

# PELHAM COMMUNITY ASSOCIATION SUMMER NEWSLETTER

Greetings Pelham Community!



## **NEW PROPERTY MANAGER**

Your board is pleased to announce that in June Frank Danieli was selected to serve as the Community Manager. Frank is a seasoned Property Manager with numerous years of experience and a proven record for providing exceptional customer service.

Debralee Marchese is Frank's Administrative Assistant. All calls and work order requests should go to Debralee at **732-212-8200**.

You can email Debralee at:  
[dlmarchese@tc-mgt.com](mailto:dlmarchese@tc-mgt.com)

You can also email Frank at:  
[frankd@tc-mgt.com](mailto:frankd@tc-mgt.com)

*Welcome Frank and Debralee!*

Please know that work orders for windows and doors are subject to Board approval. The Manager does not have the authority to make these repairs.

## **A FEW IMPORTANT REMINDERS**

- Only electric grills are permitted on the decks/balconies
- Only bonafide patio furniture is permitted.
- Storage of coolers, boxes, etc. on the balcony is prohibited.
- Window chimes are not permitted.
- Feeding stray cats is prohibited.
- Planting pots cannot be on porch or steps.



## **FACADE PROJECT UPDATE**

The Façade Project is progressing on schedule with the exception of rain delays. So far, the Town Inspector approved every single inspection of the project! The project encompasses repairing the brick and concrete and the replacement of decks. You will be notified before work is done on your building/deck. The project is always changing, but we are keeping a timeline.

To request a **temporary air conditioning unit** while you're deck is being replaced, **call Debralee** at **732-212-8200** after you receive notice that deck work is scheduled to begin.

- Please remove all items from your deck prior to replacement.
- Do not attach anything to the new deck or new balcony railings as they are brand new and that would void the warranty.
- Please be mindful of parking where work is being done.



**Please direct all calls regarding the Façade Project, temporary A/C units, and buildings to the Pelham and Towne & Country Management at 732-212-8200 ONLY.**

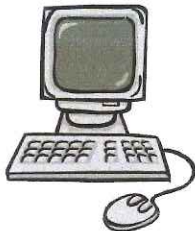
**\*Please DO NOT call Lauren\*** This is not her responsibility it is PELHAMS. Lauren is the property manager for Flemington South Estates who is responsible for the grounds, planting beds, trees, shrubbery, sidewalks, roads, parking areas, trash, pool, pool passes, and tennis courts.

# PELHAM COMMUNITY ASSOCIATION SUMMER 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](http://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. Please expect 7-10 days for approval.



## **PELHAM COMMUNICATIONS**

Please visit our website, [www.ThePelham.net](http://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 Frank Danieli, [frankd@tc-mgt.com](mailto:frankd@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 [dlmarchese@tc-mgt.com](mailto:dlmarchese@tc-mgt.com).

**Next Pelham Open Board Meeting**  
Tuesday July 11, 2017 at 7:30PM at the clubhouse meeting room on Wellington Drive



## **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.

## **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.....	908-806-6106
Comcast.....	1-800-COMCAST
JCP&L.....	1-800-662-3115
NJ American Water.....	1-800-272-1325