



Drum Point Village West

Smoke Signals

February 2007



Selling Your Home? Know the most current fire codes.

If you are selling your home in Brick Township you will be required to schedule an appointment with the Brick Township Bureau of Fire & Safety for an inspection. Their office number is 732-458-4100. Please call prior to your closing to avoid delays. You **cannot** close without a Certificate of Smoke Detector, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance.

What is required?

- The code currently calls for a working smoke detector on every level of your home, including the basement.
On the level of your sleeping rooms, you need to have that smoke detector within 10 feet of the sleeping room doors.
- A carbon Monoxide alarm/detector on the level of your sleeping rooms (within 10 feet of the sleeping room doors). Plug in units can only be used if there is an outlet in the hallway within 10 feet of the sleeping rooms, otherwise a battery-operated unit can be placed on the wall or ceiling (in accordance with the manufacturer's instructions).
- **Effective January 1, 2006:** *At least 1 portable (labeled, charged and operable) fire extinguisher. Size shall be no smaller than 2A:10B:C, rated for residential use and weight no more than 10 lbs., mounted on hanger or manufacturer's bracket within 10 feet of the kitchen area, with the top of the extinguisher no more than 5 feet above the floor. Extinguisher is to be visible and readily accessible, near a room exit, with the manual and operating instructions visible.*

When was your home built?

Prior to 1978 (all of our units were built **after** 1978)

You may be able to have battery smoke detectors. If you upgraded to electric smoke detectors – you have to maintain them, you cannot go back to battery smoke detectors.

Note: If you have done any alterations or addition to your home, you should have upgraded your detectors.

After 1978 (that's us)

Electric detectors were installed in homes. Newer homes require interconnected electric smoke detectors with battery backups.

Check with the Bureau to determine the proper type of smoke detector required for your home. 732-458-4100

**Reserve This Date – April 13, 2007
Annual Homeowners Meeting**



Neighborhood News

Here are some of the homes that have sold in the past year. We thought you might all be interested in seeing what our property values are.

Mignatti Unit – 3 bedrooms, 2 ½ baths - **\$285,000**
Mignatti Unit - 3 bedrooms, 2 ½ baths - **\$296,000**
Miller Unit - 2 bedrooms, 2 ½ baths - **\$315,000**
Mignatti Unit – 3 bedrooms, 2 ½ baths (Cape May model) **\$328,000**
Miller Unit - - 3 bedrooms, 2 ½ baths - **\$274,900**

Many Thanks

At the January 3, 2007 Board Meeting several homeowners stepped forward and volunteered to serve on our Covenants Committee*Lori Gaynor and Kim Pillar*. Remember folks, that these ladies are doing this because they want the same thing we all want...the health, safety and visual harmony of our community. If you get a warning letter from them for some violation, bear in mind that they are not doing this to pick on you or make your lives miserable. If other neighbors are also in violation, then they will have gotten letters as well. This is a very important task and the Board extends its gratitude to them.

Your Board of Trustees

Regretfully, Bob Martin had to tender his resignation from the Board after several years of service for us. Other commitments in his life had to take priority over his work on the Board. Your Board members are:

President	Gene-Ann Pesano
Vice President	Corinne Redman
Trustee	Scott Stanford
Trustee	Randy Abeles
Treasurer	Ed Kocker

Contact Us

Phone: 732-886-7941
Email: admin@dpvw.com



Be a Good Neighbor.
Please, please **ALWAYS** pick up after
your pets!!!!!!

Living in a Condominium

(Reprinted from Community Association Institute "Common Ground" magazine)

The statistics compiled by the Condominium Associates Institute show that 50% of new homes in metropolitan areas are Condominiums, Townhomes, Coops or other forms of Community Association organization.

People are attracted to condominium living for a variety of reasons:

- Some like the affordability of the homes. Frequently, new families find it is the most cost effective way to own their first home.
- Some seek the "carefree living style" so frequently associated with condominiums and townhomes. These folks may have owned private homes in the past and look forward to being relieved of the responsibilities of lawn care, snow removal, cleaning gutters and a myriad of chores that are now assumed by the Association. Others may have busy lives that do not allow them the time to perform these chores.
- Yet others may appreciate the amenities afforded by some communities like tennis courts, swimming pools, etc.
- Still others may take comfort in living in a tight community where neighbors are close by.
- Single people may appreciate the fact that they are building equity in a home without the burden of total home ownership.

Condominium living combines the principles of single family ownership with ownership in common with other homeowners in the Property. There may be advantages and disadvantages, depending upon your unique perspective.

Some *disadvantages* may be:

- ❖ If we don't like our neighbor, we cannot build a fence to separate us from the offending neighbor.
- ❖ Like apartment living, we need to restrict our activities so as to not disturb our neighbors. Excessively loud music and barking dogs, for example are not allowed.
- ❖ Since we do not own the land adjacent to our homes, we are not free to decorate it as we please. We are limited in what we may do by the Restrictions, By-Laws and Rules of the Association. These are adopted by the Association, in which each homeowner is a member, to maintain a visual harmony that is acceptable to the majority of the homeowners.
- ❖ We also do not own the exterior of our homes and are not at liberty to change or modify it in any way. Nor are we permitted to attach anything to the building.
- ❖ Even though we own the interiors of our homes, we are restricted in the use of that home and cannot do things like adding rooms, extending the size of the unit, etc.
- ❖ It seems that when the economy causes a slump in the Real Estate industry, Condominiums are affected more than single family homes in loss of value or arrested appreciation in value.

Interestingly enough, some of these *disadvantages* are considered to be *advantages* by other homeowners. For example, the fact that we may not paint or decorate the outsides of our units assures us that the next door neighbor will not use his property to store old refrigerators, an aging, rusted Winnebago or the broken down boat that may never float again. We also know that the neighbor will not be growing ragweed and dandelions instead of a lawn and his roosters will not be waking us up at dawn every day. He will not paint his home bright pink with chartreuse shutters and a purple door. This assures us that our property values will be protected and that we will continue to live in a pleasant environment.

Ownership

What we own and do not own can be confusing to a new condo owner. Here in Drum Point Village West, each homeowner holds title to and owns the **interior** of his or her home from the sub floor on the first floor to the ceiling of the uppermost floor. We have the rights and responsibilities for that portion of our homes. We are responsible for the maintenance of that part of the unit and its contents. We are also responsible for the services to that home including, but not limited to, electricity, gas, cable, telephone service, etc. Please read the Master Deed carefully to determine what you may or may not do within the confines of your home. There are still some restrictions which would not exist in a single family home.

The remainder of the Property belongs to the Association which is made up of all of the homeowners equally. The "Common Property" consists of the "Common Elements" and "Limited Common Elements". These are defined in detail in the Master Deed.

Limited Common Elements are owned by the Association but assigned to the homeowners for their exclusive use. These include such things as the attics, crawlspaces, patios, walkways and driveways. Having Limited Common Elements provides each homeowner with some degree of privacy. The Association has the right to access these areas as needed. Normally, notice is given to the homeowner when such access is required, except in emergencies. The Restrictions of our Master Deed specify what may and may not be done or put into the Limited Common Elements.

Common Elements make up the remainder of the Property and include things like the lawns, sidewalks, streets and curbs. Unlike the Limited Common Elements, these are not reserved for the use and enjoyment of any particular homeowner but are used by all. Consequently, homeowners may not modify anything in the Common Elements without express approval of the Board of Trustees.

Condo living is not for everyone. But for many of us, it is the ideal home.

HOW MAY I HELP?

(Reprinted from Community Association Institute "Common Ground" magazine)

Think back on your excitement when you decided to purchase your home in a "community". Remember what aspects most attracted you. Was it the amenities of the community, such as the elaborate clubhouse, the pool, the tennis court(s), tot-lot, or putting green? Perhaps it was the community atmosphere with an opportunity to meet new friends. Was it the simpler lifestyle, with the monthly assessment in place of the back-breaking yard work? Or just the peace of mind that "someone else" would take care of "it". Sure the sales staff could sell you upgrades or optional elements to your home or property, however they could only represent to you that there will probably be committees, such as Social, Grounds, Architectural, and if they were daring, Covenants. Many of these are typical reasons for people to select a community in which to live. However, a key component in all of this is YOU.

Many of the other residents in your community came with the same high level of expectation of how great it will be; at the same time, with the same expectation that someone else would "provide this as part of the monthly assessment". This couldn't be further from the truth. Your expectations, along with those of your neighbors, are the frame work of the "Association" to which you all belong. Left to only a few concerned individuals, it will gradually drift away from your dreams in place of the dreams of others.

Today, more than ever before, with everyone's busy lifestyle, few residents are willing to give their time, and talents, to improve their community. It is vital that each one of us finds the time to give a little of your time/talents to your community. We encourage you to reach out to your Association Board, Community Manager, or Committee Members and say, "How may I help?" The benefits to you in exchange will be substantial.

Whoa!!! Slow Down!!!

We have received numerous complaints 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 as well. Be mindful of your neighbor's and your safety. 15 MPH is a reasonable and safe speed for this area.