

The Four Oaks Flyer

The Four Oaks Neighborhood Association Newsletter

October 2013



VISIT OUR WEBSITE www.fouroaksbedminsternj

Check our web site for news, forms, documents, and so much more. It is important that each owner supplies their email so we can let you know when there is important information that concerns you. Either sign up on the website, or call Taylor Management, where your confidential information can be logged for this use only.

* And sign up for voice shot for emergency messages only. Contact Kim KCuoco@taylormgt.com

Monthly Meetings 1st Weds, 7:00pm Master Association Meetings 4th Monday 7:00pm

“A” UNITS - BEWARE:

Living on top of another unit calls for heightened responsibility. Old water heaters, dishwashers, refrigerators, ice makers, washing machine hoses, and HVAC system condensation lines left unchecked and not serviced can cause a lot of damage to the unit below. Living in multi-housing buildings makes all of is “close” even if not by friendship. PLEASE...and ounce of prevention is worth a pound of cure, and the damages that are sustained from your unit or, faulty appliances in your unit to the unit below are yours to take care of. So, “A” units – beware, damages are yours to repair!

UNITS - need contact information for owners living above them:

A few of you have come home to find problems in your units that are found to be those from the unit above. Remember, that NO ONE has keys or access to any dwelling but the owner/resident. In the time of an emergency, being able to contact the person in charge of the unit above you can be cause for a lot of headaches if it comes to needing to abate a water problem, chirping fire alarm, and other nuisances. Be SURE that you phone numbers for the neighbor above you.

SNOW BIRDS:

Before you fly away to parts warmer and sunnier for the winter, be sure to let your neighbor know. Remember to turn off your water, check your Co2 and fire alarm batteries before leaving, and leave the thermostat to 62 degrees to ensure no pipes along an outer wall freeze. It’s wise to open lower cabinet doors where there are water pipes as well, so that air can circulate in them.

SUMMER PROJECTS – some surprises:

Irrigation - Every spring, the sound of the sprinkler system is a welcoming reminder of longer sunny and warmer days. After performing inspections of the property, and the associated irrigation zones, the Board of Trustees under took to revamp the system in the best and most economical way possible, trying to limit water to what have been habitually wet areas, and to give as much coverage as the zones permit to dry ones. New rain sensors have been helpful to gage when they were not needed, an investment that pays off due to lower water consumption. There are still some areas of the property that do not receive any irrigation, which we cannot augment the system to take care of.

Deluges and Drainage – The monsoons of late spring and of July 1 made simple the need to do remediation to a number of areas on site. A few fairly sizeable projects were performed below the hills and

swales on Four Oaks Road and behind Oak Knoll Road. The mountain has been plentiful in water runoff, but an enemy we have battled over the years. Mother Nature has reclaimed her ground despite the best intentions of developers. We learned last year that she is indeed a force to be reckoned with and we have bit the bullet, much to the joy of those units where the lush grass of years gone by, has now been eroded, we have a plan to hold back the soil by use of ground covers and ornamental grasses. This plan will cause little to no upkeep of the areas, while providing an attractive and helpful way of keep mud from running onto walks and patios. There were a few other units that needed special projects merely due to location, which again, after time, caused soggy conditions to prevail near entrances and patios. There is more to do, with a large problem needing resolution up on top of Artillery Park Road. The Master Association performed a large drainage remediation project on 2 sides of the courts, but it is apparent, and now will be done, that the third side as well needs drainage. Four Oaks will find it necessary to plant on the large swale to assist in keeping soil back.

Landscaping – The second phase of the structural pruning of our trees has been very successful. There is more sunlight reaching our turf and less limbs causing roof and gutter issues. The roots, however, remain another unsightly remnant of too much planting without consideration for location by the developer. We are obligated to keep these trees. For every 1 that we remove, we must plant 2... Chopping out roots can't always be done. We have addressed this condition before, and still are trying to work around it. There are curbs that house old junipers, and some missing shrubs, however, in keeping with the budget, and in order to do so despite the expensive drainage remedies that we were forced to contend with, landscaping had to take a back seat. Liabilities come first. There has been a late summer inspection, and dead matter will be removed and a number of shrubs will be planted. Please know that the overall condition of the property and our goals are being done in increments. The last phase of the structural pruning will be completed over winter, and then we can focus on replenishing our plant matter. Look for more natural plantings and grasses in our effort to provide pleasant grounds with little upkeep.

DRYER VENT CLEANING & FIREPLACE INSPECTIONS ARE DUE SOON. Is yours returned?

ON-SITE MAINTENANCE – increased hours

After analyzing our increased maintenance needs, which is normal as the site ages, we have upped our contract with Rezkom Enterprises from 8 to 12 hours per week. Extra funding was needed to get us back in shape after super storm Sandy. With our original siding no longer available, it was a logistics feat in removing privacy wall sections to provide repairs to facings of units and have them match. Many extra man hours and workers were needed to change out siding. We cross our fingers for now and years to come in hopes that our area will be spared another year like last one. One thing held fast: our roofs, despite sections torn and shingles gone, we fared very well as it came to leaks. This confirms to us that last year's roof inspection and maintenance was a very good thing!



**PLEASE TAKE A WALK AROUND THE EXTERIOR OF YOUR UNIT. REPORT ANY MAINTENANCE ISSUE THAT NEEDS A WORK ORDER BEFORE THE COLD WEATHER COMES IN. NO ONE KNOWS YOUR UNIT AS WELL AS YOU DO, SO HELP US TO HELP YOU. CONTACT TAYLOR MANAGEMENT. UPKEEP & REPAIRS ARE A PRIORITY.
THANK YOU!**

AUTUMN MAINTENANCE TIPS

It's time to clean out gardens, cut back and thin perennials, pull out dead annuals, remove summer lawn decorations, store planters, pots and hoses. These items may not be stored in your landscaping bed or stacked on your balcony. If stored on patios, storage must be done so as to keep a neat appearance behind the units. Summer planters and decorations must be removed. If the weather is kind, of course wait until it is cold. If you have autumn plantings, thanks for adding to the beautification of Four Oaks. Remember these things too:

Please store patio furniture neatly and close umbrellas.

Check the furnace and change the filter.

Cover the air conditioner. Ice can warp the blades.

Replace batteries in CO2 and Smoke Detectors.

Replace exterior fixtures with 60 watt or less bulbs. (fire hazard)

GARAGE DOORS MUST REMAIN CLOSED AT ALL TIMES WHEN NOT IN IMMEDIATE USE

Temperatures start to dip, and furry creatures look for the comfort of your warm home. Please do not encourage them in any way. (Remember there is only one birdfeeder per unit allowed. As much as we love the gentle birds fluttering about, the seed that falls is a call to dinner for mice and rats.) Garages are a warmer place for these furry menaces, and a virtual foyer into your unit. So keep your garage door closed at all times when not in immediate use.



HOLIDAY DECORATION CONTEST

Now in its 3rd year! Join in, and out do your neighbors! Prizes are awarded and real reward is a community that shows spirit, and an is nice to drive home to in the cold dark days ahead! The spirit is catching, so thanks to you, who have lovely decorations, wreaths, and holiday cheer that uniquely make Four Oaks so attractive to potential buyers and for our residents and guests to enjoy.

Please remember that decorations may be installed no earlier than Thanksgiving Day and must be removed no later than January 14. Decorations are to be limited to one's own unit: (A) units: deck area, walkway & entry door, shrubbery adjacent to walkway. (B), (C) & (D) units: entryway and door, patios, shrubbery adjacent to patio or walkway. Outdoor holiday lights should not be installed if the electrical cords interfere with the common walkway path or lawns. If walkways are shared, all owners must agree before any decorations are installed. Under no circumstances are any decorations to be mounted on or attached to the vinyl siding of the building. If you are in violation, repairs for any damages caused will be at owner responsibility. Christmas trees must be stripped of all lights and decorations. Trees are to be placed outside your unit on trash pickup days.

BOARD OF TRUSTEES

Carol Guttschall	President/Treasurer
Bruce Schundler	Vice President
Jean Kuhn	Secretary
Lynne Hoge	Ass't Treasurer
Marlene Milkosky	Ass't Secretary

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After Hour Emergencies (threat to life or common property) 888.499.9832