



# Smoke Signals

Volume 1 Number 2

DRUM POINT VILLAGE WEST

December 2002

## Water Restrictions Eased

At long last we can break out the garden hoses, pails and sponges. Brick Township has eased its watering restrictions and we are now (almost) in line with the rest of the State.

After carefully reviewing the drought situation with officials from the Brick Township Municipal Utilities Authority (BTMUA), Mayor Joseph C. Scarpelli has decided to relax water use restrictions in Brick Township. "Last Thursday, Governor McGreevey relaxed the State's water use restrictions," said Mayor Scarpelli. "We have re-evaluated the drought situation here in Brick Township and have decided that we can adopt the State's restrictions without adversely affecting our own water supply."

Please note that Brick Township has enacted some exceptions to the State's restrictions. While all water restrictions have not been completely eliminated, we may now:

- Water trees, shrubs and flowers using a garden hose
- Wash windows with a bucket and sponge
- Wash cars on Saturdays and Sundays only



"The drought situation is improving and the long-range weather forecasting is optimistic," said Mayor Scarpelli. "Nevertheless, we still need to conserve water as much as possible. The last thing our community needs right now is for people to be wasting water just because the State relaxed water use restrictions." Accordingly, Drum Point Village will not be restarting the irrigation system until the Spring of 2003.

## Holiday Decorations

With the holidays quickly approaching, many homeowners will be decorating the exterior of their units. While everyone looks forward to the beautiful holiday displays, please remember the following when installing holiday lighting and decorations:

- For this year, holiday lighting and decorations may be displayed between November 30<sup>th</sup> and January 11<sup>th</sup>
- Decorations and lighting must not be attached to, nor damage, the buildings or siding
- Decorations and lighting may be attached to the shrubbery and landscaping – no damage please
- Decorations and lighting should be kept within 10 feet of the front exterior wall of the unit

## December's Board Meeting Cancelled

As has happened for the past few years, the formal December meeting of the Board has been cancelled. The next meeting of the Board of Trustees will be held:

**January 8, 2003 at 8:00pm  
48 White Swan Way  
Brick, NJ 08723**

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## NEW ARRIVALS

During the past few months, we've had a few new arrivals at Drum Point Village West. We hope you will join us in congratulating:

- Mark and Tammi Horowitz on the birth of their son Jonathan Stuart. Jonathan has a big sister named Danielle.
- Jeff and Linda Poling on the birth of their daughter Alexa Lynn, born September 28th
- James and Eileen Elloe on the birth of the daughter Abigail Erin on November 4<sup>th</sup>. She weighed in at 8 lbs 13 oz.

# Actions of the Board of Trustees

## August through November 2002

<b>General</b>	<ul style="list-style-type: none"> <li>The Board of Trustees has been pursuing ways that we can be more quickly responsive to our members. To this end, we are planning on redistributing some of the responsibilities to make best use of each person's expertise and availability.</li> </ul>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Since there had been very little growth of grass during the months of July and August, landscapers were instructed to do more "cleanup" of litter and debris. More time was spent on weeding as well.</li> <li>Tree limbs blown down in storm removed from 7-9 WSW</li> <li>Area around new sidewalks on WSW topsoiled and seeded</li> <li>Mound where tree was removed at 65-67 WSW taken out and seed put down and rocks removed</li> <li>Implemented lawn restoration plan for the entire community</li> <li>New sprinkler controls have been ordered and received and will be installed as soon as is practical.</li> <li>Sprinkler company notified that new control units are here and need to be installed and tested</li> <li>Sprinkler company notified that sprinkler system needs to be drained for the winter. Scheduled for 11/15 depending upon weather.</li> </ul>
<b>Drainage – Miller Units</b>	<ul style="list-style-type: none"> <li>Letter sent to Township Business Administrator stating that the township's remediation plan is incomplete and does not address the problem at the front and sides of the units. This must be made a part of the work that is to commence shortly.</li> <li>Letter sent to Township Business Administrator stating that one homeowner may have a legitimate claim that health problems are a direct result of mold/mildew in the crawlspace of her unit, also the result of drainage problem.</li> <li>Contacted Road Supervisor to confirm that they will repair any damage they might do to the irrigation system during the drainage project. The supervisor agreed verbally but was reluctant to put same in writing. Subsequently, the Township Business Administrator advised that, prior to the commencement of the project, we would have this in writing.</li> <li>Letter sent to our attorney regarding an answer from Hanover Insurance regarding a claim of mold. In their response, Hanover does not even mention mold, and instead treated the claim as a water damage claim. As a result, the claim has initially been denied.</li> <li>Notices sent via first class mail on 9/16/02 to all Miller unit owners instructing them to inspect their crawlspaces for the presence of water, mold and/or mildew. To date less than ten unit owners have responded. The Association has asked that the township inspect all crawl spaces prior to the commencement of the drainage project.</li> <li>All residents of the Miller units were visited in person and asked to attend the Town Council meeting on 9/24 in a show of solidarity re the crawlspace problem. This meeting was subsequently postponed. Most unit owners were advised of delay.</li> <li>Spoke at length with the Township Business Administrator regarding multiple issues regarding the Miller unit crawl spaces. The Township Business Administrator agreed to reply to these concerns within two weeks.</li> <li>Received a letter from Scott MacFadden asking us to provide the Township with a representative sampling of units to have their crawlspaces inspected by the Township. We responded by advising the township that because our own inspections have found widespread problems, each of the crawlspaces needs to be inspected by the Township and that any problems found in any crawlspace must be remediated by the Township. Currently awaiting the Township's response.</li> <li>Met with Fred Weintraub several times and made copies for him for the aborted Township Council Meeting.</li> <li>Letter received from Township Business Administration office regarding start of project, inspection of crawl spaces and results of one crawl space inspection.</li> <li>Township began work on the drainage project on 11/8/02.</li> </ul>
<b>Parking/Fire Safety</b>	<ul style="list-style-type: none"> <li>Bob Martin has been attempting to schedule a meeting with Kevin Batzel (Fire Marshall) concerning our ongoing discussions with the township regarding fire zones and parking issues. So far, we cannot get all parties to agree on a specific date/time.</li> <li>A consultant has been retained to represent the Association at our meetings with the Fire Marshall regarding street parking and Fire Zone issues. This consultant has been successful in negotiating with the Fire Marshall in the past and, with his help, we hope to have the police and fire protection we seek without sacrificing a large number of on-street parking spaces.</li> </ul>
<b>Alternate Dispute Resolution (ADR)</b>	<ul style="list-style-type: none"> <li>Retained a professional ADR mediator and gave him the homeowner's name, address and phone number in order to start the ADR process.</li> <li>Multiple phone calls made to the ADR mediator to work out logistics of the homeowner's ADR request.</li> <li>Requested permission from the township to hold the ADR hearing at Town Hall. Approval pending.</li> <li>Received a letter from Edward R. Hannaman, Esq., NJ Bureau of Homeowner Protection, regarding our handling of ADR, open meetings and minutes of open meetings. This letter was the direct result of a homeowner's complaint to him that the Association was not in compliance with State law. We responded in kind. Mr. Hannaman then responded to us and advised that our current policies and procedures are acceptable to the State. Mr. Hannaman also stated that he would advise the complainant of same.</li> </ul>
<b>Covenants Committee</b>	<ul style="list-style-type: none"> <li>Covenants Committee completed inspections of the exterior of all 95 units on 9/15/02.</li> <li>Covenants Committee delivered their inspection report to the Trustees. On 9/30/02, violation letters were sent from the trustees to 28 owners and nine tenants (tenants get copies of the letters sent to their unit owners).</li> <li>Conducted re-inspection of all units in which violations were previously found. Of the 32, all but 8 are now in compliance.</li> </ul>
<b>Siding Warranty Issues</b>	<ul style="list-style-type: none"> <li>Addresses and several phone numbers have been obtained for CertainTeed and they will be contacted shortly regarding the siding</li> <li>30 page warranty claim sent to CertainTeed</li> </ul>

## Actions of the Board of Trustees (cont.)

<b>Mignatti / Pool Removal</b>	<ul style="list-style-type: none"> <li>• Spoke with representatives from Mignatti and Township Engineers regarding Mignatti landscaping.</li> <li>• Letter sent to Township Engineering department regarding Mignatti landscaping, irrigation and other problems.</li> <li>• Letter sent to Mignatti regarding an incorrectly placed fence between two units on BFT. Response received and fence should be taken care of within 2 weeks.</li> <li>• Multiple phone calls and letters to Donald Steele (our prior attorney). Made contact with Donald Steele and requested the Mignatti file be transferred to our current attorney. Mr. Steel mailed the file to the Board Secretary who forwarded it to our current attorney.</li> <li>• We have not received a favorable response from Mignatti regarding the pool and we are preparing to file suit</li> </ul>
<b>Fence Installation (building 10)</b>	<ul style="list-style-type: none"> <li>• The building permit has been received</li> <li>• Contractor estimates to begin work on or around October 1, 2002</li> <li>• Bob Martin cleared approximately 225 ft. of shrubs, trees and debris in preparation for the fence installation. This was done at no charge to the Association and saved the homeowners approximately \$500.</li> <li>• Fencing project completed 9/12/02 and was overseen by Bob Martin</li> <li>• Landscapers removed debris left over from new fence construction</li> <li>• Missing Link fence company notified that vandalized section of new fence needs to be repaired. Scheduled for week ending 11/15.</li> </ul>
<b>Financial / Insurance</b>	<ul style="list-style-type: none"> <li>• Successfully negotiated with our current insurance carrier for them to renew our property, liability and umbrella policies – Initially the carrier had stated that they would not be renewing the policies due to a mold claim being initiated by the Association. However, the renewal quote is more than 50% higher than our prior premium.</li> <li>• Asked our insurance broker to shop our policies for a better premium. Results were disappointing.</li> <li>• Filed Annual Corporate Report with the State Treasurer's office</li> <li>• Filed Change of Agent Report with the State Treasurer's office</li> <li>• Prepared and sent quarterly statements to all 95 unit owners</li> </ul>
<b>Building Maintenance</b>	<ul style="list-style-type: none"> <li>• Bill Pepe asked to checkout and repair, if necessary, hole in foundation of a unit</li> <li>• Bill Pepe called to look at and repair, if necessary, nails standing up on roof of unit</li> <li>• Roofing contractor notified of 2 roof repairs and 1 gutter repair. Completed 1 roof repair, nothing found to repair on second roof. Gutter repair completed. Homeowner notified that no repairs appeared to be needed.</li> <li>• Bill Pepe notified that there are outstanding painting jobs on WSW. He will be here on or about 11/16 to complete.</li> </ul>
<b>Homeowner Requests</b>	<ul style="list-style-type: none"> <li>• Preparing responses to 30 requests/complaints/suggestions from a homeowner 6/4/02 to 8/1/02</li> <li>• Preparing responses to 33 requests/complaints/suggestions from a homeowner 8/2/02 to 9/6/02</li> <li>• Prepared responses to 11 requests/complaints/suggestions from a homeowner</li> <li>• Prepared responses to 10 requests/complaints/suggestions from a homeowner</li> <li>• Compiled and mailed responses to 6 requests/complaints/suggestions from a homeowner</li> <li>• Letter written and hand delivered to unit owner requesting removal of mothballs from the area around a unit. The mothballs were subsequently removed.</li> <li>• Approved a request to replace a privacy fence</li> <li>• Began investigation of a privacy fence being located about 4 feet from where it should be</li> <li>• Discussed request for additional fencing</li> <li>• Responded to a report from a Mignatti homeowner that a window was "warped." Upon initial inspection, the homeowner was advised that, as the window is a part of the unit and not a common element, that the homeowner should contact Mignatti and/or the window manufacturer for warranty repairs.</li> <li>• Responded to a homeowner request seeking permission to install a patio divider fence between the patios of two Miller units at the homeowner's expense</li> </ul>
<b>Web Site (www.dpvw.com)</b>	<ul style="list-style-type: none"> <li>• Created a newsletter page and added the current newsletter to it</li> <li>• Created an archive page and moved the following to it: <ul style="list-style-type: none"> <li>○ Older minutes</li> <li>○ Last month's actions of the board</li> </ul> </li> <li>• Added the legal description of the unit to the web site – can be found under the Insurance and Restrictions FAQs</li> <li>• Added a graphical presentation of the annual budget to the web site</li> </ul>
<b>Miscellaneous</b>	<ul style="list-style-type: none"> <li>• Obtained the following information from the Brick Township police department regarding watering restrictions: <ul style="list-style-type: none"> <li>○ A police officer may only issue a summons for violations if he personally witnesses the violation.</li> <li>○ Any citizen who witnesses such violations may sign a complaint.</li> </ul> </li> <li>• Transcribed 3 months of Board Meeting minutes and distributed to Trustees for review</li> <li>• Published the first edition of the Association's newsletter – to be distributed during the week of October 14th</li> <li>• Critter Control company notified of "livestock" scratching in the wall between two units. Inspected, found live field mice, and corrected on 11/6.</li> <li>• Bags ordered and received for distribution of Newsletter.</li> <li>• 4 letters sent to unit owners and tenants regarding garbage cans being left out all week.</li> <li>• Multiple questionnaires filled in and returned to mortgage companies.</li> <li>• Fulfilled multiple requests for Certificates of Insurance.</li> </ul>

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## Drainage Project Begins for Miller Units



In October of 2000, the Association entered into an agreement with the Township to resolve several outstanding issues. Chief among them was the drainage problem that affects many, if not all, of the Miller units.

Since that time, in an effort to eliminate water from getting into the crawlspaces below the Miller units, we have been working with the Township's engineers to develop a plan to effectively drain most runoff away from the buildings. Recently, due to the assistance of several Miller unit owners, the Township has started the construction phase of this project. Please note that this construction is being funded by the Township, and not by the Association.

We understand that the drainage project will consist of several phases:

- At the rear of the Miller buildings (except for building 1), all gutter leaders will be attached to newly installed underground pipes. These pipes will be connected to the existing drainage system, or will be routed directly to the Miller drainage pit. At the same time, the Township will be inspecting each Miller patio and will be removing and replacing any patios that are improperly pitched. Due to a problem that is unique to the "den end units", some patios may be replaced and extended slightly, even though they are pitched correctly.
- At the front of all Miller buildings, all gutter leaders will be attached to newly installed pipes that will be fed directly to the curb or to the garage gutter (to be determined).
- The Township will be hiring an Industrial Hygienist who will inspect each of the Miller unit crawlspaces. These inspections are intended to determine the extent of any damage (including mold and mildew) that may have been caused by water intrusion over the past years. Based on these inspections, the Township will then take corrective action on a case-by-case basis. The inspection phase of will require direct participation by the unit owners and tenants, as the only way to access the crawlspaces is via the trap door in the first floor closets. While the Association has the right to access the units for the purpose of inspections and repairs, we have been asked that each unit owner provide the Township with their written permission to access their unit, and to inspect the crawlspace beneath it. When the time for inspections gets closer, the Association will contact each Miller unit owner and provide them with the details.

The Association was initially advised that this project would take about a month to complete. It now appears as though the scope of the project has increased and it may now be a few months before it is finished. If any details change, the Association will do its best to keep all Miller unit owners and tenants informed.

It is the Association's, expectation that this project will eliminate the crawlspace water problems.

## Please Drive Carefully!!!

We have been receiving numerous complaints lately about residents driving through the community at excessive rates of speed. Please keep in mind that our streets are narrow and curved. There are frequently children out playing in the streets and residents walking their pets as well.



Most everyone we have spoken with agrees that 15 MPH is a reasonable and safe speed for this area. We ask that everyone be especially mindful of safety while driving within the community. Your safety, your children's safety, and that of your neighbors, depends on it. Please drive carefully!

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## Garbage Day Confusion???

Drum Point Village West's garbage pickup day is normally Wednesday and recycle pickup is on Thursday. The exception is when there is a holiday earlier in the week. For example, Election Day was on a Tuesday and Veterans Day was on a Monday. When this happens both the garbage and recycle pickups are delayed a day and garbage is picked up on Thursday and recycles on Friday.



Regardless of the actual collection days for any week, garbage cans and recycle bins should be placed at the curb the night before pickup and returned to the garage within 24 hours. Garbage cans and recycle bins should not be stored outside of the garages except when at the curb for pickup. Let's keep our community visually pleasant for everyone.

Speaking of garbage cans, if you need a new can, a second can, or you want to downsize to the small garbage can, please contact the Township for information and pricing. The phone number for Town Hall is 732-262-1000.

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## Snow Removal Procedures

With winter approaching, it is time (unfortunately) to think about snow removal procedures:

- In mid-December, the landscaper will be installing orange snow sticks at the edges of driveways and curbs. These sticks help the landscaper plow the driveways and streets without damaging curbs and lawns. Please do not remove the snow sticks.
- For every four to six inches of snowfall, the landscaper will make a single pass to keep the streets clear for emergency vehicles.
- Driveways and sidewalks are cleared once the snowfall has stopped. At the same time the streets are completed.
- If you are unable to get out, and need to pick-up a prescription or receive medical treatment, please call the Brick Police Department at 262-1100 for assistance.