

# Millponds Matters Newsletter

Millponds Condominium  
Association

Volume 1, Issue 1 2008  
January/February/March 2008

## PRESIDENTS MESSAGE

I would like to take this opportunity to thank everyone who attended the "Special" meeting to make changes in the Community this past year. A special thank you to Homeowners who served on the appointed Budget Committee. Their dedication and insight was greatly appreciated.

The Board has approved Flannery, Webb and Hansen to perform the Communities engineering study. Once the report is presented to the Board, we will review it in its' entirety, specifically focusing on the roof and siding situation. At that time, we will share the Engineers findings and recommendations with the Community.

This past year there have been a few changes to the Community. We have Access Property Management and a new Property Manager. We want to welcome Julia Antonides who has replaced Erik Leben. Erik was great and we hated to see him leave, but congratulate him on his new business venture and wish him well.

The changes over the last year have been very positive, from our landscapers, Brickman, to the replacement/painting of rotted wood and concrete repairs. We have just begun, there are many more improvements and repairs to come. Unfortunately, we have not been so lucky with our insurance premiums. Due to the two fires and the Association being sued for slip and falls, our premium has increased to \$268,000.00 per year! Be assured, we are making every effort to decrease the risk and our premium. There will be total transparency on how your maintenance fees are spent. We all deserve that!

On behalf of the Board of Trustees and our families, we want to wish everyone a safe and wonderful holiday season.

Larry Schleyer



**Please note that the January Board Meeting is rescheduled for January 23rd instead of January 30th at 7:00pm. The Annual meeting will be held at the Marlboro Recreation Center (1996 Recreation Way, Marlboro, NJ) on March 26, 2008 @ 7:00pm. The regular meeting schedule will resume for the rest of the year. The meetings will be held the last Wednesday of the month at 7:00 pm in the management office.**

### Inside this issue:

<i>Reminders</i>	2
<i>Winterizing your home</i>	3
<i>Jan./Feb. Calendar</i>	4
<i>March Calendar</i>	5
<i>Snow Removal</i>	5

**The Board of Trustees of the Millponds Condominium Association is seeking a unit-owner to fill the remaining term of a Board position ending March 2008. If you are interested, please submit your biography by mail, fax or by hand at the management office.**

The onsite office hours are Monday, Tuesday, Wednesday, and Friday from 8:00 am through 4:00 pm and Thursdays from 10:00 am to 6:00 pm.

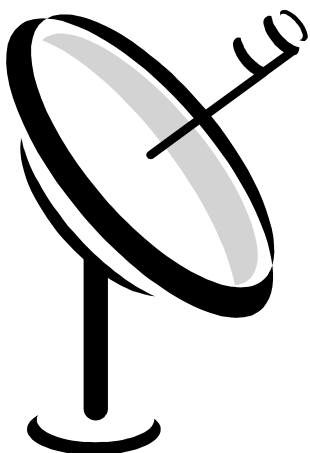
# BULK TRASH ITEMS

Unfortunately, several homeowners have discarded bulk items in the recycling area and trash enclosures. Not only is this in violation of your Community Regulations, it is very costly to each homeowner as the Association absorbs the removal cost. Should you require bulk pick-up please contact the office.

## NO PETS



As per the Governing Documents of the Community **NO DOGS, CATS, RABBITS, LIVESTOCK, FOWL, POULTRY OR OTHER ANIMALS** of any kind shall be raised, bred or kept in any unit or in the general or limited common elements. Anyone in non-compliance will receive a \$25.00 fine per day until the animal is removed from the Community.



## PROPERTY MODIFICATIONS-SATELLITE DISHES

Exterior alterations have to be approved by your Board of Trustees. To avoid violations or fines please contract Management for approved specifications and a Property Modification before any exterior alteration is made. Failure to adhere to the installation guidelines will result in a \$25.00 fine per day until the installation is corrected. In the event a satellite dish is not installed correctly nor fixed when requested, Management will remove the dish at the Homeowners expense.



## SUGGESTIONS ON WINTERIZING YOUR HOME

**Water heater and hot water pipes** -- Conserve heat and energy by swaddling your water heater with an insulation blanket kit or faced fiberglass insulation. Insulate hot water pipes with preformed foam pipe insulation sleeves if they pass through an unheated area or run under your home.

**Windows** -- Remove screens and install storm windows. If you don't have double pane insulated windows already.

**Fireplace** -- Make sure the damper closes as tightly as possible when a fire is not burning to minimize heat loss.

**Ductwork** -- Look for cracks or air leaks in ductwork.

**Furnace filters** -- Change forced air heating system air filters bi-annually. Make a clean break into winter with a fresh filter instead of using last year's used goods.

**Air registers, baseboard heaters and radiators** -- Regularly dusting off these heat sources will improve the energy efficiency of your home.

**Ceiling fans** -- To save energy during colder weather, activate the reverse setting on your ceiling fans to circulate hot air that rises to the ceiling and blow it back down.

**Patio furniture** -- Store to avoid harsh winter elements.

**Hoses, outdoor faucets and sprinkler systems** -- Drain before the season's first freeze. Shut off the water valve on the inside of your unit. Cover outdoor spickets.



### January 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Happy New Year	2	3	4 Trash Pick-up	5
6	7	8 Trash Pick-up	9	10	11 Trash Pick-up	12
13	14	15 Trash Pick-up	16	17	18 Trash Pick-up	19
20	21 Martin Luther's King	22 Trash Pick-up	23 Board Mtg. 7:00pm	24	25 Trash Pick-up	26
27	28	29 Trash Pick-up	30	31		

### February 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Trash Pick-up	2 Groundhog Day
3	4	5 Trash Pick-up	6 Ash Wednesday	7	8 Trash Pick-up	9
10	11	12 Trash Pick-up	13	14 Valentine's Day!	15 Trash Pick-up	16
17	18 President's Day	19 Trash Pick-up	20	21	22 Trash Pick-up	23
24	25	26 Trash Pick-up	27 Board Mtg. 7:00 pm	28	29 Trash Pick-up	



## March 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Trash Pick-up	5	6	7 Trash Pick-up	8
9	10	11 Trash Pick-up	12	13	14 Trash Pick-up	15
16	17 St. Patrick's Day	18 Trash Pick-up	19	20 First Day Of Spring	21 Good Fri- day	22
23	24 Easter	25 Trash Pick-up	26 Board Mtg. 7:00pm	27	28 Trash Pick-up	29
30	31					

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**The Holiday's have come and gone, but Mother Nature will be delivering some winter weather before we know it! To ensure all parking spots are cleared of snow please move your vehicle when the plows are present. To prevent personal property damage and liability reasons, parking spaces will not be cleared with vehicles present.**

**For your convenience, calcium chloride is available for Homeowners outside the management office. Please bring a container, fill-up, and help to keep your area safe!**

**With our insurance rates on the rise, every preventative measure helps. Not only does someone get hurt with a slip and fall, your insurance rates are affected. Please be careful, and stay warm!**