

PELHAM CONDO ASSOCIATION

Volume 1, Issue 1

April 2016

SPRING NEWSLETTER

!!!!SERIOUS SAFETY ISSUE!!!!

DRYER VENT CLEANING & INSPECTIONS – DUE BY

We have been notified that dryers in several different buildings are venting directly into the attic spaces and not to the outside as is required by Township Code. This is not just a problem for second floor units. One vent was seen coming from a first floor unit up through a wall and into attic space. This is a serious safety issue.

If you have a gas dryer and it vents to anywhere but the outside, there is potential for carbon monoxide build-up which is a serious life safety concern. Gas and electric dryers improperly venting into the attics is not only a safety and fire hazard but can also cause delaminating of the roof sheathing, deterioration of the roof, wet/damp attic insulation and mold.

As per The Pelham's Resolution Regarding Dryer Vents, all Unit Owners are required to submit proof of dryer vent cleaning no later than September 15, 2016. We are also recommending that you have your dryer vent **inspected** at the same time as it is cleaned to determine that it is vented properly to the outside of the building. Owners who having their dryer vents re-routed to the outside do not need to provide proof of inspection but must submit a copy of the receipt for the re-routing as proof it has been completed.

McPuff Building Services is offering a group rate of \$79 per unit to clean and inspect dryer vents. This is normally a \$99 service. They have already been working with several Unit Owners to re-route vents to the outside as per Township requirements. Their contact number is 800-339-1492.

The Association will be required to report improperly vented dryers to the Township Fire Code Official.

If your dryer is in the basement and vents to the outside through a window you can disregard this notice for purposes of venting inspection. However all units are required to submit proof of dryer vent cleaning by the **deadline of September 15, 2016**.

UPDATE ON FAÇADE PROJECT

Negotiations of the proposal for balcony and façade repair completed and signed in February. D.W. Smith will review the Falcon reports for site specific information for details on brick façade remediation specifications. They will direct and document invasive tests at 2 of the worst locations identified in their moisture probe for first-hand information for brick façade remediation details. Iannella Masonry will be assisting D.W. Smith with brick removal and replacement for this testing. D.W. Smith will prepare specifications for façade remediation, pointing and sealing. They will visually inspect the balconies to obtain details for the preparation of specifications. Specs will include the replacement of the entire balcony with wood structural members, composite deck boards, vinyl railings and adequate flashings to be in conformance with current code. Site inspections for both specifications are anticipated to be completed within 15 working days, weather permitting. Drawings and specs will be developed and issued to the Association within 45 days of the end of site inspections and invasive testing. Once specs are presented to the Board and approved they will be sent out for bid.

MONTHLY BOARD 2016 MEETING DATES

Meetings are held quarterly on the second Tuesday of the month. Open session begins at 7:30 p.m. on:

April 5

July 5

October 4

Open meetings will be held at the meeting room on Wellington Drive.

Pelham Board of Directors

- Lisa Jones, President*
- Jeffrey Newman, Vice President*
- Alessandra DeCicco, Treasurer*
- Michelle DiBello, Secretary
- Barbara Hanko, Trustee

*Re-elected 2016

FLEMINGTON SOUTH ESTATES MASTER ASSOCIATION



For work orders, concerns or questions about the grounds, planting beds, trees, 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 or emailing to fsemanager@accesspm.com.

DCA INSPECTION

The DCA inspections conducted January 5 and 6 yielded 53 various violations. The most prevalent of those was no one being at home during the inspection. Violation letters were sent to those units advising violations must be abated on/before March 29. The State will contact the Association to provide the re-inspection date and a letter will be sent to all those units who had violations advising the re-inspection date.

The State charged \$5,616.00 for the January inspection. This cost will be paid for from Association funds. Unit Owners who need a re-inspection due to violations will be assessed back for their cost of the re-inspection.

The State has mandated that the Association install an AC powered, interconnected smoke detection system in all common areas (vestibules and basements). Since we do not have knowledge of which units use which basements we are asking for your full cooperation to obtain this information. You will be sent a letter with a drawing of your building. You will be asked to mark where your basement is located on the form and mail it back to Towne & Country. Delays in gathering this information may result in fines by the State to the Association. Any fines will have to be assessed back to Units. Your cooperation is greatly appreciated in getting this information to us quickly.

DELINQUENT ACCOUNT POLICY

The Pelham delinquency policy is as follows: If payment is late the first month a Warning Letter will be sent. The second month payment is late a Final Warning Letter will be sent. If no response is received from the delinquent Unit Owner the account will be referred to Legal and the owner will incur legal fees for all correspondence sent by the attorney, searches, liens and lawsuits. Unit Owners with delinquent accounts are encouraged to contact the Association as soon as possible to negotiate a payment plan so the delinquency amount does not spiral out of control.

PROPERTY 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.

WELCOME SPRING

Now that the weather is improving you are reminded that only electric grills are permitted on the decks/balconies. Also, only bona fide patio furniture is permitted. Storage of coolers, boxes, etc. is prohibited. Wind chimes are not permitted. Feeding of stray cats is prohibited. Planting pots must be on decks/balconies only. It is prohibited to put anything on the front, common porches or basement steps/landings due to trip hazard risk.

HUNTERDON COUNTY SOLID WASTE & RECYCLING SERVICES

Route 12 Country Complex
Building #1, 2nd Floor
P.O. Box 2900
Flemington, NJ 08822-2900

Phone: 908-788-1110
Fax: 908-788-1110
swrs@co.hunterdon.nj.us

MANAGING PROPERTY AGENT

Towne & Country Management, Inc.

(Contact: Marybeth Hennessey or Marilyn Provda)

711 Sycamore Avenue

Red Bank, NJ 07701

Phone 732-212-8200

Fax 732-212-8201



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

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.

PELHAM WEBSITE

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





