



WINDMILL POND TOWNHOME ASSOCIATION
Spring/Summer 2010
www.windmillpond.org

Board of Trustees

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

- Alison Deeb.....President
aadeeb@optonline.net
- Helen Deane.....Secretary
hmcd52@yahoo.com
- Rob Pedinoff.....Treasurer
rpedinoff@optonline.net
- Mary Beth Fitzpatrick...Director
embie17@yahoo.com
- Kelly Fitzpatrick.....Director
kjn864@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

Our Webmaster:
 Chris Bradshaw

Board News

Annual Meeting

The Windmill Pond Annual Meeting was held on April 26, 2010. A quorum was established. Alison Deeb and Kelly Fitzpatrick were voted in to the Board by acclamation. The Board will vote on officers at the next meeting on June 1st.

The Board passed a Resolution to require chimney cleaning, washer hose replacement valves and dryer vent cleanings. More information will be forthcoming.

Budgeting for snow removal is always a challenging line item, especially when you experience a winter like we did this past year. Due to the very harsh winter, there will be a snow assessment this year. The snow assessment will be \$420 per homeowner, divided into four monthly payments of \$105 during the months of July to October. An assessment letter will be mailed to each homeowner.

At the meeting, the flooding issues on Robertson Court were noted. Integra has contacted an engineering firm to provide specs for the repairs that will be needed. The Association will make the necessary repairs to the potholes around the entire community. This has been given urgent and immediate priority.

The Association will dredge Windmill Pond this summer. Since the Association established a pond reserve fund and this fund will cover the expense, a special assessment will not be needed.

Decks were power-washed and water-proofed last year, and are cleaned every three years. As preventive maintenance, you may want to clean the corner of the deck that meets the wall. In some units, the grooves fill with compost from fallen leaves, trapping moisture. If you clean this area periodically, by running a pencil down the grooves, a channel for water will open in the board and the boards will not rot.

A landscaping walkthrough was conducted on April 29 with Fullerton, the Windmill Pond Board and our Community Manager. Fullerton will present a plan at the next Board meeting and is providing the Collins entrance sign improvement at no cost.

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 Tim Ritter, Community Manager, tritter@integramanagementcorp.com

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.

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 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.

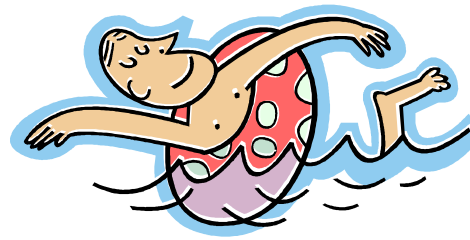
NOTE: Guidelines for exterior repairs (painting, windows, doors and lights) can be found on page 3 of the March/April 2009 newsletter at www.windmillpond.org.

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 quickly locating a home is important.

Outdoor Light Bulb Tip

Rubbing a bit of petroleum jelly on the ridges around the base of the bulb will facilitate removal and prevent bulbs from breaking off at the base.



POOL SEASON 2010

The pool will open Memorial Day weekend (5/29-31) and weekends only through Sunday, June 27. Beginning Monday, June 28, the pool will open daily through Labor Day, Monday, September 6.

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. No swimming unless a lifeguard is present.
3. No diving or jumping into the pool.
4. No glass items permitted within the pool area.
5. Place trash, plastic, tin in proper recycling bins.
6. No running, horseplay, or excessive noise in the pool area.
7. Music - earbuds/headphones only.
8. Proper swimming attire is required; no cutoffs.
9. Parents are responsible for the conduct of their children.
10. All children under 13, and any child who does not swim, must be accompanied by a parent or guardian inside the pool area.
11. Tight fitting rubber pants must be worn by children in diapers. Parents will be held financially responsible for compliance with this rule. No cribs or playpens are permitted in the pool area.
12. No rafts or water pistols are allowed in the pool area.
13. No pets allowed.
14. Swim at your own risk.
15. No alcoholic beverages permitted.

**MAINTENANCE FEE
KLIKNPAY ELECTRONIC PAYMENTS**

Spring Maintenance

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. To remove mildew from decks, mix 1 cup bleach per gallon of water. Use scrub brush attached to broom handle. Hose deck after scrubbing.
5. Clean out dirt & leaves that may have accumulated in grooves in deck walls. Use a pencil, screwdriver or other implement to remove debris. Cleaning the grooves enables water to drain, preventing wood rot.
6. Apply a silicone lubricant on all tracks, windows tracks and hinges, as well as, sliding doors and screens.
7. Notify management if you have any dead trees or shrubs that should be removed, or if walkways need maintenance.

Pumphouse Maintenance

In order to protect our pumps, 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 sure they are aware of these requirements.

Parking

For your safety, do not park your car on Windmill Drive, Collins Drive or in any Courts. Our streets are 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.

Tired of wasting \$\$ on postage when paying your monthly Maintenance Fee? Find out all you need to know about KLIKNPAY, an easy, online bill payment service. Here are the details...

Electronic payments are available through a program called KliknPay. Your payment will automatically be debited from the checking or savings account you designate by electronic funds transfer, known as ACH (Automatic Clearing House). To sign up for this service, you need to: (1) register online at www.kliknpay.com and (2) follow the instructions there to set up your payments. **BE SURE TO MAKE A NOTE OF YOUR USER NAME AND PASSWORD FOR FUTURE TRANSACTIONS.** Please have a copy of your maintenance bill handy for easy reference. Enter your account number exactly as it appears on your bill. Each digit and dash must be entered, and the number zero or the alpha "0" must be the correct one. You need to register 10 days in advance of the payment due date. You can pay your maintenance charge by authorizing a one-time payment or a recurring payment to be paid **between the first and fifth** of each month. See instructions below for adjusting your payment to reflect any fee increases or assessments. Once you register, it is very quick and easy to make subsequent payments. There is no charge to the homeowner for the use of this service, however any automatic debit that does not go through due to insufficient funds, incorrect bank account information, or a closed account will be charged \$25.00. KliknPay will email you immediately to notify you if this happens. You will continue to receive a maintenance bill for your records. The bill will note "ACH APPLIED FOR AMOUNT AUTHORIZED". If you have any questions, feel free to e-mail Klik at customercare@klik.com or to call Kathy Glanville at Integra, 973-770-1500.

ACH ADJUSTMENTS & SPECIAL ASSESSMENTS

To adjust your ACH or automatic payment amount to reflect any assessments in addition to the maintenance fee, simply follow the steps below:

- 1) Sign onto www.kliknpay.com
- 2) Enter your user name
- 3) Enter your password
- 4) Go to Payments, Recurring Payments
- 5) Go to Payment Amount & enter new dollar amount
- 6) Scroll to Update and click on it
- 7) Scroll to confirm recurring payments and
- 8) Click on Submit
- 9) Your receipt from KliknPay, print confirmation and click continue.

Update and Submit are very important. If you have forgotten your user name and password, you must click on Help, go to the next page and click on customer care. Email them for your user name and directions to set up a new password.

MOST IMPORTANT-DON'T FORGET TO CHANGE THE AMOUNT OF YOUR PAYMENT WHEN ANY SPECIAL ASSESSMENT IS FINISHED.

Propane Grills

As required by State law and by Windmill Pond bylaws: 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 of an opening in any way. Consequently, the use of propane cooking equipment will not be permitted on balconies or decks in Windmill Pond.

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. Licenses must be renewed annually. 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.

Our Condolences

Florence Deeb, mother of Alison Deeb, passed away on April 15, 2010. The Forty Day Memorial Service will be held at St. Anthony Orthodox Church, Bergenfield, New Jersey on Sunday, May 23, 2010 following the Divine Liturgy. May her memory be eternal!

COMMUNITY BULLETIN BOARD

Welcome New Neighbors:

Jill Eisgrau - 3 Jenni Lane

Kelly & Brian Fitzpatrick- 7 Thomas Trail



Have anything newsy or noteworthy
you'd like to share?

Email it to the editor at paularobb@optimum.net
and we'll be sure to include it.

Greater Morristown Community

The Town may be introducing a new plan for consolidating garbage pick-up and recycling. The measure is reported to save taxpayers approximately \$80,000. Instead of three zones, which we have currently, the town will be consolidated into two zones - North and South. Minimal impact to service is estimated as garbage collection would still be twice a week and recycling every other week by alternating cans / bottles and paper. The measure, if approved by Council, will take effect after July 4, 2010.

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.

RE/MAX
First Choice Realtors®
Independently Owned and Operated

Barry Coopersmith
Sales Associate

1160 Route 46 West
Parsippany, NJ 07054
Phone: (201) 919-2896
Office: (973) 335-4600
Fax: (973) 335-4605
E-Mail: BarryCoopersmith@gmail.com
Web: www.BarryCoopersmith.com

WINDMILL POND ASSOCIATION MASTER INSURANCE PROGRAM

Welcome to CAU's association master insurance program. This two-page fact sheet is designed to assist you in:

- Purchasing your own insurance
- Filing claims
- Ordering certificates of insurance

Note. This fact sheet is intended to provide a brief summary of insurance issues. In all cases, the declarations, terms, conditions and exclusions of the actual policy will apply.

Key information regarding the association's master policy:

1. The common elements, limited common elements and units are covered.
2. Units are covered based on original condominium plans and specifications. For example, fixtures, cabinets, floor coverings and appliances should be repaired or replaced with new items of like kind and quality to those originally installed. Upgrades are not covered. This includes, but is not limited to, upgraded carpeting, cabinets, appliances, wall coverings, finished basements, built-in bookshelves and other permanently installed fixtures.
3. The covered causes of loss include: fire, lightning, windstorm, hail, explosion, riot, aircraft and vehicle damage, smoke, vandalism, falling objects, weight of ice, snow or sleet, collapse, sudden and immediate water escape or overflow from plumbing or appliances, frozen pipes, and convector units.
4. No coverage is provided for wear and tear, deterioration, damage by insects or animals, settling or cracking of foundation, walls, basements or roofs. There is no coverage for damage caused by continuous or repeated leakage or seepage from appliances or plumbing. This includes, but is not limited to, leaking from around the shower, bathtub, toilet or sink, These events are properly classified as maintenance items.

Key information regarding unit owner's insurance needs:

1. You need a condominium owner's policy, also known as an HO-6, to pick up coverage for your personal property, furniture, additional living expenses (in the event your unit is uninhabitable due to a covered claim), all upgrades, improvements and betterments and personal liability.

In older communities, it may be difficult to differentiate between the original specifications of your unit and subsequent improvements that were made. If original plans and specifications can not be determined, local builders' grade is used to adjust a claim. In cases where you are uncertain about your needs, consult with your personal insurance agent about adding an estimated amount of insurance coverage to your HO-6 policy.

2. The association master policy carries a deductible. In the event of a claim, the association may seek to recover the deductible from unit owners involved in the claim. Your obligation to pay the deductible may be offset by your HO-6, subject to your own deductible, if you add building coverage. Ask your personal insurance agent.

Claims

If you have a claim, notify your association's management company or designated board member and your own homeowners insurance carrier. Claims that involve your personal property, furniture and upgrades must be submitted to your homeowners insurance carrier. Claim payments under this policy are made to your board of directors as insurance trustee.

Certificates of Insurance

Ways unit owners can request certificates of insurance:

1. Go to our web site at: www.cauinsure.com. Click the 'Certificate of Insurance' button and

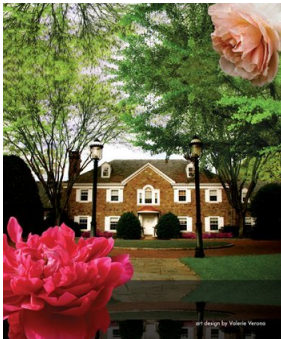
follow the prompts.

2. Call (267) 757-7110 to obtain a CAU Certificate of Insurance Request Form. Send the completed form to CAU in one of the following ways:

- Fax the CAU Certificate of Insurance Request Form to: (267) 767-7410
- Mail the CAU Certificate of Insurance Request Form to: Certificate Department - CAU, 2 Caufield Place, Newtown, PA 18940

Web and faxed certificate of insurance requests are processed within 24 business hours. We appreciate your association's business, and we are committed to providing you and your community with prompt and professional service. Please call our customer service department at 800-228-1930, if we can be of further assistance.

Mansion in May 2010



FAWN HILL FARM

Saturday, May 1 – Monday, May 31, 2010

Monday - Saturday, 10:00 a.m. - 3:00 p.m.

Sunday, 11:00 a.m. - 4:00 p.m.

\$30.00 admission; \$25.00 senior citizens

**For more information or questions,
please call Mansion in May at 973-971-8800.**

WINDMILL POND "ON THE MARKET" *							
Currently On The Market:	List Price	Style	# Rms	# Bdrms	#Bths	Gar	Bsmt
13 WINDMILL DR	\$335,000	Townhouse-Interior	5	2	2.5	1	No
3 RONA RD	\$360,000	Townhouse-Interior	5	2	2.5	1	No
3 CAROLYN CT	\$368,500	Townhouse-Interior	5	2	2.5	1	No
31 WINDMILL DR	\$369,900	Townhouse-Interior	5	2	2.5	1	No
1 CARLA CT	\$419,900	Townhouse-End Unit	5	2	2.5	2	No
* Information derived from Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.							