



# NEWSLETTER

Winter 2014

Editor: Bob Ross

## **2014 Board Reorganization:**

At the January regular Board meeting the following officers were elected to serve during 2014:

President: Ken Shelton  
Vice Pres.: Peggy Napoli  
Secretary: Bob Ross  
Treasurer: Don Kanarvogel  
At Large: Regina Brooks

## **2013 Annual Meeting**

The association held its annual meeting on Tuesday evening, December 10, 2013. Twenty-nine (29) of our thirty (30) unit owners were either present or filed proxy documents with others to represent their interests. Bob Ross and Peggy Napoli were re-elected to two year terms to our Board of Directors.

Notable topics discussed included a comprehensive presentation by President Ken Shelton concerning the association's ongoing application to Wyckoff Township to permit the installation of whole house natural gas-fired electric generators by those owners who wish to install them. Also discussed and approved was a funding decision to allow for the retention of a certified public

accountant to audit the financial records of the association.

## **Maintenance and Improvements**

The Board of Directors is currently in the process of retaining the services of a "handyman firm" to be available to address our scheduled as well as emergency projects. A particular requirement is that the firm be able to dispatch crews to deal with exigent circumstances such as roof leaks.

Lucca Landscaping has been renewed as both our landscape and snow removal contractor.

Snow sticks have been placed to guide our snow plow trucks in the event of a snowstorm. If your sticks (or your neighbor's) becomes knocked down, please replace it in the proper position.

Also, please be mindful that guest parking is for visitors/guests only. Residents are not permitted to park regularly or overnight in the guest parking areas. Additionally, our snow removal contractor requests that all guest vehicles be removed from the guest parking areas before

and after snow falls to allow for plowing and snow removal.

### **Whole House Electric Generators**

The Wyckoff Planning Board at a public hearing on January 8th, gave initial approval of our application to amend WNCA's Site Plan to permit natural gas standby generators in our community. Final approval is expected at their February 12<sup>th</sup> meeting. Our request was unanimously approved with slight modifications; they require that the generators be screened with 3' high "deer-resistant" bushes, and that the unit owner submit a WNCA Board approval of their generator installation plan when applying for a building permit. We will create a 'checklist' for the owner and their contractor to present to the Board for approval prior to applying for a building permit.

### **Financial Audit**

The board has retained the services of Karen P. Sackstein, CPA to conduct an audit of the association's financial records. The results of the audit will be available to all unit owners following the completion of the audit.

### **Calendar**

Board meetings for the remainder of 2014 are scheduled in the clubhouse at 7:00 PM on the following dates and all unit owners are encouraged to attend:

March 11  
May 13  
July 8  
September 9  
November 11  
December 9 (annual meeting at 7:30 PM)

### **Social Calendar**

Thanks to Pat DeAngelis, our social chairperson who has coordinated ladies nights out, game nights and most notably our holiday party/dinner on December 8<sup>th</sup> at Andrea's Restaurant in Waldwick.

### **Communications**

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

Please submit items for the Newsletter to Bob Ross at [reross@gmail.com](mailto:reross@gmail.com).