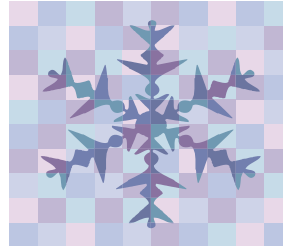


December 15, 2016

PELHAM COMMUNITY ASSOCIATION WINTER NEWSLETTER

Greetings .Pelham
Community!
Winter is upon us.



Community Manager

Jacqueline Rogers, PCAM
Towne and Country
Management
711 Sycamore Ave, Red Bank
NJ 07081
732-212-8200

NEW PROPERTY MANAGER

Your board is pleased to announce that Jacquie Rogers was selected to serve as the Community Manager in September. Mrs. Rogers has over 14 years of property management experience with a large scale community in Basking Ridge. She has earned her PCAM (Professional Community Association Manager) designation and was awarded New Jersey Manager of the Year in 2011 due to her many accomplishments in the industry. We look forward to an increased level of service with such a distinguished and professional manager serving our community.

Cindy Moffa is Jacquie's Administrative Assistant. All calls and work order requests should go to Cynthia at 732-212-8200.

You can email Cindy at Cmoffa@tc-mgt.com.

You can also email Jacquie at jrogers@tc-mgt.com.

Welcome Jacquie!

IMPORTANT REMINDER

It is approaching that time of year. Please remember that if your unit is vacant for any period during the winter, make sure to keep the heat on so that the pipes do not freeze **or** make sure to winterize your unit by having the water turned off.

Also, it is time to remove all hoses, planters, shovels, rakes, etc. and store them inside your home, or basement.

Please know that each entry stoop has received a bucket of ice melt so please make sure to use this during inclement weather.

Homeowners are encouraged to attend OPEN BOARD MEETINGS of the community association quarterly. Meetings are held at 31 Wellington Road.

PELHAM COMMUNITY ASSOCIATION BOARD OF DIRECTORS

Lisa Jones, President
Jeffrey Newman,
Vice President
Alessandra DeCicco,
Treasurer
Michele DiBello, Secretary



FAÇADE REPLACEMENT PROJECT

KICK OFF MEETING - JANUARY 17TH, 2017 AT 7:00PM

The Board has awarded the contract to Regal Restoration after much discussion, reference checking and research,

The Board received five bids and short listed down to three and interviewed two companies for the Façade Project.

There will be a Project Kick Off Meeting held during the Annual Meeting on January 17th, 2017 at the Hunterdon Country Senior Center. All residents are encouraged to attend.

The Board, Management, Regal Restoration and DW Smith Engineering will be in attendance to answer any questions regarding the project.

Please know that all air conditioning units will be tested by a licensed and insured HVAC contractor prior to their removal from all balconies. AC units will be stored in a locked, trailer on the property during construction. All AC units will then be tested again by a licensed and insured HVAC contractor when they are re-installed on the new balconies.

Please see a detailed memo regarding this project included in this Newsletter mailing. This should address any questions or concerns about the project until the Kick-Off Meeting is held.

ANNUAL MEETING

The Annual Meeting of the Pelham Homeowner's Association will be held on Tuesday, January 17th, 2017 at 7:00 pm. There are no seats up for election this year so there will not be an election.

Two seats are up for election in January 2018.



TRASH REMINDER

Please place your trash INSIDE the dumpsters, not on top or on the ground. Trash on the ground attracts vermin and wildlife. This is your home. Please keep it clean.

CLEAN UP AFTER YOUR PETS

Please be considerate of your fellow neighbors and pick up after your dogs and dispose of waste in the proper receptacles.

Do not throw waste bags in the bushes or in the sewer drains.

PELHAM COMMUNITY ASSOCIATION WINTER NEWSLETTER



EXTERIOR MODIFICATIONS:

Reminder: Any exterior modification to your unit such as window and door replacement must first be approved by the Board in writing. A properly filled out Property Modification Form must be filled out. You can find the form on the community website, www.ThePelham.net or you can call Towne & Country at 732-212-8200 and request that one be mailed to you. The form must be returned along with a photo of the door or window you are planning to install along with a color sample. Photos are typically available in the manufacturer's brochure. A copy of the installer's certificate of insurance must also be returned with the form and photo before it will be approved.



DRYER VENT CLEANING AND INSPECTIONS

Dryer Vent inspections and cleanings are due every two years. The deadline for this was September 2016. If you have not done so already please make sure to have this completed immediately and send in your record of completion.

Please know that if you do not comply and have this service completed, fines to your maintenance fee account will be incurred.



PELHAM COMMUNICATIONS

Please visit our website, www.ThePelham.net. It is user friendly and valuable for keeping up-to-the-minute on important events happening in the community. To make sure that you always receive the most current information please share your e-mail address with the Manager by sending it via e-mail to Jacquie Rogers, jacquieR@tc-mgt.com

If you're not getting the Pelham telephone call broadcast messages you're missing out. 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 jacquieR@tc-mgt.com

PELHAM COMMUNITY ASSOCIATION WINTER NEWSLETTER

PELHAM COMMUNITY REPAIR/REPLACEMENT RESPONSIBILITY LIST

Flemington South Estates

For work orders, concerns or questions about the grounds, planting beds, trees, shrubbery, sidewalks, roads, parking areas, trash, pool, pool passes 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 or emailing to fsemanager@accesspm.com.

Pelham

The Pelham Condominium and Towne & Country Management can only address issues related to the buildings. If you need a work order for a building issue please call the main office at 732-212-8200 and our customer service staff will be happy to enter it for you.

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



PELHAM COMMUNITY ASSOCIATION WINTER NEWSLETTER

THE PELHAM, A CONDOMINIUM, INC. MAINTENANCE RESPONSIBILITY CHART

| Description | Association | Owner |
|--|-----------------------------|--|
| Built-in appliances | | X |
| Lighting fixtures within unit or part of the common property appurtenant to the unit | | X |
| Doors, windows & skylights, door hardware, knobs, locks | | X |
| Balcony, patio & stairways | | X |
| Interior walls/ceilings partitions & facing materials gypsum board | | X |
| Chimneys & flues | | X |
| Exterior dryer vent covers | | X |
| Basements | | X |
| Finished floor surfaces | | X |
| Heating/Air condition systems | | X |
| Hot water heater | | X |
| Plumbing fixtures & systems | | X |
| Electrical systems & receptacles, breaker boxes | | X |
| All utility meters not owned by public agency supplying service | | X |
| All master antenna & cable television wiring | | X |
| Basement door keys | | X |
| Common entry door keys | | X |
| Basement door painting | X | |
| Common entry door painting | X | |
| Public connections & meters for gas, electricity, telephone & water not owned by the public utility | X | |
| Crawl spaces under those buildings without basements | X | |
| All attic areas | X | |
| Exterior lights | X | |
| Common plumbing, heating, & water supply systems | Association to make repairs | Unit owners in those buildings shall bear the cost |
| Extermination of cockroaches, mice rats, pavement ants, silverfish, bees, wasps, millipedes, centipedes, spiders | X | |
| Roofing and gutters, balconies, patios | X | |
| Exterior siding, brick | X | |
| Front steps & railings, basement steps & railings | X | |
| Parking lot lights | JCP&L | |
| All common lands; shrubbery, lawn areas | X - FSE | |
| Conduits, utility lines, underground sprinkler systems & waterways | X - FSE | |