



Drum Point Village West Smoke Signals

March 2008



Annual Meeting



Another year has gone by and it is time for the annual homeowners meeting. This year it will be on March 28th in the courtroom in the municipal building at 7:00 PM. Even if you do not normally attend the open board meetings, you should plan on being at the annual homeowners meeting. It is your opportunity to find out what is going on and what is planned for the upcoming year. It is also your chance to be heard about anything relative to our neighborhood and what is happening.



Windy Days and Garbage Cans

On several occasions over the past few months we have been blessed with very high winds that blew garbage cans and recycle bins all over the place. It was amazing how far the wind took some of the garbage cans. When this happens, your neighbors would be very happy to return cans that have blown into the areas around their home ***if only they know whose it is!!!*** The Association has nothing to do with the garbage cans. They are provided to every homeowner in Brick by the township. There is no record within the association of the serial numbers on the cans. A simple solution to the problem of “missing cans” is to put your address on the can in a prominent place (like the lid). Since the garbage cans are dark colored, a piece of duct tape with the address in indelible marker works great. The duct tape will stay on for years even through all kinds of weather. You should consider doing the same with recycle bins. And by the way, when your recyclables are blown around it would be nice if you picked it up. It is not fair to expect other people to pick up your trash and it detracts from the appearance of the community.

Your Vote Counts

At the annual homeowners meeting each year we have the chance to vote for our trustees and amendments to our Master Deed.

Here is how the voting for trustees works:

- In order to vote, the homeowner **must** be a member “in good standing” (i.e. their account cannot be in arrears).
- There are three trustee positions whose terms expire on March 30. There are four candidates so far for the openings.
- Each unit will have three votes to cast for trustees.
- A unit may cast one vote for each of the 3 candidates of choice **or** they may cast all three votes for one candidate **or** two votes for one and one for a second candidate.
- All candidates that have been nominated and seconded are on the proxy ballot.
- Additional candidates may be nominated from the floor and they will be granted up to five minutes to speak to the group of homeowners and try to win their votes.
- The three candidates who get the most votes from those cast will be elected to the Board of Trustees for a term of 2 years.

There are also two proposals for amendments to our Master Deed. This is how voting for amendments works according to our Master Deed:

- In order to vote, the homeowner **must** be a member “in good standing” (i.e. their account cannot be in arrears).
- The vote is cast either “For” to amend the Master Deed or “Against” to not change the Master Deed.
- Each unit has one vote for each proposal.
- In order for a proposal to pass and become an amendment to the Master Deed, two thirds (2/3's) of **all eligible homeowners** must vote in favor of the amendment. In other words, if 90 units are eligible to vote, then it would require a “For” vote from 60 units to pass the proposed amendment.

This is clearly a situation in which ***every vote counts and every vote is important.***

If you feel that we need to expand the Master Deed’s definition, of commercial vehicles (the definition as it stands now is very ambiguous) that are not permitted to park in the community, then you would vote “For” that amendment. If on the other hand, you feel that some commercial vehicles should be allowed to park in the community, then you would vote “Against” that proposal.

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The other proposal would amend the Master Deed to expand the allowable areas where homeowners may plant flowers. It would make the tree rings, sides of patios, stoned areas at the ends of buildings and any place that is within 6 feet of the outside wall of the unit permissible. Currently, anyone who plants flowers in most of these areas is in violation of our Master Deed. If you would like to plant or allow neighbors to plant flowers in these places, then you would vote "For" this proposal. If you feel that we are best served by limiting the areas where homeowners may plant flowers, then you would vote "Against" this proposal.

The bottom line is this: **If you do not vote, then you can't complain about the outcome.**

If you cannot attend the meeting to vote, then by all means send in your proxy vote or give it to a neighbor to bring to the meeting for you. **Never** give anyone a signed, blank proxy form. This is a limited proxy. You cannot assign someone to vote for you. You must vote yourself.

Do Not Deliver

Recently there was a request from one of our homeowners to please ***not*** deliver meeting notices, newsletters, etc. to the door. It disturbs the dogs in the home. The Board as much as possible wants to accommodate the wishes of the members of our little community. Please let the Board know if you wish to ***not*** have community materials left in your front door. Either call at 732-886-7941 or email to admin@dpvw.com to let the Board know that you wish to be included on the "Do Not Deliver" list. Meeting notices and newsletters are available to all on our web site www.dpvw.com. Meeting notices will also be posted on the mailboxes about a week prior to each meeting.

ALERT! Please Read This

Unit owners cannot replace exterior millwork varying from what is standardized for Miller units or Mignatti units unless approved by the Board!



It's the RIGHT thing to do!!!

The Little Flags

From time to time we will see small flags planted around our community. Usually, these mean that a chemical has been applied to the lawns and they should not be walked on for 24 hours. This includes both pets and people.

There are other times that the flags are marking areas for work. For example, a sprinkler head might need to be repaired or adjusted and the little flag denotes it for the technician. Flags are also used to mark utilities in areas where digging is scheduled to take place. Removal of these flags wrecks havoc on the work that needs to be done. Last year our sprinkler company had to come back several times to repair sprinkler heads because the flags had been taken away and the workers did not know that specific sprinklers needed repair or adjustment.

Please, please leave the flags alone and talk to your children about them as well. Return visits to get work done is costly for all of us.



Frequently Asked Question – How can I get a Certificate of Insurance for my mortgage company or bank?

These requests should be addressed to our insurance broker, Conover Beyer Associates. You or your bank/mortgage company may contact them by telephone at 732-223-9700 x1975, or via fax at 732-223-6044. Ask Karen Frye for a Certificate of Insurance, and tell her that the name of the insured is Drum Point Village West, CAI. Typical turn-around time is 24 to 48 hours.



Be Informed. We are on the net

Due to busy schedules many of our concerned unit owners are unable to attend our open Board meetings each month. The minutes of our meetings are posted on our web site www.dpvw.com. Please visit our site for that information and more.

We want to know of issues that our unit owners would like to have us address. Let us hear from you. Our email address is admin@dpvw.com.

Happy St. Patrick's Day



*May you always walk in sunshine,
May you never want for more.
And may Irish angels rest their wings
Right beside your door. (old Irish blessing)*