



Winter ~ 2012

# Windmill Pond Townhome Association Newsletter

www.windmillpond.org

January 2012

## Board of Trustees

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

**Alison Deeb, President**  
aadeeb@optonline.net

**Rob Pedinoff, Treasurer**  
rpedinoff@optonline.net

**Mary Beth Fitzpatrick,  
Director**  
embie17@yahoo.com

**Kelly Fitzpatrick, Director**  
kjn864@yahoo.com

**Roberta Hartlaub, Director**  
robertazh@optonline.net

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## Monthly Board of Trustees Meeting

*The Board usually meets on  
the first Tuesday of each month  
at 5:30 pm at 5 Thomas Trail.  
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**

Webmaster: Chris Bradshaw

Editor: Rosary Lescohier  
rosary2@mac.com

## Board News & Views Windmill Pond Board Update

Happy New Year!

**Budget:** The Board has approved the 2012 Budget. Please reference the budget memorandum previously mailed to you under separate cover for additional information.

**Pumping Station:** A new grinder was installed in our wastewater pump station on December 9<sup>th</sup>. We are delighted the project is finally complete after unexpected delays by the manufacturer. This replacement will reduce future maintenance costs. These costs were fully funded by the Association's reserves.

**Road Repaving:** The Board is planning two major improvement projects for 2012 – road repaving and exterior painting. The bid specs for the road project include repaving of all roadways, Belgium Block, the culverts (the two bridges over the pond) and drainage improvements including Robertson Court. In addition, driveways in dire need of repair as considered by our project engineer will be repaved.

**Painting:** All exterior units will be painted in the 2012-2013 timeframe. Half of the units will be completed in 2012; the other half in 2013. Please refer to the 2012 budget letter for additional details.

**Wood Rot:** As mentioned in the 2012 budget letter, we are doing our best to expedite all the wood rot repair work orders that have been received. We should have all 2010 requests completed by the end of this year. Orders received in 2011 will be prioritized based on units scheduled for painting as we cannot paint until the wood rot is repaired. Once wood rot on the units being painted is complete, we

## Friendly Reminders

- There have been bear sightings in the area. Food, including bread, attracts wild animals. Use only garbage containers with lids and do not feed wildlife or leave food out.

- The roads in Windmill Pond are private. If you see trespassers, call the police.

- Although we have a new grinder at the pumping station, please flush only toilet paper down the toilet!

- Windmill Drive is a great place to walk and to walk our pets but please pick up your dog's waste and clean up after your pets. All pets should be on-leash.

- Newspapers left on driveways invite theft. If you wish to stop delivery of the free *Morris Ledger Extra*, call the Star Ledger at 1-888-453-3437. If you wish to stop delivery of the free *Daily Record's Morristown This Week* contact 973-428-6644 or [mor-custserv@gannett.com](mailto:mor-custserv@gannett.com). Otherwise, please bring in or recycle these newspapers.

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will take care of the rest of the work orders in the order it was received and on a priority basis.

**Mulching:** The Board decided to mulch every other year to save operating costs. 2012 is the year we will *not* be mulching. If you would like to mulch your garden area, we suggest double-shredded hardwood bark mulch.

**Garage Door Replacement:** If you plan to purchase a new garage door, the Association requires the following: 9x7 Sandstone Amarr Stratford #3000 (Weatherguard) Flush Panel Arrangement. All Jersey Garage Doors and Door to Door have been used in the past and are both familiar with the garage door specifications in Windmill Mill Pond. For more information, contact the Community Manager.

As always, we welcome new volunteers and non-voting members to join committees or the Board. For information or to place a work request, contact Sean Dorney, Community Manager at 973-377-9117 or [sdorney@integramanagementcorp.com](mailto:sdorney@integramanagementcorp.com).

### Windmill Pond Board of Trustees



*In the last newsletter, we included this item about Nixle. We are repeating it now because those of us who used it during the October snow storm found it to be a valuable source of community information. We hope you will consider signing up.*

### “Nixle” -- A Free Community Alert Service

The Morristown Bureau of Police is pleased to offer the Nixle.com Community Alert System to the members of our community. This system allows community members to register to receive email or text notifications directly from the Bureau of Police and can get instant notices about everything from gas leaks to missing persons, traffic accidents and road closures. Nixle, LLC developed this secure messaging technology to open trustworthy, reliable communications between governmental agencies and the communities they serve.

To sign up, go to: [www.townofmorristown.org](http://www.townofmorristown.org) and type **nixle** in the search box.

### 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.



**Contractor:** Woodland Tree and Landscape Co.

**Plowing Minimum Snow Fall:** 2 inches (or as specified by the association)

#### Order of Plowing

1. **While snow is falling:** Perimeter Road, Courts
2. **When snowfall ceases:** Courts, Driveways, Common Parking Areas
3. **Walkway Shoveling:** Minimum Snow Fall: 2 inches, Calcium Chloride applied after shoveling (if required)
4. **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.

## REMINDER



**...the speed limit in Windmill Pond is 25 MPH.**

### Do you want to get involved?

If you would like to participate in managing our community, the following committees have been established: Finance, Grounds, Social, Snow, Newsletter, and Website -- plus a brand new committee, now called “WMP Community Safety Watch.”

To sign up, please contact Sean Dorney, Integra Management Corp., 973-377-9117, [sdorney@integramanagementcorp.com](mailto:sdorney@integramanagementcorp.com)

## Important Message about a Peck School Variance Application

Within the next few months, The Peck School will be appearing before the Zoning Board of Adjustment to apply for a variance to allow for parking lots and a garbage facility that were installed without prior approval as well as to provide screening for an earlier major construction project.

As you may or may not know a few years ago Peck applied for and received approval to build several new large buildings on their property. As a condition of that approval they were required to replant just a few of the many, many trees that were taken down as well as comply with several other conditions. They were found to be in noncompliance for many of the conditions of that approval.

Last year they sought DEP approval to build a nature trail, which in reality was an 8' wide paved path/road that led toward our properties. This plan was put on hold after significant neighborhood opposition.

Their property is very close to Windmill Pond and what happens on their property, especially when combined with the loss of trees, has a severe impact on our neighborhoods. If you are interested in preserving the quality of life in Windmill Pond and surrounding neighborhoods, please attend the meeting(s) to make sure that our quality of life is not further impacted. In many cases, when members of the public attend these meetings en masse, it makes a difference in the outcome for the benefit of the overall community and neighborhoods. The Peck School is tax-exempt and does not pay taxes. In this case, let's hold them accountable to help us preserve our environment and quality of life.

*To find the date of the February Board of Adjustment Meeting, go to:*  
**[www.townofmorristown.org](http://www.townofmorristown.org)**  
*and click on **Agendas** in left sidebar on the home page*

The date of the Board of Adjustment meeting has not been set, but will most likely be in February. We will keep you posted. If you would like more information feel free to contact our neighbor in the surrounding Paula Ct. neighborhood, Debra Gottsleben at 973-993-9792.

### MORRISTOWN POLICE: The Burglary Basics



The MOST important thing YOU can do is CALL THE POLICE to report a CRIME or any SUSPICIOUS activity. You have to be the eyes of your neighborhood. And remember you can always remain a pair of anonymous eyes!

- Light up your residence, lock your doors at all times, and call the Police when you see something suspicious.
- Make your home look occupied, and make it difficult to break in.
- Lock all outside doors and windows before you leave the house or go to bed. Even if it is for a short time, lock your doors.
- Leave lights on when you go out. If you are going to be away for a length of time, connect some lamps to automatic timers to turn them on in the evening and off during the day.
- Keep your garage door closed and locked.
- Don't allow daily deliveries of mail, newspapers or flyers build up while you are away.
- Arrange with the Post Office to hold your mail, or arrange for a friend or neighbor to take them regularly.
- Check your locks on doors and windows and replace them with secure devices as necessary.
- Push button locks on doorknobs are easy for burglars to open. Install deadbolt locks on all your outside doors.
- Sliding glass doors are vulnerable. Special locks are available for better security.
- Other windows may need better locks. Check with a locksmith or hardware store for alternatives.

*For more tips from the Morristown Police Department,  
go to: **[www.townofmorristown.org](http://www.townofmorristown.org)** and type **burglary basics**  
in the search box on the home page*

# 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).



# Around Morristown...

Here are an organization that you may want to check out:



**Mission:** Distribute supplemental and/or emergency food to eligible Morris County residents in need ~ Provide hands on opportunities for neighbors to help neighbors ~ Educate the public about the issues of hunger in our area. More info: [www.mcifp.org](http://www.mcifp.org)

## Emergency Contact Info

Please make certain that management has up-to-date home and emergency contact information on file. please contact Sean Dorney, Integra Management Corp., 973-377-9117, [sdorney@integramanagementcorp.com](mailto:sdorney@integramanagementcorp.com)

## 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 information, visit the Morristown website: [www.townofmorristown.org](http://www.townofmorristown.org) For all improvements to the exterior of your unit, including landscaping, please send a written request with a drawing to the Board to review your request.

*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.*



*"Quality Doesn't Cost, It Pays"*

**Don Tanella**  
973-334-6442

[mycarpetcleaningparsippany.com](http://mycarpetcleaningparsippany.com)  
[actioncarpetcleaningofnj.com](http://actioncarpetcleaningofnj.com)

### FOR SALE BY OWNER: WINDMILL POND END UNIT

2 CAR GARG; DEN; 3 BR; 2.5 BATH; UPDATED KITCHEN; STAINLESS APPLS; CTR ISLAND; WRAP AROUND DECK; LIV ROOM W/BRAZILIAN ROSEWOOD FLR; WOOD BURNING FP, CEILING FAN; LRG DINING RM. W/HARDWD FLR; DEN W/BUILT IN ENTERTAIN CTR; 1ST FL. 2ND BR/OFFICE W/2 CLOSETS; MSTR BR W/WALK-IN CLOSET AND SLIDER TO BALCONY; MSTR BATH W/HIS AND HERS SINKS, SHOWER, LINEN CLOSET; 2ND FL. LAUNDRY RM; 3RD. BR W/LRG CLOSET; FRESHLY PAINTED; CENTRL AIR; NEAR POOL. MORE INFO, CALL MAUREEN, (973)206-1351.



## THE TOWN OF MORRISTOWN

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