



WINDMILL POND TOWNHOME ASSOCIATION
Winter 2010

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
hmc52@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

The Board meets monthly at the home of Board Member Helen Deane, 42 Windmill Drive. If any member of the community would like to participate in a meeting, the meetings are held the first Tuesday of every month. Let Tim Ritter know in advance if you plan to attend and the subject.

The annual meeting for the Association will be held on Monday April 26, 2010 at the Morristown library. There are two Board seats that will be open for a two-year term. Diane Temeles will not be seeking a new term. The Board would like to thank Diane for her dedicated Board service.

The Board would like to remind everyone that during the winter months it is necessary to make sure that snow on the ground is removed to make sure it does not freeze over. This entails removing the snow when it is over two inches and applying salting applications. Our snow contract has been updated and we now pay on a per storm basis.

The Board would like to remind residents who walk their dogs in the community to please pick up after your dog and when allowing your dog to eliminate, please try to use the common areas.

At the January meeting, the Board met with Matt Dalton of Fullerton Landscaping. We discussed the clean-up of geese waste and a landscaping Master Plan. At no cost, Fullerton offered to beautify the Collins Drive and James Street entrance. They will sand and paint the Windmill Pond signs, remove the old shrubs and plant new shrubs.

The pond dredging is on plan for this year. The Board is currently reviewing multiple proposals.

Waste Water Management, as a result of our new contract, added one free clean-up of the pump station.

The Association currently has \$150,000 set aside for the dredging of the pond that we anticipate will take place in 2010. There is approximately \$418,000 set aside in general reserves. The primary use for these funds in the near term is to support the road rebuilding/repaving project that we anticipate will begin in the next couple of years.

The Board attended the Community Association Institute (CAI) conference last November in Edison, New Jersey. CAI is the professional trade association for property management companies. The Board was able to get information from vendors as well as training on upcoming property management issues and best practices.

The Board is looking to provide a Community Service Guide for its residents and will be working on this document this Spring.

Thank you all for maintaining the quality of life we enjoy here at Windmill Pond.

Sincerely,

Windmill Pond Board of Trustees

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 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 quickly locating a home is important.

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.



Water, Water Everywhere!

A WP neighbor writes...

I recently had an upsetting experience with a washing machine hose breaking, which is costing me a great deal of time and causing inconvenience and aggravation - not the way that I would have chosen to end 2009 and begin 2010. Please be sure to have your washing machine hoses checked out regularly and replaced periodically. Had I done that, I would not be dealing with the mess I have now, caused by just a few hours of a burst water hose pumping water into the ceiling and walls of my first floor dining area. The repairs entail ripping out sheetrock, repairing damage to the wooden floor and to personal items, along with days of fans and dehumidifiers, creating a cacophony of noise in my unit. If a note in the newsletter can prevent any of our neighbors from having this upsetting experience, it would certainly be worthwhile.

* * * * *

The sad truth is that most of the worst washer-related home damage comes from burst hoses. Most people do not realize that a washing machine does not have to be in operation to spring a leak or have a hose burst.

According to a recent nationwide analysis by Safeco Insurance, one out of every 10 water-damage insurance claims can be traced back to a burst washing machine hose. This is more likely than Mother Nature to inflict serious water damage on the home.

Reinforced water hoses offer a greater protection level than standard rubber hoses. However, hoses, whether rubber or reinforced, will not last indefinitely and should be replaced every few years.

In addition, there are now a variety of manual and automatic washing machine shut-off valves for use in the laundry. This permits quick and efficient shut-off of the water supply to minimize the risk of flooding should the hose burst.

We highly recommend you consider a laundry shut-off valve to avoid the damage and inconvenience our neighbor experienced.



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).

Water Heater Replacement

PSE&G reminds us that a water heater replacement may be necessary if:

- Your water heater is over 10 years old.
- Your showers are not hot.
- Your water heater is making noise due to excess mineral deposits.
- Your tank is leaking water.
- Your hot water is discolored.

Pumphouse Maintenance

In order to protect our new 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 them aware of these requirements.

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.

Recession Lexicon: neologisms inspired by the economic downturn:

Slasher | A person with more than one profession, such as a banker-slash-entrepreneur, or an accountant-slash-yoga instructor.

Pre-Fired | Being dismissed from a new position before you even start. Usually because the company folds between the offer and your start date.

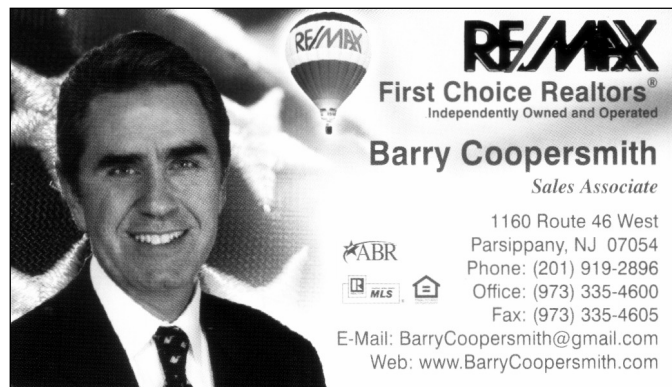
Prayoff | A layoff you're desperately hoping and praying for, so that you can get that severance check and be done with a job you can't stand.

Canniversary | A year from the date when you got canned from your job.

Outshipped | When your company lets you keep your job, but ships you to a developing country.



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.

An advertisement for Barry Coopersmith, a sales associate at RE/MAX First Choice Realtors. The ad features a black and white portrait of Barry Coopersmith on the left. To the right, the RE/MAX logo is displayed above the text "First Choice Realtors®" and "Independently Owned and Operated". Below this, Barry's name "Barry Coopersmith" and title "Sales Associate" are listed. Contact information includes the address "1160 Route 46 West Parsippany, NJ 07054", phone "(201) 919-2896", office phone "(973) 335-4600", fax "(973) 335-4605", email "BarryCoopersmith@gmail.com", and website "www.BarryCoopersmith.com". Logos for ABR, MLS, and a house icon are also present.

Windmill Pond By-Law Highlights

- **DOG WALKING** – Please do not permit dogs to relieve themselves on front lawns or areas surrounding individual units. It's also important to pick up dog waste immediately. Let's work together in trying to protect the beauty of Windmill Pond and respect our neighbors.
- **CATS** – Cats are to be kept indoors at all times and are not permitted to roam freely within the community.
- **GARBAGE CANS** – Garbage cans shall not be stored outside the units. Garbage cans shall be placed by the curb the night before the scheduled pick-up date and are to be brought inside on the day of garbage collection.
- **SPEED LIMIT** – The speed limit in Windmill Pond is 25MPH. Please adhere to ensuring the safety for all of the residents within the community.
- **TOILET FLUSHING** – ONLY toilet paper is to be flushed down the toilets. Other matter that has been seen in the pump station such as tampons, condoms, baby wipes, Q-tips, cat litter, paper towels, etc. causes the sewage pump to clog, which leads to increased pump station expenditures.
- **PROPANE/CHARCOAL GRILLS** – Propane and charcoal grills are NOT allowed on any decks. They are only to be stored and used in the grass area just off your deck. Only natural gas and electric grills are allowed to be used and stored on the decks.
- Please be mindful and courteous to your neighbors and be cognizant of offensive activities.
- Ensure Integra Management has your updated contact information on file.
- If moving, please make certain the new homeowner's receive the Association's Declaration of Covenants and Restrictions, or should you not have them, advise that they need to reach out to Integra Management Corp. to obtain a copy.





MORRISTOWN PARTNERSHIP

14 Maple Avenue, Suite 201 • Morristown, NJ 07960 • (973) 455-1133 • fax (973) 455-1147
email: partnership@morristown-nj.org • website: www.morristown-nj.org

Morristown Partnership 2010 Event Dates



Business Bridal Show, February 25
6-9pm Hyatt Morristown
RSVP:
herecomesthebride@morristown-nj.org



Thursdays in July & August
July 8 & 22 - August 5 & 19
(Rain dates on the following Thursday)



One Week Day in mid-July



Downtown Morristown
Restaurant Week
Monday, April 19 through
Saturday, April 24
Lunch Specials & Prix Fixe Dinners



Sunday, October 3
12noon -5pm
Rain or Shine



Sundays, June 20 through October
31
8:30AM- 2:00PM
Spring & Morris Streets



Friday, November 26 through
Tuesday, December 21



MORRISTOWN
PARTNERSHIP