

# PELHAM COMMUNITY NEWSLETTER



**November/December 2017**

Management Office—Ellen Comiski

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Towne and Country Management

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## Satellite Dishes

**Satellite 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.**

**Property Modification Forms must be completed and approved prior to installation.**

**Plastic buckets are available through the Association upon request from Towne and Country Management.**

**You may obtain forms by contacting Management and/or on the communities website: [thepelham.net](http://thepelham.net)**



## RAILINGS

**Please be reminded that no items can be permanently attached to the new railings within the community. Holiday decorations are the exception. Decorations must be removed no later than January 13, 2018.**

**Any resident attaching holiday decorations to the railing must do so with plastic zip ties. At no time is any metal permitted to be placed on the railings.**

**Window boxes, bird feeders, etc. are not permitted on the railings.**

**Please avoid anything that may cause abrasions, scratches or chips. Doing so will void the warranty the Association has for the new railings.**

**Thank you!**

## BOARD OF TRUSTEES

President:  
Alessandra DeCicco

V. President:  
Jeffrey Newman

Secretary:  
Michelle DiBello

Trustee:  
Sue Schermerhorn

There is one open Board seat at this time.

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.

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### 2018 Open Board Meeting Dates

- January 9, 2018
- April 3, 2018
- July 3, 2018
- October 2, 2018

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



Happy Holidays from the Board of Trustees and Management!

## DID YOU KNOW???

- During the winter months, please be sure you keep your heat set at the minimum of 60 degrees. This will ensure that pipes do not freeze during the colder months. If a home is vacant and the power is not on, please be sure that all water lines are winterized.
- FSE is responsible for the grounds, planting beds, trees, shrubs, sidewalks, roads, parking areas, trash areas, pool and tennis courts. Please contact Lauren at FSE 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.
- **DCA Inspections:** The NJ State Department of Community Affairs will be scheduling the 3rd inspection for the community. All owners who did not comply with previous requests for inspection will be notified by mail of the date of inspection. Fines up to \$5000 may be imposed by the DCA which will be imposed against those who do not comply.
- **Snow Removal:** The Pelham Association is responsible for clearing snow of the common steps only. Ice melter will be available in buckets. Ice melter provided by the Association is to be used in between treatments by the contractor and is NOT for personal use in parking spaces, roads, etc.