



# WINDMILL POND TOWNHOME ASSOCIATION Spring/Summer 2011

[www.windmillpond.org](http://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  
hmc52@yahoo.com
- Rob Pedinoff.....Treasurer  
rpedinoff@optonline.net
- Mary Beth Fitzpatrick...Director  
embie17@yahoo.com
- Kelly Fitzpatrick.....Director  
[kjn864@yahoo.com](mailto:kjn864@yahoo.com)
- Roberta Hartlaub..Non-voting  
Member



## 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 Community Manager:

Sean Dorney  
 Integra Management Corp.  
 75 Brooklake Road  
 Florham Park, NJ 07932  
 973-377-9117  
 sdorney  
 @integramanagementcorp.com

## Board News & Views – Windmill Pond Board Update

Happy Spring! We hope everyone is enjoying this beautiful Spring weather!

To begin, we have a new Community Manager, Sean Dorney. Please join me in welcoming Sean to Windmill Pond.

On April 5<sup>th</sup>, we had our annual meeting at the Loyola House of Retreats. It is a historic building and everyone enjoyed the new setting. Incumbent Board members Helen Deane, Mary Beth Fitzpatrick and Rob Pedinoff were re-elected. At the May Board meeting, Roberta Hartlaub was appointed as a non-voting Board member.

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 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. The flier is being redistributed in this newsletter. Please tell cleaning people or guests if necessary.

Due to this year's harsh winter, there is going to be a snow assessment. We appreciate that no one wants to pay extra funds to the association in addition to their monthly fee. However, as a Board we can either have a significant increase to the \$400 monthly fee to cover these costs or have a snow assessment. We have made a decision to leave the monthly fee at \$400 and handle snow overages as incurred. The full rationale for this was explained in detail at the annual meeting. The Board is currently discussing the amount and will be making a decision at the next Board meeting.

Unfortunately, a select group of homeowners are parking their cars on streets throughout the community. This creates a fire and walking hazard as trucks, cars and people have to negotiate around the parked cars. There are 88 spaces throughout the community for additional parking. **Please do not park on the street**. A resolution was brought forward before the board to change the parking rules; no changes were made at that time.

Idling vehicles contribute heavily to local air quality. All vehicles are subject to the state's three minute idling law including cars, trucks, buses and other motor vehicles. Please be respectful of people exercising and walking around our beautiful pond and do not idle. For more info, visit [www.nj.gov/dep/stophthesoot](http://www.nj.gov/dep/stophthesoot).

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**Editor: Rosary Lescohier**

**Webmaster: Chris Bradshaw**

**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 Sean Dorney, Community Manager, [sdorney@integramanagementcorp.com](mailto:sdorney@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](http://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 at the base of the bulb will facilitate removal and prevent bulbs from breaking off at the base.

**Board News & Views – Windmill Pond Board Update (cont.’d)**

The Board conducted its annual tree walk on May 11<sup>th</sup> and will conduct its annual landscaping walk over the next month. Many residents have planted their own grass seed. If you would like information on how to seed your lawn, visit the Rutgers Cooperative Extension web site at [www.njaes.rutgers.edu/pubs/publication.asp?pid=FS584](http://www.njaes.rutgers.edu/pubs/publication.asp?pid=FS584). If you wish to prune your own garden and need “No Prunar” flags, let Alison know.

We are excited to announce that in June Verizon FIOS will now be available in our community. According to Verizon, interference to the infrastructure will be minimal. Cable boxes would remain in their same location but be much less obtrusive.

At the last Board meeting, the Board approved the engineering contract specifications for the road improvement project. This is the first phase of this major roadway improvement Project. Note, this is not the actual repaving but the design specifications that need to be developed in order to do the actual construction.

The Board continues to look for ways to improve and enhance our community as well as to conserve and cut expenses. These are difficult times. We do not have the budget to make every landscaping improvement. Many homeowners are taking it upon themselves to make small repairs or do their own landscaping. We need volunteers to serve on a landscaping committee.

Finally, there have been sightings of wild animals in the community so it is best when you put out your garbage to put it in a closed container and recyclables in a tub. If you need stickers to label your recycling containers, please contact Alison.

If you walk your dog in the neighborhood, please be responsible, courteous and pick up after your pet. This is not only good for the environment and the water quality, but it is the law. **Please do not leave anything behind and carry a dog waste bag with you.**

As always, if you have any suggestions, contact Sean Dorney, Community Manager at [sdorney@integramanagementcorp.com](mailto:sdorney@integramanagementcorp.com) or (973) 377-9117.

Win

**COMMUNITY BULLETIN BOARD**

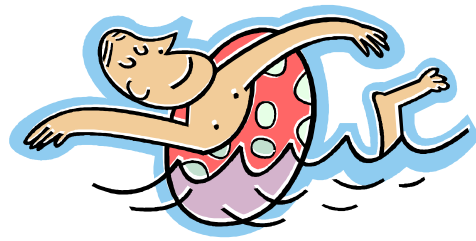
Welcome New Neighbor: Marti Winer - 8 Jenni Lane



Congratulations to Kelly & Brian Fitzpatrick! Chloe Noelle Fitzpatrick was born December 29, 2010 at Morristown Memorial Hospital.

Congratulations to Samantha & Rob Pedinoff! Hannah Alexis Pedinoff was born April 27, 2011 at 12:03 pm at Morristown Memorial Hospital.

Have anything newsy or noteworthy you'd like to share?  
Email it to the editor at [dwlrs1@mac.com](mailto:dwlrs1@mac.com)  
and we'll be sure to include it.



### **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.

## **POOL SEASON 2011**

The pool will open **Memorial Day weekend (5/28-30)** and **weekends only** through Sunday, June 26. Beginning Monday, June 27, the pool will open daily through Labor Day, Monday, September 5.

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.

**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.



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.

**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.

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dominiclinnenkamp@hotmail.com

**THE TOWN OF MORRISTOWN**

Alison A. Deeb  
Councilwoman Fourth Ward

200 South Street, PO Box 914  
Morristown, NJ 07963-0914

Home: (973) 290-9338  
Cell: (973) 615-8136  
A-Deeb@townofmorristown.org

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**PLEASE Flush Toilet Paper Only**

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***Windmill Pond requires a sewage pumping station (at the corner of Erskine & Windmill) to pump raw sewage into the Morristown sewer system.***

***Due to the fact that some residents are flushing inappropriate items down the toilet, we have had an excessive number of emergency service calls to our pump station. If these emergency calls continue, money will have to be spent and it will drain funding for other items in our budget.***

***Accordingly, other than "you know what," only toilet paper should be flushed down the toilet and nothing else!***

***Please do not flush any other kind of paper down the toilet except toilet paper! In the past, the following items have been discovered at the pump station:***

- **Cottonelle wipes / baby wipes**
- **Contraceptive products**
- **Dental floss**
- **Disposable diapers**
- **Kitty litter**
- **Lingerie**
- **Paper towels**
- **Plastic bags**
- **Q-tips**
- **Women's hygiene products**

**FLUSH TOILET PAPER ONLY! THANK YOU!**

**FOR SALE BY OWNER...WINDMILL POND END UNIT WITH 2-CAR GARAGE...DEN...3 BEDROOMS...2.5 BATHS...UPDATED EAT IN KITCHEN W/NEWER STAINLESS STEEL APPLIANCES AND CENTER ISLAND...LARGE SLIDERS TO WRAP AROUND DECK FROM KITCHEN & LIVING ROOM...LIVING ROOM HAS BEAUTIFUL BRAZILIAN ROSEWOOD FLOORING, A WOOD BURNING FIREPLACE, CATHEDRAL CEILING WITH SKY LIGHTS AND CEILING FAN...LARGE DINING RM. WITH HARDWOOD FLOOR...COZY CARPENTED DEN WITH BUILT IN ENTERTAINMENT CENTER AND VAULTED CEILING...FIRST FL. 2<sup>ND</sup> BEDROOM/OFFICE WITH/2 CLOSETS AND VALTED CEILING...MASTER BEDROOM WITH WALK IN CLOSET AND SLIDER TO BALCONY OVER LOOKING POND...MASTER BATH WITH HIS AND HERS SINKS, LG. STEP-IN SHOWER AND LINEN CLOSET...SECOND FL. LAUNDRY RM...3<sup>RD</sup>. BEDROOM W/LARGE CLOSET...THIS UNIT HAS PLENTY OF CLOSET SPACE THOUGHOUT... FRESHLY PAINTED THOUGHOUT...CENTRAL AIR, GAS FORCED HOT AIR...QUIET AND FRIENDLY NEIGHBORHOOD WITH THE COMMUNITY POOL JUST ACROSS THE STREET...A MUST SEE TO BELIEVE...FOR MORE INFORMATION PLEASE CALL MAUREEN AT 973-206-1352.**