

SIGNALPOINT

Bedminster, New Jersey



Schools are open

It is that time again- schools are open. Please be aware of children crossing the streets and park only in areas designated for parking. Do not park or block any driveway. Signal Point does not permit drive throughs or turn arounds.

KEEP OUR CHILDREN SAFE

Halloween Home Decorating Contest

Look for an email blast providing details and instructions.

Annual Meeting/Election

The Signal Point Annual Meeting and Election was held on June 25th and the following unit owners have been elected to the board each to serve a two-year term: Mark Hartman and Tracey Starace; Denise Archer will fill the remaining year of Stephen T. Dougherty, Jr's two-year term.

New Manager for Signal Point

Robin Esteves has assumed the role of Manager for day-to-day management. Gale Braunstein is now the VP of Management Services, overseeing community managers.

SHOP BEDMINSTER CARDS

See the attached flyer-this card can be used in the local area, at participating merchants earning property tax credits. You can call the number on the flyer or see Board Member Mark Hartman for cards.



Grills and Tanks

It continues to be grilling season - a reminder that propane grills and tanks as well as all charcoal grills are strictly prohibited at Signal Point. Only natural gas or electric grills are allowed. For the safety of all residents, please contact Taylor Management if you see a propane grill, tank, or charcoal grill.

Unit Modifications

Unit owners who wish to make changes to the outside of their unit must seek permission and approval from the Board of Trustees prior to any work being started. This includes any type of additional venting, satellite dishes, trees, or any other exterior alterations. Modification forms can be obtained by e-mailing Lynn at Taylor Management at lynn@taylormgt.com or these forms are available on the Signal Point Website: signalpointcondoassoc.com.

Tenant Information

All owners who rent out their unit are required to provide the association with a copy of the lease and a completed tenant information form along with the required \$150.00 administrative fee. Prior to renting out your unit, you should meet and provide your tenant with all Association rules and regulations. You, as the owner, are responsible to communicate all pertinent information to the renters. Signal Point does not allow units to be rented as Air B&B's or any type of short-term rental.



Bird Baths, etc.

Unit Owners who have bird baths are reminded that if not kept clean these are a potential breeding ground for mosquitos; water should not be left over an extended period of time without being cleaned. This includes any containers or objects that collect water for any purpose. The same is true for discarded flower pots. Please take a moment to look around your unit and throw away any unwanted items that are being stored.



Playground

We are asking homeowners to refrain from throwing trash onto the playground. There are several trash containers on the common property-please use them. The playground is for the children and not for adults to sit on the equipment.



Safety for Children

For the safety of everyone, we ask all parents to please make sure your children remain safe and do not play in the streets of Signal Point. Skateboarding, rollerblading and razor scooters are prohibited on the streets within the Signal Point Community. Playgrounds are located in and very near to the community and a designated skateboarding area is situated adjacent to the Hansom Road Clubhouse.



Be a Good Neighbor

Signal Point is a neighborhood of 182 units. We all live close together and each one of us can benefit from the actions of others. Therefore, in the best interest of the community we ask all residents to remind your neighbors to please pick up after their dogs and make sure dogs are kept on a leash at all times. If you put out trash the night before a pickup, it must be in a closed and secure trash can and is not to be put out before 9 pm.

DOGS

Signal Point allows residents to own dogs. As already stated, we ask you to abide by several common sense rules:

- a. For safety reasons dogs must be leashed at all times; this is both a Signal Point and Bedminster Township regulation.
- b. Be sure to pick up your dog's waste and dispose of it via the receptacles provided near the playground or through your own means. We suggest you carry some extra bags to politely and appropriately offer others who you notice may not be properly equipped.



Speeding in Signal Point

On behalf of the entire community, the Board of Trustees is asking all unit owners to remember that the speed limit in Signal Point is 15 MPH. Amongst the primary reasons for this speed limit: Children are frequently playing, riding bikes, etc.

If you observe unsafe driving in our neighborhood, please identify the driver (obtain a license plate #, including the make and model of the vehicle) and contact the management office immediately with this information.



Parking

Signal Point has a limited number of open parking spaces. These spaces are for the guests of our community. We are asking homeowners to please refrain from using any open parking space. Homeowners should be using their garages and the space in front of that garage before taking up any open space. By no means should any vehicle be stored in an open space; if you have a situation where your vehicle may need to be left outside in the same location for a period of time you must contact Taylor Management and provide them with your vehicle information. Unauthorized vehicles will be towed at owner expense.

Commercial Vehicles

Parking of any commercial vehicles overnight is prohibited.



Safety

The Board of Trustees encourages all unit owners to own and maintain a working fire extinguisher that is kept inside each unit. All residents are required to have working smoke detectors and carbon monoxide detectors in their homes; periodically check to verify they are in good working order. It is also suggested that you place a battery-operated smoke detector in your garage.



Reminders

Please contact Taylor Management at 973-267-9000 with any work order requests or property modification requests. Your manager, Robin Esteves, can be reached at extension 338, e-mail: resteves@Taylormgt.com and your administrator Lynn Zienowicz can be reached at extension 313, e-mail: lynn@taylormgt.com

Signal Point has a website at www.signalpointcondoassoc.com. Residents are encouraged to visit the site on a regular basis. If you are not registered on the site you may be missing community events and updates, weather emergencies, safety information. Please provide your e-mail address on the website and keep Taylor Management apprised of any changes to your contact information.



GARBAGE/ TRASH

Non-recyclable pickups are on Tuesday and Friday of each week (holidays can affect these days). As already stated, if you put out trash the night before a pick up do so no earlier than 9pm in a closed and secure trash container; otherwise, you can put out trash in secure containers or sealed garbage bags no later than 8 am the day of pickup.

Recyclable items are collected every other Tuesday (holidays can affect these days). All residents should have a blue container courtesy of Somerset County.

Please reference information from Somerset County explaining what is collected and how those items should be organized.

As for bulk and hazardous items, please visit the listed websites for details.

Bedminster Township: (908) 212-7000/www.bedminster.us

Somerset County: (732) 469-3363/www.somersetnj.us.

Please return emptied garbage and recycling containers to your garages no later than the evening of that collection day.

LASTLY

If anyone has any great news, or knowledge of upcoming events in the area let management know; we would love to get it out to the Community.

Send us your favorite seasonal recipes and we will include them in our next newsletter.

Apple Cider Doughnut Cake



Ingredients

Cake:

- 1 Betty Crocker Super Moist Yellow cake mix
- $\frac{3}{4}$ cup apple cider
- $\frac{1}{2}$ cup butter, melted
- 4 egg
- 2 tsps. Ground cinnamon
- 1 tsp. ground nutmeg
- 1 cup coarsely shredded peeled tart apples (2 medium)

Toppings:

- 3 tbsp. butter, melted
- $\frac{1}{4}$ cup sugar
- 1 tsp. ground cinnamon

Steps:

1. Heat oven to 350f. Generously spray 11-cup fluted tube cake pan with baking spray with flour.
2. In large bowl, beat cake mix, apple cider, $\frac{1}{2}$ melted butter, the eggs, 2 tsps. Of cinnamon and the nutmeg with electric mixer on medium for 2 minutes, scraping bowl occasionally. Stir in apples. Pour into pan.
3. Bake 35 to 40 minutes or until toothpick inserted in center comes out clean. Remove from oven. Let stand 20 minutes; run metal spatula around outer and inside edges of pan to loosen cake. Remove from pan to cooling rack; place cooling rack over waxed paper.
4. Brush top and sides of cake with 3 tbsp. melted butter. In small bowl, mix sugar and 1tsp of cinnamon until blended. Press 2 tsps. cinnamon mixture up side and top of cake with hand. Let stand 20 minutes. Repeat with remaining cinnamon mixture. Cool completely 1 hour.

