

June 2009



MILLPONDS IS PROFESSIONALLY MANAGED BY ACCESS PROPERTY MANAGEMENT. JULIA ANTONIDES, COMMUNITY MANAGER. MARIE JOHNSON, ASSISTANT COMMUNITY MANAGER

# Millponds Matters

## Millponds Swim & Tennis....

New Pool Hours: Monday–Friday, 11:00 am–8:00 pm  
Holidays, Saturday & Sunday, 10:00 pm– 7:00 pm



*Please make a note of the following meeting dates. All unit owners are welcome to attend the open session of the meeting. 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.*

### Annual Election Meeting

**Please be sure to come out and vote, every vote matters!**

**Thursday, June 18, 2009**

**6:30 pm at the Millponds Office**

July 2, 2009 @ 7:00pm

August 6, 2009 @ 7:00pm

September 3, 2009 @ 7:00pm

October 1, 2009 @ 7:00pm

November 5, 2009 @ 7:00pm

December to be announced.

**PLEASE NOTE THIS WILL BE THE LAST NEWSLETTER DISTRIBUTED, ALL FUTURE NEWSLETTERS WILL BE ON THE WEBSITE, [WWW.MILLPONDSCOMMUNITY.COM](http://WWW.MILLPONDSCOMMUNITY.COM)**

### Inside this issue:

Board's Message	2
Siding Project Update	2
Siding Loan Facts	3
Board Questions and Answer	3
Office Info and Updates	4
Important Messages	4

### Wanted: Food Bank Donations

Please help us weather our economic climate by bringing nonperishable food items to the Millponds office. The Open Door food pantry in Freehold has contacted Millponds and spoke of the urgency to stock the food pantry shelves. Many individuals are in need of food and the food banks are trying to keep up with this demand. If your family can help in anyway please bring food items to the office. There is a drop box at the office. Thank You!

## A FEW WORDS FROM THE BOARD

Welcome to another beautiful summer here in Millponds at Marlboro!! We hope everyone has been able to get their pool passes and visit our community pool. It's a great way to spend a weekend or to relax after a long day at work.

We would like to thank all community members that attended our annual meeting. The election process is alive and well in Millponds and the impressive attendance is a testament to our community's involvement. We had seven people running for two seats, which meant we had to break the election into two "sessions". The first "session", held on June 4<sup>th</sup> was to reduce the number of people running from seven to four. The second "session" will be held June 18<sup>th</sup>, at which time the final results will determine who will be on the Board. The process has been fair and has gone according to our bylaws. We encourage everyone to make sure they are a part of the June 18<sup>th</sup> election which will take place at our onsite office in Millponds. This is a wonderful opportunity to select the person/persons you feel will best represent you.

We also want to state that as a Board we will not resort to the unethical tactics used by the "*Committee of Concerned Residents*". It was determined through costly ADR sessions with their selected judge and our community's attorney, John Kwasnik, that the Board was in compliance of the law and our bylaws. This committee, who states that they represent our community, has already expressed their desire to overturn the community's vote, whatever that decision may be and force their will upon our community. Furthermore, due to the special interest of this committee they will also do everything they can to reverse the siding project. We urge you to vote so your voice can be heard!

Please enjoy these months of summer and all they offer. We welcome your comments and thoughts on our community website [www.millpondscommunity.com](http://www.millpondscommunity.com). As always, if you have an issue at your home and need it to be addressed by the Board, please give it to Julia in writing (either in person or via e-mail) so we can try to help. That's why we're here!

---

### Siding and Gutter Replacement Project

We are moving forward in a meticulously proactive manner with the siding project. Fox Chase has started replacing the siding and gutters and FWH, an independent engineer firm, was hired to ensure that satisfaction of all work. The project will be completed in 3 stages. Building selection will be based on FWH recommendations that will first address those buildings in greatest need.

**Stage #1** Three buildings on Culford Place. FWH determined these had the most structural damage

**Stage #2** Complete work on 150-180 units (basically half of the community)

**Stage #3** Final phase to complete the rest of the community. If we are not satisfied with the work we will then opt for a different contractor. We are not anticipating this to be a problem and in fact believe we will have great success.



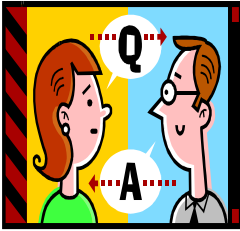
We would also like to address concerns regarding windows and screens. In no way is the association forcing anyone to replace windows. This is your choice and also your decision in terms of who you would like to contract to do the work if you chose, you do not have to hire Fox Chase. FWH simply stated that since they are on the property they can provide a complete inspection to ensure the work is done properly and thus will aid in the integrity of the siding work. Also if you experience difficulty with screen removal please contact the Julia and we will do our best to help you with this matter.

As we learn about the scope of damage to each unit we are realizing the need to act slowly and cautiously. This will affect our original time frame, but in the long run it will allow for quality and a longer return on the life of the new siding. We do not want this project to cause great inconvenience, but we also realize that many homeowners have purchased windows and since the project was delayed due to the ADR sessions we do apologize for this nuisance. We ask for your patience in this manner, but if you wish to cancel your window purchase simply contact Fox Chase and they will offer a refund. However, if you are interested in doing windows this is a great time and it is not too late.

**PLEASE NOTE YOU WILL HAVE ADVANCE NOTICE WHEN WORKS STARTS ON YOUR UNIT.**

At this time removal of items on the interior walls and the outside perimeter is required to prevent damage. Please remove wall hangings from the inside and move all grills or patio furniture to the end of your patio.

Thank you in advance for your anticipated cooperation. If you have any questions please feel free to contact Julia and or FWH Associates. FWH has agreed to be very available for all homeowner questions and concerns.



---

## A Question & Answer Session with the Board

### Question #1: Why do you enjoy living in Millponds?

**George:** I enjoy my home and the people surrounding it. I believe most of the people residing here care about their neighbors and want to make Millponds the best community around. Coming from Queens, the quality of life for myself and my family has increased tremendously by living here.

**Jill:** Millponds provides all residents with a great place to call home. I particularly love the park-like atmosphere and enjoy walking the property with my family. We are also blessed with great neighbors.

**Kathy:** We moved to Millponds because of the lovely setting as well as a very convenient location. We're lucky to have such an abundant landscape to walk and enjoy!

**Richard:** My wife and I raised our children here as original owners and continued to remain here because we enjoy the community and have made a lot of friends that we care about here at Millponds.

**Steve:** I enjoy living in Millponds for the feeling of community it gives me. I love the location and convenience to nearby major highways and New York City. It is very affordable to live here and very convenient to all of the great things that Monmouth County has to offer.

### Question #2: Why do you believe the siding project is necessary?

**George:** The siding project in this community is a MUST for many reasons. The #1 reason for me however is the way it will make my unit look. There will be no more rotted wood around my windows and the brand new siding will look gorgeous. Once the siding is completed, when I have guests over for a BBQ on my patio, I do not have to be embarrassed about all the rotted and distorted wood around my sliding door. I think it will give the community a new look and will encourage buyers.

**Jill:** At several monthly meeting homeowners stressed concerns about the need to move forward with this endeavor. The Board also received an engineer report stating this urgent need. This project will also allow our units to be more cost and energy efficient, saving us money in the long run.

**Kathy:** When you walk around Millponds, you can visibly SEE the need for this project. Many units have rotted trim and moldy siding. It will be a tremendous benefit to have everything updated, fresh and safe!

**Richard:** The siding project is necessary because of the sheathing and wood that needs to be replaced which causes daily unnecessary costs and work orders. Additionally the community is over 25 years old and the siding should be replaced with vinyl to enhance our community and help defray future expenses.

**Steve:** This siding project is necessary because we have very poor looking and very poor quality siding presently on our units. Our units have aluminum siding which appears dull and faded and in many places is covered with mold. Also independent engineers have brought it to our attention that, for many units, the wood underneath is rotted, wet and in need of repair.

### Question #3: What steps are being taken to ensure the siding is implemented and completed properly?

The Board has conducted several interviews and meetings to ensure that we are protected as a community. Specifically we hired, FWH Associates, an independent Engineer firm that has absolutely "no affiliation" with the contractor to oversee all of the work completed by Fox Chase. The independent engineer will be on site throughout the duration of the project to ensure a quality job done and no corners are cut. Hiring FWH was the best decision we made next to moving forward with the siding project. We plan to obtain all necessary permits and inspections to ensure the utmost quality of this project. Additionally no project billings will be approved to be paid to the contractor without independent verification from our engineer that the work has been done and been done correctly. The contract ensures that all rotted sheathing be replaced while staying below our capped amount to spend. Fox Chase will take care of any additional sheathing, and since so much needs replacement we are confident that Millponds will benefit. Some buildings were not built correctly and the previous condos sided were done without permits and did not protect us as residents. We are doing our due diligence to ensure that this project is done right.

---

## **Siding Loan Facts**

Millponds received a loan in the amount of \$2,000,000 from Capital One Bank. The loan begins as a line of credit for the first 18 months. It is called a line of credit because until the siding project is completed, the bank is allowing us to use the money to complete the project. We will have something to "borrow against" once the siding project is done, which is when it becomes a traditional loan. There is no balloon payment and no possibility of an adjustable rate. We can pay it off early, as you can with any loan, but we have up to 10 years to repay it, allowing us to make sure the yearly financial burden is NOT too great. In order to secure the rate we negotiated, we needed to take the entire amount and put it into our own reserve account, which we did and where it is earning interest. Our contract for the siding was for \$1,675,000. The additional monies will be available when extra items are needed, such as the rotted wood sheathing underneath the siding. If the first building is any indication, there will be a significant amount of replaced sheathing and Fox Chase has agreed to a cap of \$2,000,000, they will not charge us more than this even if our sheathing costs exceed this. Our engineer, FWH Associates, will be onsite to make sure that everything is done to code and that all wood needing to be replaced will be done to our satisfaction.



**MILLPONDS IS PROFESSIONALLY  
MANAGED BY ACCESS PROPERTY  
MANAGEMENT.  
JULIA ANTONIDES, COMMUNITY MANAGER  
MARIE JOHNSON, ASSISTANT COMMUNITY  
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  
Or visit our new website at  
www.millpondscommunity.com

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

**Regular office hours are  
Monday through Friday  
8:00am to 4:00pm**

**Emergency Numbers**

Police/Fire/Rescue Squad  
911  
Poison Control  
800-764-7661  
Gas: NJ Natural Gas  
1-800-221-0051  
Electric—JCP&L  
1-800-662-3115  
Pest Control—JRG  
732-431-3257  
Animal Control  
732-536-0100 ext. 415  
Western Monmouth Utility  
732-446-9300

***Board of Trustees***

Richard Radin, President  
George Karyotakis, Vice President  
Steve Cerbone, Treasurer  
Jill Perez, Secretary  
Kathy Minto, Trustee

**Garbage Enclosures**

Please be advised that the maintenance crew is going around replacing all the garbage enclosures. As always please make sure the trash is disposed of properly!

**Electric Meters URGENT**

Since the electric meters are located on the exterior of your units, often the boxes are rusted out and exposed to the weather (rain or snow). These boxes belong to the unit owners, they are not Common or Limited Common Elements. Please check your electrical box for rusting, etc. If it needs painting, please have it done. If it needs replacing please call an electrician. If you do not have an electrician you may use Biles Electric at 732-251-7070. Do not call JCP&L, the boxes do not belong to them. If the repair or replacement is not done you may experience loss of power.



**NO PETS ARE ALLOWED IN MILLPONDS  
NOT EVEN VISITING ANIMALS**

Please note we have received several complaints about having pets in the community, this is in direct violation of the Association's By-Laws. If you do not comply you will be subject to fines from both Millponds Condominium Association and from Marlboro Township.

Anyone in noncompliance will receive a \$25 fine per day until the animal is removed from the community.

**POLICY RESOLUTIONS**

Please be advised the Board of Trustees has passed new policy resolutions for Parking, Trash, Common Elements, Grills and Association Funds

Homeowners should have these policy resolutions which are an addition to the Master Deed and should be kept with the Master Deed. If you do not have a copy of the Master Deed you may purchase a copy at a fee of \$100.00 If you sell your unit please forward this to the new owner.