

**Timely Tips For
Happy and Healthy
Living at
Windmill Pond**

**WINDMILL POND TOWNHOME ASSOCIATION
Winter 2011**

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



**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



BOARD NEWS & VIEWS

- The Board recently approved the 2011 budget. The monthly fee **will remain at \$400 per month**, for a third consecutive year. Look for a mailer from Tim Ritter in the near future with details of the budget.
- The dredging of the center of the Windmill Pond and near the bridge closest to Erskine Drive and all associated cleanup has been completed. All costs were funded by our Special Projects Fund. No special assessments will be necessary.
- Other significant projects that we are currently examining for 2011 include reinforcing the structure of the two Windmill Drive bridges over the pond, along with the repaving Robertson Court.
- The Fullerton landscaping contract was renewed with no increase and the Windmill Pond entrance sign at Erskine Drive will be refurbished to match the Collins drive entrance at no charge to the homeowners.
- Gutter Cleaning will be completed over the next several weeks.

Ever Wonder About the Monthly Water Charge?

Our monthly water charge covers **all** water usage in Windmill Pond, whether it's taking a bath or shower, washing dishes, clothes or the car, flushing toilets or watering our lawns. It also covers the water we use in our pool.

We have only one water meter for the entire community, which is the reason that water is included in our monthly maintenance fee.

Each of us can do our part to keep our water charges as low as possible.

Here are a few tips:

- Check all inside faucets for drips and leaks and have them repaired immediately. Be sure to check your clothes washer hook-up, since this can be a source of leaks too.
- Check toilet tanks that run frequently and have them repaired immediately.
- Remove all hoses for the winter. Then, check outside water spigots for leaks and have them repaired before the temperature drops.

FYI:

Flu Season is Here

Remember to get your yearly Flu shot before the season sets in.

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.

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 sliding 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:

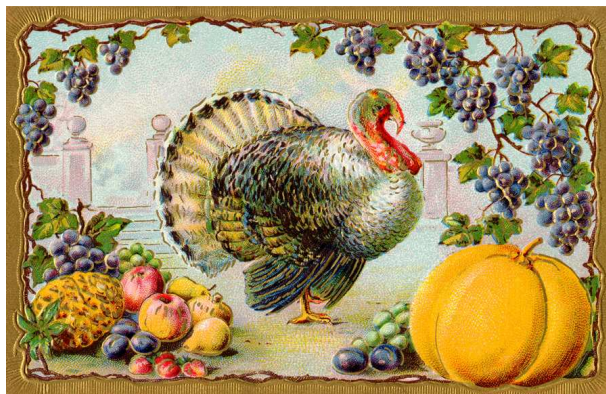
1. Close all vents in the crawl space and pack them with insulation.
2. Block any vent areas without louvers using rigid styrofoam.
3. Turn off water valves in the crawl space (this is usually located in the ceiling - hang a ribbon around each one for identification.)
4. Remove all garden hoses and open 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.

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.



2010-2011 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 parking areas will be used to store excess snow: Guy Court, Lynn Court, 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.



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.

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.

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.

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.



VERY CLEVER ANAGRAMS

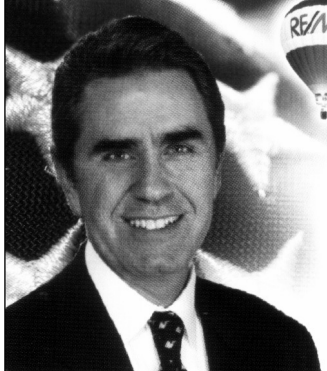

ASTRONOMER: Becomes MOON STARER
THE EYES: Become THEY SEE
THE MORSE CODE: Becomes HERE COME DOTS
DORMITORY: Becomes DIRTY ROOM
SLOT MACHINES: Become CASH LOST IN ME
ELECTION RESULTS: Become LIES - LET'S RECOUNT
SNOOZE ALARMS: Become ALAS! NO MORE Z'S
A DECIMAL POINT: Becomes I'M A DOT IN PLACE
THE EARTHQUAKES: Become THAT QUEER SHAKE
ELEVEN PLUS TWO: Becomes TWELVE PLUS ONE

Pumpkin Chutney

1 2 1/2-pound pumpkin, peeled and seeded
2 medium onions, finely chopped
2 small red chili peppers, seeded and finely chopped
2 cups light brown sugar
2 teaspoons pumpkin pie spice
2 teaspoons ground cloves
1 teaspoon salt
3 tablespoons minced fresh ginger
2 1/2 cups white wine vinegar.

1. Dice pumpkin. Place in wide saucepan with remaining ingredients. Mix well.
2. Place pan over medium-high heat, bring to boil, then reduce to medium-low. Simmer uncovered until pumpkin is very tender and liquid has thickened, 45 minutes to an hour. (If chutney thickens but pumpkin is not soft, partially cover, cook as needed.)
3. While chutney cooks, sterilize two one-pint canning jars and their lids in boiling water for several minutes. When chutney is ready, spoon it into jars, cover with lids and allow to cool. Can be stored unopened at room temperature for up to three months.

Yield: 2 1/2 pints.



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