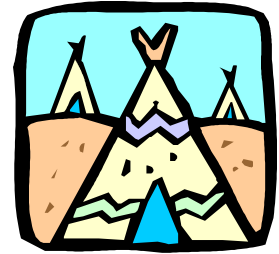




Drum Point Village West Smoke Signals

December 2007



Next Board Meeting
January 9, 2008, 7:00 PM
Century 21 Solid Gold
721 Brick Blvd.

We are nearing the end of the year. Once this holiday season is over the board will turn its efforts to planning for our annual meeting. Several very important items are normally scheduled at the annual meeting – election of new trustees and amendments to the Master Deed.

Please, if you or anyone you know is interested in serving on the board get ready for the nominations in February. To run for the trustee positions, a homeowner must be a member in good standing (i.e. no outstanding balance owed to the association) at the time of nomination as well as when the voting takes place. He or she must be nominated by a homeowner in good standing and seconded by another owner in good standing. Nomination forms will be sent to every homeowner around the end of January. All candidates will have the opportunity to publish their credentials and statements of what they will bring to the position in a newsletter.

From time to time we all question some of our rules and restrictions and procedures as set forth in the Master Deed. Our Master Deed was written in 1987 and has been amended several times over the years. If we disagree with anything in the Master Deed or By-Laws, we can change them by proposing amendments and having these included on the ballot for voting at the annual meeting. In order to pass an amendment to the Master Deed, we need 2/3's of eligible voters to vote in favor of the change. Please submit proposals for amendments to the Board and they will see that your proposal is part of the ballot for the annual meeting.



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:

- Decorations and lighting must not be attached to, nor damage, the buildings, siding or other Common Elements. There are plastic hooks sold everywhere which allow lights to be hung from gutters without actually attaching them to the gutters.
 - Decorations and lighting may be attached to the shrubbery and landscaping in the Limited Common Elements – no damage please
 - Decorations and lighting must be kept within 10 feet of the exterior walls of the units
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Meet the Board

President: Fred Weintraub

Fred and his wife Maria settled in Brick Town in DPVW in 1994. They have been residents of Ocean County for more than 30 years. His career has been in the building materials business as the Purchasing Manager of Glen Rock Lumber and Technical Sales Representative (structural products) for both MacMillan Bloedel and Mid State Lumber where he has had a continuing exposure to a wide expanse of new products and technologies. Fred expects to see our community continue to be unique and with the participation of other proud homeowners we will work to protect the value of our investments in the most efficient and economical fashion. We are a community and Fred hopes that more of the owners will get involved with Association matters. Fred's wish is to work together with his neighbors to make DPVW the best it can be.

Vice President: Lillian Hughes

Lillian has resided in four countries. Born in Croatia (the former Yugoslavia), Italy, Canada, and then settled in the United States. She achieved citizenship in 1974. She and her former husband started an auto repair business where she maintained the books, payroll and notary public position. Later she changed careers and worked in the ladies footwear business for many years. She spent years re-locating to various areas via business opportunities (including NC, SC, GA, FL keys and the US Virgin Islands). Finally, she settled in Brick in April of 1999. Lillian is an original Mignatti unit owner since 2001. She and her Pekingese "Sasha" can be seen enjoying long walks through the neighborhood several times a day. Lillian has an excellent background achieving successful and profitable business ventures.

Secretary: Natasha Binkowitz

Born in Argentina of Polish parents Natasha settled in the US many years ago. Her background includes a variety of things. Nanny in charge of 2 girls was her first job. She took specialty art courses at Adelphi College on LI and then was employed as a graphic artist by Coopers & Lybrand. At the age of 30 she acquired a brownstone in NY with 10 apartments which was fully rented at all times giving her the opportunity to work with different vendors related to construction including renovating part of the building. In between she also had time to breed Somali cats as well as Ocicats, a great labor of love with lots of fun as a great benefit. She moved to DPVW two years ago believing it to be one of the most comfortable town house complexes in the area. She feels that getting to work at this time of change and re-structure on the DPVW board is exciting and she will be able to use her different experiences to improve our life in our little piece of heaven.

Trustee: Leah Buonpane

The early risers in the community can see Leah running through the neighborhood in the wee hours of the morning. Leah has lived here for about 5 years. She is the General Manager of shopping malls and brings 11 years of property management experience to the table. Her expertise in negotiating with and managing vendors as well as business practices is very valuable to our association.

Trustee: Randy Abeles

Randy has lived here for about 5 years. Some of you may have met her at her job which is a dental hygienist at the practice of Drs. Krantz & Sirota here in Brick. Her very special interest is theatre and she goes into NYC frequently to attend. Her desire is to help make DPVW a happy and friendly place to live. She is gregarious by nature and enjoys working with people.

Committees:

Covenants: Lori Gaynor, Mary Helik. Special thanks to new owner Mary for volunteering for this committee. The Covenants Committee is charged with the enforcement of our rules and restrictions. This is a very important job since our aesthetic appearance and hence our values depend upon the jobs these folks do.

Newsletter: Gene-ann Pesano, Paula Groppe, Randy Abeles

NEEDED: The board needs some homeowners to sign up to witness opening of sealed bids. Whenever bids are to be opened, they would like to have two homeowners (one from the Miller section and one from the Mignatti section) to act as witnesses. This would require only a few moments of your time. Please contact the board at admin@dpvw.com or call 732-866-7941 to put your name on the list of volunteers.



**Be a good neighbor.
Pick up after your pets
Or any pet you may be walking!!!!**



Snow Removal Policy

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

- If snow accumulation for a single snow fall is less than 2 inches, no snow removal will be done nor will ice control be done.
- Snow removal will commence at the end of each snowfall/snowstorm.
- For larger snowfalls, the Association will:
 - Have the streets plowed as quickly as is reasonable
 - Clear the designated off street parking areas where there are no cars
 - Have the driveways shoveled (around the cars which may be there)
 - Clear a three foot path up the walkways and step to the fronts of the units. If you have benches and other personal items along your walkway and these prevent us from clearing a three foot path, then as wide a path as possible will be cleared without touching your personal items.
 - Apply appropriate snow/ice control chemicals to front walkway, step and driveway. Note that this will be done ONCE per snowfall/storm.
 - Clear fire hydrants and bus stops
 - Create access to mail boxes

The Association does **not** perform the following services:

- Following the initial application of snow/ice control chemicals, these will not be done again for the same snowstorm. If you require additional ice control, then you are welcome to apply your own.
- Cars parked on the street will not be dug out. You will need to dig your own cars out.
- The association will not clear patios or flues and vents attached to the buildings.

Maybe we will get lucky and this will be a mild winter.



Recycle Bins

Recycle bins and wind do not go together well. Several times over the past few weeks the wind has blown both full and empty recycle bins all over the place. Your cooperation is requested. Please pick up the items that have blown around AND identify your recycle bins so they can be returned to you. You can use an indelible marker to write your street address on it. If you have a dark colored bin, then put a piece of duct tape on it and write your street address on the tape. It is amazing how far the wind will blow an empty bin. Your neighbors would like to return them to you but only if we know where they belong.

The following article is reprinted from *New Jersey Cooperator* with permission from CAINJ.

QUICK TIPS FOR COMMON PROBLEMS

Homeowners choose to reside in condominium and homeowner associations for multiple reasons. Two frequently cited are, that they do not have to worry about the maintenance of the lawn, or the general outside maintenance of their home, and can instead focus on other matters, such as work, or matters more dear to their heart, such as family. This thinking is certainly understandable, and is fine, so long as the items which service only their home, and for which their association is not responsible, are not forgotten.

The governing documents of an association (a.k.a. the P.O.S) should provide the owners with a description of what the association is responsible for, and what the homeowner is responsible for. Unfortunately, however, there are instances when an owner does not become aware of their responsibilities, for whatever reason, until something goes wrong.

The following is a list of items for which the owner of a unit usually has sole responsibility, and the action listed next to each, should hopefully curtail, if not eliminate, potential problems.

Outside Faucets: Before the onset of winter, be sure to shut off the water valves serving any outside faucets. Then open the outside faucets, allow them to drain, and leave them open for the winter. Failure to do so can result in frozen and/or burst pipes.

Frozen Water Pipes: If you live in a community that has experienced frozen pipes in the past, or have a situation that could result in frozen pipes, adhering to some simple guidelines will greatly reduce the likelihood of your pipes freezing. If possible, insulate any exposed pipes that you believe may freeze, such as any exposed pipes in a garage. Also, when the weather becomes very cold, let the water trickle out of all the faucets; except the outside faucet. If you have any pipes that run along an outside wall, such as under your bathroom, or kitchen sinks, it is wise to not only insulate these pipes, but also to open the cabinet doors to allow heat from the rooms to enter the cabinets, and warm the pipes. And finally, be sure to keep your heat set at 55 degrees, or above.

Furnace: Some furnaces have permanent filters that need to be cleaned, and others have disposable filters. Whichever is the case in your home, be sure that you either clean or replace the filter in your furnace regularly; winter and summer. This simple act, combined with regular service, will not only cause the furnace to operate more efficiently, thereby saving you money on the cost to heat and cool your home, but will attenuate the life of the furnace as well.

Fireplace Chimneys: If your home has a fireplace, please be sure to keep the chimney clean. A creosote build up can cause a fire, and is toxic. Some associations have instituted programs that require annual cleanings, and the residents are in jeopardy of being fined if they do not provide proof of the cleaning, or a signed statement, that they do not use their fireplace.

Programs such as this, at first, may seem harsh, but they are not. They are put in place to protect the entire community from a preventable disaster. So even if you are not required to have an annual chimney cleaning, it is in your best interest, if you use your fireplace on a regular basis. **A word of caution:** If your fireplace is pre-cast (manufactured elsewhere and put in place during the construction of your home), **do not use the wrapped logs, such as Duraflame, that you frequently find on sale at home improvement stores, supermarkets, and drug stores.**

Detector Batteries: For years, the news media has reminded us to change our smoke detector batteries, when we change our clocks. Obviously this is a good idea, and it is strongly suggested that you get into the habit of doing so. It would also be a good idea to change your carbon monoxide detector batteries at this time as well. Enough said.

Washing Machine Hoses: Water can cause horrendous damage. One need only think of the damage caused by Hurricane Floyd to put to just how much into perspective. While a burst washing machine hose may not cause the damage of a fifty year storm, it can certainly ruin your home, and possibly the home of your neighbor. If you have not already done so, it is suggested that you immediately change your washing machine hoses to the burst proof metal clad type. They can be purchased at most plumbing supply stores and home improvement stores and are worth the investment. Also, if you have separate hot and cold water valves, it is a good idea to change to a single lever which can easily be turned on and off each time you use your machine. And if you wish to go high tech, there are gadgets available which have built in sensors that will prevent a disaster by automatically shutting down the water in the event of an emergency.

Water Heaters: It is wise to regularly inspect the area around your water heater for possible seepage. Especially, if the heater is ten (10), or more years old. And if you see any signs that the tank is losing water, contact a plumber immediately.

Water Alarm: Water alarms can be purchased from various sources and are a very wise investment. For example, placed by a water heater, or washing machine, an alarm will alert you to a problem before it has had the opportunity to escalate.

Casement Windows: If you happen to live in a community that has casement windows, they may have become stiff over time, and are now difficult to open and close. All the windows may need to operate smoothly is an application of a lubricant, such as petroleum jelly, along the opening mechanism. You may want to try this before calling in a window company to perform repairs. A form of lubrication may also work with stiff double hung windows (windows that go up and down), and patio or deck sliding doors. **Note: If you live in a town on the New Jersey Shore, use a dry lubricant, do not use petroleum jelly, or any other "wet" lubricants as they will attract sand, and/or other objects.**

Editors Note: In the Mignatti units the shut off for the outside faucet is under the kitchen sink.



Welcome New Neighbors

**Randi Ortleb
Mary Helik**

Contact us: admin@dpvw.com or 732-866-7941

**Drum Point Village West CAI
P.O. Box 4023
Brick, NJ 08723**