



Lawrenceville Today

The Society Hill at Lawrenceville Community Newsletter

AVOIDING WATER LEAK PROBLEMS

By Jim Alexander, Trustee

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...and more!

There's nothing worse than a water leak, and it often seems they happen at night or on weekends! Damage to your unit and contents, or a neighbor's, with insurance and liability consequences, may result.

Since plumbing is largely the responsibility of each unit owner (see the Resident Handbook and the Association's Governing Documents for full details), we'd like to again provide some suggestions that will enable you to avoid such situations.

Prevention is the Key

Waiting until the problem occurs is too late! One of the most common problems is a leaking water heater. Water heaters typically last from seven to 10 years. Often the first sign is a small puddle on the floor underneath, but larger leaks may develop without warning. Think about replacing it before it becomes a problem.

Replacement installations now require the water heater to be placed in a metal pan to catch initial leaks. While these pans have a connection to drain the water off similar to the pans under washing machines, unfortunately there is no existing piping in place to drain it off, so you need to catch any leak early.

One device now available on the market has a small sensor that's

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AVOIDING WATER LEAK PROBLEMS...from page 1.

placed in the pan, connected to a device that will shut off the incoming water to the heater if any moisture is sensed in the pan. This picture shows the sensor and the pan with its required but unconnected outlet.



This is the device that shuts the incoming water off when moisture is sensed. An audible alarm is then sounded, so you can investigate. Similar units are available to protect toilets and washing machines. See onsiteproducts.com for examples. Also note in the picture the large shutoff valve.



These easy-to-turn valves should replace original-installation ones when new water heaters are installed.

There are also other sensors available that do not cut off the water, but merely sound an alarm. See thewateralarm.com for examples. These are cheaper and can be placed anywhere there are leak possibilities. In any case where you are going to connect a device to the water line, consult a plumber for getting the right size unit and professional installation.

Flexible Connector Problems

Flexible water line connectors are used with toilets, washing machines, and dish washers. These can deteriorate and spring a leak. Stainless steel braided replacements are highly recommended. They only cost several dollars more, and are more resistant to bursting. Even they should be replaced when other work is being done, as they can weaken. Here is an example of a steel braided toilet connector.



Washing Machines

And, lots of water goes through your washing machine, so it merits special attention. As we mentioned, the builder placed plastic pans under them, connected to piping to discharge overflows to the exterior, but they should not be expected to cope with a major problem.

Look behind your washing machine, and you'll see something like this, installed by the builder, that provides the hot and cold water to washing machines and a place for the machine's discharge into the sewer line (note the braided connec-



tors). These units may suffer from age and wear. The valves may become frozen in place, so replacement or an alternative device may be a good idea.

One type of safety cutoff that was demonstrated on Ask This Old House is: watts.com/pro/divisions/watersafety_flowcontrol/learnabout/learnabout_intelliflow.asp. Again, consult a registered plumber for advice.

Outside Spigots

Units with outside spigots should perform winterization. First, there is a shut-off to that spigot, generally located under the powder room sink. Turn it off. Then open the outside spigot to allow any water to drain out. Leave it open. This will prevent the pipe from freezing up and creating a flood! Reverse the process in the spring. Do NOT rely on those cheap "insulators" that clamp on the outside - they may fail to do the job, and are not attractive.



Unit Water Supply Cutoff Valve

Familiarize yourself with the various shutoff valves in your house. Many appliances have individual valves, but in some cases like a tub or shower, you may have to use the main shutoff.

Each unit has a master water shutoff valve, generally located next to the water meter, under the kitchen sink. There are actually two, one on each side of the meter. Since the original valves are seldom used and are growing old, they may break when you need them the most. Ask your plumber to install an easy-to-turn valve like this:



A simple quarter turn of the big handle and your entire water supply is turned off until you can investigate and fix the problem!

As a final measure, each townhome and garden apartment has a shutoff valve located outside. For townhomes, they are in the

ground, between the curb and sidewalk, while for the apartments, they may be visible protruding from the ground in front of groups of apartments. Such exterior shutoffs may be difficult to locate, and should be left to a plumber to handle, as damage or inadvertent impact on other homes may result from misuse.

So, lots to think about, but a bit of planning and prevention can save you from a big problem and a big expense!

**TO ADVERTISE IN
LAWRENCEVILLE TODAY
CALL 609-655-2000**

CONGRATULATIONS

...to Eileen Dormuth and Marilyn Ofner who were re-elected to the Board of Trustees. Read more about the Annual Election on this page.

SNOW REMOVAL NEWS

We are pleased to announce that Brothers Landscaping will be back for a 2nd season of snow removal. It is important to remind everyone that there is still going to be a learning curve for Brothers Landscaping to become familiar with the development. We ask for your patience and understanding during this adjustment period. We also want to remind everyone to allow the contractor, Management and the Board to “manage” each storm to the best of our abilities. Conditions resulting from each storm all depend on the mood of Mother Nature. We need each resident to be sensitive to the varying conditions and we need your cooperation in helping us all get through the winter. The following explanation reviews the snow removal plan for the community. Please take the time to familiarize yourself with the procedures.

RESIDENT'S ROLE

It is virtually impossible for any snow service contractor to address every condition which may exist as a result of winter. Once a storm has ended and services are completed, new conditions may be created (i.e. wind drifts, refreezing of walks, roads, etc.). Each resident is encouraged/expected to do the following during the entire winter season.

- Use caution at all times! Don't underestimate walking or driving surfaces especially if the surfaces are shiny or appear wet. Such conditions are typically present in the early morning hours or just after sunset.
- Move your vehicle(s) from parking areas when plows are present to allow proper cleaning and to avoid plowing in vehicles due to the design of the roads, lots, etc. The contractor may honk horns to alert residents of their presence. When you hear their horns, please move your vehicle(s). Also, when possible, please do not leave vehicles on streets. This creates difficulty for plows to maneuver and will result in vehicle(s) being plowed in and less than satisfactory plowing results.
- Purchase a shovel to clear your walkway, parking space, etc. if snow drifting occurs after the contractor leaves or if your vehicle is plowed in.
- Purchase de-icing material to apply if surfaces freeze after melting. NEVER use rock salt material! Salt will destroy surfaces, and repairs that are needed as a result of damage will be passed on to the responsible person(s).

CONTRACTOR'S ROLE

After a snowstorm, crews are normally mobilized after **two inches** of snowfall unless weather forecasts indicate an immediate warming trend or rain, which would remove the snow. Once the snowfall stops, snow removal will commence from the main streets and entrances of Society Hill. Thereafter, snow will be removed from the parking areas, walkways and

stairs. After the main streets are cleared, plows will concentrate on removing snow from the parking spaces. Please note that the snow is pushed from the center of the roadway over to the sides of the road. Plowing will leave a bank of snow along the side of the road. The berms created by plowing will not be removed by the contractor. You can be helpful in clearing efforts by moving your vehicle when plows come through to remove the snow from the parking spaces. If you, or anyone you know of, suffers from a medical condition which may require immediate exiting from a unit, please call the Association office and leave the address. Special efforts will be made to accommodate situations of this nature.

As indicated on the front, we ask for your patience during snowstorms since snow clearing efforts are decided and dependent upon the nature of each storm, i.e., temperature, moisture levels, wind and number of inches predicted. During the process of snow removal, or even after this process, we encourage you to contact the Association office should you be aware of hazardous conditions anywhere within the community.

THANK YOU FOR YOUR COOPERATION!

ANNUAL ELECTION

The 2008 Annual Election did not take place on the scheduled date of October 20, 2008 since quorum was not achieved. Therefore, the meeting was adjourned and reconvened on November 17, 2008 hoping to achieve quorum however, the required amount of ballots were still not secured. The meeting reconvened on December 15, 2008 when the required amount of ballots had been secured. Quorum is established by a majority of homeowners in good standing which represents 221 votes.

Every year the Association has difficulty obtaining quorum and additional efforts have to be made by the Board of Trustees and Management to secure ballots, including visiting the units and leaving extra ballots on doors. This becomes an unnecessary additional expense for the Association. In order for the election to be official and for the Board of Trustees to continue to operate, there must be quorum from the election meeting. Please support the election process and remember to submit your ballot for the annual election. If you are unsure who to vote for after you have read the candidates biographies, all you have to do is return a signed ballot with your address. This is all that is required for the Association to obtain quorum. Unsigned ballots cannot be accepted.

BYLAW AMENDMENT

Recognizing that people are busy and that the current quorum requirement of 50% plus one is increasingly difficult to attain, the Board has recommended a by-law amendment to lower the quorum to 25%. We are still in the process of obtaining votes for this amendment. As of mid December, 306 affirmative votes to amend the quorum bylaws had been received. To meet the 75% required votes for bylaw changes, 24 additional affirmative votes are needed. Additional information regarding the proposed bylaw amendment can be viewed at the community website www.SHLToday.org.

The Board of Trustees recommends that you vote **FOR** the amendment.

YOUR MONEY AT WORK

Despite the current economic recession, prices for many commodities remain high. The contracts we procure to maintain the Society Hill property reflect this. Your Board of Trustees is working hard to provide needed services while keeping expenses in check. Here are several examples:

- We're saving \$3000 a year by removing the water meters in the irrigation pump houses over the winter, and limiting the water use to needed summer periods.
- We secured a 5% discount by combining two contracts to fix sidewalk trip hazards on Gordon Avenue and Society way.
- We buy new plants and trees that aren't the largest available. In a year or two, they get larger, and we save money!
- We negotiated a proposed contract increase down by \$2000, and got a \$3300 reduction in the proposed second year cost a well.
- We installed energy-saving thermostat timers in the clubhouse.
- We solicit competitive bids for purchases, and balance cost versus needed quality.
- Some work that was formerly contracted out separately is now performed by our on-site maintenance contractor at lower cost.
- We monitor the list of projected capital expenditures and sometimes delay replacement if the items are in good condition. An example is that we seal coated our asphalt roadway paving to extend its expected life.
- To preserve our capital reserves, we are replacing the Stair Footings of garden apartment buildings on a case by case basis as needed rather than completing all at one time.

HOLIDAY PARTY

At the time of this publication, the 2008 Annual Holiday Party will have already taken place on December 17th at the Association clubhouse. This year we tried something a little different by choosing a dinner menu selection which consisted of more variety to try and please everyone's taste buds.

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Once again, we're happy to be using the professional catering services and delicious food provided by Pennington Quality Market. We are looking forward to enjoying this year's menu with an assortment to feast on and seeing you at this festive celebration. Happy Holidays!

A special thank you to Pennington Quality Market for their generous \$25 gift card donation. The gift card was put towards purchasing products for the party.

HOLIDAY OR SEASONAL DECORATIONS

Holiday or seasonal decorations may be displayed outside provided that all decorative temporary lighting is Underwriters Laboratory approved for outdoor use and no hazards are created. **Displays are limited to two weeks before and two weeks after a holiday.** We all enjoy the holiday season and decorating is part of the celebration. Nobody likes to see the holiday season come to an end, but we request that you comply with the reasonable time frame for removal of your holiday decorations and lights. Before you know it, it will be time to celebrate and possibly decorate for the sweet filled holiday Valentine's Day!

NOTE: All **live** Christmas trees, door wreaths, and garland are to be brought to the clubhouse parking lot and placed on the grass near the recycling containers. The Township will

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HOLIDAY OR SEASONAL DECORATIONS...from page 5.

not pick up if left on the curb in front of your building. Please remove all decorations and the tree stand from your tree. If you bring your tree over in a bag, please remove the bag and take it with you.

The Board of Trustees wishes all residents a happy, healthy and prosperous New Year!

WELCOME NEW HOMEOWNERS OF 2008...

Abelia Court

Grayson Hounsone

Azalea Court

Carolyn Teslenko

Barberry Court

Jane Lintz

Coral Tree Court

Justin Kaplan
Ellen Cottone
Eileen Evans

Juniper Court

Donna Schuetz
Charles Greenberg and
Barbara Sullivan

Magnolia Court

Ivan Karolik
T. Gheewala / FS Desai

Mimosa Court

James W. Grebinski

Pagoda Court

Valerie Conigliaro

Quince Court

Meredith Weiss/Remy Fortunato
Eric Marino
Mark Papuga
Michael McAlpine

Sycamore Court

Danielle Matuch
Julie/Jacquelyn Nami
Mamta Agarwal
Zachary Benziger

Viburnum Court

Anna Marie Toto

2009 BOARD MEETING SCHEDULE

Society Hill at Lawrenceville Board Meetings are scheduled for the third Monday of every month, commencing at 6:45 pm at the community clubhouse on Society Way. The dates for the 2009 Board Meetings are as follows:

January 19	July 20
February 16 (to be rescheduled due to President's Day)	August 17
March 16	September 21
April 20	October 19
May 18	November 16
June 15	December 21

Business must be on the agenda to be considered, although there is a 15-20 minute 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.

The Association office will be closed for the following holidays in 2009:

New Year's Day	Thursday, January 1
Presidents' Day	Monday, February 16
Good Friday	Friday, April 10
Memorial Day	Monday, May 25
Independence Day	Friday, July 3
Labor Day	Monday, September 7
Thanksgiving & Day After	Thursday, November 26 & Friday, November 27
Christmas Day	Friday, December 25

INSURANCE NOTES

We know you might be getting tired of reading insurance articles here, but we can't stress enough the importance of obtaining homeowners insurance. Homeowners, please know, that the Association's Insurance Policy is **NOT** a substitute for individual homeowner's insurance. Unit owners should ensure that they maintain insurance to cover those portions of the unit for which they are responsible, i.e., interior and personal property. As well, the more commonly occurring insurance claims, such as for burst hot water heaters, plumbing leaks, washing machine hoses, etc., may not incur damages over \$5,000.00, which is the deductible on the Association's Insurance Policy and would therefore, not be covered. Management recommends that all homeowners review their individual policies to ensure that your homes and personal property are protected. If you are a tenant, you should also obtain insurance to protect personal property. And lastly, if you do not have a current homeowners insurance policy, it is strongly recommended that you contact an insurance agent to obtain appropriate coverage.

EMERGENCY PHONE NUMBER

If you encounter a common area emergency outside of regular office hours, call 609 395-1000. This is an answering service that will screen calls, and if appropriate, make contact with our property management staff. Here are some guidelines:

- This is for *emergencies*. If the matter can wait for attention during regular office hours, please wait until then.
- It is for *common* area emergencies. If the emergency situation pertains just to your own unit, and is something you are responsible for under the Association's governing documents, please do not expect the Association to provide a response. If it is an emergency primarily affecting your unit, but causing impact on adjacent units, then do call. You can review what is considered your responsibility in the Resident Handbook, copies of which are available in the office or at our web site www.SHLtoday.org.
- While the Association often responds to requests during regular hours to provide an initial problem assessment of arising problems, do not assume it will accept responsibility for costs incurred by a unit owner or resident because the event occurs after hours.
- Plan ahead – keep a list of trades people such as plumbers and electricians that you may need to call to deal with a unit responsibility.

GUTTER CLEANING

Gutters and downspouts are cleaned twice a year, in the spring and in the fall. If you notice any problems with your gutter or downspout, please contact the Association office so that a work order may be issued. We also periodically trim limbs that may be hanging over roofs or gutters to reduce leaf and debris buildup.

GARBAGE COLLECTION

Household garbage is collected on Mondays and Thursdays. According to the Rules and Regulations of the Association, **household garbage is to be placed curbside after 5:00am on Mondays and Thursdays.** Garbage may NOT be placed curbside the day or night before collection day. **Garbage collection can begin as early as 7:00 am – please be prepared!**

There will be NO GARBAGE COLLECTION on the following holidays in 2009:

- Monday, May 25, 2009 Memorial Day
- Monday, September 7, 2009, Labor Day
- Thursday, November 26, 2009, Thanksgiving Day

Please do not leave garbage bags at the curb on any of the above holidays.

If the holiday falls on a Monday, garbage recovery will take place the Saturday prior to the holiday. If the holiday falls on a Thursday a post collection day will be scheduled, usually for the Saturday following the holiday. This schedule is subject to change. Please look for reminders on the Association website at www.SHLtoday.org, maintenance messages, clubhouse bulletin board, etc.

Please mark your calendar accordingly.

RECYCLE PROPERLY

A large sign has been installed at the recycling center to remind residents of acceptable and unacceptable items that may and may not be disposed of. Unfortunately, unacceptable items still continue to be found inside the dumpsters, including furniture, styrofoam packaging material, household garbage, car batteries, construction debris, and the list goes on... **Be advised that the recycling center is being closely monitored and fines will be imposed on maintenance accounts of anyone found dumping items that ARE NOT RECYCLABLE.**

Items **MUST** be deposited loosely in the container **WITHOUT** plastic bags. Plastic bags may be brought back home with you, discarded in the trashcan provided in the corner of the recycling center or brought to a supermarket that recycles bags.

Also, if you notice the front containers are full when disposing mixed paper or cardboard, please do not try to stuff the items into the full containers and instead, look inside the rear containers. There is usually plenty of room in the rear containers for disposal.

BE ALERT AND AWARE of any suspicious activity at Society Hill at Lawrenceville. Contact the Lawrence Township Police Department at 844-7115 to report suspicious activity, persons, vehicles, etc.

PROTECT YOUR HOME BEFORE TAKING VACATION

Many residents travel throughout the year, leaving their homes unattended. Of course you all take the proper measures to ensure your home is secure: alarm systems are activated, doors and windows are locked, the newspapers and mail are suspended, etc. All the precautions to avoid burglars and other unwanted company are taken. There are, however, other precautions to take before you embark on your journey.

What are you forgetting? Well, while access to your home has been denied to all on the outside, unwanted events may occur from within, as was the case with recent plumbing leaks. No, your cat will not clear out your bank account and your goldfish will not run up your phone bill while you are

away. But, your washing machine hose may break, flooding your unit and those surrounding it or your electric toaster may short out, causing a fire. Of course, no one expects these things will ever happen and certainly not in the few days or weeks you are traveling, but they can and do.

You can help prevent these accidents by following the steps below:

- Turn off the water to your washing machine, toilets and sinks before you leave.
- Unplug any appliances that do not have to be on, i.e. toaster, microwave and television.
- In cold winter months, be sure to leave the heat on at least 60 degrees and the closet doors where water pipes are hidden behind should be left ajar, to allow the heat to reach these locations.
- All outside spigots should be winterized by shutting off the inside valve and draining the remaining water from the outside, to prevent freezing during the cold winter months. The outside valve should be left open during the winter.
- Preventative maintenance should be performed on a regular basis. Check the age and condition of all fixtures, appliances including water heater and repair or replace them before they fail.

Even if you take all the above-mentioned measures, occasionally accidents still happen. That is why it is extremely important to have adequate homeowners insurance. It is also important that an emergency contact person is available and the Association office knows how to contact them. In the event of an emergency while you are out of town, Management must be able to reach someone in order to alleviate the problem, contact the owner and gain access to the unit. Emergency contact information is requested during the pool season when registering for pool passes and kept on file just in case.

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.

WINTER SHRUB PRUNING

DeVries Landscape is scheduled to complete shrub pruning and final landscape cleanup by mid-January 2009. 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 your landscaping.

RESIDENT REMINDERS

As we approach another season, it is important to remember a few important points which can help all community members have a more pleasant coexistence here at Society Hill at Lawrenceville. Please review your community rules and regulations. If you need a copy of the Resident Handbook, please stop by, call the Association office or visit the Association website at www.SHLToday.org. **These rules were established to preserve the aesthetics of the community and are a part of the governing documents.**

Please review the following items to assure you are in compliance:

1. Residents shall exercise extreme care to avoid making any loud or objectionable noises; or in using any radio, stereo, television, musical instrument, amplifier or any other device in such manner as may disturb any other resident.
2. Residents shall place all refuse in securely tied plastic bags. Household trash must be put out at curbside no earlier than 5am on the morning of collection.
3. When disposing recyclables at the recycling center, please DO NOT discard glass, bottles, plastic and newspapers in plastic bags. Deposit recyclable items ONLY into the containers and place your plastic bags in the black garbage can provided at the recycling center. Note: pizza boxes are not part of the recycling program. Please dispose of with regular household trash. **No trash bags, bulk items, furniture, carpeting, etc. may be left at the recycling center.**
4. Nothing, i.e., toys, bikes, etc. may be stored on or under entry stairs (except Association salt containers).
5. Firewood must be stored above ground and in a firewood ring/rectangle storage racks not to exceed six feet in diameter unless otherwise approved by the Architectural Control Committee. No firewood is to be stored in direct contact with the patio, balcony or ground.
6. Pet owners must immediately clean up after pets.
7. All holiday decorations must be removed two weeks after the holiday season.
8. Residents who planted flowers in the shrub beds of their unit are responsible for removing any dead plant material now that winter is upon us.
9. Garden hoses should be stored neatly and out of sight.
10. Commercial vehicles are not permitted to be parked on the property.
11. The maximum speed limit on Gordon Avenue and Society Way is 25 MPH, slowing to 15mph before speed humps.

Thank you for your anticipated cooperation!

JANUARY 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 New Year's Day Office Closed No Garbage Collection	2	3 Holiday Recovery Garbage Pick-up for New Year's
4	5 Garbage Collection	6	7 Pest Control Service	8 Garbage Collection	9	10
11	12 Garbage Collection	13	14 Pest Control Service	15 Garbage Collection	16	17
18	19 Martin Luther King Day Garbage Collection Board Meeting 6:45	20	21 Pest Control Service	22 Garbage Collection	23	24
25	26 Garbage Collection	27	28 Pest Control Service	29 Garbage Collection	30	31

FEBRUARY 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Super Bowl Sunday	2 Groundhog Day Garbage Collection	3	4 Pest Control Service	5 Garbage Collection	6	7
8	9 Garbage Collection	10	11 Pest Control Service	12 Garbage Collection	13	14 Valentine's Day
15	16 President's Day Office Closed Garbage Collection	17	18 Pest Control Service	19 Garbage Collection	20	21
22	23 Garbage Collection	24	25 Pest Control Service	26 Garbage Collection	27	28

MARCH 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Garbage Collection	3	4 Pest Control Service	5 Garbage Collection	6	7
8 Daylight Saving Time Begins	9 Garbage Collection	10	11 Pest Control Service	12 Garbage Collection	13	14
15	16 Board Meeting 6:45 Garbage Collection	17 St. Patrick's Day	18 Pest Control Service	19 Garbage Collection	20 First Day of Spring	21
22	23 Garbage Collection	24	25 Pest Control Service	26 Garbage Collection	27	28
29	30 Garbage Collection	31				