms	#Bths	Gar	Bsmt
17 Robertson	\$439,900	Int. Unit	6	3	2.1	1	N
8 Thomas Tr.	\$459,000	Int. Unit	6	3	2.1	1	N
2 Jenni Ln. (on pond)	\$469,900	Int. Unit	6	3	2.1	1	N
12 Windmill Dr.	\$474,900	End Unit	6	3	2.1	1	N
8 Lynn Ct.	\$479,900	Int. Unit	6	3	2.1	1	N
13 Robertson	\$489,900	Int. Unit	6	3	2.1	1	N
Currently Under Contract:							
3 Collins Dr.	\$419,900	Int. Unit	5	2	2.1	1	N
<p>* As of 10/29/07. Information derived from Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.</p> <p>For further information call: Joanne Green Mersky – Weichert Realtor & Windmill Pond Resident (O)973-539-8000 X115 (C) 973-568-5601</p>							

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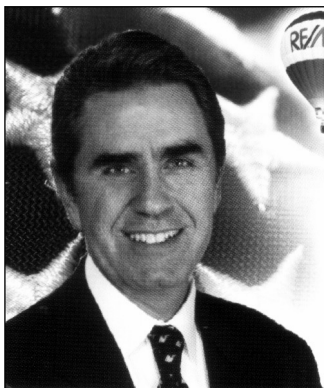


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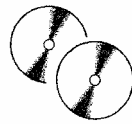
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