

**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
Diane Temeles.....Vice President
dianetemeles@prisdev.com
Helen Deane.....Secretary
hmcd52@yahoo.com
Rob Pedinoff.....Treasurer
rpedinoff@optonline.net
Mary Beth Fitzpatrick...Director
embie17@yahoo.com



**MONTHLY
BOARD OF TRUSTEES
MEETINGS**

The Board usually meets on the first Tuesday of each month at 5:30pm at 42 Windmill Drive. 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



**WINDMILL POND TOWNHOME ASSOCIATION
September/October 2009**

It's September, and soon the leaves will be changing color and the kids back at school. We hope you enjoyed the summer!

On August 3rd, we had our monthly board meeting at the home of board member Helen Deane. We moved the monthly meeting to 5:30 pm in the evening to attract professionals to the board and to encourage public participation. The meetings will continue to be held the first Tuesday of every month at 5:30 pm at the home of Helen Deane (42 Windmill). You should know this helps to reduce our community's carbon footprint instead of traveling to and meeting in Florham Park!

The trustees met on August 27th at the home of board member Diane Temeles (8 Jenni) to discuss next year's budget and the monthly maintenance fee. The Board continues to manage our budget carefully and will be working diligently over the next few months to review and adopt next year's budget. This includes reviewing all contracts that expire at year end.

The pumping station continues to cause problems for the community. Unfortunately, residents still flush unwanted articles down the toilet thereby impacting the operations at the pumping station. Since the problem is reoccurring, we are still incurring additional costs. We can't stress enough how important it is to flush only toilet paper down the toilet. Please comply with this simple request.

Recently, it was brought to our attention that when selling your townhouse, a home inspection by the purchaser's inspector may recommend that the unit's Federal Pacific electrical circuit panel box should be replaced. Many homeowners have made this conversion to the new electrical box. The conversion consists of removing the old Federal Pacific equipment and replacing it with newer equipment. Homeowners may also elect to upgrade their box to a larger capacity for an additional cost. Contact Tim Ritter for referrals or feel free to select your own licensed electrical contractor. The homeowner must get a permit from the Town of Morristown to do the work.

We recently learned that the owner occupancy rate at Windmill Pond is 98% which is very high. This means we have a high number of property owners who live in the community, which makes the community more attractive to homebuyers. Just another fine feature of living in Windmill Pond.

The Board continues to look for ways to improve and enhance our community. This includes looking for volunteers to serve on committees, prospective board members as well as ways to reduce costs. As always, if you have any suggestions, contact Tim Ritter, Community Manager at tritter@integramanagementcorp.com or (973) 377-9117.

Windmill Pond Board of Trustees

FYI:

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. Please cooperate by obeying all NO PARKING RULES.

Pumphouse 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. 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.

Plum Cake - 6 servings

- 6 tablespoons (3/4 stick) unsalted butter, at room temperature, plus extra for greasing the dish
- 10 to 12 purple "prune" plums, cut in half and pitted
- 1 3/4 cups granulated sugar, divided
- 2 extra-large eggs, at room temperature
- 1/3 cup sour cream
- 1/2 teaspoon grated lemon zest
- 1/2 teaspoon pure vanilla extract
- 1 cup plus 2 tablespoons all-purpose flour
- 1/2 teaspoon baking powder
- 1/4 teaspoon kosher salt
- Confectioners' sugar

Preheat the oven to 350 degrees F. Generously butter a 9-inch glass pie dish and arrange the plums in the dish, cut side down.

Combine 1 cup of the granulated sugar and 1/3 cup water in a small saucepan and cook over high heat until it turns a warm amber color, about 360 degrees F on a candy thermometer. Swirl the pan but don't stir. Pour evenly over the plums.

Meanwhile, cream the 6 tablespoons of butter and the remaining 3/4 cup of granulated sugar in the bowl of an electric mixer fitted with the paddle attachment, until light and fluffy. Lower the speed and beat in the eggs one at a time. Add the sour cream, zest, and vanilla and mix until combined. Sift together the flour, baking powder, and salt and, with the mixer on low speed, add it to the butter mixture. Mix only until combined.

Pour the cake batter evenly over the plums and bake for 30 to 40 minutes, until a cake tester comes out clean. Cool for 15 minutes, then invert the cake onto a flat plate. If a plum sticks, ease it out and replace it in the design on top of the cake. Serve warm or at room temperature, dusted with confectioners' sugar.

15-Minute Organizing Task #1

Have you found yourself overwhelmed at the thought of tackling that huge organizing task? Does it feel like you are defeated before you even begin because the task is too big? We can all be caught in that trap of thinking we have to do it all at once. When that happens, we get overwhelmed and do not even start.

Would you believe that in fifteen minutes or less, you can take steps to be more organized? This can be done as you find the time, and there is nothing to buy, no limited time offer. Everything you need is at your fingertips!

In fifteen minutes or less, you can:

1. Clear the contents of one drawer in your kitchen, while dinner is cooking. We all have at least one junk drawer. Remove all of the contents of the drawer and sort into categories. Everything that does not belong in the kitchen can go into a box or basket to be put in its proper place. Toss the extras of things like twist ties. Keep only one sheet of them and toss the rest, after all, we get more every time we open a box of trash bags. You are ready to load the 'kitchen only' items back into the drawer. Viola, you have organized a spot in your home, in less than fifteen minutes.

Animal Waste Control

Please help keep the community clean and healthy by picking up your dog’s waste. Reminder - All dogs must be kept on a leash.

Lights On For Security

If you drive at night, you will notice that Windmill Pond is poorly illuminated. An 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 mean extra security for all of us, especially in case of an emergency (police-fire-ambulance) when quickly locating a home is important.

Protecting Our Woods

Windmill Pond residents highly value the natural wooded areas which surround our community. Please do not dispose of plastic planters, wire plant baskets and other non- biodegradable items in these areas. Your cooperation is greatly appreciated.


Recycling Mixed Paper

All paper - newspapers, magazines, envelopes, shredded paper and junk mail - may be placed in one container. It is no longer necessary to tie newspapers into bundles. Please be aware that paper towels are not considered mixed paper. Be sure to use a container with a lid or weight paper so it does not scatter when it’s windy.



Puns Intended



- A grenade thrown into a kitchen in France would result in Linoleum Blownapart.
- Time flies like an arrow. Fruit flies like a banana.
- A hole has been found in the nudist camp wall. The police are looking into it.
- Atheism is a non-prophet organization.
- Two hats were hanging on a hat rack in the hallway. One hat said to the other, “You stay here, I’ll go on a head.”
- I wondered why the baseball kept getting bigger. Then it hit me.
- A sign on the lawn at a drug rehab center said: 'Keep off the Grass.'
- A small boy swallowed some coins and was taken to a hospital. When his grandmother telephoned to ask how he was, a nurse said, 'No change yet.'
- A chicken crossing the road is poultry in motion.
- The short fortune-teller who escaped from prison was a small medium at large.
- The man who survived mustard gas and pepper spray is now a seasoned veteran.
- A backward poet writes inverse.
- In democracy it's your vote that counts. In feudalism it's your count that votes.
- When cannibals ate a missionary, they got a taste of religion.
- Don't join dangerous cults: Practice safe sects!

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