

RIVERSIDE COURT CONDOMINIUM ASSOCIATION

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Date: 1/20/09

To: All Homeowners

Front Gate Repair:

Please be reminded that the front entrance access gates are not security gates. Even if a guard were posted, he would not provide complete security since there are several other venues for people to access the community. The front gate was broken on the Friday after Christmas. It was difficult to get vendors out to obtain proposals to repair it during the holiday week that followed. One bid was obtained from our existing vendor, one vendor examined the gate and determined they could not repair our type and the third vendor took a very long time to respond. The Board voted to wait for the bid from the third vendor in order to properly manage the cost.

Last week, the Board approved Complete Security to make the repairs, which will be performed this week, Thursday, after further scheduling and purchase of parts. The gate was hit by a vehicle as determined by all vendors. When hit, the hinge was broken and bent the hydraulic pump. This pump is designed to trip the breaker when broken to safeguard against additional electrical problems in the guard house and costs to the association. This is common on gates of our type. It is not a majority opinion that the community is in a high crime area where lock down is necessary and there is a fear for safety. In addition, since the developer and their subcontractors left our community, the gates have only been broken twice. All previous repairs were paid for by the developer.

Dryer Vent Cleaning Due:

The Association has passed a Mandate requiring all units to have their dryer vents inspected and cleaned every other year, beginning in 2007 and due on June 1 every other year. Additional information will be mailed to you in the next couple months.

Due June 1, 2009: Bldg. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28.

Due June 1, 2010: Bldg. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15.

Since a clogged dryer vent is a fire hazard, it is in the homeowner's best interest to have the vents cleaned periodically. Associated Cleaning Systems, 201-530-9197, is the preferred contractor with a rate of approx. \$49.99. Homeowners are not required to use this provider and may arrange to have the inspection, cleaning and necessary repairs performed by any licensed company. When the work is completed, **please forward a copy of your receipt to the Management Office.**

HOLIDAY DECORATIONS:

Don't forget to remove holiday decorations by January 30 to avoid any fines!

RECYCLING & TRASH:

The Town of Secaucus has informed us that a large amount of homeowners are not recycling correctly.

ALL RECYCLED BOTTLES & CANS MUST BE PUT INSIDE A RECYCLE CONTAINER

Put your address on your container.

They can **NOT** be put out in plastic bags that are NOT biodegradable. If you put glass, bottles and cans out in bags, they will not be taken on Thursday's. If you don't have a container, you can call the DPW, 201-330-2080, and they will deliver a container to your residence.

Please discard of trash and recycling correctly and on the proper days:

MONDAY: TRASH ONLY

THURSDAY: TRASH & RECYCLING

If you require further guidance or have any questions, please contact the Management Office.
Thank you for your anticipated cooperation.

Susie Tannenbaum
Community Manager
Wentworth Property Management