



Smoke Signals

Volume 3 Number 1

DRUM POINT VILLAGE WEST

January 2004

Seeking Candidates for the Board of Trustees

The FY2004 Annual Meeting has been scheduled for April 2, 2004 at 7:30 p.m. This meeting will be held at The Mill Brook Manor Clubhouse in Brick. A formal announcement for this meeting will be mailed to all homeowners in early March, and we hope to see all of you at the meeting.

Among the items on the agenda for the meeting, there will be an election of three Trustees to replace those whose terms will be expiring (i.e., Gene-Ann Pesano, Phyllis Ventrello and Paula Groppe). If you would like to nominate someone as a Trustee, please advise the Association of your nomination(s), in writing, no later than February 28, 2004. Another homeowner must second any nomination(s). Forms for this purpose can be requested from the Association, or can be downloaded from our web site at www.dpvw.com.

Please note that you cannot nominate or second a nomination for yourself. All nominees and nominators must be homeowners and must be members in good [financial] standing with the Association – that is they may not have any past due balances aged more than 30 days when nominating, being nominated and/or elected. If you want to nominate someone, please verify that they will be willing to accept the nomination and serve on the Board. Although nominations for Trustees will be accepted at the meeting, we would like to have all nominees included on the Proxy Statement. This will allow the homeowners to be able consider all candidates whether they vote in person or by proxy.

Seeking Homeowner Proposals for FY2004 Meeting

Should you have any proposed changes to the Master Deed and/or By-laws of the Association, or any other proposals that you would like the members to consider at the FY2004 Annual Meeting, we ask that they be submitted no later than February 28, 2004. We cannot guarantee that proposals received after that date will appear on the proxy statement for the annual meeting.

Proposals must be submitted in writing and should be clearly marked as such. Please note that the Board of Trustees reserves the right to add opinions and/or comments to any proposals that appear on the proxy statement.

Next Board Meeting

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

February 25, 2004 at 8:00pm
The Mill Brook Manor Clubhouse
Saw Mill Road
Brick, New Jersey

IN THIS ISSUE

- 1 **Candidates for the Board of Trustees**
- 1 **Proposals for FY2004 Meeting**
- 1 **Next Board Meeting**
- 2 **Condos Trump Houses**
- 2 **NJ is a Peninsula**
- 3 **Review of Rules Passed by the Association**
- 4 **Send Back That Proxy Form!!!**
- 4 **Brick is Second Safest US City – Again!**
- 4 **2004 Garbage and Recycle Calendar**

CONGRATULATIONS

During the past few months, we've had a few new arrivals at Drum Point Village West. The Association would like to acknowledge and congratulate:

- Denise Muzzio on the purchase of her new town home. Denise arrived in late September 2003.
- Leonard and Lynn Francavilla on the purchase of their new home in October 2003
- Craig and Allison Neary on the purchase of their home. The Neary's closed in mid-January.
- Corinne Redman on the purchase of her new unit in mid-January

Condos Trump Houses

Reprinted from MSN Money/Kiplinger

Prices for condominiums are strong across the country and are increasing much faster than those of detached, single-family houses – 17% versus 9%. That's a switch: Condo prices historically lag behind those of houses. Van Davis, CEO of Century 21 Real Estate, says the trend reflects both the need of first-time buyers for lower-priced condos and a demand from baby-boomers for luxury condos in fashionable neighborhoods and in vacation or retirement communities. About 40% of condo buyers are 45 and older, according to the National Association of Realtors.

Mark Bartikoski, owner of a Re/Max brokerage in Spring Park, Minn., says typical buyers of fashionable loft condos overlooking the Mississippi River in Minneapolis are "well-to-do, retired empty nesters who are selling their paid-for house in the suburbs and moving to the hustle and bustle at the core of the city." Many of the condos he's selling are in buildings that were once part of Minneapolis's grain-milling history – including warehouses and factories – and cost between \$500,000 and \$1 million.

The other force driving condo sales are first-time buyers who might prefer to move into a detached house but can't afford one, says Jespersen of Re/Max. "For such entry-level buyers, the single-family home is no longer attainable," he says. "They need something with shared walls."

The median price of a resale condo was \$167,000 in the third quarter of 2003, a relatively high price that reflects the growing popularity of expensive condos. Among first-time buyers, a more modest condo – which offers tax deductions for mortgage interest and a chance to build up an equity stake that they might later use as a down payment on a house – is more typical and sometimes an irresistible alternative to paying rent.

Alex Perriello, president and CEO of Coldwell Banker Real Estate, says he expects strong condo demand – and appreciation – to continue. "I don't think the demographics are going to change. With the first-timers and the retiring baby-boomers, you're attracting both ends of the spectrum."

New Jersey is a Peninsula... and Other Interesting Facts

- New Jersey is a peninsula.
- Highlands, New Jersey has the highest elevation along the entire eastern seaboard, from Maine to Florida.
- New Jersey is the only state where all of its counties are classified as metropolitan areas.
- New Jersey has more racehorses than Kentucky.
- New Jersey has the oldest lighthouse in the USA. The Sandy Hook Lighthouse was built in 1764.
- New Jersey has more Cubans in Union City (1 sq. mi.) than Havana, Cuba.
- New Jersey has the densest system of highways and railroads in the US.

- New Jersey has the most diners in the world and is sometimes referred to as the Diner Capital of the World.
- North Jersey has the most shopping malls in one area in the world, with seven major shopping malls in a 25 square mile radius.
- New Jersey is home to the Statue of Liberty and Ellis Island. Well, at least we thought so for a while.
- The Passaic River was the site of the first submarine ride by inventor John P. Holland.
- New Jersey has 50+ resort cities & towns, some of the nations' most famous: Asbury Park, Wildwood, Atlantic City, Seaside Heights, Long Branch & Cape May.
- New Jersey has the most stringent testing along our coastline for Water Quality Control than any other seaboard state in the entire country.
- New Jersey is a leading industrial state and is the largest chemical producing state in the nation when you include pharmaceuticals.
- Two-thirds of the world's eggplants are grown in NJ.
- Jersey tomatoes are known the world over as being the best you can buy.
- New Jersey is the world leader in blueberry and cranberry production.
- Here's to New Jersey-the toast of the country! In 1642, the first brewery in America opened in Hoboken.
- New Jersey rocks! The famous Les Paul invented the first solid body electric guitar in Mahwah in 1940, and he still lives there!
- New Jersey is a major seaport state with the largest seaport in the US, located in Elizabeth. Nearly 80% of what our nation imports comes through Elizabeth Seaport first. Since 9/11, we have to wonder if this is such a good thing.
- New Jersey is home to one of the nation's busiest airports – Newark's Liberty International.
- George Washington slept here. Several important Revolutionary War battles were fought on New Jersey soil, led by General George Washington.
- The light bulb, phonograph (record player), and motion picture projector were all invented by Thomas Edison in his Menlo Park, NJ laboratory. We also boast the first town ever lit by incandescent bulbs, and the world's first rail line powered by electricity.
- The transistor was invented in Murray Hill, NJ at Bell Laboratories.
- Bell Lab engineers in Holmdel, NJ were the first to detect the background radiation of the Big Bang.
- The first seaplane was built in Keyport, NJ.
- The first airmail (to Chicago) was started from Keyport.
- The first phonograph records were made in Camden, NJ.
- New Jersey is home to the Miss America pageant held in Atlantic City.
- The game Monopoly, played all over the world, named the streets on their playing board after actual streets in Atlantic City.
- Atlantic City has the longest boardwalk in the world.

Continued at the top of page 3

... Peninsula ...continued from page 2

- New Jersey has the largest petroleum containment area outside of the Middle East countries.
- The first Indian reservation was in New Jersey, in the Watchung Mountains.
- New Jersey has the tallest water tower in the world.
- New Jersey had the first Medical Center, in Jersey City.
- The Pulaski Sky Way, from Jersey City to Newark, was the first skyway-highway.
- NJ built the first auto tunnel under a river, the Hudson (Holland Tunnel)
- New Jersey is the only state in the nation which offers child abuse prevention workshops to every public school.
- The first baseball game was played in Hoboken, NJ, which is also the birthplace of Frank Sinatra.
- The first intercollegiate football game was played in New Brunswick in 1869 – Rutgers College vs. Princeton (and Rutgers actually won!)
- The world's first Drive-in Theater was in Camden, NJ.
- New Jersey is home to both of "New York's" NFL Teams!
- The first radio station broadcast was in Paterson, NJ.

All of the following are New Jersey natives – God help us!

Jack Nicholson, Bruce Springsteen, Bon Jovi, Jason Alexander, Queen Latifa, Susan Sarandon, Connie Francis, Shaq, Judy Blume, Aaron Burr, Joan Robertson, Ken Kross, Dionne Warwick, Sarah Vaughn, Budd Abbott, Lou Costello, Alan Ginsberg, Norman Mailer, Marilyn McCoo, Flip Wilson, Alexander Hamilton, Whitney Houston, Eddie Money, Linda McElroy, Eileen Donnelly, Grover Cleveland, Walt Whitman, Jerry Lewis, Tom Cruise, Richard Wojewodzki, Joyce Kilmer, Bruce Willis, Caesar Romero, Lauryn Hill, Ice-T, Nick Adams, Nathan Lane, Sandra Dee, Danny DeVito, Richard Conti, Joe Pesci, Joe Piscopo, Robert Blake, John Forsyth, Meryl Streep, Loretta Swit, Norman Lloyd, Paul Simon, Jerry Herman, Gordon McCrae, Kevin Spacey, John Travolta, Phyllis Newman, Anne Morrow Lindbergh, Eva Marie Saint, Elisabeth Shue, Zebulon Pike, James Fenimore Cooper, Admiral Wm. Halsey, Jr., Dave Thomas (Wendy's), William Carlos Williams, Ray Liotta, Robert Wuhl, Paul Robeson, Ernie Kovacs, and of course, Frank Sinatra.

Be a Considerate Neighbor



**Please Clean up
After Your Pet!**

Review of Rules Passed by the Association

The following are reprints of the three rules promulgated by a vote of the Board of Trustees over the past year or so:

Garbage Cans & Recycle Bins:

Garbage cans and recycle bins are to be stored in the garage of the unit except on the night before and day of collection. Failure to comply with this rule will result in the following:

- On the first instance of failure to comply the owner and, where applicable, the tenant, will receive a reminder letter informing them of their non-compliance and be given 10 days in which to comply.
- On the second instance of failure to comply, the owner will be assessed an immediate fine of \$5. No additional notice of non-compliance shall be required to be given
- On the third instance of failure to comply, the owner will be assessed an immediate fine of \$10. No additional notice of non-compliance shall be required to be given
- On the fourth and all subsequent instances of failure to comply, the owner will be assessed an immediate fine of \$15. No additional notice of non-compliance shall be required to be given. Each additional day in which the violation persists shall be considered a separate violation for which the owner will be assessed a fine of \$15

Pet Rules:

Domestic pets are allowed to be kept by unit owners. Other than dogs, all pets are to be kept indoors.

For the maintenance of visual harmony, health and quality of life of all residents, the following rules apply to all dogs:

- Dogs may not be left outside unattended. If outside of the unit, the dog must be accompanied by the owner or the owner's designee at all times.
- Dogs are not to be permitted to bark excessively. If the barking becomes a nuisance, then the owner will be warned once and then fined \$15 for each reported occurrence thereafter.
- If outside of the unit, dogs are to be leashed or tethered at all times and the tether must limit the dog's access to the owner's immediate area.
- Dogs are not to be permitted to urinate or defecate on the Limited Common Elements or Common Elements – this includes patios, walkways, streets, driveways, lawns, etc. There are two designated areas provided for walking dogs:
 - 1) The undeveloped strip of land directly east of the Association's property. This is to the far right of the entrance sign and can be accessed from Drum Point Road.

Continued on page 4

...Rules ...continued from page 3

- 2) The undeveloped area behind the mailboxes on Black Fox Trail beyond the landscaped area.
- Owners **must** pick up after their dogs immediately.
- Garbage cans, with liners will be conveniently located at the two walking areas and may be used to dispose of solid waste. These will be put out for collection each week and a new liner inserted at the expense of the Association.

Failure to comply with this rule shall result in a fine to the unit owner involved. For each instance of failure to comply, the owner and, where applicable, the tenant, will be assessed an immediate fine of \$15. No notice of non-compliance shall be required to be given.

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.

SEND BACK THAT PROXY FORM!!!

Did you know that at the last two Annual Meetings there was not even the slightest chance that any proposals could be approved? This is because not enough people voted at those meetings. In order for a proposal to be passed, 2/3^{rds} of eligible homeowners must vote in favor. But, at the last two meetings, less than 2/3^{rds} of the eligible homeowners voted at all!

In early March, you will be receiving a proxy statement and a limited proxy form. **Regardless of how you vote, we encourage each and every homeowner to return a limited proxy form, even if you plan on attending the meeting.** Doing will not lock you into a vote because if you return a limited proxy, and then attend the meeting in person, you may change your votes at the meeting.

Of course, it would be even better to have everyone come to the meeting in person to meet your neighbors, Trustees and Officers.

Brick is Second Safest US City Two Years in a Row

According to the Morgan Quintno Awards for the safest and most dangerous cities in America, when comparing all cities regardless of their size, Brick Township again ranks as the 2nd safest city in the nation and the safest city in New Jersey. In fact, Brick Township was the only city in New Jersey that made the overall top-ten list. The next New Jersey city on this list is Hamilton – ranked 22nd.

The Morgan Quintno awards are based on crime statistics kept by local law enforcement and the FBI for the following six crime categories:

- Murder
- Rape
- Robbery
- Aggravated assault
- Burglary
- Motor vehicle theft

When compared to our peers – that is, cities with populations of 75,999 to 99,999 – Brick is the safest in the country. Also in this population category, Camden is the most dangerous in the country – as it was last year – and Trenton is the 4th – a slight improvement.

Our congratulations go out to the Brick Police Department, Police Chief Ronald Dougard, and Mayor Joseph Scarpelli. We hope to see Brick Township at the top of this list for many years to come.

Garbage and Recycle Calendar for 2004



For DPVW, the regular garbage collection day is Wednesday, and recyclables are collected on Thursday. However, when a holiday falls on or before our collection day, collection(s) delayed by one day. The following is a list of the remaining 2004 Township Holidays that affect garbage and/or recyclables collections:

Date	Holiday	Garbage Delayed?	Recycles Delayed?
01/19/04	MLK's Birthday	Yes	Yes
02/16/04	Presidents Day	Yes	Yes
04/09/04	Good Friday	No	No
05/31/04	Memorial Day	Yes	Yes
07/05/04	July 4 th	Yes	Yes
09/06/04	Labor Day	Yes	Yes
10/11/04	Columbus Day	Yes	Yes
11/02/04	Election Day	Yes	Yes
11/11/04	Veteran's Day	No	Yes
11/25/04	Thanksgiving	No	Yes
12/24/04	Christmas Day	No	No

Garbage cans and recycle bins should be kept inside of your garage except the evening before and day of collection.