



NEWSLETTER

Spring 2014

Editor: Bob Ross

Spring has finally arrived!

After the winter that seemed would never end, Spring has finally arrived.

Our landscape contractor has finished the annual clean-up and weekly lawn cutting and related landscaping activities have resumed and our sprinkler system has been activated.

Nineteen snow events required service this winter. Our snow budget was exceeded by over \$30,000. In addition, the extremely cold temperatures led to the loss of nineteen bushes and shrubs including all six of the evergreens at the entrance to our complex. As a result, at the May 13th board meeting, the board voted to approve a special assessment of \$1200 on each unit owner payable with the July 1st maintenance payment or in two equal \$600 installments payable on July 1st and October 1st. The assessment proceeds will be used exclusively to fund the snow removal deficit and to remove shrubs and plants stemming from winter weather losses.

Natural Gas Generators

The Wykoff Township Planning Board has approved our application to amend the WNCA site plan to permit any unit owner to install a natural gas fired whole house electrical generator. Procedures to follow if you desire to install a generator can be found in the amended rules and regulations at <http://www.windhamnorth.com> A copy of the amended rules and regulations are also being emailed to all unit owners.

Business, Finance & Legal Matters

The association has retained Karen P Sackstein, CPA, to conduct an audit of the WNCA books, records and bank accounts. The audit is underway and when the final report is received it will be shared.

Falcon Engineering has been retained to conduct a study/analysis of our future capital needs for major repairs and asset replacement. This is to ensure that sufficient funds are being set aside for future needs. Our last study/analysis was done in 2004. A report is expected shortly.

Attorney Michael Polanski has been retained to review all of our corporate legal documents including the master deed, bylaws and rules/regulations to ensure compliance with New Jersey statutes and regulations. This needs to be done from time to time and has not been done since the Association's inception in 1987.

Maintenance:

As a safety precaution to guard against lint build-up causing a fire, it is recommended that dryer vents be cleaned annually. This is generally not a "do-it-yourself" job since our dryer ducts can extend up to 20' running from the first floor laundry room and exiting on the roof.

The smoke and fire detectors in most units are the originals installed by the builder over 25 years ago. The expected life for these is 10 years. Consider changing these before false alarms become an issue.

Safety and Regulations:

Now it is time to continue using the “dog-walking area” on the hillside next to the pool. Let’s keep our lawns beautiful!

Please remember that guest parking is for guests only. Unit owners’ vehicles are to be garaged or parked in unit driveways. And parking is NEVER permitted on the street to ensure that our narrow road can accommodate emergency vehicles. Your cooperation is appreciated.

Landscaping:

Once again, we are continuing to use the services of Lucca Landscaping. Because of the severe winter, our goal is to remove all dead bushes and shrubs and to replace the six evergreen bushes that lined our entrance. Budget permitting, we will attempt to replace some of the other bushes that have died. If any unit owner wishes to add bushes to their garden or to the berm area near their unit at their own expense, please contact Peggy Napoli for approval. And each year we get requests to plant different types of flowers around our front trees. Some people have liked begonias and some impatiens. This year we are encouraging all of our neighbors to plant whatever flowers they like best.

We are continuing to have the lawns bordering the brook sprayed with “Flight Control” to discourage the geese from coming onto our lawns. This product continues to be a humane and effective solution to this problem.

To continue to protect our lawns from grubs and weeds, we are spraying our lawns (the ENTIRE lawn area) with products that can be **harmful to dogs**. The products can be absorbed through the pads on their paws. Please note.

Clubhouse/Pool:

The opening of the pool is scheduled for Memorial Day weekend with a Labor Day weekend closing. Please return all deck furniture to the way that you found it! A “No Smoking” policy continues to be in effect in the interior of the Clubhouse and in ANY area of the pool and tennis court.

Our Clubhouse is available for rental by our unit owners to host private parties for a cost of \$125 (to cover the cost of cleaning before and after the event). For further information, you may contact Don Kanarvogel.

We will be having our annual pool party on Sunday, June 22nd. If you would like to be on the committee to help in the organization of this event, please contact Pat DeAngelis.

Communications:

Past Newsletters, Board Minutes, Association By-Laws and Regulations are available at the WNCA website at <http://www.windhamnorth.com/>

The next meeting of our Board of Directors is scheduled for Tuesday, July 8th at 7:00 PM in the clubhouse. All unit owners are invited to attend.

Please submit items for the Newsletter to Bob Ross at rross@gmail.com.