



MILLPONDS IS PROFESSIONALLY MANAGED BY ACCESS PROPERTY MANAGEMENT.
JULIA ANTONIDES, PROPERTY MANGAGER;
BRITTANY KRYSIAK, ASSISTANT PROPERTY MANAGER

Millponds Matters

Spring is Here....Keep your Community Clean & Green!



Please make a note of the following meeting dates. All unit owners are welcome to attend the board meetings. If you have an issue that you wish to discuss with the board, please submit to management in writing 10 days prior to the meeting to be placed on the agenda. Meetings are held from 7:00PM to 8:00 PM in the on-site management office.

May 28, 2008

June 25, 2008

July 30, 2008

August 27, 2008

September 24, 2008

October 29, 2008

November 26, 2008

December to be announced

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The Management office will be closed on the following dates:

- Tuesday, May, 20, 2008 – Staff Meeting
- Monday, May 26, 2008—Memorial Day
- Friday, July 4, 2008—Fourth of July

A Few Words from the President

I want to take this opportunity to thank all of the residents who took the time to attend the Millponds Condo Association's Annual meeting. There have been some challenges to the community in the past year, from changes in the management of the property, the landscaping and maintenance to mention a few.

Access Property Management was hired in July 2007. This was not an easy decision. Millponds was mis-managed for many years. In my opinion, there has been a very positive change in the way the residents are treated and the community is now managed. Julia Antonides, our New Property Manager, is hard working, conscientious and polite, something we haven't experienced in quite a long time.

The irrigation system had been neglected for many years and was never put on. It is in very poor condition. Our landscaping contractor is now repairing the system throughout the community and I pledge to you that over the next few weeks you will see the system up and running. We have hired a new maintenance company "Fox Chase" to take care of the day to day work orders and preventative maintenance program.

We have experienced many water main breaks which are very costly and time consuming to repair, not to mention the hardship on some residents. Over the next few months, paving projects, landscape enhancements, and concrete replacement will be taking place. The pool will have a new coat of paint and new furniture. The bathrooms will be updated and painted. Also, street signs will be replaced with a new and refreshing look over the summer.

The Board of Trustees have met to discuss the siding project and are in the process of receiving proposals from different vendors. This project is very costly and must be funded properly and prudently.

We will have a community meeting to discuss the siding project with all details on funding and contracting. You will be notified. As I pledged there will be full disclosure and transparency going forward with everything. This Board of Trustees is very committed to making Millponds a **better and beautiful community** to live in. I want to thank the Board for all their help and time that they have given this past year.

HAVE A SAFE & GREAT SUMMER

Larry Schleyer

Bulk Trash and Recyclables

BULK TRASH: It is against the Rules and Regulations of the Association to leave bulk items in the garbage enclosures. Failure to abide by this regulation may result in fines assessed to the unit owner's account for doing so. The time that is expended by the maintenance crew to pick up and dispose of the bulk can be used for more important maintenance issues. Maintenance fees may also be effected by the excessive amounts of money being spent by the Association having to remove the bulk items.

If you need to have bulk trash

removed, please call Central Jersey Waste at 609-771-8005 and setup an appointment to have your items picked up. All you have to do is leave it at the curb in the front of your unit the day that you schedule the pick up, there is no need to move it to the garbage enclosures.

RECYCLABLES: Please note that all cardboard must be flattened before disposing. The Management and Maintenance teams are keeping a close eye on this area, as leaving boxes without breaking them down leaves less room for others to dispose of their cardboard.

Glass and plastic left outside the dumpster is a hazardous situation. There are two sides to the dumpster, if one is full dispose of your glass and plastic in the other side. Please cooperate, this is your community and it deserves to be kept clean and safe. If you see anyone violating the bulk trash or recycling rules, please notify management so that we may take further action. Your call will be kept anonymous. Thank you in advance for assisting us in taking control of this situation.



Entrance Doors and Storm Doors

The Board of Trustees and Management are working hard to bring the community back to uniformity.

Management will be inspecting and issuing violation letters for doors that are not in compliance. Entrance doors and storm doors must be the same color.

The Board of Trustees have approved the following colors available at Sipersteins:

Town homes:

Walden Pond, Tile Red, Tile Green, Brown and Parchment Paper

Condominiums:

Tile Red and Brown

Homeowners will be given 60 days to bring their doors into compliance.

Failure to comply with the door regulation by July 1, 2008 may result in a fine of \$25.00 per day. If you have any questions regarding the approved colors please contact the management office.

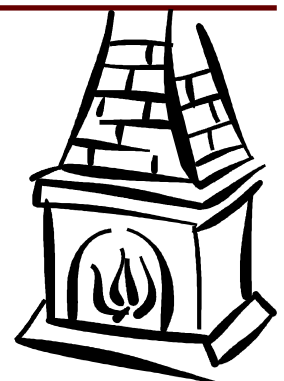
Dryer Vent & Fireplace Inspections

For those residents who have not yet submitted your dryer vent and fireplace cleaning certification, please do so now. These were due by May 1, 2008 which was an extension of 30 days for this year only. All units were notified in February 2008 that this annual and bi-annual inspection was due. This is a safety and liability issue for you, your neighbors and the Association.

Please note: if your certification was not received on May 1, 2008 you are being assessed a fine of \$25.00 a day on your maintenance account.

If this has not been completed please schedule your appointment as soon as possible.

You may call A.A. Chimney at 732-254-2517 or Basic Chimney at 732-257-7878



Insurance

K KRA Insurance Agency, Inc.

R KRA Life Agency, Inc.

A

Mindy S. Stein, ACSR

Account Executive

871 Mountain Avenue

P.O. Box 266

Springfield, NJ 07081

973-467-8850 Phone

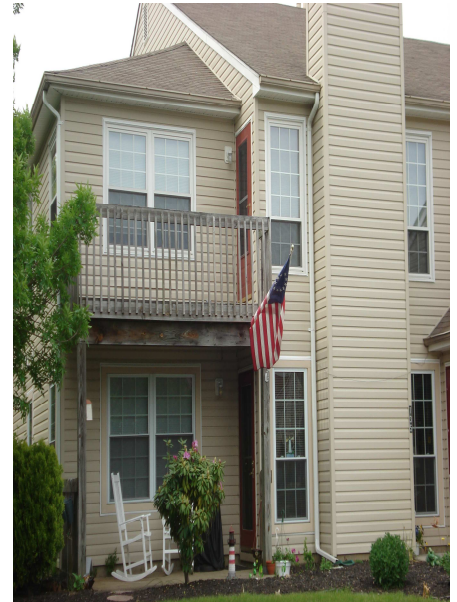
973-467-5641 Fax

732-614-7276 Cell

mindys@krainsurance.com

Please call or email me to discuss the right type of insurance you need!

The Association's Master Policy will put the unit back to a move in condition, but this only includes builder's grade items. If you have upgraded appliances, carpet, kitchens, bathrooms etc. then you need to have insurance to replace those items... Tenants should also have insurance and should contact me for advice on renters insurance.



Maintenance

Welcome

The Board and Management would like to welcome the maintenance crew from Fox Chase to Millponds!

Rick Whitman, supervisor; Jim Malek, maintenance technician and James Malek, maintenance technician.

Please contact management for any maintenance needs. The crew schedules their day based on written requests provided by management.

Landscaping



The Board and Management would also like to welcome Landscape Maintenance Services, Millponds new lawn maintenance vendor. They have started edging and weeding the beds, and will begin pruning shrubs and tree branches in the near future.

The first lawn treatment was applied on Monday, April 14, 2008. If you have any comments or questions regarding landscaping services please contact the management office.

Please don't litter!

Keep the Community Clean!!!!

Water Main Breaks

The water service lines and water mains continue to be a problem. Unfortunately, many residents are inconvenienced by these breaks. We ask for your patience and indulgence when these unforeseen problems occur. Water has to be shut off to isolate the problem and is turned back on as quickly as possible. Dirt, concrete and sometimes asphalt have to be replaced and repaired and that, unfortunately takes time. Thank you for your understanding.

Landscape Committee

At the last board meeting a volunteer Landscape Committee was formed. If you have a landscape issue please contact the management office in writing. Your submission will be forwarded to the landscape committee for their review. A report will be given to the board with their findings for consideration by the Board of Trustees. All inquiries to the board will be followed up in writing to the unit owner making the landscaping request.

If you are interested in participating on the landscape committee please contact Julia at the management office.

We look forward to having a greener and cleaner community.



Pool

Pool Season is here!!!!

Weather permitting the pool is scheduled to open on Saturday, May 24, 2008 and be open for Memorial Day.

Please familiarize yourself with the pool rules and hours of operation.

Pool Hours of Operation

May 24, 25 & 26th10:00AM to 8PM

June 7, 8, 14 & 15.....10:00AM to 8PM

Daily beginning June 21 to Sept 1....Noon to 8PM

Weekend & Holidays.....10AM to 7PM

All residents must present their ID card to gain access to the pool facilities.

Pool Pass Info

New to the Community? Please bring in your pool registration form along with a 1” x 1” photo for each resident living in the unit so that we may make your ID card.

Current resident? Please bring in your registration form along with your old badges so that we may update them.

Springtime Maintenance

Reminder— Now that spring has sprung and summer is just around the corner, we would like to remind townhouse owners that they must clean up their backyards. Don’t forget this is your backyard and you must maintain it, grass cutting and weeding. High grass/weeds breed mosquitoes. Please be sure that your children’s toys or bicycles are in your own yard and not on the common grounds. Any personal belongings left on the common area will be picked up by management and stored for 5 business days. If not claimed it will be donated.

Parking

Please be advised that you must park head on in your parking space as no one enjoys fumes from the cars as they are warming up. If you have more than two vehicles, please park the additional vehicles in the visitors as a courtesy to your neighbors. Also, please have your visitors park in the visitors area only.

Sprinklers

We are in the process of getting your sprinkler system up and running. Please do not approach the workers. Call the management office if you have any questions to do with repairs or additional work of any kind.



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Please mail all correspondence to:
134 Dickerson Place
Morganville, NJ 07751

Millponds On-site Office Phone: 732-591-0288
Fax: 732-591-9451
Email: millponds@optonline.net

Maintenance fee payments should be sent to:
Millponds Condominium Association
c/o Access Property Management
PO Box 57004, Newark, NJ 07101

FOR AFTER HOURS COMMON AREA
EMERGENCIES PLEASE CALL:
1-877-268-8598

Reorganization of the Board

The Board and Management would like to thank everyone for their participation in the Annual Election, held in March. The election results and reorganization of officer positions are as follows:

Larry Schleyer, Board President

Mindy Stein, Vice President

Steve Cerbone, Treasurer

Chuck Sciabica, Secretary

Richard Radin, Trustee

**Your community
Let's keep it clean!**

The Board is looking for

Volunteers for a

Covenants Committee

Come join to make your Association a Community!

Help bring the Community Back!!!!!!!!!!!!!!

For Sale

If you are interested in owning a one
week time share in Cabo San Lucas,

Mexico,

Call 732-591-1227

In Millponds for full particulars...

If someone parks in your numbered parking spot have it towed at the vehicle owner's expense by calling Bill's Towing at 732-741-5953.