

Signal Point News

The Signal Point Community Newsletter

www.Signalpointcondoassoc.com

Fall 2021

SIGNAL POINT BOARD OF TRUSTEES

Tracey A. Starace– President
Denise Archer – Vice President
Steve Passmore – Treasurer
Halli Lieberman – Secretary
Hailey Pamula – Trustee

OPEN BOARD MEETING SCHEDULE 2021

October 26th

December 28th

Meetings start at 7pm

Until further notice, meetings will be held via Zoom. Log-in information, will be sent prior to the meeting, along with an agenda.

If you have any work requests or concerns, please do not wait for one of these meetings. Please contact Management.

TAYLOR MANAGEMENT COMPANY

CONTACT INFORMATION

Robin Esteves, Community Manager

resteves@taylormgt.com

Mona Gadallah, Community Administrator:

mgadallah@taylormgt.com

Emergency Service Number

To be used if you have a true danger to Life and/or Property for after hours (5PM -9AM), weekends & holidays: 1-888-992-9288

Taylor Management Company
80 South Jefferson Road

Whippany, NJ 07981

Tel: 976-267-9000

www.taylormgt.com

BOARD OF TRUSTEES MESSAGE:

Thank you to Denise Archer for organizing a successful Community Garage Sale. It was wonderful to see the community full of spirit. Our next event will be a costume parade in conjunction with a picnic and treat event being held Saturday Oct. 30th on the great lawn. Come hang out with your neighbors starting at 2:00pm! We will also be judging for the Halloween decorating contest at that time as well. Check your email and message boards for more details.

We have recently completed the painting of the end unit stair supports as well as phase one of the middle stair replacement project. On deck for the fall is to repair the drainage issue at the end of Morgan facing Parkside. Where the dirt seems to accumulate and turn to mud. The existing French drain will be cleaned and repaired.

We as a Board together with our Management Company are sometimes put in a position to bring rule infractions to the attention of the community and individuals. When something is said or cited it is for the benefit of the entire community. We enjoy high property values as well as many compliments from visitors. Let's keep that positive going, so as a reminder:

- Garbage and Recycling is to be put out in cans the night before, after 6pm or in bags the morning of pickup.
- Close lines are not permitted on the property. Please do not hang towels or laundry from railings.
- Please pick up after your dog and dispose of your pet waste in your garbage. Did you know we spend over \$5000 a year just to pick up dog messes left by pet parents?
- Any individual landscaping done outside your doors must be approved by the Board. No vegetable gardens are permitted. You may plant in self contained containers. No growth should be affixed to any windows or the buildings. We are trying to curb unwanted visitors from dining at Signal Point.

WORK ORDER PROCEDURE

If you have a work order request please contact Mona.. Please include your name, address, phone number and a brief description of the nature of the work order.

RULES & REGULATIONS BOOKLET

Copies of the latest Rules and Regulations booklet are available via email for residents to have on hand. Owners with rental units must make sure that they provide Management with a copy of their lease and provide their tenants with a copy of the Rules and Regulations booklet. The rules are in place to protect the rights of everyone in the community and to help ensure that our community remains a nice place to live. Violations can result in fines!

- This is probably the hardest, please be kind to your neighbors. Management has received several reports where neighbors are being abusive to one another. Enough said, Be Kind.
- Remember hanging laundry in windows is not permitted. Someone coming to look to purchase will see this and could be turned off. Window coverings should be shades or curtains, Not laundry.
- **COMMITTEE REQUESTS:**
 - We are currently in the process of formulating a Welcome Committee and are looking for a few volunteers to join our landscaping committee. Anyone who is interested in either of these please reach out to Robin. We are also trying to incorporate more community events, if you are interested in a community event committee, please contact Robin or a Board member.

INSURANCE COVERAGE IS IMPORTANT

Condominium owners often forget an especially important aspect of home ownership – the need for adequate insurance. As a unit owner within the Association, it is important to understand your responsibility versus the Association's. Please note that since you live in a Condominium Association, the Association carries a Master Insurance Policy, which covers the common areas and the outside structure of the units. The Association's policy has a \$10,000 deductible.

- As an owner, you are now required to carry a HO-6 Condominium Policy to ensure that you are adequately covered. This applies even if you do not carry a mortgage. All renters should have Content Insurance for their personal property. Please send proof of insurance to Robin or Mona no later than January 1, 2022. As your policy renews please make sure you are sending in current documents.

WATER HEATERS

The average water heater has a useful life of approximately 10 years. Please check your water heater for signs of potential failure, which can include rust on the tank or water forming in the pan. The Association requires that you use a licensed plumber to perform the work.

★ *When you replace your water heater, a plumbing permit is required from Bedminster Township.*



FALL REMINDERS

- It has been observed that many residents are using their stair areas as storage for garbage, broken items, boxes, toys etc., which is not permitted by Signal Point regulations.
- Management regularly inspects the stair areas throughout the entire community. **Please keep all stairways clear of planter pots, any form of lighting, gates, and debris. This is for the safety of all delivery, mail, and emergency service personnel. Residents in violation will be cited.**
- Fire Codes require that only electric grills are permitted anywhere in the community.
 - **Propane gas grills and charcoal grills are prohibited.**

BIRD FEEDERS: All feeders should be removed from trees as well as near your personal area.. The weather is nice, and the birds can fend for themselves. Please do not store unused bird feed on your patio or balcony or garage as it will attract mice, squirrels, chipmunks, etc. that you don't want to share your space.



DOG WALKING AND CLEAN UP: It is a Signal Point regulation that pet waste be picked up immediately and disposed of properly. Management has observed in many areas an extraordinary amount of pet waste that has not been picked up. This not only causes damage to the turf, but it is dangerous for the children. Pet waste can create a serious health hazard. Pet waste around the community also creates a bad impression of the community and brings down property values. Violators will be fined.

Trash:

- Trash is picked up on Tuesdays and Fridays by Grand Sanitation. **Please do not put out any loose bags of garbage before 6am on collection day.** Covered cans can be put out the night before. Be a good neighbor and take in your cans as soon as possible after collection has occurred. We often find cans placed in front of other units, or mother nature carried them with the wind. We appreciate your attention to this matter.
- Recycling is handled by Somerset County, and they collect every other Tuesday, please contact them with any questions.
 - **For the remainder of 2021 here are the recycling collection dates:**
Oct. 12, 26 Nov. 9, 23 Dec. 7, 21. Like garbage this needs to be put out the day of collection.

MOVE IN- MOVE OUTS:

- Any owner or tenant moving in or out of the community must contact Management for a moving form. We require the date of the move as well as a certificate of insurance for the moving company, U-Haul or private truck that is involved with the move. Additionally, if you are going to be renting a POD system for your move, this must first be approved by Management.