



# Smoke Signals

Special Edition

DRUM POINT VILLAGE WEST

December 2003

## Post-Dated Check Rule Adopted

The following rule was adopted unanimously by the Board of Trustees at the November 12, 2003 meeting. The 1st public reading of this rule occurred on September 10, 2003 at a meeting of the Board of Trustees. The 2nd public reading of this rule occurred at the November 12, 2003 meeting. At that meeting, homeowner comments and/or questions about this rule were read and/or solicited.

**This rule is effective immediately**

### Post-dated Checks

The Association will not accept post-dated checks as payment towards any maintenance payment or other debt owed to the Association. Failure to comply with this rule will result in the following:

- On the first instance of failure to comply, the Treasurer may accept the post-dated check as payment and shall promptly notify the check issuer and/or unit owner of this rule, advising such unit owner that future post-dated checks will not be accepted by the Association.
- On the second and all subsequent instances of failure to comply with this rule, the Treasurer shall not be permitted to accept the post-dated check as payment and shall return such post-dated check to the issuer. No additional notice of non-compliance shall be required to be given. Should the return of a non-accepted post-dated check result in an acceptable payment being received later than the required date therefore, late fees shall apply against the unit for which the post-dated check was issued, and such late fees shall be collectible in the same manner as any other common expense assessment pursuant to Paragraph 8 of the Master Deed of Drum Point Village West, CAI.

## Next Board Meeting

All members of the Association are invited to attend. The next meeting of the Board of Trustees will be:

**January 14, 2004 at 8:00pm  
The Mill Brook Manor Clubhouse  
Saw Mill Road  
Brick, New Jersey**



## 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 29<sup>th</sup> and January 29<sup>th</sup>
- Decorations and lighting must not be attached to nor damage the buildings, siding and other Common Elements. There are widely available plastic hooks that allow lights to be hung from gutters without attaching the lights directly to the gutters, nor damaging them.
- Decorations and lighting may be attached to the shrubbery and landscaping in the common areas – no damage please
- Decorations and lighting must be kept within 10 feet of the exterior walls of the units.

## Date Set for the FY2004 Annual Meeting

The date for the FY2004 Annual Meeting of the Homeowners has been set for:

**April 2, 2004 at 7:30pm  
The Mill Brook Manor Clubhouse  
Saw Mill Road  
Brick, New Jersey**

Further information about this meeting will be posted on our web site and will be mailed to all homeowners in early January of 2004. Proxy Statements and Limited Proxies will be mailed approximately 30 days before the meeting. This year we hope to have a better than average turnout at the meeting.

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## Snow Removal Plan

The Board of Trustees has realized that there appears to be confusion on the part of many homeowners as to the responsibility for snow removal. Currently, the Master Deed states that the association shall be responsible for the care and maintenance of driveways and parking spaces, including snow removal. It does not state that the association is responsible for snow removal on the unit's steps, walkways and patios, nor the streets within the condominium.

Although the Master Deed does not require us to do so, the association has been removing snow from front walkways and steps as a courtesy to the homeowners. Also, to make sure that we get a higher priority than what might otherwise be provided by the township, the association has contracted to have the streets cleared at our expense (with limited reimbursement from the township). Finally, it has long been the practice not to remove snow when the total snowfall is less than two inches – as typically the first day's melt-off takes care of the problem.

As a result of last year's experience, we need to try to contain the cost of snow removal while still providing a level of service that is acceptable to the majority of homeowners. Maybe we will get lucky and this will be a mild winter.

This is the plan for snow removal for the coming winter season:

- If snow accumulation for a single snowfall is less than two inches, no snow removal nor will ice control be done. Under these circumstances, should you desire snow removal or ice control, it will be your responsibility and you are welcome to do so.
- For a single snowfall of greater than two inches, snow removal will commence at the end of each snowstorm. In this case the Association will:
  - Have the streets plowed as quickly as is reasonable. Cars parked on the street will not be dug out and may actually interfere with the snow removal process. Please make all attempts not to park on the street during snowstorms.
  - Clear the designated off street parking areas where there are no cars, and dig to within a foot or so of any cars parked in these spaces. To avoid the potential liability of our contractor damaging vehicles, the owner of the vehicle will be responsible for clearing the remaining snow from the vehicle and surrounding area.
  - Have the driveways shoveled to within a foot or so of any cars parked in these spaces. To avoid the potential liability of our contractor damaging vehicles, the owner of the vehicle will be responsible for clearing the remaining snow from the vehicle and surrounding area.
  - Clear a three-foot wide path up the walkways and steps to the front of the units. If you have benches or other personal items along your walkway that prevent us from clearing a three-foot wide path, then as wide a path as practical will be cleared.
  - Apply a single application of appropriate snow/ice control chemicals to front walkways, steps and driveways after the snow has been cleared. Please note that this will be done only ONCE per snowfall/storm. If you require additional snow/ice control, you are

welcome to apply your own.

- Clear fire hydrants or coordinate with the township to have them cleared
- Clear the sidewalk along the Manhattan Drive entrance roadway to the school bus stop
- Create access to the mail boxes for homeowners and the USPS
- The association:
  - Will not clear snow or ice from patios
  - Will not remove ice from gutters as this is often impractical and could damage the gutters.
  - Will not clear snow from any unit's flues or vents, regardless of the amount of snowfall. This is the homeowner's responsibility. Keep in mind that using your dryer or gas-fired fireplace while its vent is clogged can be extremely dangerous.



## Pet Waste Pickup Made Easier

You may have noticed that small garbage cans have been placed in the two dog-walking areas. These are intended for folks to discard their pet's waste that they pick up so they do not have to store it in their own garbage cans in their garages. We want to thank all of our pet owners for using these new cans and picking up after their pets.

These cans will be moved to the curb every Tuesday evening for Wednesday garbage collection. They will put back in place on Wednesday evenings, and a fresh can liner will be installed. Homeowner John Casper volunteered to take care of this task for us. He reports that the cans are being used regularly.

A BIG thanks to John Casper from all of the homeowners at Drum Point Village West!!!!

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## Frequently Asked Question

This is one of the questions most frequently asked of the Association:

Q: I am re-financing my unit and my bank needs a copy of the Association's Master Insurance Policy (a.k.a. Certificate of Insurance). Where can I get a copy?

A: All insurance related requests should be addressed to our insurance broker: Liberty Insurance Associates. You may contact them (or better yet, have your mortgage banker contact them) by telephone at 732-446-9100, or via fax at 732-446-5300. Ask them for a Certificate of Insurance, and tell them that the name of the insured is Drum Point Village West, CAI. You'll also need to give them the name, address, and possibly the fax number of your mortgage company. Typical turn-around time is 24 to 48 hours.