

TOWNSENDE CRIER

TOWNSENDE HOMEOWNER'S ASSOCIATION

MAY 2012

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MANAGEMENT OFFICE

Townsende Homeowners
Association
c/o Access Property Management
4 Walter Foran Blvd., Suite 311
Flemington, NJ 08822

www.townsendehoa.com

Office Telephone (908)806-2600

Fax (908) 806-7383

Emergency (877) 268-8598

Accounting (908) 237-9900

Accounting Fax (908) 237-1826

Valerie Robitzski, CPM

Property Manager

vrobitzski@accesspm.com

Mon. - Fri. 9:00AM-5:00PM

MEETINGS

The next meeting is scheduled
for June 17, 2012 - 7:30 p.m.
Hunterdon Medical Center
Board Room



New Association Web Site

The new web site is up and running. Please contact Val with any ideas and suggestions for links, information, pictures or other items for the web site. Thank you for your patience during this development phase. For your convenience, a link is provided to the old web site so that you may access information that has not been transferred over.

Association News

- Major pool repairs are underway scheduled to be complete for the start of the season!
- New specialized mulch has been installed in all three playground areas
- Spring turf and planting bed treatments are completed and mowing season is underway. Summer Flowers are being installed this month!
- We had great weather for the community wide garage sale. We hope it was successful for participating homeowners.

Friendly Reminders

Each homeowner is solely responsible for the exterior maintenance of their Townhouse Unit and cost of repairs. The Association is responsible for repair and replacement of roofs, gutters and leaders, when necessary.

Dryer Vent Cleaning

Residents are reminded that dryer vents must be cleaned each year, and that the receipts must show that the work was done between January 1 and July 1 of each year. If the receipt is not received, a \$100 fine will be applied in July, and \$25 per month until proof of the work is received by the Association. Copies of the receipt can be dropped off, mailed, emailed or faxed to Val at the Access Property Management office.



Pool Opens Saturday, May 26th

As you may have noticed, extensive repairs have been made to the pool surface. We are looking forward to a great pool season.

Pool badge stickers will be distributed to homeowners upon request. Please complete the pool registration form and return with a self-addressed stamped envelope to Access, and you will be provided with the number of stickers for your address. The form is also available on the community web site: www.townsendehoa.com

Residents must be in good standing and not have any outstanding money due to or outstanding violations with the Association. Remember that each white pool badge has your name on it, and 2 guest passes are allowed per residence.

Pool Dates (weather permitting)
12 pm – 8 pm

May 26, 27, 28 (Sat, Sun, Mon.)
June 2, 3, 9 & 10 (Sat & Sun)
June 16 – Sept. 3 - Daily

Painting Exterior Wood/ Moldings/Trim/Doors

It is the responsibility of each homeowner to keep up the external appearance of their unit, which includes painting the following items:

- *Front door and trim*
- *Porch doors and trim*
- *Garage door trim*
- *Non-pressure treated deck poles*
- *Bay Windows*
- *Victorian Scrollwork (gingerbread) on deck, entrances, and eaves*
- *Shutters are plastic, and not to be painted. Replacement information is available on the web site and through Val at the office*
- *Decorative molding over windows, doors, and garage doors.*

Flower Boxes and Planters

- Flower boxes and planters are permitted on decks, deck railings, black top driveways and on the ground.
- Flower boxes are not to be fastened to the building structure.
- Hanging plants are permitted when hung on poles, stakes or posts that are placed in the ground. They cannot be hung from brackets on the siding, the ceiling of the deck, or the underside of the deck.
- All plants in the ground should be planted in existing beds and not interfere with lawn maintenance.

Garden Hoses

Please remember that on the garage side of the townhouse, garden hoses are not to be left outside when not in use. On the front side of the townhouse, hoses may be left outside when not in use, and may be kept on a reel, or in a container, or behind the air conditioner, or neatly stored. More importantly, reels or other types of hose holders must not be attached to the building.



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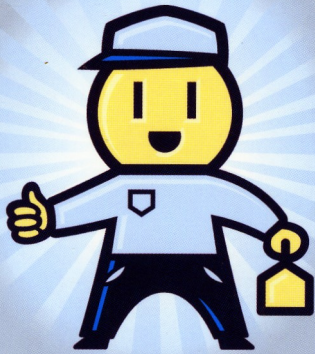
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Playground Trash Cans

Dog walkers are reminded to bring home their pet waste bags and do not leave them by the playground trash cans. This is a problem since the cans are intended for waste from participants of the playground. To leave pet waste bags encourages insects to congregate where children are at play, not to mention the offensive odor now and during the summer months. Please be considerate and dispose of your pet waste in your home trash, where it is emptied every Monday and Thursday. Thank you for your immediate attention to this matter.

Townsende is a wonderful community to live in; lets all help keep it beautiful!



ANTHONY MAGLIO, JR.
President and CEO

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Fire Safety Reminders

You may have read about the freak brush fire at townhouse community in Flemington. A large juniper shrub caught a spark from either a backfiring mower or a cigarette. Within 10 minutes, the flames outside reached 15 feet high, melting the siding. Luckily quick thinking neighbors got the residents out of the building and put out the fire with a home extinguisher with the help of the landscapers. Luckily no one was hurt, and the damage was primarily limited to the outside of the building. PLEASE NOTE:

- Do not drop matches or cigarettes outside – even if you think they are not lit.
- Make sure you have working fire extinguishers, and that your smoke alarms and carbon monoxide alarms are working.

Did you know that smoke alarms have a life span of 7-10 years? They may continue to work but will slow down in response to smoke – and we know that every second counts! Please read the article included in this newsletter!

...When you don't have the time or the tools...

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Owning and Operating a Smoke Alarm

Regardless of the detection technology used in your smoke alarm, the product label, User's Manual or Warranty should state the expected useful life of the smoke detector. **For example, smoke alarms with the UL label have been certified with an expected useful life of 10 years.** The alarm may continue to work, but the detection- response time to smoke may slow down. The product label also will tell you whether this includes the useful life of the battery. If you do not have a lithium long life battery (10 years), fire officials recommend that you change your batteries at the same time you turn your clock back each year for the end of Daylight Saving Time. It's also important to make sure your smoke alarm is working properly.

You should test the alarm periodically (there should be a button to press). But be very careful if you use a source of smoke to test the detector.

A smoke alarm can usually be purchased for \$10 to \$25. Many companies make separate products using either photoelectric or ionization technologies, or they combine the technologies in one product. Read the packaging and label material on the product. Smoke and heat detector technologies may also be combined with home break-in alarm equipment to provide a total home security system connected to your local fire and police services. You must follow the manufacturer's recommendations for installation, testing and maintenance to get maximum protection.



Townsende Homeowners Association, Inc.

c/o Access Property Management, Inc.,
4 Walter E. Foran Blvd., Suite 311, Flemington, NJ 08822
pools@accesspm.com

(908) 806-2600, fax: (908) 806-7383 (Property Manager: Val x427)



**To do this online, type in the information, Save the document, and then attach to an email back to the pools@accesspm.com.

2012 POOL REGISTRATION FORM

RESIDENT NAME:			
ADDRESS:			
HOME PHONE:	WORK PHONE:	CELL PHONE:	
CHECK ONE:	OWNER	TENANT	
EMAIL ADDRESS :			

ALL INFORMATION MUST BE FILLED OUT IN ORDER TO PROCESS YOUR BADGES. YOU MUST GIVE BIRTHDATES OF ANY CHILDREN UNDER 18 OR THEY WILL NOT GET A BADGE.

- PLEASE NOTE ALL ACCOUNTS MUST BE IN GOOD STANDING TO BE ELIGIBLE TO USE THE FACILITIES.
- NEW BADGES WILL BE MAILED UPON RECEIPT OF THIS COMPLETED FORM BY OPENING DAY OR IN A TIMELY MANNER IF YOU ARE REGISTERING DURING POOL SEASON.
- EACH UNIT WILL RECEIVE ONE BADGE PER PERMANENT RESIDENT; AND TWO (2) GUEST BADGES PER ADDRESS. (GUEST BADGES SENT AUTOMATICALLY) GUESTS MUST BE WITH A RESIDENT AT ALL TIMES WHEN AT THE POOL.
- THERE IS A \$ 5.00 CHARGE FOR EACH LOST BADGE.
- **UPDATED: POOL BADGES WILL BE MAILED ONCE THIS FORM IS PROCESSED.**

NAMES OF EACH RESIDENT
(FIRST AND LAST NAMES)

RELATION

BIRTHDATES OF ALL MINORS
(under 18) mm/dd/yyyy

_____	_____	_____	____/____/____	_____
_____	_____	_____	____/____/____	_____
_____	_____	_____	____/____/____	_____
_____	_____	_____	____/____/____	_____
_____	_____	_____	____/____/____	_____
_____	_____	_____	____/____/____	_____
_____	_____	_____	____/____/____	_____

*****RETURN FORM TO THE ADDRESS, E-MAIL OR FAX ABOVE*****

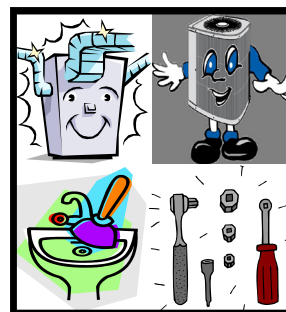


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