

PELHAM COMMUNITY NEWSLETTER



Spring 2019

Community Website: thepelham.net

Management Office—Ellen Comiski	908-399-1444
Towne and Country Management	732-212-8200
711 Sycamore Ave., Red Bank, NJ 07701	732-212-8201 (fax)
E-Mail:	ellenc@tc-mgt.com

Resident Information Form

We are updating our files.

Attached is a resident information form for all unit owners to complete and return to the Management office.

Please complete and either mail, fax or email no later than April 30, 2019.

Thank you for your cooperation!

Upcoming Projects

The Board reviewed proposals and approved the following projects for the spring/summer 2019.

- * **New Entry Doors:** The Board approved a contract with Somerville Aluminum to install new common entry doors for all buildings. The project is anticipated to begin in June. All residents will be notified as the project gets closer.
- * **Concrete Repairs:** The Board approved a contract with Springtree Construction for repairs to large gaps in front entry stoops and repairs to several basement areas. Those residents affected will be notified of the start date.

WATER LINES



Please do not forget to contact NJ American Water at 855-800-5195 to learn more about water/sewer line maintenance insurance. This will cover repair/replacement of your individual water/sewer line.

Reminder:

Owners are responsible for repairs to water/sewer lines that service only your home!

Downspout Extensions

The black downspout extensions and concrete splash blocks are there and positioned as such for a reason. Residents are not to remove or move the extensions or splash blocks at any time. If you see anyone removing and/or moving these items, please report to Management.

Your cooperation is appreciated!

BOARD OF TRUSTEES



President:
Alessandra DeCicco

V. President:
Jeffrey Newman

Secretary:
Michele DiBello

Trustee:
Sue Schermerhorn

There is one open Board seat at this time. If you are interested in serving on the Board, please email Management at ellenc@tc-mgt.com

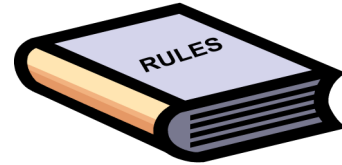
Please be sure to address any issues, concerns or questions with Towne and Country Management. A log of issues will be kept in order to avoid misunderstandings and to track dates/times of requests and responses.

2019 Open Board Meeting Dates

July 9, 2019
October 1, 2019

Board meetings are held in the FSE Meeting room—31 Wellington Ave.—7:30pm

DID YOU KNOW???



- **Satellite Dishes:** Dishes may only be installed in a cement filled bucket and placed on your patio/ balcony. At no time can dishes be affixed to any portion of the building, roof or railing. Dishes may not be placed in the planting beds per FSE.
- **Grounds:** FSE is responsible for the grounds, planting beds, trees, shrubs, sidewalks, roads, parking areas, trash areas, pool and tennis courts. Please contact the Flemington South Estates Manager directly with any concerns regarding these.
- **Modification Requests:** Homeowners must first obtain permission from the Board for any modifications to the homes. This includes, but is not limited to; windows, doors, satellite dishes.
- **Railings:** Please be reminded that no items can be permanently attached to the new railings within the community. Window boxes, bird feeders, bikes/locks etc. are not permitted on the railings. Fines may be imposed against anyone violating this rule.
- **Grills:** Gas and Charcoal grills are **prohibited** at all times. Electric grills are permitted on the patio/balcony only.
- **Window Fans/AC Units:** As a reminder, window fans and window A/C units are not permitted.

PET REMINDERS



- ⇒ All pets must be on a leash at ALL times when outside the home.
- ⇒ Two household pets are permitted for each home.
- ⇒ Pets are **NOT** permitted to be left unattended on the patio/balcony.
- ⇒ Owners must carry an implements to remove droppings from the common grounds.
- ⇒ No owner shall maintain any animal that habitually barks or cried so as to disturb the public peace.
- ⇒ Cats must remain indoors at all times.