

JANUARY 2016 WINTER NEWSLETTER

Pelham Board of Directors Managing Property Agent

Lisa Jones, President Towne & Country Management, Inc.

Jeffrey Newman, Vice President (Contact: Marybeth Hennessey or Marilyn Provda)

Alessandra DeCicco, Treasurer Red Bank, NJ 07701

Michele DiBello, Secretary Phone 732-212-8200 Barbara Hanko, Trustee Fax 732-212-8201

THANK YOU

The Pelham Board would like to take this opportunity to thank you, the residents, for your patience and cooperation this year. 2015 was a very busy year and we accomplished many of our goals. In our continued effort to increase transparency, here is a list of what we've done this year:

Changed law firms from Hill Wallack to Radom & Wetter

Replaced Regency Management Company with Towne & Country Management. Towne & Country has extensive experience with construction and accounting.

After assembling our team, we began investigating the lack of funds and the façade project.

Towne & Country's President, Lisa Vitiello, who is a Certified Public Accountant, reviewed our financial information. We also asked a forensic auditor, Carol Koransky of Wilkin & Guttenplan to perform a spot forensic audit for years 2008 – 2013. The forensic audit was unable to find any unaccounted funds. It was felt a full forensic audit would not be a good use of the Community's resources. It appears from this research the Reserve Account was underfunded due to ineffective Management and prior Board decisions related to failure to increase reserve contributions.

We thoroughly investigated the façade project. We reviewed all the reports from Falcon Engineering and sought the opinions of two additional engineering companies. Both of them agreed full brick removal was not necessary. D.W. Smith was contracted to perform moisture probe testing on the buildings and confirmed that full façade removal is not necessary. Balcony replacement will be necessary. In addition, areas showing high moisture readings will need façade removal and repair. All windows, doors and brick joints should be checked for proper drip caps, flashing and caulking. Brick veneer should be inspected and areas of cracked, missing or loose mortar should be repaired. Ongoing annual inspections of brick veneer should be made to identify damaged areas.

Maintained the monthly maintenance fees by saving money within the budget to ensure the fees did not increase for 2016.

Designed and built our new Pelham website ourselves (www.ThePelham.net), which saved the Association \$648 with potential for increased future savings. This website is more user friendly and customizable and allows us to post minutes of meetings, audits, reserve study, bylaws, master deed and forms.

Switched from One Call to Call Multiplier and saved \$508 per year.

We still have much to do and look forward to making many more improvements in 2016.

HAPPY HOLIDAYS

A thanks to all who showed holiday spirit and decorated their decks. The decorations create a festive spirit. Please remember that due to safety concerns decorations should not be placed on common stairs or porches. Decorations should be removed by January 15, 2016.

DCA INSPECTIONS

Remember that the DCA inspections are scheduled for January 5 and 6.

Inspections for buildings 100 – 700 will be conducted on January 5 from 9:30 a.m. – noon.

Inspections for buildings 800-1400 will be conducted on January 6 from 9:30 a.m. – noon.

The State inspector CANNOT make specific appointment times. Please make arrangements to be home between 9:30 – 12 on the day your building is scheduled. If you absolutely cannot be home you must make arrangements with a friend, neighbor or family member to allow the inspector access to your hom

e on your scheduled day.

If the inspector is not provided access to your home fines may be assessed to the Pelham Condominium Association which would in turn be billed back to your unit.

PELHAM WEBSITE

Please log on to the new website www.ThePelham.com to register for a username and login.

CALL MULTIPLIER

If you're not getting the Pelham telephone call broadcast messages you're missing out. We were able to transfer all the phone numbers from One Call Now to Call Multiplier. However, we don't have telephone numbers for some owners/tenants. This could pose a problem in the event of an emergency. If you would like to register for Call Multiplier and start receiving broadcast telephone messages please send an email to MarybethH2@TC-MGT.com.

FLEMINGTON SOUTH ESTATES MASTER ASSOCIATION

For concerns or questions about the grounds, planting beds, shrubbery, sidewalks, roads, parking areas, trash, pool or tennis courts please contact Lauren Sandford , the property manager of Flemington South Estates and the Master Association for the Pelham community by calling 908-788-5265.

IMPORTANT CONTACT NUMBERS

Police, Fire or First Aid Emergency.....911
Police Non-Emergency.....908-782-8889
Flemington Public Works Dept.....908-782-2390
Township Recycling.....908-782-1695
Electronics Recycling.....908-788-1110
Raritan Township Municipal office...908-806-6106
Comcast.....1-800-COMCAST

JCP&L.....1-800-662-3115
NJ American Water.....1-800-272-1325