

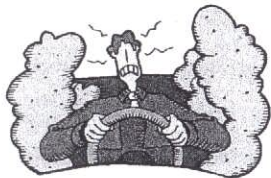
# RIVERSIDE COURT 2008 SUMMER NEWSLETTER



## OCCUPANCY SHEETS

If you have not already done so, please fill out your Occupancy Sheet and mail or fax it to the Management Office to ensure proper mailings and unit owner/renter information. If you have not sent in your Occupancy Sheet, you will not be issued pool stickers for 2008. This is a new process set up for 2008 and for all years moving forward.

## PARKING



### **Be considerate.**

Parking is limited, especially for Guests. Please park in your garage and driveways, your designated parking areas, NOT in Guest areas!

In addition, Emergency vehicles MUST have access to all units through your streets. Don't park on the street!

*Clean out your garage and make room for your vehicle. Your garage is not a storage facility!*



## **SELLING YOUR PROPERTY? REFINANCING?**

When selling your property, please be sure to go to [www.wentworth-mgt.com](http://www.wentworth-mgt.com) and click on the RESALE button on the upper right hand side to obtain all the information you will need for your closing.

If you are Refinancing, contact the same site and click on the MORTGAGE QUESTIONNAIRE button to obtain the information your mortgage company will require.

## **INSURANCE CERTIFICATE**

To obtain a Certificate of Insurance from the Association for your personal insurance company, call Brown & Brown directly at 908-689-5973. Tell them you are an owner at Riverside Court and need a Certificate of Insurance.

## **COMMITTEE MEMBERS WANTED**

If you are interested in joining the Rules Committee, Social Committee, Pool Committee, Finance Committee or Landscape Committee, or if you are interested in becoming our Newsletter Editor, please notify the Management Office by email.

## **OPEN BOARD MEETING SCHEDULE**

Secaucus Public Library  
(4<sup>th</sup> Monday, every other month)

**July 28 –7:30 pm Open Meeting**

**September 22 –7:30 pm Open  
Meeting**

**November 24 –7:30 pm Open Meeting**





## **PROPERTY MODIFICATIONS**

A Property Modification Application **MUST** be submitted to the Management Office for Board approval **BEFORE ANYTHING IS DONE TO THE EXTERIOR OF A BUILDING OR IN ANY COMMON AREA.** This includes your patio, deck and planting beds.



## **EXTERNAL PLANTINGS**

If you wish to put out planters or install plantings around your unit or on your deck or balcony, fax a Property Modification to the Management Office for Board approval **FIRST** for approval. The Board encourages external plantings that will enhance the community's appearance, but still require approval to ensure uniformity within the community.

## **GROUND LIGHTING**

The issue of whether ground lighting will be approved in our community is still pending review of the Rules Committee and the Board. Ground lighting can **NOT** be installed without prior approval. If you have ground lights, please fill out a Property Modification and send it to the Management Office.

## **STORM DOORS**

If you wish to install a storm door, please fill out a Storm Door Application and fax or mail it to the Management Office. The recommended storm door will be installed by Add Ventures Building Services per

the information on the application. It is a full window glass door. The glass can be removed and a full window screen can be installed. After the approved application is returned to you, just mail your check to Add Ventures. Once received, they will install the storm door.



## **SATELLITE DISHES**

You must complete the Satellite Dish Installation Form before installing any dish. The criteria for installation is as follows:

- **Must be installed with temporary clamps** on the railing of your front balcony or rear deck.
- Cannot exceed 32 inches
- Cannot be installed on any roof or Duradek siding
- All wiring must be concealed

**DO NOT INSTALL A SATELLITE DISH WITHOUT PRIOR APPROVAL FROM THE BOARD!**



## **GRILLS**

**Propane and charcoal grills are not allowed in the community due to state regulations and local ordinances!** Propane is highly explosive and an enormous liability to the Association (which could lead to the cancellation of the Association's Insurance policy), a violation of the Fire Code and fines imposed by the town. **The State Law says that grills cannot be located on any deck and cannot be within 5 feet of the exterior of any building or under any overhang.** The Board is currently exploring options for having propane and charcoal grills removed. Avoid possible fines from the Town by removing your grills immediately.





## REMINDER:

**Please use Caution and WATCH YOUR SPEED when driving through the community.**

Street Parking is prohibited everywhere! You are only allowed to park in parking spots that are identified, such as the area along Riverside Drive.

Commercial Vehicles are prohibited in the community unless you park them in your garage or driveway. No vehicles larger than a van or pickup truck are allowed.

PODS and Dumpsters are not allowed in the community because they could damage the asphalt driveways.

## BOARD MEMBERS

To get in touch with Board Members, please send an email to Management at

[stannenbaum@wentworthmgt.com](mailto:stannenbaum@wentworthmgt.com)

Fred Schaefer – President & Financial Committee Liaison

Jackie Tuzzio – Vice President, Social Committee, Landscape Committee and Pool Committee Liaison

Stella Helenek – Secretary & Rules Committee Liaison

Garrick McElroy – Treasurer and Safety & Security Committee Liaison

Michael Link - Trustee

## NOTICE

### PET CONTROL POLICY

**All pet owners and pet caretakers are responsible for the actions of pets in their charge.**

- Pets MUST be leashed at all times when outside of the residence
- Pets are not allowed to be leashed on a deck post or any other area.

- Pets MUST be maintained within your residence
- Any animal walked on the grounds **MUST BE CURBED ALONG THE ROADSIDES.** This is not only a rule in our community, but also an Ordinance in Town. If you walk your pet in the common area grass and brown spots occur due to your pets urine, fines and additional costs will be imposed against you for repairing these areas.
- You MUST immediately dispose of all animal droppings in a proper sanitary manner within your unit. It is unacceptable for you to leave poopie bags anywhere outside your unit.
- Pets may NOT roam freely around the grounds



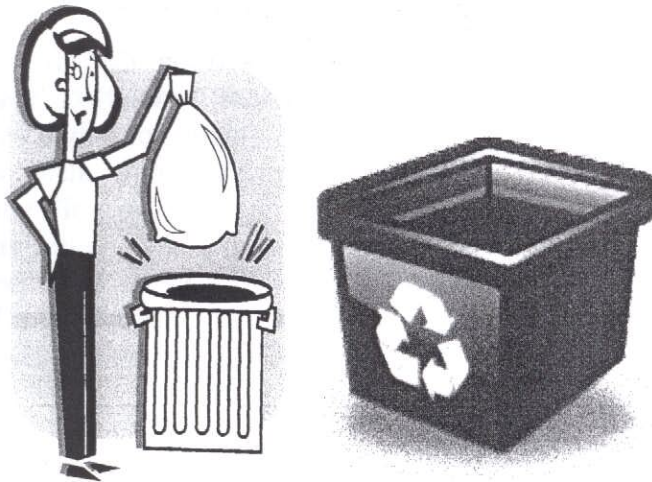
**CURBING MEANS: Walking your pet in the street along the curb!** If you walk your pet on the sidewalk or in the grassy areas, brown patches will occur and the grass will be destroyed! **Please be considerate of other unit owners, help to keep the value of units at their maximum costs, and keep the grounds looking beautiful!**

If you see someone violating this Rule, contact Management immediately by email!

These unit owners will first receive a Courtesy Letter, but upon the Second Offense will be FINED for their actions!

Pets are NOT allowed at any time to be tied up outside your patio! You MUST be with them on a leash at all times!





## IMPORTANT GARBAGE/RECYCLING INFORMATION

**DO NOT put ANY garbage out in plastic bags at the curb.**

1. **YOU MUST RECYCLE APPROPRIATE MATERIALS ACCORDING TO TOWN REGULATIONS!**
2. Recycle material must be in a Recycle Bin – freely discarded and NOT in plastic bags inside the bin or the Town won't pick it up!!
3. **All garbage MUST be in a secured/tied plastic bag INSIDE A CONTAINER.**
4. Containers MUST have your address clearly marked on both the can and the top.
5. **TRASH AND RECYCLE MATERIAL MUST BE KEPT INSIDE YOUR UNIT OR GARAGE. YOU ARE NOT ALLOWED TO KEEP THESE CONTAINERS OUTSIDE YOUR UNIT IN YOUR EXTERIOR GARAGE ALCOVE OR YOU COULD BE FINED!**

Contact Secaucus at 201-319-9390 with any Questions or contact Management for details. If you have furniture or construction materials, such as carpet or cabinets, call the Town for a Special Pickup.

**TRASH PICKUP: MONDAY & THURSDAY  
RECYCLING PICKUP: THURSDAY**

**Please help keep our community beautiful!  
Put trash & recycling out appropriately!!!!**

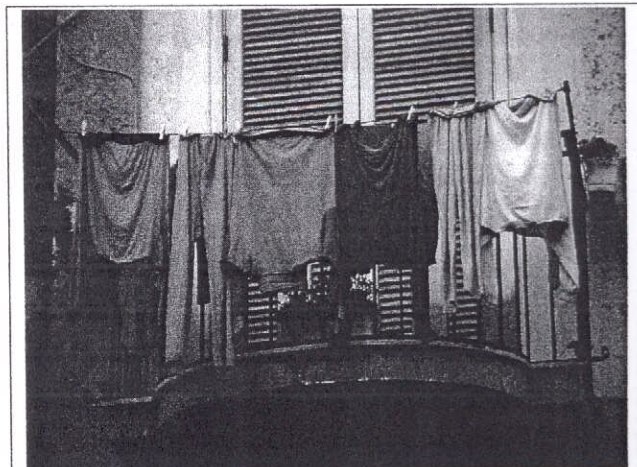


## NOISE CONSIDERATION

Living in a Townhouse community is not the same as living in a single family home, it means sharing your walls, floors and ceilings with your neighbors.

## ***NOISE CARRIES!*** **BE CONSIDERATE OF YOUR NEIGHBORS**

Turn down the music and don't go in  
Common Areas outside your unit after  
10:00 pm



## **YOU ARE NOT ALLOWED TO HANG LAUNDRY FROM YOUR DECK OR BALCONY**



# WHAT IS TRANSITION?

## Transferring Control in Association Developments

Once the first unit in a new community development is sold, its homeowner association is activated. And from that moment on, the association has to fulfill its obligations to the community and its residents.

At the start of the process, the developer has a controlling interest in the community and gradually transfers power to the unit owners. How this is done can be key to starting off a new community with a well informed, prepared board of directors and happy residents.

### Building a Board in Phases

When a community is built, the developer establishes the association and controls it as well. As units are purchased, the unit owners are added to the association. New Jersey's Planned Real Estate Development Full Disclosure Act (PREDFDA) dictates that, once formed, an association must be turned over to the unit owners in gradual steps. All of the state's residential real estate developments are governed by PREDFDA, which mandates that certain information about the development must be made available to a potential purchaser so that an informed purchase is made. For example, PREDFDA requires a developer to register their planned community with the Department of Community Affairs (DCA), provide a public offering statement with specific details about the project, and spell out how the association will eventually be governed and managed after the transition period.

### Committees

There's a way to get the unit owners more involved in the community in addition to assigning Board seats. Committees can be formed. There is no one better than the people who are living there to understand what the unique aspects of their community are and therefore, what appropriate rules and regulations may be required. So a smart developer, as the controlling member of the Board, authorizes the creation of unit owner committees. What they are doing is getting the people involved and getting the people to adopt rules and regulations that they think are appropriate for their community, rather than the developer trying to determine what rules are appropriate for the community. Committee involvement gets the unit owners involved and it creates a working relationship between the developer and the owners. And that's important, because if the developer excludes the owners from the decision making process in their community

and thinks it's all going to go away when he sells the units, it leaves the unit owners saying, "the developer just sold his units and left and now we're here trying to run the association by ourselves without guidance or education."

### Contracts

An association exists after just one unit is bought. At that point, the community has to start carrying out certain functions like maintenance and operations. Early on, the Board will hire a management company, a landscaper, a snow removal company, a pool contractor, a cleaning service for common areas and other vendors. The "one-year limitation clause" prevents a developer from entering long-term contracts while in control of the Board. Once the transfer is made to unit owners, 3 to 5 year contracts can be established with the new unit owner Board.

### TRANSITION UPDATE:

Falcon Engineering has been notified to add the 21 bathroom vents, the broken irrigation around Bldg. 1 and the problem with the chipped railings to the Transition Report, which already makes note of numerous items throughout our community.

Stark & Stark sent a letter to Clark Atwood on 5/22/08 including the Transition Report and the addendum dated May 6, 2008. Clark is asked to review the report and provide us with their response within 30 days setting forth the sponsor's position regarding the report and the letter. Once we receive their initial response, a meeting will be scheduled with the Board, Baker, Falcon Engineering and our attorney Stark & Stark to review.

## ASSOCIATION FEES

Your Association fees are due on the **FIRST day of each month**. If the correct payment is not made by the 15th of each month, you will receive a \$25 Late Fee, will appear on the Delinquency List and will not be allowed to vote at Elections or use the Pool.

Please send your payment with your Coupon to the following address and be sure your address is on the check:

**Wentworth Group**  
**P.O. Box 57999**  
**Philadelphia, Pa. 19111-7999**



## WENTWORTH PROPERTY MANAGEMENT OFFICE

Your Community Manager can be reached at:

**Riverside Court Condo Association**

**Attn: Susie Tannenbaum**

**9 Kingsley Evans Circle, Oakland, NJ 07436**

**Phone: (201) 651-0033 Fax: (201) 337-5287**

**stannenbaum@wentworthmgt.com**

Monday, Tuesday, Thursday, Friday, 8:30 am to 4:30 pm and is closed on Wednesday. After regular business hours, (evenings, weekends, and holidays) call the Emergency Answering Service at: **866-433-2978**

**Definition of an Emergency: A situation involving imminent danger to property or individuals requiring immediate attention.**

When calling the Emergency Answering Service, please help us by providing the following information: Identify your Community, State your name, address, and telephone number, State the nature of the emergency, Specify if the manager on call must contact you directly.

## Title 39, New Jersey's Municipal Services and Ownership of a Community's Roads

Posted on March 11, 2008 by David J. Byrne, the Association's attorney at Stark & Stark.



The Associations Board has already applied for Municipal Services and has filed an application for Title 39, which can be withdrawn if the Board, after receiving clarification on several issues, decides it is not in the best interests of the Association to proceed. Very often communities and their boards believe that the benefits and/or protections afforded by what is commonly known as "Title 39", and the protections of New Jersey's Municipal Services Act, are available to communities only to the extent those communities' roads are public (i.e., dedicated to the municipality). While often it may be beneficial for a community to have public, as opposed to private, roads, the benefits and/or protections referenced above are not conditioned on that community having public roads. Briefly, N.J.S.A. 39:5A-1 allows a community to ask its local municipality to apply New Jersey's motor vehicle laws

to the private roads and streets located within that community. Additionally, New Jersey's Municipal Services Act, N.J.S.A. 40:67-23.2 to -23.8, obligates every municipality to either provide certain services to a community located in that municipality, or reimburse that community for these services. The "services" include snow and/or ice removal, collection of trash, collection of recyclables and street lighting.

The application of Title 39 to a community's roads does not make those roads public. Quite the contrary. The entire purpose of N.J.S.A. 39:5A-1 is to allow for the application of motor vehicle laws to the interior of a community, even though the roads therein remain private. Once Title 39 is applied, local police can issue parking tickets, speeding tickets, careless driving tickets, etc., and enforce them via the local municipal courts. The community, through its board, management or rules, no longer need to carry that burden. In fact, according to current law, a community, once Title 39 is applied is prohibited from enforcing any rules and regulations in place that relate to parking, speeding, manner of driving, etc. Throughout all of this effort and time, the roads and streets though remain private. Similarly, private communities are entitled to either the services or reimbursements noted above even though the roads and streets of that community are private. This is self-evident when one remembers the purpose of the municipal services act - eliminate the double taxation of community association residents. In a community in Freehold, the court further articulated that the legislative intent of the Act was to "help eliminate double payment for some services which the residents of qualified private communities now pay through property taxes and fees to their association." Importantly, this law specifically provides for and allows a municipality to provide these services (operate garbage trucks, snowplows, etc.) on roads and streets that remain private. In the end, it is important that communities, their boards and management note that New Jersey's motor vehicle laws and those benefits afforded by New Jersey's Municipal Services Act are applicable to communities and their private roads and streets.





## POOL COMMITTEE UPDATES

**Hours:** The pool may not be used at any time unless a lifeguard is present. This rule will be strictly enforced. Pool hours are from 10:00 am to 8:00 pm. Anyone found using the pool at any other time than between the hours 10:00 am and 8:00 pm will be fined.

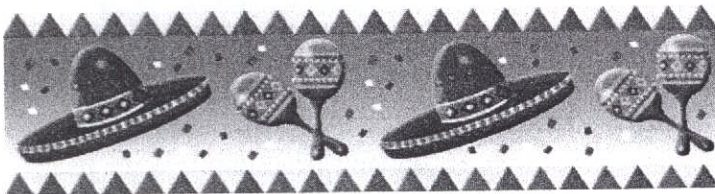
**Badges:** No one will be admitted to the pool area without a current recreational facilities badge.

Upon entering the pool area, each member and guest must sign the pool log held by the lifeguard.

Stickers will be issued to each full-time, year-round, permanent resident of a household, provided that the unit owner is in good standing. **Replacement badges will cost \$10.00 each.** NOTE: the permanent badges will only be issued once- don't throw them away

**Validation stickers will be mailed each year provided homeowners are in good standing. This means you must be up to date with your maintenance fees, have complied with your June 1, 2008 Dryer Vent Cleaning, have paid any Fines imposed and have sent Management your yearly Occupancy Sheet.**

The use of the pool is restricted to homeowners, tenants, members of their immediate families who are legally domiciled with them throughout the year and authorized guests.



## POOL PARTY

**Saturday, July 12**

**Rain Date: Sunday, July 13**

**We hope to see you there!!!**



## RULES COMMITTEE UPDATES

The Rules Committee meets regularly to address issues and violations that come up in our community, making recommendations to the Board, to keep our community safe, homeowners happy and home values at their highest level.



## LANDSCAPE COMMITTEE UPDATES

The Landscape Committee has been working with Baker and the landscape company (Dubrow's) to replace all missing and dead shrubbery. The irrigation system has been checked to make sure it is in working order. The system will be maintained throughout the season to insure proper watering. In addition to mowing and regular maintenance, the landscapers have been doing much of the weeding by hand because the weeds are sometimes too close to plants and shrubs to use chemicals. They ask for our patience and understanding that everything cannot be accomplished at once. Any homeowner may enhance the area surrounding their home with flowers and plants by first filling out a Property Modification Form which can be obtained from Management.





## **SAFETY & SECURITY COMMITTEE UPDATES**

Uniform Fire Code of New Jersey - Open Flames and Burning, Chapter 4, Section F-402.4 Portable LP gas cooking equipment, which states: Portable LP gas cooking equipment such as barbeque grills shall not be stored or used:

1. On any porch, balcony or any other portion of a building.
2. Within any room or space of a building
3. Within five (5) feet of any combustible exterior wall
4. Within five (5) feet, vertically or horizontally, of an opening in any wall; or
5. Under any building overhang

## **SURVEY RESULTS**

212 Homeowners Received Surveys

75 Homeowners Responded

Do you think Stop Signs should be installed along Riverside Drive?

YES = 30 NO = 44

Do you think Speed Humps should be installed along Riverside Drive? Current estimated one time cost of \$12,000.

YES = 19 NO = 56

Do you think a guard should be posted in the front entrance gate building? Estimated cost for this and Item 4 is approx. \$50 per month per unit.

YES = 34 NO = 38

Do you think a security person should rove throughout the community both by vehicle and on foot? See cost above.

YES = 27 NO = 47

As a less costly alternative to number 3, do you think video monitoring should be installed at the front gates? Current estimated one time cost of \$15,000.

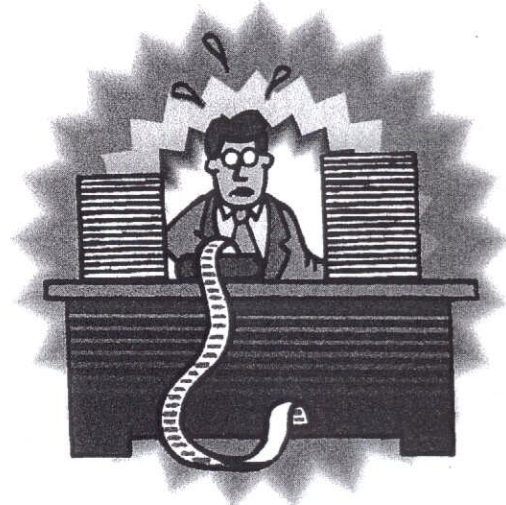
YES = 33 NO = 38

Do you think the gates should be open all the time?

YES = 3 NO = 72

Do you think the gates should be open during certain hours and closed during other hours?

YES = 48 NO = 26



## **FINANCIAL COMMITTEE UPDATES**

The 2007 Audit Report and Financial Statement is completed and copies have been mailed to all homeowners.

# Thanks

**REMINDER:** Board members are all volunteers in your Community & in addition to their own jobs & personal lives, along with everything else they address daily in our community, they also act in the most responsible manner as the keepers of the community, fighting for the community to age gracefully & look it's best to ensure the best value for your homes.

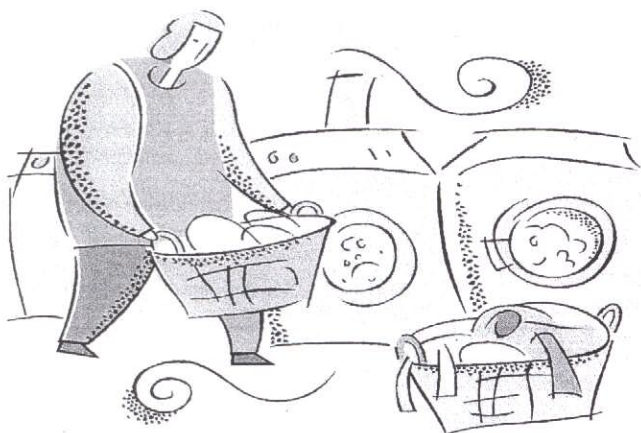
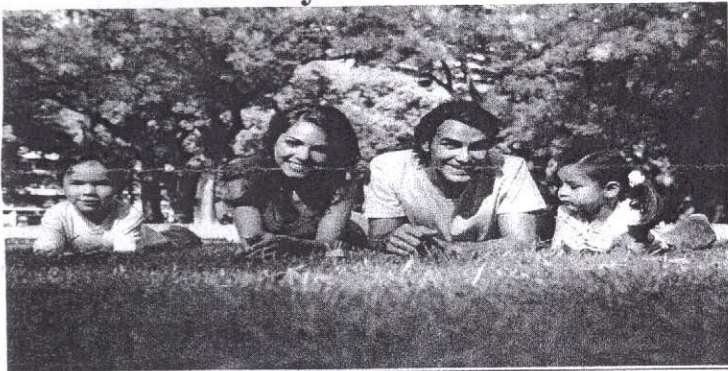
**We thank our Board Members for all their hard work and dedication to our community.**



## **BUILDING 25 OWNERS**

- Please keep your garage doors closed at all times when not in use for safety. During the summer, leaves and debris will blow inside making a mess that you will be responsible to clean.
- Make sure your trash and recycling is secured properly so your garage areas don't smell and liquids aren't left to leak out of containers.
- All materials must be kept inside your garage storage area when not in use.
- Your garage walkway must be clean of bikes, motorcycles, toys and garbage cans at all times.
- Keep the exterior hallway areas clean and clear at all times.
- Don't allow your children to write with chalk on driveways or play in the street unsupervised.

**Please respect your neighbors. This will only lead to a much better community for everyone to live in.**



**DRYER VENT CLEANING  
EVERY OTHER YEAR  
BEFORE JUNE 1**

The Board deems it in the best interest of the Association, as does our Insurance Company, that unit owners be required to clean and maintain dryer vents every other year and present proof of same to the Management Office.

1. Dryer Vents shall be cleaned and maintained **every other year** by a certified, licensed or otherwise qualified person and/or entity.
2. Cleaning and inspection must be completed **NO LATER THAN JUNE 1**
3. *Unit owners are responsible for sending a copy of their receipt to the Management Office on an annual basis immediately after such cleaning and maintenance has been completed.*

Approved Vendor:

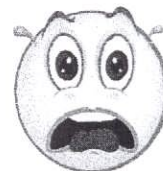
**Associated Cleaning 201-530-9197**  
(you are not limited to this company)

**EVERY HOMEOWNER  
MUST HAVE THEIR  
DRYER VENT  
CLEANED BY  
JUNE 1, 2008**

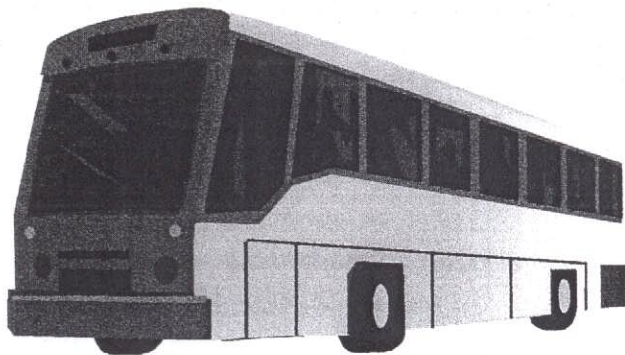
**If you have already sent your  
receipt to Management, THANK  
YOU!!!**



**If you haven't, you will be denied  
access to the pool until you have  
complied.**







## Secaucus Shuttle Bus

This town operated bus provides three scheduled services in the morning and evening peak periods. Terminals are in the North End at Koelle Blvd & Mill Ridge Road, and at the NJ Transit Secaucus Junction Rail Station. The bus route is Mill Ridge Road - Stonewall Lane - Hops Lane/Franklin St - Paterson Plank Road - Plaza Center - Centre Street - 10th Street - Meadowland Parkway - Secaucus Junction Station (and return).

### AM - TO SECAUCUS JUNCTION STATION

Koelle Blvd & Mill Ridge Rd	6:20 7:10 7:55
Stonewall Lane & Central Lane	6:22 7:12 7:57
Paterson Plank Rd & Hops Lane	6:23 7:13 7:58
Cul-de-sac (Trolley Park)	6:24 7:14 7:59
Paterson Plank Rd & Born St	6:25 7:15 8:00
Plaza Center	6:27 7:17 8:02
Golden Ave & Centre Ave	6:29 7:19 8:04
Centre Ave & Tenth St	6:31 7:21 8:06
222 Meadowlands Pkwy (Parking Lot**)	6:34 7:24 8:09
Secaucus Junction Station (Arrival)	6:42 7:32 8:17

### AM - TO SECAUCUS NORTHEND

Secaucus Junction Station (Departure)	8:27
222 Meadowlands Pkwy (Parking Lot**)	8:22
Centre Ave & Tenth St	8:29
Golden Ave & Fifth St	8:30
Plaza Center	8:32
Paterson Plank Rd & Born St	8:34
Paterson Plank Rd & Franklin St	8:36

Luhmann terr and Central Lane	8:37
Koelle Blvd & Mill Ridge Rd	8:38

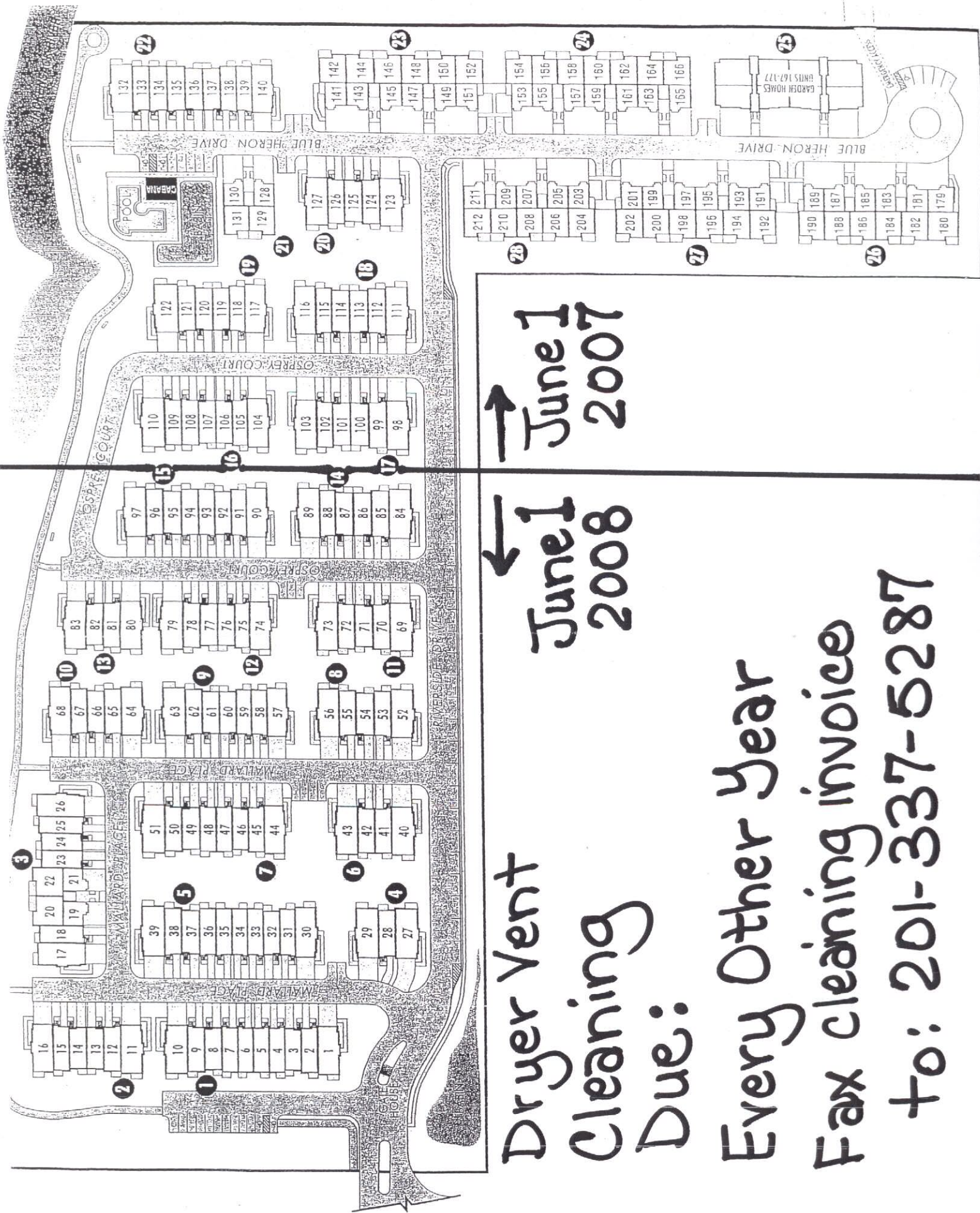
### PM - TO SECAUCUS JUNCTION STATION

Koelle Blvd & Mill Ridge Rd	5:06 6:10
Hops Lane & Paterson Plank Road	5:09 6:13
Plaza Center	5:13 6:17
Centre Ave & Tenth St	5:16 6:20
222 Meadowlands Pkwy (Parking Lot**)	5:18 6:22
Secaucus Junction Station (Arrival)	5:30 6:34 7:20

### PM - TO SECAUCUS NORTHEND

Secaucus Junction Station (Departure)	5:45 6:45 7:35
Tenth St & Centre Ave	5:57 6:57 7:47
Centre Ave & Fifth St	6:00 7:00 7:50
Post Place and Paterson Plank Rd	6:01 7:01 7:51
Plaza Center	6:02 7:02 7:72
Paterson Plank Rd and Born St	6:04 7:04 7:54
Cul-de-sac (Trolley Park)	6:05 7:05 7:55
Franklin St and Luhmann Terr	6:07 7:07 7:57
Koelle Blvd & Mill Ridge Rd (Arrival)	6:09 7:09 7:59





→ June 1 2007

← June 1 2008

Dryer Vent  
Cleaning  
Due:

Every Other Year  
Fax cleaning invoice  
to: 201-337-5287