

The Four Oaks Flyer

The Four Oaks Neighborhood Association Newsletter

May 2013



BI-ANNUAL DRYER VENT CLEANING & FIREPLACE INSPECTION DUE 9/30

WONDERFUL WEATHER AT LAST!

Have you forgotten the coats and umbrellas, ice and storms, hail and rain? It's wonderful that while the human spirit is often as fluctuating as the barometer, our memory doesn't endure. The early greens of spring, first flowers and blossoms are a feast for our eyes, and waken our senses...especially for those who have allergies!

While Four Oaks has its share of regular walkers, the winter hibernation is over, and that brings more residents out of their winter habitats. It seems there are more and more folks staying close to home, and the recreational facilities are great places to work out, play and relax. With a longer pool season, this popular amenity is a center for friends and neighbors.

Enjoy the goodness that living in The Hills has to offer, whether on site, within the community, or in the local area. Don't forget that local markets pride themselves in Jersey produce, and that we are in close proximity to local farms and fresh foods. Take delight in the freedom of easy living and longer days!



BALCONIES

Units with balconies, please remember that they are unsupported by posts. They were engineered for your enjoyment and recreational use. Light patio furniture, an electric grill, and some modest sized plants and planters are reasonable additions to this outdoor living space. They are not designed for large potted plants, shrubs or trees. Please remember they are not meant for laundry, household items, nor are they a place to "air Fido" unattended. Thanks for taking appropriate precautions and keeping them neat!

WHAT'S THE BEST PLACE FOR INFORMATION?

www.fouroaksbedminsternj

Need documents? Looking for Association business or notices? We are always ready to assist you, but it's really easy to access important information at the speed of, well, the internet! Monthly postings of approved minutes and notices that are of interest are posted. Take a look and peruse this user friendly site.

Valerie Whyte, Property Manager
Taylor Management Company

Somerset Office:
370 Campus Drive,
Somerset, NJ 08873

P: 732-764-1001 Fx: 732-764-1005

Kim Cuoco, Administrator
KCuoco@TaylorMgt.com

Management Office Hours
Monday – Friday 9am – 5pm

Emergency Call Information
Threat to life or property
ONLY

Emergency Call Center
888-267-9426

Meeting Dates:
1st Wednesday of Each Month
7:00pm at the Hills Village
North Clubhouse

August – no meeting



IRRIGATION REPAIRS AND UPGRADES

Meetings with Growing Concern’s irrigation division provided an understanding of the Association’s system. In the irrigation 101 articles of the past, it was relayed that the system was not very well designed for the specific needs of Four Oaks, where it saturates some areas, while other areas receive zero water. While we can’t change the fact that some zones control both areas of need at the same time, there are some solutions that have been approved to upgrade and balance the water needs in those areas where at least the system exists.

It is notable that the Board wishes to make needed changes within the budget. This isn’t simple. It takes careful planning to forge a healthy financial plan in an aging community that is coming up on large projects. The Board is very cognizant of this, and has to make careful choices. Those of you who attend meetings are involved with this process. Some of the things we can do to assist the system are changing components, increasing water flow in areas that need it, and capping off others that may not.

Rain Sensors are ineffective mostly due to improper installation height as mounted on the outside of the utility closets. Newer and more efficient override units that use wiring will be installed and remounted either at utility room gutter height or to the roof peaks of the utility closets. Sprinkler Head Change-Outs were recommended for wet areas behind units in buildings 49, 51 Oak Knoll (2-6, 8-18), and building 24 Four Oaks (26-36). Controllers for the sensors are operated by 7 existing controllers located inside the closets, which have exterior mounted rain override devices. 2 have no programmable features. 5 have programmable features including percentage adjustments and automated rain delays. Being installed too low, they are often shielded by the building and can’t read the rain fall. They are also passive devices which only disconnect the electrical current from the controller to the valves, and do not affect the controller program. They are not accurate, or location specific. Newer controllers sense active weather and are wireless systems. Presently, 2 of the controllers will be replaced.

If there are rainy weeks, and areas become saturated, they will need to be manually closed off. These are the things that the system and Growing Concern can do. We, as owners and residents, can help areas that need a little extra TLC. Remember, the system was never sufficient to give enough water to new plantings, shrubs or trees, so your help to these living things, in the end is a savings for everyone. Remember, replacement of specimens has to be weighed against water costs.

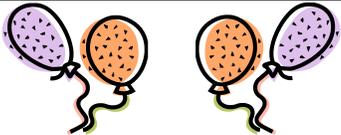


Please take a walk around the exterior of your unit. Report any maintenance issue that needs a work order. No one knows your unit as well as you do, so help us to help you. Contact Taylor Management to place work orders as repair commitment is our priority. Thank you!



GRILL REGULATIONS

Who doesn’t like a juicy burger off of the grill any time of year? If you do, go ahead and enjoy one with a caveat: There are no propane grills permitted on balconies. This is not only an association rule, but a state law. Electric grills are permitted. There are models on the market that have been made for just this *Units with patios may have propane grills*, however they must be stored at least five (5) feet from the building structure. Common sense indicates that you should not fire it up close to the siding or privacy fences. If heat causes damage to the siding, the repairs will be made at owner expense. Please do not house an extra propane tank. No charcoal grills permitted anywhere on site. The New Jersey Fire Code is very strict about these rules, and so are we. Happy Grilling!



CLUBHOUSE PARTY
Look for information for a Four Oaks Party in the newly redone clubhouse in September!

PROPERTY MODIFICATIONS

Kindly remember that any modification to the exterior of your unit including window replacements, patios, landscaping, satellite dish installation, etc., must first be approved by the Board of Trustees. Please call Taylor Management Co. and speak with your administrator for paperwork or further instructions. Better yet, go to our website www.fouroaksbedminsternj to retrieve the forms. Modification request will be attended to in a timely fashion. Please do NOT commence any work beforehand. Damage to the structure for failing to do so will be repaired at owner expense. It's just so much easier to follow the proper protocol. Thank you!



DO'S & DON'TS:

- Take in all snow shovels and winter related items and store them.
- Leash and pick up after your pet. This is not only an association rule, but a municipal ordinance.
- Have you changed your furnace filter? Checked the batteries in your fire and CO2 protectors?
- Windows open, decks, patios & balconies in use, please: loud speakers need to be tamed.
- Please mind the speed limit. Kids play, and walkers, joggers and bicyclers all need to be safe.
- Green thumbs are welcomed and creative colorful landscaping beds are a wonderful addition to the community. Please remember that you may not cut or trim any common area trees, or shrubs, or add any garden areas.
- Commercial vehicles may only be parked in garages and not overnight at any other location on site.
- Open spaces are meant for guests. Please keep them open by using your unit spaces: 2 in the garage, and 1 in the driveway outside the garage.
- You may utilize the open spaces, but street parking is not permitted.
- Inspect the outside of your unit for any repairs that may be needed and place a work order to have it done.
- Clean up and put away any excess planters and pots.
- Vehicle maintenance may not be performed. Car washing is permitted.
- One birdfeeder per unit allowed. Why not keep them empty and let the birds eat the bugs?
- Summer months bring critters out for dinner. Be certain your trash is properly disposed of in containers.
- Trash is to be placed outside of your garage for pickup no earlier than sundown of the previous day of pickup. Trash cans must be put away at sundown the day of pick up.
- Use the free bulk drop off for Bedminster. Go to the Four Oaks Website at www.fouroaksbedminsternj and click on the link for information.
- No laundry or items may be dried on balcony decks or railings



JUST LOVE YOUR POOCH...

...and you as neighbors too! Thanks for using the conveniently located Fido Stations & keeping your pet off of the common element grounds.

FIREPLACE INSPECTIONS



Gas fired fireplaces no longer are required to be inspected.

Statistics show fires rarely are caused by gas fire- places, if you have one, you need not have it inspected. Wood burning fireplaces **MUST** be inspected.

ALL DRYER VENTS MUST BE CLEANED



Receipts are due at Taylor Management Sept. 30, 2013.

With plenty of time to schedule, why not call one of the listed contractors now? With most associations having the same regulations it is a good idea to beat the after Labor Day rush!



WE ARE ALWAYS GLAD TO HEAR FROM YOU!

The Board of Trustees runs very transparent meetings. We always appreciate your attendance. It is important that you feel welcome and know that your business is always conducted in open sessions. The board never meets alone but for matters of utmost discretion, legal issues, or contractual matters. Please reach out with any recommendations that you might have and join in when possible. We are happy to have your input. Remember: **YOU ARE the ASSOCIATION.**



GARAGES: STORAGE AND OPEN DOORS

As Management performs inspections, there are more and more doors that are found left open. This is not allowed for a number of reasons more than weather related. Animals have easy access when doors are open. It is an attractive nuisance. And that being said, there are many units who are NOT using their garages for vehicles but as storage units. This is technically not permitted. Using your garage for storage is fire hazard. While space might be tight within your unit to keep all of your stored “treasures”, the parking spaces within the community are equally treasured for guests and workers. Why not make an honest effort to consolidate and make use of the space for what it is intended? Your cooperation is most appreciated.

CERIFICATES OF INSURANCE

If your lending institution needs a current Certificate of Insurance, you may contact Brown & Brown Insurance directly at Certificate of Insurance Request 732-349-0186 or evidence@bhbins.com

**Taylor Management Co.
370 Campus Drive 109R
Somerset, NJ 08873**

BOARD OF TRUSTEES

Four Oaks Neighborhood
Association Inc.

Carol Guttschall
President / Treasurer

Bruce Schundler
Vice President

Jean Kuhn
Secretary

Lynne Hoge
Assistant Treasurer

Marlene Milkowski
Trustee

Newsletter written by Valerie Whyte

