

# RIVERSIDE COURT 2008 WINTER NEWSLETTER

## OCCUPANCY SHEETS

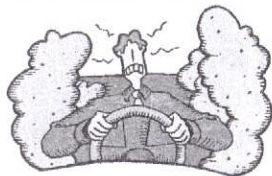
If you have not already done so, please fill out your Occupancy Sheet and mail or fax it to the Management Office to ensure proper mailings and unit owner/renter information. If you have not sent in your Occupancy Sheet, you will not be issued pool stickers for 2009. This is a new process set up for 2008 and for all years moving forward.

## OPEN BOARD MEETINGS

All Open Board Meetings are held at 7:30 pm at the Secaucus Public Library quarterly. You will receive notice of the 2009 schedule in the mail.

Our last meeting in 2008 is: Monday, Nov. 24

## PARKING

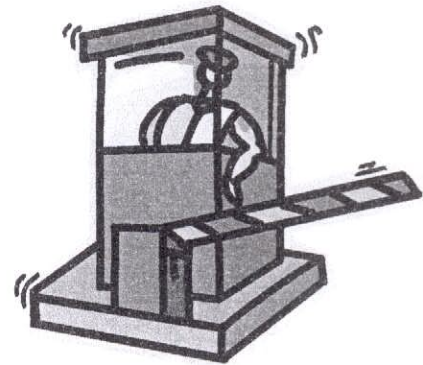


### **Be considerate.**

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.

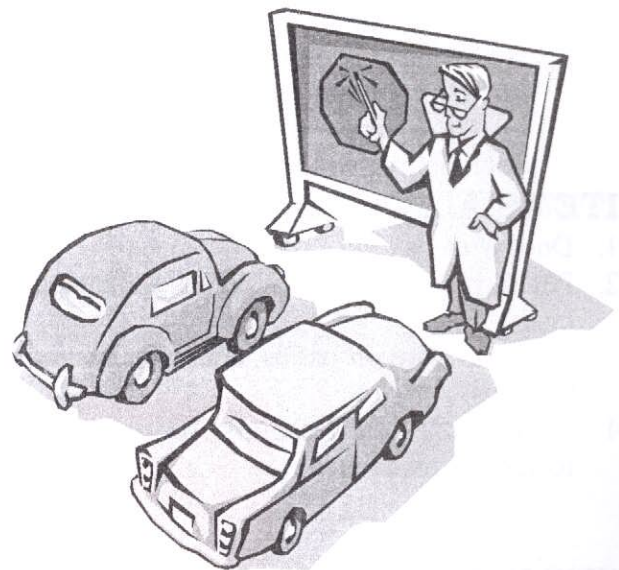
Don't park on the street!

**STREET PARKING IS PROHIBITED!** If you park in the street, you will be fined. *Clean out your garage and make room for your vehicle.* Your garage is not a storage facility or an additional living space!



## **FRONT ENTRANCE**

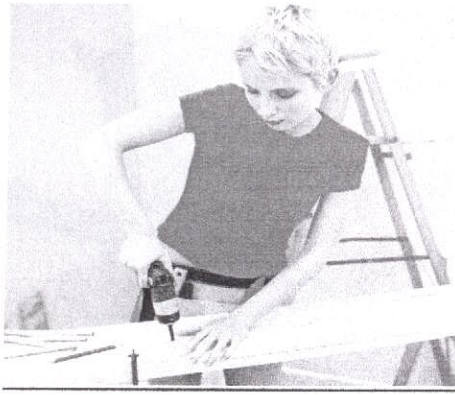
Recently, the Board installed a permanent underground device that will open the Resident's Gate when any vehicle approaches as the vehicle passes over the underground loop. This will allow the Resident Gate to open without the need for activation of a resident transmitter during normal business hours. After 6 pm, residents would be required to use their transmitters. The Resident, Visitor and Exit gate will always remain closed. Visitor entry would remain the same as designed (telephone entry only). Homeowners will be given notice of when this goes into effect.



## **NEW STOP SIGN**

A new Stop Sign has been installed at the corner of Mallard Place and Riverside Drive near the front entrance gate.

**PLEASE STOP AT THIS STOP  
SIGN WHEN EXITING THE  
COMMUNITY!**



## **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.

## **DECORATIONS**

1. Holiday decorations must be removed 30 days after each holiday.
2. No additional exterior lighting is permitted.
3. No ornaments or decorations are permitted in any common area.
4. No synthetic plants are permitted in any common area.
5. Nothing can be attached to any common area or limited common area. This includes anything bolted or screwed in, such as: swings, flower pot brackets, wind chimes, flag poles, etc.

## **ITEMS ALLOWED:**

1. Door wreaths.
2. Potted plants on patios, decks, balconies and front landings.
3. Patio furniture on patios, decks, balconies and front landings.
4. Flower boxes on decks and balconies affixed with temporary hardware.

## **STORM DOORS**

If you wish to install a storm door, please fill out a Property Modification and fax or mail it to the Management Office. It must include the name of the contractor you are using to install the door and a picture of the door. Storm doors must be full screen/glass white Anderson 4000 doors, but must be approved before installing.



## **SATELLITE DISHES**

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

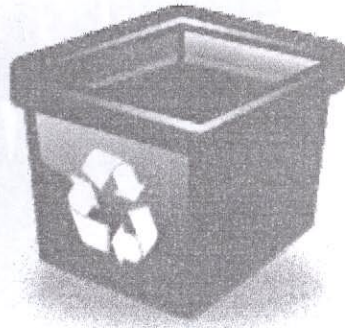
- **Must be installed with temporary clamps** on the railing of your front balcony or rear deck only.
- Cannot exceed 32 inches
- Cannot be installed on any roof or siding
- All wiring must be concealed

**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. If you wish to install a "hard-lined" natural gas grill, you must submit a Property Modification application to be approved before the installation is done. The application must include the name of the plumber you will be using, a copy of his certificate of insurance, and a plan of how he will install it on your deck.



## 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 ON THURSDAY!**
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!! If you need a bin, call the Town at 201-330-2080 and they will deliver one to you.
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 lid.
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.

### **PICKUP DAYS:**

**TRASH: MONDAY & THURSDAY**

**RECYCLING: THURSDAY**

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



## CANS & BOTTLES

Must be in a separate container and put out on **THURSDAY** only!



## PAPER & CARDBOARD

Must be in a separate container and put out on **THURSDAY** only!

All paper materials must be secured and/or tied up so they don't blow throughout the community.



## TRASH/GARBAGE

Must be inside tightly secured bags **INSIDE A CONTAINER** and put out on Monday and Thursday. If bags are left at the curb, you will be fined.



## **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



## **ASSOCIATION FEES**

**Your Association Fees pay for all community services and contractors.**

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**

**411 Hackensack Ave. 10<sup>th</sup> Floor,**

**Hackensack, NJ 07601**

**Phone: (201) 525-2600 x649 Fax: (201) 525-2601**

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

Office Hours: Monday, Tuesday, Thursday,  
Friday, 8:30 am to 4:30 pm.

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.



## REMINDER:

Please use Caution and **WATCH YOUR SPEED** when driving through the community to ensure the safety of all our Residents!

**Riverside Drive is not a drag strip!**

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 only allowed to be parked in your driveway and garage. 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.



## 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.



## 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.

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!



## FINANCIAL COMMITTEE

The 2009 Budget is in the process of being completed and copies will be mailed to all homeowners.



## LANDSCAPE COMMITTEE

The Landscape Committee meets regularly through the year to monitor the landscaping and snow removal in our community and makes recommendations for improvements to enhance the grounds. 2008 improvements included bringing the irrigation system to 100% full operation which made a tremendous impact on the health of the lawn, bushes and trees. They also improved standards for the landscaping and snow removal contractors to be followed going forward. The committee continuously works with these contractors to ensure top quality. If you have landscaping or snow removal concerns, please contact the property manager at [stannenbaum@wentworhtmgmt.com](mailto:stannenbaum@wentworhtmgmt.com).



## POOL COMMITTEE

The 2008 pool season was a success. We hope everyone was able to get to the pool and spend some time there. The pool has been winterized, covered, and the furniture has been put away. Motion sensor lights have been installed recently. Over the winter, the pool rules will be reviewed and revised if necessary. Remember: Do not discard your badges! Next season, new 09 stickers will be issued. Try to stay warm. We'll see you next summer.



## RULES COMMITTEE

The Rules Committee meet 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.



## SAFETY & SECURITY COMMITTEE

Top Line Electric has installed new flood lights at the pool. They will turn on when anyone enters the pool deck area after hours. Secaucus police will be called if someone is spotted in the pool after hours.

Statewide Striping will be performing thermoplastic striping within our community. These are the white lines in the streets and at stop signs. Statewide Striping is one of the best contractors for thermoplastic striping. There will be modifications to the front entrance gate. The resident entrance gates will open without the need for activation of a resident transmitter during normal business hours. After 6 pm, residents would be required to use their transmitters. There will be a permanently installed underground device that would open the resident gate when any vehicle passes over this underground loop. The resident and visitor gate as well as the exit gate will always remain closed. Visitor entry would remain the same as designed (telephone entry only). If you have any Safety and Security concerns please feel free to contact Susie.



## SNOW REMOVAL PROCEDURES

The following will explain how snow is removed throughout the community during the winter months:

1. The streets are the **FIRST** areas to have snow removed for unit owner access and for emergency vehicles. **Within 24-hours after 2-inches of snow has fallen**, the snow contractor will be on site for the removal of snow. Be sure to keep the Guest areas empty so they can be plowed first with the roadways.
2. Once the streets are clear, the driveways will be addressed since most unit owners will need access to get their vehicles out for work. **At this time, you can move your vehicles into the already plowed Guest areas to allow our contractor to clean/clear the driveways.**
3. Next, the unit's stairs and walkways will be cleared of snow and ice, only after the streets and driveways are completed.
4. Last, the common area sidewalks will be cleaned and cleared of snow and ice.

We ask that you are patient during the snow removal process. Keep in mind that everybody can't be first! Remember also that Mother Nature may choose to dump on us at all hours of the day and night. Our snow contractor could be on site during the wee hours of the morning or in the middle of the night beginning the process of removing snow. The equipment could get noisy while you are trying to sleep, but please remember that they have a job to do to ensure your safety. Also, keep in mind that the association has a contract with the snow removal contractor to perform specific duties at specific times. **The contract requires the snow contractor to come out for each snowstorm.** They will complete their work for each snowstorm. That doesn't mean that if it flurries or drifting occurs due to high winds after a snowstorm the contractor will immediately return to the site. Therefore, we recommend that unit owners keep a shovel on hand to use between each snowstorm. You may also want to keep some calcium chloride in your garage as well for emergencies.

**DO NOT use SALT or salt products of any kind! These will severely damage the concrete on your stairs and walkways.**

## BOARD MEMBERS

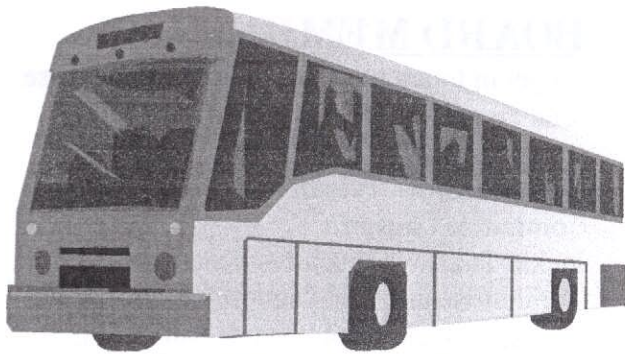
To get in touch with Board Members, please send an email to Management at [stannenbaum@wentworthmgt.com](mailto:stannenbaum@wentworthmgt.com)  
Fred Schaefer – President & Financial Committee Liaison  
Jackie Tuzzio – Vice President, Social Committee and Pool Committee Liaison  
Stella Helenek – Secretary & Rules Committee Liaison  
Garrick McElroy – Treasurer and Safety & Security Committee Liaison  
Michael Link – Trustee and Landscape Committee Liaison

**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.**



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



## 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

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 &	8:36

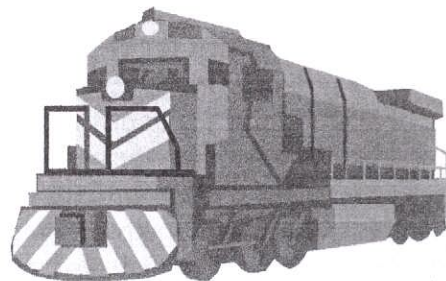
Franklin St	
Luhmann terr and Central Lane	8:37
Koelle Blvd & Mill Ridge Rd	8:38

### 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

### 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



**You can obtain copies of the train and bus schedules at the Secaucus Public Library.**





### **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.



**The Riverside Court Board of Directors wishes you and your family a safe and happy holiday season and a bright and prosperous 2009!**

**HAPPY**



**Thanksgiving**



**Seasons' Greetings**

