



The Lawrenceville Post

The Society Hill at Lawrenceville Community Newsletter

CAPITAL RESERVE STUDY UPDATE

Can you believe Society Hill at Lawrenceville is approaching its 23rd birthday? Those of you who are original owners will remember when construction took place back in 1984. The community is not getting any younger and with age comes regular maintenance to help keep our community up to its prime standard. The Association also must look to the future to plan for replacement of major components. Recently, Becht Engineering completed a Capital Reserve Study Update to estimate the amount of money which must be put aside for future community needs, such as roofs, roads, siding, etc. In order to maintain the property and maximize owners' investments proper planning is necessary. Keep in mind that if the Association does not maintain its property, real estate values can decline. The study provides a guide for the timing and projected costs of such projects. Within the past few years, the Association has replaced the pool filters, replaced concrete in certain areas, replaced the stair systems at the garden homes, resurfaced the tennis courts, replaced balconies, and is currently working on furniture and carpet replacement at the clubhouse. Looking to the future, the Board of Trustees will continue to consider major capital project items in accordance with the engineer's report. We will strive to keep the community looking its best and continue to keep you posted on major community projects.

GOOD NEIGHBORS

Please be respectful of neighboring private properties surrounding the community and report any illegal dumping and/or littering to the Association office at 896-9346. The consequences of these careless actions by some individuals could have a negative impact on the Association and its members by costing everyone. Thank you for keeping an eye out for your community.

Society Hill at Lawrenceville is a special and wonderful place to call your home. However, it is important to remember that unlike living in a single family home, where you can make just about all the noise you like, here at Society Hill, we have neighbors all around us. As such, we must remember to be careful and considerate in our everyday activities. After 10:00pm residents should exercise extra consideration since the silence of the night tends to make regular activities sound louder. Residents filing complaints regarding noise disturbances or any violations of the Rules and Regulations, must be submitted to the Association office in writing via fax, e-mail or hand delivery.

Some activities that require lowering the volume after 10:00pm include:

- Use of appliances
- Loud music or TV's
- Loud conversation
- Moving furniture

Thank you for respecting the quality of life of your surrounding neighbors.

STREET LIGHTING

Periodic inspections of street lighting are conducted throughout the community. However, if you should see that a street light is out or in need of repair, please contact the Association office at 896-9346 to report the location of the pole and the pole number. PSE&G will be notified immediately and bulb replacement is typically completed within 3 to 5 business days. Additional time will be needed to complete any underground wiring repairs. We cannot stress enough the importance of lighting for safety purposes.

UNWANTED NEWSPAPER DELIVERY

Please help in the reduction of unsolicited newspaper delivery within the community. The Times is being delivered for free as a promotion to acquire new customers. The newspaper which is delivered in a red plastic bag usually ends up becoming a permanent fixture at the entrance to the buildings until it is removed by a considerate resident, on-site maintenance or management. The Times has advised that they will honor individual requests from residents who specifically do not want to receive delivery of The Times. All you have to do is contact Barbara Balint at the Subscription Department via e-mail at bbalint@njtimes.com. Specify that you do not wish to receive The Times and provide your address. Delivery will be stopped upon your request.

*Please take note of the corrected e-mail address as shown above. We apologize for the misprint in the winter issue of the community newsletter.

SPRING LANDSCAPE MAINTENANCE SCHEDULE

DeVries Landscape is scheduled to perform spring landscape maintenance items as follows:

- Spring clean up and tree ring and shrub bed edging were completed on March 14th. Mulching is scheduled to be completed by the end of March. Perennials will be cut back and fertilized by mid-April.
- Applications of crabgrass control and organic fertilizer will take place on the 1st or 2nd week of April. A second crabgrass application will be applied the 3rd week of May. Signs will be posted accordingly.
- Power edge all sidewalks and curbs will be completed the 2nd or 3rd week of April.
- Spray for broadleaf weeds as needed is scheduled for the 2nd or 3rd week of April. Signs will be posted accordingly.
- Lawn mowing will take place on Wednesdays, weather permitting commencing the week of April 16th or when the grass starts growing.

- Spring/summer pruning will start around June 5th.

If you wish to maintain your own landscape, please stop by the Association office to pick up orange tape to tie around your plantings. This will alert the landscape crew not to touch the landscaping at your residence. Otherwise, mulching and pruning will be completed at the shrub beds. If you would like any additional information about the landscape season, please contact the Association office.

TREE MAINTENANCE

Over the winter, Savatree and DeVries Landscape, produced a plan to help preserve the community's Pear trees by reducing live weight by thinning, and raising branch levels. This benefits the trees by decreasing the stress on their delicate canopies. Unfortunately, 3 pear trees had to be removed due to previous storm damage. The damage caused severe decay, and presented a hazard to those areas. A total of 18 large Pear trees were pruned throughout the community. Due to budget restraints, pruning of the remaining 15 Pear trees may be completed later this year based on monies available in the budget.

In addition to the recent Pear tree work, pruning of tree canopies for proper building clearance was completed at Ardisia Court, Mimosa Court and Viburnum Court. The first phase of this pruning project was completed by Savatree in 2006 at Sycamore Court, Barberry Court, Oleander Court and Magnolia Court. Pruning around the buildings at the 8 remaining courts will continue to be phased in over the next 1-2 years.

Lastly, a large hazardous tree, a 40 inch DCH (diameter at chest height) Red Oak on Sycamore Court, had to be removed due to the significant strength loss caused by wood decay from previous lightning damage.

Society Hill is surrounded by an abundance of beautiful trees. Maintaining the trees will ensure this beauty will last for years to come.

TENNIS TIME

Spring fever is in the air. Residents will soon be outdoors enjoying the fresh air while getting in shape. The tennis courts will reopen April 2nd. The courts were resurfaced last summer and look great. Tennis keys can be purchased at the Association office at the cost of \$2.00. Hours of operation are 8:30am to Dusk. Courts are reserved by

signing the schedule provided in the mailbox by the court entrance. Be sure to observe the tennis court rules posted on the outside of the court fence. Also be sure to lock the court gate when you are finished with your game and no one else is using the court or waiting. Absolutely no bicycles, skateboards, scooters, rollerblades or pets allowed on the tennis courts. Enjoy your game!

EXTERIOR MODIFICATIONS

Spring has arrived and residents may want to take advantage of the nicer weather by performing modifications to their home. Unit owners wishing to make an exterior modification to their unit or to any structural components inside the unit, must complete a Modification Request Form. Modification packages for installation of a retractable awning at the townhomes, expanding the concrete patio at the garden homes, installing a brick patio at the townhomes, installing a satellite dish, etc. are available at the Association office. Paperwork can be obtained at the Association office Monday through Friday from 9:00am to 5:00pm. Exterior modifications must be approved by the Association prior to work commencing.

SLOW DOWN!

Please drive with caution through the community and adhere to all stop signs. Spring is here and residents will be spending more time outdoors. Please also be aware of children playing. The speed limit is 25mph on Gordon Avenue and Society Way. Vehicles should slow down to 15mph when approaching the speed humps.

VEHICLE VIOLATIONS

Commercial vehicles, disabled, or unregistered vehicles are not permitted to be stored or parked within the community. Please contact the Association office at 609-896-9346 with any questions or concerns regarding the parking policies.

KEEPING AN EYE OUT

A recent act of vandalism within the community has resulted in an investigation by the Lawrence Township Police Department. A police report has been filed regarding slashed tires on a parked vehicle in front of an owner's home. Please keep an eye out and report any suspicious activity to the Police Department at 896-1111.

PAVING AT GORDON AVE.

The Township of Lawrence will be repaving the Municipal roadway of Gordon Avenue during mid to late May. An orange sign will be posed by the township advising of the appropriate work dates. Alternative parking arrangements will be reviewed for the courts located off of Gordon Avenue as the start date for this project approaches. The new surface must be properly cured before vehicles will be permitted to drive on the new roadway. Additional information will be provided in the near future.

BOARD MEETING SCHEDULE

Society Hill at Lawrenceville Board Meetings are scheduled for the third Monday of every month, commencing at 6:45pm at the community clubhouse on Society Way. The dates for the remaining 2007 Board Meetings are as follows:

April 16	September 17
May 21	October 22
June 18	November 19
July 16	December 17
August 20	

Business must be on the agenda to be considered, although there is a 15-20 period for general public participation. If you are unable to attend and are interested in learning more about Association issues, projects, financials, etc., please feel free to stop by the Association office to review the Minutes. We welcome your comments and urge you to attend the Board meetings as often as possible in order to support the decision making process.

ASSOCIATION SITE MANAGEMENT OFFICE:

Randi DiChiara, Site Manager
Laurie Rupp, Property Administrator

Signature Property Group
Society Hill at Lawrenceville
Condominium Association

1 Society Way

Lawrenceville, NJ 08648

(609) 896-9346

Fax #: (609) 896-4942

e-mail: rdichira@spgroup.biz

EMERGENCY SERVICE

In case you are not aware, Signature Property Group provides an after-hours emergency service. Should you have an emergency after regular business hours or on the weekends, you may call 609-395-1000. Please identify yourself as a Society Hill at Lawrenceville resident and provide your name and phone number so that someone can get back to you promptly. Please be reminded that this number is for emergencies regarding common areas only.

DRYER VENT SAFETY

Just like with fireplace safety, it is important to perform regular inspections and maintenance for the proper venting of your clothes dryer. If your dryer is malfunctioning, the following conditions may be apparent:

- Excessive moisture in the laundry room.
- If it takes longer to dry clothes than normal.

Some preventative measures a resident can take on a routine basis are as follows:

- Clean lint from the lint basket after every load.
- Vacuum out the recess area of the lint basket once a month.
- Keep area around the dryer free of items such as socks, newspapers, paper or plastic bags, boxes and other flammable materials.
- Check the flexible hosing behind the dryer to be sure it's not crimped or bottlenecked.
- Contact a certified chimney sweep to have the dryer vent inspected and cleaned.

ARE YOU COVERED? HOMEOWNERS INSURANCE THAT IS

It is extremely important for all homeowners and residents to have your own homeowners insurance policy to cover your own liability within your unit, and to cover any upgrades and possessions. In the event of a loss, the Association's insurance policy may cover rebuilding the unit with basic sheetrock, builder's grade floor covering and builder's grade appliances. Please keep in mind there is a \$2,500 deductible typically covered by the homeowner. The Association's policy does not cover any of your

upgrades. For example, tiled flooring, upgraded carpeting, wallpapering, upgraded countertops, etc. It also does not cover your furniture and belongings. If your unit is uninhabitable after a loss, please further note that the Association's policy does not cover "loss of use." This is a common coverage under the homeowners policy which provides coverage for additional costs incurred if your unit is damaged by a covered loss and you have to move out while it's being repaired. Accidents happen - don't delay and contact your insurance agent to make sure you have adequate coverage.

SPRING RESIDENT REMINDERS

- Household garbage must be left at the curb in front of your building or in your parking space on Mondays and Thursdays after 5 AM in tied plastic bags ONLY. We encourage you to use heavy black plastic bags, as that seems to discourage birds and rodents from breaking into the bags. No trash cans are allowed in Society Hill.
- No garbage, furniture, carpeting or miscellaneous items may be left at the recycling center. The facility is strictly for recycling ONLY. Do not leave anything on the ground near the recycling containers. Use the rear containers if the front containers are full. Noncompliance will result in fines imposed on maintenance accounts.
- Keep your patio, balcony, front entrance, shrub bed, etc. neat and free of clutter. Items may not be stored on the limited common elements. Remove snow shovels, dead plant material from flower pots and shrub beds, Christmas tree stands, holiday decorations/lighting and miscellaneous items.
- Nothing, i.e., toys, bikes, garbage bags, etc. may be stored on or under entry stairs at the garden homes.
- Garden hoses should be stored neatly and out of sight at the townhomes.
- Please do not scatter bird food on the lawn. We appreciate your kindness towards wild life, but the birds end up making a mess not only on the lawn but on residents' patios and walkways. The bird seed may also attract undesirable wild animals and rodents.
- Pet owners are prohibited to allow their dogs to roam free on the common elements of the property. All pets

must be leashed when outdoors. In addition, Pet waste must be removed from the common elements immediately. The common elements include all roadways, sidewalks, curbs, medians, grass, planting beds, berms, islands, etc. Please carry a tool with you when walking your pet, i.e., pooper scooper, plastic bag, etc. to pick up the pet waste and remember to properly dispose of it. Inspections are conducted routinely so that we can keep the community looking its best. The appearance of the community plays a considerable role in maintaining the resale values of the homes at Society Hill. Please help by doing your part as a member of the community.

GARBAGE ALERT

There will be no garbage pickup on Memorial Day, Monday, May 28th . The holiday recovery date is scheduled for Saturday, May 26th .

Please put your secured garbage in heavy duty trash bags at the curb after 5:00am on the holiday recovery day. Please be prepared; garbage collection can begin as early as 7:00am. Any trash placed curbside after pick up, must be removed from the curb. Bulk items should be placed curbside with regular garbage on Thursdays, i.e. televisions, furniture, carpeting, etc. Carpeting must be cut into sections not wider than five (5) feet and tied with twine. Arrangements can be made for collection of appliances and metal items by calling Lawrence Township Public Works at 844-7137.

LET'S PARTY!

Did you know the clubhouse is available to rent for family gatherings, birthday parties, etc? The clubhouse can accommodate up to 60 guests. Please contact the Association office at 896-9346 for more information. Currently, the Board of Trustees and Management are working on updating the appearance of the clubhouse. We are looking forward to providing you with a cheerful, pleasant and comfy clubhouse in the near future.

THANK YOU, AND YOU, AND YOU.....

Management would like to thank all the unit owners who have had the mandatory fireplace inspection/cleaning completed by the September 1, 2006 deadline. Not only

is this a safety precaution, but it will also keep our insurance premium down. Just a reminder, this inspection is completed every 2 years for residents who use the fireplace, and every 4 years for residents who do not use their fireplace. For those unit owners who have not complied, you will see a \$100 monthly fine on your April quarterly maintenance statement in accordance with the Governing Documents.

We know, or should we say hope, the snow is behind us, and thankfully there was minimal snow activity this past winter. Thank you to all the residents for your cooperation in moving your vehicles so the snow plow was able to properly clear the parking lots. It is always important during the snow season that you work with the contractor so they do not plow your vehicle in and are able to provide the maximum amount of spaces for parking. On the same note, thank you to those residents who had shoveled or had their own small bag/container of ice melt for the walkway in front of your home. This helps keep insurance premiums down and prevents slip and falls which could end up costing everyone. For your information, the cost of the contract is based on a flat rate for each storm by "per inch." For example a set price for snow removal services is in place for a 2-4 inch storm, a 4-6 inch, and so on. Snow clearing efforts are decided and dependent upon the nature of each storm, i.e., temperature, moisture levels, wind and number of inches predicted. Due to the size of the community, the contractor rotates plowing and shoveling starting points so that the same courts aren't finished last. Generally the snow clearing begins when the storm has ended and has exceeded 2 inches. We appreciate your cooperation and patience during this past snow season.

HELP FOR APPLIANCE REPAIRS

Please feel free to let the Association office know when you come across a contractor performing work at your home that you are satisfied with. We will be happy to forward the information along to other residents of the community. Such as the case with the contractor, The Appliance Doctor, who was recently hired to repair the appliances at one of the townhomes. The Appliance Doctor can be reached at 800-871-0699.

Please remember, when hiring contractors, to check references and be sure the company is licensed and insured.

2007 POOL SEASON

Before you know it the pool season will be here. The pool opens on Saturday, May 26th of Memorial Day weekend. See the schedule below for pool hours.

Pool and Parking Registration Forms along with the pool rules will be mailed to all homeowners April 2007. If you have not already done so, please return your pool passes from last year with the completed registration form to the Association office. Please update the parking form and return it with your pool registration by May 11th. Note: Residents and their guests are responsible for observing the pool rules and the regulations posted in the pool area. Children under the age of 13 must be accompanied by an adult.

Only residents in good standing will be issued pool passes. This means owners must have a current balance on their maintenance account and investors must provide the Association office with a copy of a current lease, Rider to Lease and Certificate of Occupancy. Any unit in arrears will not be issued pool passes. Validated pool passes may be picked up at the Association office after April 30th, Monday through Friday, 9:00am to 5:00pm. If you are not available during regular business hours, please contact the Association office so that special arrangements can be made. Proof of residency is required for new residents. Accepted forms of identification include a current driver's license, utility bill or closing settlement statement.

Pool Schedule

May 29th - June 15th

Weekday hours 3:00pm to 7:00pm

Weekend hours 10:00am to 8:00pm

June 16th through September 3rd 10:00am to 8:00pm

Two weekends after Labor Day 12:00pm to 6:00pm

September 8th, 9th, 15th and 16th

The Pool Rules have been established for your health and safety, and will be posted on the pool fence. Remember, the pool is a family place, so residents should conduct themselves accordingly. Parents, please watch your children and intervene at the first sign of horseplay. Pool passes are required for admission into the pool. All residents, regardless of age, must have a validated 2007

pool pass. Loan of pool pass will result in the loss of all pool privileges. Please remember the following when visiting the pool:

1. All residents are required to sign in upon entering the pool area.
2. All residents are required to sign in their guests upon entering the pool area.
3. Children under the age of 13 must be accompanied by an adult 18 years or older.
4. All guests must be accompanied by a resident who has a pool pass at all times.
5. Rafts and snorkeling equipment not allowed in pool.
6. No running.
7. No pets allowed.
8. No glass of any kind permitted.
9. Cigarette butts must be disposed properly and not flicked or extinguished on the pool deck, surrounding grass or on the pool furniture.
10. Communicate without yelling to avoid disturbing others.



Be considerate of your fellow neighbors and residents of the community by keeping the pool area neat and litter free. We would like your time spent at the community pool to be an enjoyable and positive experience.

All residents and their guests must clean up after themselves. All garbage including, but not limited to food wrappers, beverage containers, lunch bags, etc. must be discarded in the trash receptacle provided.

Abuse of the pool policy could result in the termination of pool privileges. Remember to return your pool passes at the end of the season. The passes are reused every year. Replacement fees will be incurred for lost passes.

EMERGENCY PHONE NUMBERS

Association/Management Office ----- (609)-896-9346
 FAX# ----- (609)-896-4942
 E-Mail-----rdichiara@spgroup.biz
 Police Emergency----- 911
 Police Non-Emergency ----- 896-1111
 Rescue Squad -----883-6299
 Fire -----896-0792
 Poison Control Center ----- 1 (800)-764-7661
 NJ Child Abuse Hotline ----- 1 (800)-331-3937
 Comcast Cable Co. ----- (609)-394-8587
 PSE&G----- 1 (800)-436-7734
 Post Office----- (609)-896-0181
 Lawrence Township ----- (609)-844-7000
 ----- Animal Control----- (609)-844-7092
 ----- Water Company----- (609)-896-0919
 Disposal of Metal/Appliances ----- (609)-844-7137
 Certificate of Occupancy(CO) ----- (609)-844-7032
 Verizon ----- 1 (800)-427-9977

BOARD OF TRUSTEES

Eileen Dormuth.....President
 Lynn Bovier Vice President
 Beth Beckett Secretary
 Jeff Guelcher Treasurer
 Bernard Smukler Trustee
 Janet Susswein Trustee
 James Alexander, Jr. Trustee

RESIDENT HANDBOOK

Resident Handbooks are available at the Association office. Stop by the clubhouse if you need a copy or call 896-9346 to have one dropped off.

**NOT OVER THE BALCONY,
PLEASE!**

If you are watering your plants, sweeping the balcony or smoking, PLEASE DO NOT sweep these items over the balcony. Doing so is inconsiderate since water, dirt, debris or cigarette butts fall on to someone else's patio below.

APRIL

2007

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 <i>Palm Sunday</i>	2 Garbage	3 <i>Passover Begins</i>	4	5 Garbage	6 <i>Good Friday</i> Office Closed	7
8 <i>Easter</i>	9 Garbage	10	11	12 Garbage	13	14
15	16 Board Meeting 6:45 Club House Garbage	17	18	19 Garbage	20	21
22 <i>Earth Day</i>	23 Garbage	24	25	26 Garbage	27	28 <i>Arbor Day</i>
29	30 Garbage					

ELECTRONIC FUNDS TRANSFER

If you are planning on selling your home and you have signed up for electronic funds transfer (EFT) with Signature Property Group to pay the quarterly maintenance payments, please be sure to discontinue EFT at least 1 month before the scheduled closing. Due to strict banking laws, Signature Property Group cannot stop the transfer of funds after the bills have been sent. The current owner must send discontinuation in writing to the corporate office by the 10th of the month for the following month at the following address: Signature Property Group, Attn: Celeste Tortorici, 140 Sylvan Avenue, Englewood Cliffs, NJ 07632.

WATER VALVES

In past issues of the community newsletter we included information on preventing water damage and helpful tips in the event of a leak. The location of the main shut off valve was included so that the homeowner can turn it off

if the valve for the leaking utility could not be located. However, you should NOT attempt to turn off the main shut off located under the kitchen sink yourself. Due to the age of the shut off valve, it can easily be broken off if you try to turn the main off. This can cause unnecessary expenses. In addition, the water company has to assist in locating the outside water valves so that the water can be turned off without affecting other units. A situation like this can be prevented by calling a licensed plumber who will have the correct tools to turn the water off properly. Always try to turn off the water for the utility that is causing the leak. The following will help you locate the water supply valve to be turned off in the event one of your utilities is leaking:

- Toilet At the base of the toilet
- Washing Machine Behind the washing machine
- Water Heater On top of the water heater
- Dishwasher Under the kitchen sink (separate from the main valve)
- Bathroom Sinks Under the bathroom sink

MAY				2007		
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3 Garbage	4	5 <i>Cinco de Mayo</i>
6	7 Garbage	8	9	10 Garbage	11	12
13 <i>Mother's Day</i>	14 Garbage	15	16	17 Garbage	18	19
20	21 Board Meeting 6:45 Club House Garbage	22	23	24 Garbage	25	26 POOL OPENS Holiday Garbage Recovery
27	28 <i>Memorial Day</i> Office Closed No Garbage	29	30	31 Garbage		

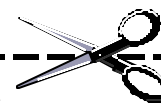
2007 HOLIDAY SCHEDULE

The Association office will be closed on the following holidays in 2007. In the event of a common area emergency, please contact Signature Property Group at 609-395-1000.

- Good Friday Friday, April 6
- Memorial Day Monday, May 28
- Independence Day Wednesday, July 4
- Labor Day Monday, Sept. 3
- Thanksgiving Day November 22
- Day After Thanksgiving November 23
- Christmas Day Tuesday, December 25

Townhome wanted

Longtime Society Hill condominium owners looking to purchase and relocate to a large two or three bedroom (model 300 or 600) townhome in Society Hill. Please contact us if you are considering selling. The Rooneys (609) 620-1305.



CLASSIFIED AD FORM

Please insert this ad in the **The Lawrenceville Post**

The first 16 words are free to **Society Hill Lawrenceville** owners/residents. \$3.00 each additional 8 words. A check payable to **Brownstone Publications** must accompany ads exceeding 16 words.

Owner/Res. _____

Address _____

Phone _____

Mail to: **BROWNSTONE PUBLICATIONS**
1030B Route 31 North, Lebanon, NJ 08833
888-203-5658 • 908-806-6279

JUNE			2007			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 Garbage	5	6	7 Garbage	8	9
10	11 Garbage	12	13	14 <i>Flag Day</i> Garbage	15	16
17 <i>Father's Day</i>	18 Board Meeting 6:45 Club House Garbage	19	20	21 <i>First Day of Summer</i> Garbage	22	23
24	25 Garbage	26	27	28 Garbage	29	30