

# PELHAM COMMUNITY NEWSLETTER



## Spring 2024

**Community Website: [thepelham.net](http://thepelham.net)**

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Towne and Country Management

711 Sycamore Ave., Red Bank, NJ 07701

### SMOKING



Please be considerate of your neighbors when smoking on your balcony/patio or on common grounds. Some people are very sensitive to smoke and when windows and doors are open the smoke can enter into someone else's home.

Smoking is not permitted in the vestibule area at any time.

### Annual Election

As a reminder, we ask that everyone who has not yet returned their ballot to please do so in order to hold the Annual Election meeting.

The Annual Election will be reconvened on April 4, 2024, via zoom.

### 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!

### PETS

All pets must remain on a leash at all times when on common property. Pets **ARE NOT ALLOWED TO BE LEFT ON THE PATIO/BALCONY AT ANYTIME UNATTENDED.** If your pet is on the patio/balcony you must be with them at all times. Excrement **MUST** be removed from the grounds immediately.



# BOARD OF TRUSTEES



President:  
Alessandra DeCicco

V. President:  
Jeffrey Newman

Secretary:  
Michele DiBello

Trustee:  
Sue Schermerhorn

Trustee:  
Jennifer Tessieri

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.

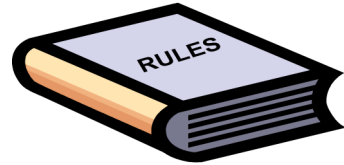
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## 2024 Open Board Meeting Dates

- April 4, 2024
- July 11, 2024
- October 3, 2024

All Board meetings are held virtually, by zoom. Electronic (email) invites are sent the week prior to the meeting. If we do not have your email address, please provide or you may contact Management for the call-in number.

# 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 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.

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## Balcony/Patio

As a reminder, storage of items is not permitted on the balconies, patios, landings or in the vestibules.

No items are to be hung over the railings at any time and no items are to be attached to any railing (including hand rails) or on the balcony wood.

