

Flemington Fields

Condominium Association Newsletter

APRIL 2016

Website: flemingtonfields.com

LAWSUIT BETWEEN FLEMINGTON FIELDS CONDOMINIUM OWNER'S ASSOCIATION, INC. and FLEMINGTON FIELDS HOMEOWNER'S ASSOCIATION, INC.

As most of you are aware, the Flemington Fields Condominium Owner's Association, Inc. (COA) filed suit against the Flemington Fields Homeowner's Association, Inc. (HOA) just about a year ago over the failure of the HOA to pay its pro-rata share of Clubhouse operating expenses, deferred maintenance costs and capital reserves, which were unilaterally suspended by the HOA in 2014, after numerous years of uninterrupted payment. In an effort to resolve this matter without the additional time and expense of a trial, Judge Michael F. O'Neill of the Superior Court of New Jersey, agreed to schedule a meeting with an authorized representative of both Associations and legal counsel for the Associations in an effort to mediate a resolution of the dispute.

The two-hour mediation centered around three (3) issues: (1) the decision by the HOA Board as relayed by their legal counsel, that they have decided to relinquish the HOA's right to use the Clubhouse going forward, (2) the disposition of the HOA's contribution to the expenses for the storm water management system which includes the detention basin (or "pond"), retaining wall and associated facilities, and (3) resolution of the arrears for the HOA's pro-rata share of Clubhouse expenses, deferred maintenance and capital reserves, going back to 2014.

The position communicated by the HOA Board was, notwithstanding commissioning and approving budgets that incorporated line item charges for the Clubhouse, detention basin, retaining wall and related common elements and charging HOA residents for these expenses, that they believe there is no provision in the HOA governing documents that they recognize as binding upon them, entitles the HOA the right to use the noted common elements, in particular the Clubhouse. Correspondingly, the HOA argues, they have no obligation to remit payment.

The COA, so as not to deprive HOA residents of a right they have continuously exercised in the past and have been continuously charged for by the HOA Board, has not foreclosed use of the Clubhouse by HOA residents, in the expectation the HOA would recognize their obligation and resume payment. The COA has also continued to make available to the HOA, documentation of all Clubhouse operating expenses which are primarily the subject of third-party billing, including heating, electric, cleaning, snow removal and like expenses. Notwithstanding the extension by the COA to the HOA of the continued use of the Clubhouse during the pendency of the lawsuit, the HOA has paid no money toward the HOA's pro-rata share of the Clubhouse expenses and the HOA Board has now expressed the opinion in legal documents and verbally to the Court, that they recognize no entitlement to use the Clubhouse and as a result, no obligation to remit payment for the future use of the Clubhouse. In consideration of this position, affirmatively communicated by the HOA Board and its representatives to the Court, the COA, in fairness to its residents who are paying ongoing maintenance and capital reserve payments without offset by the HOA, has determined to foreclose within the next thirty (30) days, HOA use of the Clubhouse.

Representatives of the COA have further communicated the HOA's position to the Builder in consideration of the fact that not all HOA units have been sold and there are reported to be pending contracts by the Builder with third parties looking to purchase within the HOA, to apprise the Builder of the HOA Board's position, allowing the Builder to assess whatever impact that position may have on contractual agreements in place or being negotiated by the Builder, with third parties.

With respect to the HOA's contribution toward arrears for its use of the Clubhouse, the HOA has submitted a report which was reviewed in mediation and for which several factual assumptions were called into question. In reporting these open issues to the Court, Judge O'Neill has ordered the respective auditors for the COA and HOA to attempt to reconcile the issue of arrears for past use of the Clubhouse by the HOA. The auditors for both Associations are to report to the Court not later than April 6th with respect to their efforts, in anticipation of a Case Management Conference which has been scheduled for April 8th; however, an extension has been requested due to the auditors' schedules.

Regarding the storm water management system that is utilized by the HOA and COA, the HOA Board rejected the COA's proposal that the engineering department in Raritan Township be permitted to report on how the storm water management system operates, and in particular whether it services residents in both Associations. As a result, Judge O'Neill acknowledged additional time and expense would, out of necessity, be incurred to independently report on the functioning of the system and the COA has retained an engineer to address the issue.

The FFCOA Board will continue to keep its residents informed of any further progress or determinations.

The FFCOA Board of Trustees

Flemington Fields COA Newsletter

Weekly Clubhouse Activities

Bridge: Every Monday at 10:30.

Canasta: Every Monday at 1:00.

Poker: Every Monday at 6:45.

Cards: Every Tuesday at 1:00.

Cards: Every Wednesday at 10:00.

Social Time: Every Thursday at 4:00.

Other Clubhouse Activities:

Bingo: Third Monday of each month at 7:00.

Mah Jong: First and third Tuesday of each month at 1:00.

Bunco: Third Wednesday of each month at 7:00.

Bunco: Second Thursday of each month at 7:00.

Book Club: Second Monday of each month at 7.

FFCOA Helping Hands

Need someone to replace a smoke-detector battery or light bulb, take furniture off your deck, shut off the water, check the fireplace pilot, or other small tasks. Contact one of our volunteers:

George or LoAnn Ditzler, Jim Livezey, Tom or Laurie Pierce, Walter Yarrow, or Jerry Matcho.

Recycling and Trash Collection

Trash: The trucks normally come early **Every Wednesday** for the trash pickup. Place your receptacle at the curb at dusk on Tuesday.

Recycle: The truck comes every other Tuesday for your plastic bottles, cans, paper, and cardboard. Normal collection is about noon.

Marking the can with your house number is a good idea. Strong winds wreak havoc on recycling; please pick up any litter blown into the streets.

Nearby Activities and Information

Flemington Elks: On Route 31.

Bingo: First Thursday of each month at 7:00.

Breakfast: All you can eat. Last Sunday of each month from 8:00 to 11:00. \$8.

Flemington Moose: Barley Sheaf Road.

Breakfast: All you can eat. Second Sunday of the month 8 to 11. \$8.

Hunterdon County Senior Center: Rte. 31.

Mr. Fix-it Program: Get free help with some general maintenance tasks. Call 908 788-1358.

Activities: Discussion groups, Card games, Art, Knitting, Scrapbooking, Woodcarving, Lectures, Language classes, Computer classes, Movies, Dance groups (Line, Tap, Zumba, Jazz), Bowling, Exercise and Fitness, and many more. Call 908 788-1359 for information.

Health & Fitness: Call 908 284-6128 for info.

Link Transportation: Call 800 812-0531.

Flemington Area Food Pantry

Close to 1,000 people in our area are in need of some sort of food assistance. Foodstuffs and personal care items can be dropped off at any time at 94 Samson Drive. Cash donations may be mailed to the Pantry at PO Box 783, Flemington, NJ 08822. Please be generous.

Important Phone Numbers

Dawn Carone – Access PMgmt. **908 284-3426**

dcarone@accesspm.com

Raritan Township Town Hall **908 806-0031**

Police/Fire/Rescue Squad **911**

JCP&L Electric **888 544-4877**

Elizabethtown Gas **800 492-4009**

NJ American Water **800 272-1325**

ACTIVITIES AT THE HUNTERDON LIBRARY – Rte. 12

Movies at 6:00 p.m.

Thursday, April 7 – “Steve Jobs” (R)

A bio-pic that takes you behind the scenes of the digital revolution to paint a picture of the man at its epicenter. His drive to succeed was sacrificial and affected his family life and health. The film stars Michael Fassbender, Kate Winslet, Seth Rogen, and Jeff Daniels. Had two Academy Award Nominations.

Thursday, April 28 – “Brooklyn” (PG-13)

An Irish immigrant lands in 1950s Brooklyn where she quickly falls into a romance with a local. When her past catches up with her, she must choose between two countries and the lives that exist within. Had three Academy Award Nominations.

Music at the Library

Bluegrass Fiddler Travis Wetzel
Wednesday, April 13 at 7:00 p.m.

Lectures-in-Song
“He Wrote That?”

Wednesday, April 20 at 2:00 p.m.

Great songs written by little-known names presented by pianist/singer Fred Miller.

History Lecture

Unsung Heroines in the American Civil War
With Professor Martin Mosho
Tuesday, April 12 at 7:00 p.m.

AT THE FF CLUBHOUSE

Friday Nite Movie at 6:30 p.m. (Last One)

April 8 – “Ricki and the Flash” – (PG-13)

Academy Award winner Meryl Streep takes on an entire new role as a hard-rocking singer/guitarist. She stars as Ricki who gave up everything for her dream of rock & roll stardom, but it didn't turn out as planned. She returns home to make things right. The film also stars Kevin Kline and Rick Springfield.

FF Book Discussion Club

Apr. 11 – “A Girl Named Zippy” by Haven Kimmel.

May 9 – “Without You There Is No Us” by Suki Kim.

ACTIVITIES AT THE COUNTY SENIOR CENTER

Located at 4 Gauntt Pl. off Rte. 31

Elder Quest 2016

This program will be held on three Fridays with two one-hour sessions each morning at 10:00 and 11:30.

April 15 – The History of Round Valley Reservoir.
The History of Clocks.

April 22 – Surrogate’s Court – The Probate Process.
Raritan Rive Music in Concert.

April 29 – You Don’t Get Wise Until You’re Old.
Co-existing with Coyotes.

Registration Fee: \$3.00. Call: 908-788-1359.

Health & Wellness Lecture

“Diabetes Management”

Monday, April 25 at 11:30 a.m.

Program is free, but call 908-284-6128 to register.

Senior Dance Showcase

Monday, May 2 at 1:00 p.m.

Come to the annual gala dance showcase celebration
Jazz – Jive – Tappers – Line Dancing – Zumba – Ballet
Free – Pre-Registration and Ticket Required

Call 908-284-6128

Limited Seating – No Walk Ins

20th Annual Library Used Book Sale

At the Grange Building, South County Fairgrounds on
Route 179, below Ringoes.

Saturday, April 30 – 8 – 10 a.m. for FOHCL members.
10 – 3 p.m. Free public admission.

Sunday, May 1 – 10 – 3 p.m. Half-price day.

Monday, May 2 – 9 – 3 p.m. Bag sale.

Come for Great Book Bargains!

Info to Stop Delivery of the Observer

Every Thursday a free copy of the Observer is delivered to everyone. Unfortunately, on some of our very windy days, these papers can create a litter problem. Any resident wishing to discontinue the paper can call 1-800-300-9321 with their request. If delivery continues call our own Judy Morgan to help.

IN MEMORIAM

Nellie McCreery

1925 - 2016

Hunterdon County Electronics Collection

Saturday, April 9, 9:00 to 1:00
At the County Complex off Rte. 12

County residents may take their electronic items for recycling (No Charge). Items include: computers, monitors, digital copy machines, and televisions.

Raritan Twp. Pet Licensing

All dogs and cats must be licensed at the Raritan Twp. Clerk's Office at the municipal building by May 31. The office is open from Monday to Friday from 9:00 a.m. to 4:00 p.m.

Free Rabies Clinics will be held on Wednesday evenings from 6 to 8 p.m. on April 6 and 20, and on May 4 and 18 at the Recycling Center on 204 Pennsylvania Avenue.

The cost for each pet license is \$12 for neutered/spayed dogs or cats, and \$15 for non-neutered/spayed. A \$25 late fee must be added for licenses registered after May 31. Also, if you no longer have last year's registered pet, you must notify the Clerk's office.

2016 Flushing Program

New Jersey American Water

Each year, NJ American Water opens all of its hydrants and flushes the water mains. This program helps to clean out any buildup of mineral deposits and sediments inside the pipes. The flushing also serves to ensure that the hydrants are in working order.

Discolored water service may occur because the sediment in the water mains gets stirred up. If this happens, simply let your water run until it is clear.

NJ American Water will be in Raritan Twp. the week of April 18 to 22 for the flushing.

We Welcome a New Neighbor

John Thall – 59 Samson Drive

Spring is Here

Landscaping Maintenance: April to October

- Weekly mowing.
- Sidewalk edging every other mowing period.
- Bed edge maintenance with line trimmers once a month.
- Weeding each mowing period.
- Shrub pruning twice per season.
- Retention basin mowing.
- Spring clean-up and edging of beds and tree rings.
- Fall clean-up.
- Weed control and fertilizer applications.

March 22, 2016 COA Meeting

Board of Trustees Actions

- Approval of 46 payments for January and February totaling \$109,785.88.
- Approved the appointment of committee chairpersons: Clubhouse, Charles Padalick; Social, Ginny DiMilia and Roe Loria; Communications, Evelyn Hamrah and Mo Saur.
- Approved the trash collection contract with Republic Services for three years. (Year 1: \$1,505.77-no change; Year 2: \$1,549.87; Year 3: \$15,549.87. Monthly rates.)
- Approved insect & disease control for trees contract with Spanner Tree Control for \$1,587.99.
- Approved contract with Van Cleef Engineering for storm water retention basin report for \$1,500.

Next Meeting May 24, 2016

Thank You for Your Work and for Volunteering

All of us should be thankful and acknowledge the work and efforts of our committee members and others who try to make our community a better place. And we can all help. It isn't difficult to pick up a wind-blown newspaper or an item of litter – it all helps. A little special note is extended: to **Bob DeMilia** for fixing some clubhouse chairs, to **Charlie and Marlene Padalick** for cleaning up the clubhouse "junk room", and for **Jim Livezey** for fixing the flag pole and the clubhouse light. All of you deserve the gratitude of our community.

COA INFORMATION

Trustees: Joan Ruby (2016) President
Jerry Matcho (2016) Vice Pres.
Rosemary D’Allura (2017) Secy.
Walter Yarrow (2017) Rec. Secy.
George Ditzler (2017) Treasurer

Property Manager: Dawn Carone 908 284-3426
Access Prop. Management 908 806-2600
Emergency No. APM: 855 227-1157
Clubhouse 908 782-2931
FFCOA Website: www.flemingtonfields.com

Committees:

Finance: Matt Andrejco, Chairperson
Bldg.&Grnds.: Jim Livezey, Chairperson
Covenants: Roy Grimm, Chairperson
Clubhouse: Charlie Padalick, Chairperson
Social: Ginny DiMilia & Roe Loria, CoChairs

Communications:

Website: Mo Saur
Directory: Evelyn Hamrah
Newsletter: Jerry Matcho

Flemington Fields COA

C/O Access Property Management
4 Walter Foran Blvd. – Suite 311
Flemington, NJ 08822
www.accesspm.com

TO:

COA Social Committee Report

The newly-formed and energized FFCOA Social Committee under the direction of co-chairs **Ginny DiMilia** and **Roe Loria** is literally “off and running.” The first planned committee activity for 2016 – A DAY AT THE RACES – is set for the clubhouse for Sunday, April 24, at 2 p.m. All residents are invited to join in for light refreshments, food, and wine served up with fun and the opportunity to make new friends while placing your lucky bets. The horses will create the excitement as they gallop across the table-top racetrack.

Charlie and **Marlene Padalick** will handle our Communications and **Gloria Gwizdz** will serve as our Treasurer. As the committee looks forward to providing a variety of entertaining and enjoyable events, we will always welcome new members. If you have recently moved here, this is a great way to get to know your neighbors. If you are a long-time resident, please come to renew old friendships and make new ones. Even if you are unable to join us, we are open to your ideas for that next trip or activity. Also, even if you are not a committee member, you are still welcome to run an event. And of course, we would be willing to be of help.

Please join us at the clubhouse for our next meeting on Friday, April 8, at 10 a.m.

Check Out the COA Website

If you haven’t already done so, take time to browse the FFCOA website. Residents can access important items, such as: the Master Deed, By-laws, Calendar, Newsletter, and so much more. Simply click on:

www.flemingtonfields.com