

November - December



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

Millponds Matters

Millponds Swim & Tennis....



Please make a note of the following meeting date. 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.

Meeting will be held from 7:00PM to 9:00 PM.

Monday, December 1, 2008 at the Marlboro Recreation Center

It is very important to attend this meeting. We will be discussing the new siding project and will have siding representatives available to answer questions.

Please see the enclosed letter from the president for more details.

RSVP to attend the December 1st Meeting regarding the details of the siding project. Please detach this portion and submit to the office.

Name: _____

Unit Address _____

Phone Number: _____

Number of people attending _____ Comments _____

Inside this issue:

CAI	2
Emergency Information	2
President's Letter	3
Fire Safety	4
Electric Meters	5
Community Information	5
Annex Fitness and Advertising	6

A FEW WORDS FROM THE PRESIDENT

I hope you all had a nice summer and are enjoying the fall. During this year the Board has undergone many changes which include welcoming new Board Members and my appointment as president. Collectively we have improved Millponds through your valuable input and the implementation of new projects. To date we accomplished the following:

Resurfaced tennis courts

Landscaping improvements: an operating irrigation system, new shrubbery and greener grass

Pool refurbishment to include new furniture, renovated bathrooms, repainted fencing and the addition of a pool cover

Tot Lot maintenance with placement of additional benches and sand

Cement replacement of sidewalks and steps

Removed storage areas near residences

Maintenance to chimney caps

Replacement of street signs

Hired Access Management and Fox Chase Maintenance to provided excellent support services

Additionally we are happy to report that we are finishing up the last details regarding the siding project. After much time and planning we selected "Fox Chase" for this endeavor. This is the largest project ever undertaken here at Millponds. The new siding will not only beautify the community but we also expect our property values to increase and our units to be warmer. The December 1st meeting will provide additional information and answer any questions. All Board members, our Attorney, Access and Fox Chase will all be present to clarify concerns. Fox Chase will also be providing an option to residents for full window and sliding door replacements, and even some insulation at inexpensive costs. It is crucial you attend this meeting. We will also be sending letters to all home owners with more details. We anticipate an informative, friendly and communal meeting in which we plan on providing refreshments for all residents.

The Board takes great pride in our community and is also planning for the following new projects:

Siding: Beginning March weather permitting. This includes gutter & leader replacement

New Fencing for garbage enclosures

Pavement work for cracked roadways

Replacing condominium decks

Building a wood shed to remove the green canopy in the main parking lot

We hope the above serves as a barometer as to how your Board is committed to the improvement of Millponds. I am pleased to be a small part of such a wonderful Board; all members of which are honest, capable and proactive. We are happy with this progress and are working with diligence and integrity to ensure that our community continues to benefit from these changes. Respectively, Board Members meet once a week and are in daily contact. Steve Cerbone, our Treasurer, has been a tremendous asset to the Board, as well as a good and loyal friend. We appreciate his interest and dedication and cannot thank him enough for all his time and effort. Our Secretary, Jill Perez, has been on the Board a few months and she brings so much passion and community interest. George Karyotakis is very new to our Board and lives here with his wife and child and loves sports. Michael Vegvari is very new to our Board and lives here with his wife we are all encouraged in what he has brought and will continue to bring in the future. After some recent changes on the Board we are also in need of an additional Board Member. If anyone would like to get more involved as either a Board Member or a volunteer in one of the two recently established Landscape Committee or Welcoming Committee we encourage you to contact Julia Antonides, our Property Manager.

On behalf of the entire Board of Trustees we thank all of you for your support and your kind expression of appreciation. We all hope you enjoy the upcoming holiday season and we look forward to seeing you at our monthly meetings. Please know that we want to hear from you and that your voice provides us with strength, ingenuity and the caution needed to make difficult decisions. We welcome all comments and would rather hear from you directly so that together we can remedy all community concerns. Additionally we want to take this time to thank and recognize the great efforts of the office and maintenance staff: Julia, Marie, James, Jim and Pete. Without their devotion, attention, and hard work such accomplishments would not be possible. We hope you and your families remain well.

RICHARD RADIN



**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

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

The office will be closed

November 27-28 2008

December 24-26 2008

January 1-2 2009

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

Steve Cerbone, Treasurer

Jill Perez, Secretary

Michael Vegvari, Trustee

George Karyotakis, Trustee

**We would like to thank Michael Vegvari
for his service to the Board. Michael
may be moving at the end of the month
and we would like to wish him our best.**

At this time we may need a new board member. If you are interested in getting more involved please drop off an application at the office. We greatly encourage anyone with web design experience to think about joining the Board. It is our intention to create a Millponds website and this skill will hopefully expedite this undertaking.



Richard Radin, President and Steve Cerbone, Treasurer are now member's of The CAI.

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations. For more than 30 years, CAI has been the leader in providing education and resources to the volunteer homeowners who govern community associations and the professionals who support them. Their members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to associations.

Working closely with our 58 state, regional and local chapters nationwide, we bring together experts to provide the latest information on community association management and governance. We serve our members with books, seminars and workshops, research, continuing education and periodicals, including *Common Ground* magazine and specialized newsletters on community association management, governance, and law.

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

Fire Safety Bulletin Marlboro Township

Township of Marlboro
Bureau of Fire Prevention
1979 Township Drive, Marlboro, New Jersey 07746
(732) 536-0200 Ext. 254 / Fax. (732) 536-9799

Fire Safety Bulletin

June, 2008

To: Condominium Associations
From: John Higginson, Fire Official
Re: Fire Safety Issues

Through a careful review of recent fires occurring in townhouse condominiums we have identified that the principal cause of these fires were carelessness and a lack of appliance maintenance. To avoid the emotional stress and heartache of having to deal with the fire and smoke damage on your personal effects, please make note of the following precautions:

Clothes Dryers

- Clothes dryer units must have their lint filters cleaned after each load of drying to prevent lint collecting in various areas of the unit.
- Lint collection areas such as below the filter and in the rear of the tub must be monitored and cleaned when necessary, using a vacuum and brush as needed.
- Dryer vent pipes must be cleaned annually **as required by Association Rules**.
- Should never dry rags or garments that were contaminated with flammable liquids, such as gasoline, turpentine, flammable cleaning products, etc. (even if they were already washed)
- Should never dry rags or garments that were contaminated with drying oils that are subject to spontaneous combustion. (read product labels)
- Should not dry products with rubber backing such as throw-rugs.
- There should be no combustible storage on the top or sides of the clothes dryer. If there is a fire in the unit, these combustibles can ignite and extend the fire beyond the unit.

Kitchen Stove

- There should be no combustible storage on the top or near the kitchen stove. Combustibles such as food boxes, paper products, cloth pot holders, and similar items should not be placed on top of the stove, **even temporarily or when no cooking is being conducted**.
- Cooking should always be monitored and never left unattended. Should never leave the house with cooking devices of any type in operation.
- A fire extinguisher should be hung and readily available in the kitchen area.
- If a cooking device fire occurs, keep the appliance door closed, turn off heat, and unplug unit.

Furnace

- There should be no combustible storage within 3 feet of any heating unit or furnace.
- The hot water and furnace enclosure should not be used as a storage cabinet.

Electrical

- Periodically check all electrical outlets to make sure they are not overloaded with plugged in appliances.

Electric Meters URGENT

Where the electric meters are located on the exterior of your units, 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.



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.

Garbage Enclosures

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

BEYOND LAWN CARE

Wooded areas, meadows, streams and ponds are features that add value to our community. We are fortunate to have some of these features because they enhance property values, increase aesthetic appeal, improve our environmental quality, eliminate noise and wind, and reduce our energy bills.

The responsibility to maintain our natural areas goes beyond the capabilities of our lawn care provider, so it's up to us to properly maintain all our common ground—landscaped or natural.

That is why the Association pays attention to water resources and quality, wildlife habitats, and species diversity. We believe that proper maintenance and management will benefit the local ecosystems and save the Association money.

Remember, environmental stewardship begins at the community level. Please keep our Ponds clean of debris.



CALLING ALL HOMEOWNERS

All Association Board meetings are open meetings. Residents are encouraged to observe meetings and read approved Minutes. Residents who wish to address the Board are welcome to do so during the homeowner forum conducted at the beginning of each meeting.

Here are a few tips for participating:

- 1) **Put it in writing:** You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the Board. Some issues may require a little research and time by the Manager and the Board.
- 2) **Call ahead:** As a courtesy, the Association asks that you phone and let the manager know that you wish to address the Board. This also allows us to notify you if a meeting is cancelled for any reason.
- 3) **Plan your remarks to last no longer than five minutes:** The Board enjoys visiting with residents; however, the meeting agenda is always full, and the five-minute limit ensures all business gets conducted. This doesn't mean larger issues cannot be presented. If your concern requires more time, please summarize it in five minutes, and the Board will add it to the agenda for the next meeting.
- 4) **Don't always expect an immediate response:** Board members don't act independently. All issues require discussion and often a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.

COLD WEATHER TIPS

The following are precautionary measures you may take to prevent and safeguard your unit and adjoining units from costly damage:

Winterize all exterior water spigots by shutting off the inside valve and draining all water from the line by opening the outside valve. Leave the inside valve off and the outside valve slightly open.

Never turn your heat off. Leave the heat on at least 60 degrees at all times. This will help prevent frozen pipes which will eventually burst, causing extensive water damage.

Change the furnace filter and check the hot water heater for signs of rust and leakage.

Have your chimney cleaned.

Check smoke alarms and install carbon monoxide detectors. Carbon monoxide is colorless and odorless and can be deadly.

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

Need Plumbing

Have a plumbing issue?

It can be resolved by

Anytime Plumbing

Call Tom @ 732.238.8788

Mention this ad and receive

a\$25.00 Discount

For Sale

If you are interested in
owning a 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.

ANNEXX SCHEDULE

ANNEXX FITNESS AND WEIGHT LOSS CENTER (NEXT DOOR TO CURVES)
TRIANGLE BUSINESS PARK
165 AMBOY ROAD
MORGANVILLE, NJ 732-792-6789

Classes for Non Members: Walk-In 15.00 or class card \$150 for 12 classes (5 mos expiration)

MON	TUES	WED	THURS	FRI	SAT	SUN
8:30AM Abs, Legs & More	8:30AM *Club Strength	8:30AM Abs, Legs & More	8:30AM Fit Ball	8:30AM Abs, Legs & More	8:30AM Fit Ball	8:30AM Sunrise Yoga/or Mind Body Workout
9:30AM *Club Strength		9:30AM Zumba	9:30AM Boot Camp	9:30AM *Club Strength		
10:30AM Fit Ball	10:30AM Body Bar		10:30AM *Club Strength	10:30AM Cardio Kickboxing	10:00AM *Club Strength	
6:00PM Cardio Strength	6:00PM *Club Strength	6:00PM *Club Strength	6:00PM Zumba	6:00PM Mat Science		12:00 Yoga/Kundalini yoga dance
7:00PM Body Bar	7:00PM Cardio Belly Dance	7:00PM Kundalini Yoga Dance	7:00PM Mind Body Connection			

**denotes Free Classes w Annexx membership

2 WEEKS FREE FOR MILLPONDS RESIDENTS EXPIRES 12/1/08