

Issue III

July, Aug. and Sept. 2008



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

# Millponds Matters

## Millponds Swim & Tennis....



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**Regular office hours are**

**Monday through Friday**

**8:00am to 4:00pm**

**The office will be closing early**

**On Friday, July 11, 2008**

**@ 11am**

**The office will be closed in obser-**

**vance of Memorial Day on**

**Monday, September 1, 2008**

## A Few Words from the President

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All residents are encouraged to attend our monthly meetings. Your interest and suggestions will help us make Millponds a better community. Please put your suggestions in writing and give it to management ten days prior to the Board meeting and we will add it to the agenda.

I am pleased to report that the irrigation system has been inspected and with the exception of a few sections. Repairs will continue to be done until all systems are functional.

The green canopy in the pool parking lot along with the maintenance trailer are going to be removed. The Board is considering other options to house the maintenance materials in.

A new awning for the pool has been installed.

Although we have lifeguards please be very mindful of the children at the pool. The Board has requested a few guards be replaced who did not watch both ends of the pool. If you see life guards sitting together please notify the office.

All street signs have been purchased and are in place throughout the community.

The Association is in the process of selling all of the trucks. Two have been sold and the remaining few will be sold very soon. This will eliminate the need to maintain insurance and will reduce costs to our community.

The siding project is a very large and costly project. The board is reviewing all contract bids that have been submitted. Once a decision has been made we will hold a special meeting to let you know what decisions have been made, and to answer any questions.

Our maintenance crew, Rick Whitman, Jim Malek, Pete Rooney and James Malek are all very hard working and seem determined to help us in an efficient and timely manner.

If you have any questions or concerns, please call Ms. Julia Antonides, our Property Manager and she will be happy to address them. It is very important that all concerns are put in writing so that we may address each concern properly.

I want to thank Mindy and Steven for their hard work as Board Members and all the time and effort they put in.

Have a safe and happy summer.

Richard Radin

## Bulk Trash and Recyclables

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**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 & Storm Doors REMINDER

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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 and Walden Pond

if you are considering replacing your storm or entrance door, please call the on-site office for a property modification request.

## ATTENTION PARENTS

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We are faced with a dangerous situation here at Millponds. Children are playing hockey and basketball in the roadways and parking areas of the community, which creates a very hazardous situation, to both the children and motorists.

We are asking each parent to inform their children not to play in the roadways or cul-de-sacs of the community. The Association office has received numerous

complaints of near misses and close calls. The potential for injury is too great for this practice to continue.

Your local municipality has areas available for this type of play, and it is suggested that parents encourage their children to use these areas.

Also, residents should be reminded that traffic rules must be followed exactly throughout the community, especially

with regard to the traffic circles and community speed limit.

**REMEMBER SAFETY FIRST!!!!!!**



# 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

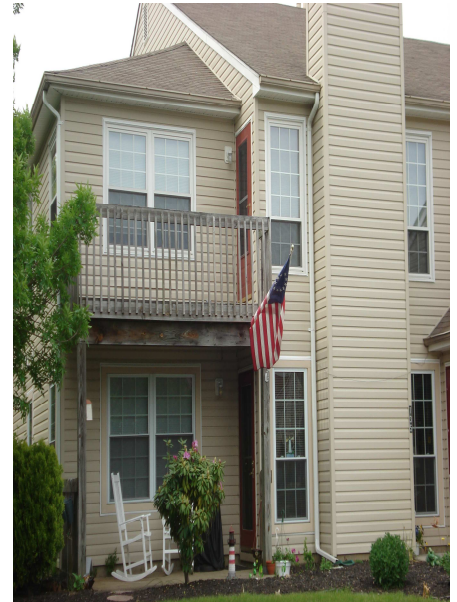
973-467-5641 Fax

732-614-7276 Cell

[mindys@krainsurance.com](mailto: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.



## Backyard Maintenance

Reminder— Townhouse owners 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.

**WE HAVE A LANDSCAPE COMPANY THAT WILL CUT THE BACKYARD LAWNS AT A SMALL COST TO THE HOMEOWNER. PLEASE CALL STEVEN VELASQUEZ 908-461-6307**

## Street Lights

The street lights do not belong to the Association but as a courtesy, the office will report the outages if the homeowner reporting the outage gives us the pole number. This number is located at the top of the fixture. JCP&L needs to have this information in order to issue a work order.

## Trucks for Sale



The Board of Trustees has sold two of the five Millponds Trucks. We would like to sell two more of the trucks, the last truck will be traded for scrap.

One is the 2006 Chevy, Heavy Duty 4 x 4. It is an Automatic, AM/FM Radio with Air Conditioning. The mileage is 25,397 The Blue book cost is

\$17,000.00 we are selling it for \$12,000.00.

Also available is a 1991 Dodge Ram with 71,327 miles, AM/FM radio, Air Conditioning. Asking \$550.00

Call the management office and speak to Julia.

# Landscape Committee

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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 do not want your beds pruned you need to put it in writing and submit this to the management office.**

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.

*Thank you to the Landscape Committee they are doing a great job!!!!*



## Pool

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### Pool Hours of Operation

Daily

Noon to 8PM

Weekend & Holiday

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.

## Need Plumbing ??

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**Have a plumbing issue? It can be resolved by**

**Anytime Plumbing**

**Call Tom @**

**732-238-8788**

*Mention this ad and receive a \$25.00 Coupon*

## Screens and Windows

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Now the weather is warmer and this is the season to make improvements. Management is going to be walking thru the Community to do inspections we will be looking to make sure everyone is following conformity throughout the Community. We will be inspecting many items but focusing a lot on the windows and screens. If you receive a violation letter please note that we will give you 30 days to make the correction with windows and screens after that date and the violation is still outstanding you will receive a \$25.00 a day fine.

## Parking

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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.



# American House Cleaning

Call for your free estimate.

732-367-0559



## POLICY RESOLUTION

Please be advised that the Board of Trustees has passed a new policy resolution for BBQ Grills.

This is being sent to all homeowners.

This policy resolution is an addition to the Master Deed and should be kept with the Master Deed if you do not have copy of the Master Deed you may purchase a copy at a fee of \$50.00

If you sell your unit please forward this to the new owner.

## PLEASE DON'T FEED THE GEESE.

Please understand that although you may like the geese, they are very destructive to the grass areas as well as being a health hazard to the residents.

**THANK YOU!!!!!!!!!!!!**



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MANAGED BY ACCESS PROPERTY  
MANAGEMENT.**

**JULIA ANTONIDES, PROPERTY  
MANAGER;  
BRITTANY KRYSIAK, ASSISTANT  
PROPERTY MANAGER**

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 have made some changes and two seats are available on the Board anyone interested should submit their biography to the management office. The reorganization of the officer positions are as follows:

**Richard Radin, President**

**Mindy Stein, Vice President and Secretary**

**Steve Cerbone, Treasurer**

**We would also like to Welcome our newest  
Board Member**

**Charles Kruml**

**We wish him the best and are glad he is here.**

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

NEED A BABY SITTER?

RESPONSIBLE HIGH SCHOOL STUDENT

WITH PATIENCE AND LOVE FOR KIDS

LOOKING TO BABYSIT (DAY OR NIGHT)

PLEASE CALL 732-591-8164—Lives in Millponds

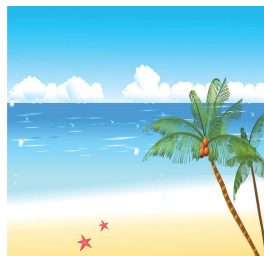
The Board is looking for

**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.