

# Flemington Fields

## Condominium Association Newsletter

APRIL, 2018



Website: [flemingtonfields.com](http://flemingtonfields.com)

### MESSAGE FROM THE BOARD

For a while there I didn't think that spring would arrive or that it would ever stop snowing but as happens every year, it finally did. This year has been a good year so far, except for the weather. By the time you read this, we will have received and deposited a large amount of the transition settlement monies into interest-bearing accounts. The process of repairing the defects inflicted upon the community by the developer has started. Also, for the first time in years we received a very favorable report from our auditor, Marie Mirra of Mirra and Associates. She was most impressed with the growth and strength of our financials and the positive work in rebuilding our reserves. 2017 finished off with a comfortable margin so that, by the end of this year, as promised, our monthly dues expect to be decreased by \$20! The grounds and our buildings look wonderfully as 'Beautify Flemington Fields' goes through its third phase of revival. What this points to is that your Board and Committees work hard to make our community the type of place residents can enjoy interacting together and share in its beauty. Even more importantly, a community with happy homeowners, sound financials, and appealing looks helps the homes increase in value expeditiously!

Well, with all this good there is always a little bad! I still hear people misquoting the bylaws, providing poor information to one another via the rumor mill, and speaking with authority when they have none. It affects our community as a whole. Fortunately, this problem is diminishing as time goes on, but it still hurts when I see one armed with this misinformation and when that misinformation hurts a member of our community. From personal observances, I've seen where a person was told that money advanced for community items were not reimbursable, when they were, or that you are not allowed to do this or that when there was either a bylaw or a historical occurrence that dictated just the opposite. It hurts me because this is all just misinformation. It pits neighbor against neighbor, leaving hard feelings and sometimes worse. To get the right information, ask Dawn or if it's a committee issue which needs resolved ask your Board liaison. If they don't have the answer, they will get back to you with the right answer. That's not only the better way to get the right answer it's the best and only way!

For the Board,  
Robert E DiMilia, President

**The next regular meeting will be on May 22, 2018 7:00PM in the clubhouse.**

**COMMUNITY VOLUNTEERS**

The FFCOA Board would like to thank and acknowledge the following people who have agreed to volunteer their time to the community this year:

**Committees:**

**Building & Grounds:** Ed Ham  
**Clubhouse Supplies:** Doris Lopresti & Dee McCrone  
**Covenants:** Joan Ruby  
**Judiciary:** Tom Barrett, Rosemary D'Allura  
Stanley Schmidt  
**Social:** Ginny DiMilia, Roe Loria and others

**Board Liaison:**

Walter Yarrow  
Carmen Garfole  
Carmen Garfole  
Bob DiMilia  
June Linz

**Communications:**

**Website:** Mo Saur  
**Directory:** Shirley Vill  
**Newsletter:** Sue Marine  
**Welcome:** Maryann Hyatt & Pat Huhn

At this time, there is still a need for the Finance & Clubhouse committees. If you are interested in knowing about the expenses for the Association or the operation of the clubhouse, please consider volunteering a bit of time to either of these committees. You might even learn something along the way.

**IN MEMORIUM:  
Lucille Krause**



## *Flemington Fields COA Newsletter*

### **March Social Committee News**

43 of our neighbors celebrated the "Wearin' of the Green" by gathering together to enjoy the traditional Corned Beef, Cabbage, Irish Soda Bread and dessert on Wednesday March 14. Kudos to our cooks - Shirley Vill, Karen Matcho, Roe Loria & Ginny DiMilia who, with a little help from the Leprechauns, turned out a delightful dinner that received rave reviews. Even the Leprechauns couldn't pull this off without our other assistants-shoppers-Marlene Padalick, and Pat & Allan Huhn; and Cutlery Master Danny Loria who patiently cut every slice. We also want to thank Nancy Meade for her work preparing our name tags, which reflected that everyone is Irish on St. Paddy's Day. What made the day even more special was Joan Ruby arriving with her thoughtfully prepared platter of chocolate covered strawberries with a centerpiece reading "In Memory of Lucille Krause". For those of you who moved in after Lucille relocated to Independence Manor, she was a delightful woman who never went anywhere without her signature tray of chocolate covered strawberries.

We continued the festivities on St. Patrick's Day itself when 10 of our community members enjoyed another corned beef & cabbage dinner at The Stoney Brook Grille before we proceeded to the Raritan Valley Community College to enjoy the music of "Rhythm of Dance". While the amazing music & sharp dancing of the world renowned National Dance Company of Ireland, The Young Irish Tenors and a traditional Irish band brought a smile to our faces, our feet started tapping & our hands joined in the clapping. A delightful evening was enjoyed by all.

For those of us who purchased tickets to see the musical "Grease" at Music Mountain for Saturday, April 14, time is arriving faster than Greased Lightning could do the ¼ mile. Carpooling will be arranged to allow ample time before the 3PM curtain.

Get ready to pull your elegant finery & top hats out of the closet for our Kentucky Derby Day at the clubhouse on May 5! We will gather at 4 pm to enjoy a little wine & hors d'oeuvres while we engage in some Horse Racing of our own. Don Hagan has been kind enough to once again, have his stallions race- ready to hit the track for our entertainment. A light dinner of sandwiches, salads and dessert will then be served so we'll be ready for Post Time at Churchill Downs on our clubhouse wifi. The cost of \$10.00 for this event also includes your 1<sup>st</sup> bet. Please RSVP to Dee McCrone or Nancy Meade by Monday, April 30.

Your Social committee always meets the 2<sup>nd</sup> Friday of the month at 10am in the clubhouse. If you are looking for a way to get to know your neighbors, or would like to become more involved in your community please consider joining us. Or, if you have some suggestions for a speaker, event or trip, please let a committee member know. Also, be aware that any member of Flemington Fields can organize an event for the community independent of the Social Committee.

Roe Loria & Ginny DiMilia

*Our Social Committee is always happy to have new members join us. If that commitment is too much for you, please let us know if you have some ideas for Clubhouse events, shows, trips or speakers. Maybe you know someone who has had an interesting career, unique hobby or travel experiences that we would enjoy hearing about. Also, it is not necessary to be a member of the social committee to organize or run an event for your community. Our next meeting will be April 13th, as our meetings are always on the 2nd Friday of every month at 10am in the Clubhouse. Maybe you would like to join us?*

## **MANAGEMENT EMERGENCY PHONE NUMBER & MAINTENANCE PROCEDURES**

Please note that APM's new phone number to call for after-hours common element emergencies is **855-630-7720**. Please keep this in a safe and handy place.

An emergency is defined as "a situation involving imminent danger to property or individuals and which requires immediate attention." As always, residents should first call 911 for anything that is fire- or medical- related. Then call Access Property Management emergency services if the situation at hand is a common element problem that will cause damage or injury and it is after business hours (call the office during business hours). Keep in mind that roof leaks are not considered emergencies. It is unsafe for the contractors to go onto the roofs when they are wet or when it is dark outside, so the inspection and repairs will need to wait until outside conditions permit safe access.

Should you experience a roof leak in your home, please take the necessary steps to mitigate any interior damage by placing buckets, tarps, etc. in the vicinity of the leak until it can be repaired. Once it is certain the roof is repaired, which may take several weeks, the Association's contractor will contact you to make arrangements to restore the damaged area on the interior of your home (i.e., ceiling, wall). They will cover stains where the actual sheetrock was not damaged. Note that the Association is not responsible for painting your entire ceiling or wall, but if you are concerned about the paint color matching, you may contact the contractor for the additional work at your expense. If you have a custom paint color in your home, you should be prepared to have some on hand for touch-ups in this situation as the contractors will not easily be able to color-match. If a leak has caused significant damage to your personal property, such as furniture, clothing, electronics, etc. you may wish to report that to your homeowner's insurance to determine whether there is any coverage provided to you.

For other common element maintenance issues, you may call or e-mail the management office. Realize that transition-related maintenance issues are still pending a final resolution, and so cannot be addressed immediately unless there is a true safety issue. Regular maintenance issues will be addressed as quickly as possible within the specific contractor's schedule. The Association is not responsible for items that are exclusive to your home, such as your HVAC system, electric, gas, water, sewer, appliances or plumbing, so please have a list of licensed contractors handy for you to call should you have a need. The management office does not maintain a list of contractors who can work for individual owners, so you may want to consult with your neighbors or the BBB for references. You may also contact the Mr. Fixit program run through the Senior Center (phone number contained in each monthly newsletter) if you do not know of any local handymen.

Dawn Carone  
Access Property Management

# Flemington Fields COA Newsletter

## Weekly FF Clubhouse Activities

Bridge: Every Monday at 10:30  
Canasta: Every Monday at 1:30  
Cards: Every Tuesday at 1:00  
Cards: Every Wednesday at 10:00  
Rummikub: Every Thursday at 1:00  
Social Time: Every Thursday at 4:00

## Other FF Clubhouse Activities

Romeo's: 2<sup>nd</sup> & 4<sup>th</sup> Monday at 8:30  
Ladies Poker: 1<sup>st</sup>, 2<sup>nd</sup>, & 4<sup>th</sup> Mon. at 6:30  
Bingo: Third Monday at 7:00  
Book Club: 2<sup>nd</sup> Monday at 7:00  
Mah Jong: 1<sup>st</sup> & 3<sup>rd</sup> Tuesday at 1:00  
Bunco: 3<sup>rd</sup> Wednesday at 7:00  
Bunco: 2<sup>nd</sup> & 3<sup>rd</sup> Thursday at 7:00  
Social Committee: 2<sup>nd</sup> Friday 10:00



## Recycling and Trash Collection

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

**Recycle:** The truck comes every other Tuesday for your plastic, bottles, cans, paper and cardboard. **You may place your receptacle out at dusk on Mondays or very early Tuesday morning.** Marking cans with your house number is a good idea. Strong winds play havoc on recycling and trash so close lids and pick up litter blown into the street.

## Important Phone Numbers



Dawn Carone – Access Property Mgmt.  
908-284-3422 [dcarone@accesspm.com](mailto:dcarone@accesspm.com)  
After-hours emergencies 855-630-7720  
Raritan Township Town Hall 908-806-0031  
Police/Fire/Rescue Squad 911  
JCP&L Electric 800-662-3115  
Elizabeth Gas 800-492-4009  
NJ American Water 800-272-1325

## Flemington Fields Movie Nights

### **“Maudie” PG-13**

**Friday, April 6, 6:30 PMI**

In this true, biographical story, Maude Dowley struggles with severe arthritis, the memory of a lost child and a family that doubts her abilities. She moves in with a gruff fish peddler and, despite their differences, they marry and her art gains wide acceptance and popularity.



## Nearby Activities and Information

**Flemington Elks:** On Route 31

**Bingo:** First Thursday each month at 7:00

**Breakfast:** All you can eat. Last Sunday of each month from 8:00 to 12:00. \$8.00

(No breakfast July, August or December)

**Flemington Moose:** 81 Barley Sheaf Road

**Breakfast Buffet: April 8<sup>th</sup> 8AM – Noon**

Omelet station, breakfast meats, potatoes, eggs, pancakes, French toast, coffee, juices. Seniors- \$8.00



## *Flemington Fields COA Newsletter*

### **Programs at Hunterdon County Library 314 Route 12, Flemington**

Thursday, April 5<sup>th</sup> – 6:00PM

#### **Academy Award Nominated film Get Out (Rated R)**

Tuesday, April 10<sup>th</sup> – 7:00PM

#### **Maximizing Your Social Security Benefits**

Stephen Oliver of Manhattan Ridge Advisors will help demystify and simplify Social Security including understanding recent changes.

Wednesday, April 11<sup>th</sup> – 7:00PM

#### **Richard Reiter Swing Band**

Performing popular standards from the swing era – Gershwin, Berlin, Porter, Ellington, etc.

Thursday, April 19<sup>th</sup> – 2:00PM

#### **Fred Miller: Don't Fence Me In Songs of the Old West.**

Thursday, April 19<sup>th</sup> – 7:00PM

#### **How to Take Care of Your Home, Literally**

Anne Thornton, President MSI Plumbing & Remodeling

Maintenance tips and tricks that every homeowner should know.

Wednesday, April 25<sup>th</sup> – 7:00PM

#### **Bluegrass Fiddler Travis Wetzel**

Dynamic musician, song writer and singer, his music ranges from bluegrass, jazz, swing, country and more.

Thursday, April 26<sup>th</sup> – 6:00PM

#### **Academy Award Nominated Film THE GREATEST SHOWMAN (Rated PG)**

Space is limited for all programs. Reserve your seats by going to the Program Attendance Request online at:

<http://hclibrary.us/eventsignup.htm>

### **Programs at North County Branch Library 65 Halstead Street, Clinton**

Saturday, April 7<sup>th</sup> – 1:00-3:00PM

#### **Artist Linda Scharck: Meet and Greet**

Artist Open House – Linda discusses her watercolors, some of which is on display. Refreshments.

Saturday, April 7<sup>th</sup> – 2:00PM

#### **Academy Award Nominated film Victoria and Abdul (Rated PG-13)**

Wednesday, April 11<sup>th</sup> – 2:00PM

#### **Fred Miller: Don't Fence Me In Songs of the Old West.**

Thursday, April 12<sup>th</sup> – 7:00PM

#### **Coo Coo Cachoo Story: A Simon and Garfunkel Tribute**

Local musicians Tom Johnston and Ed Jankiewicz pay tribute to Simon and Garfunkel's music including their greatest hits.

Friday, April 13<sup>th</sup> & Saturday, April 14<sup>th</sup> – 2:00PM

#### **Academy Award Nominated film Get Out (Rated R)**

Thursday, April 26<sup>th</sup> – 7:00PM

#### **My Clutter is Taking Over!**

Organizing humorist and best-selling author Jamie Novak shares her laugh-out-loud approach to what to do with all the stuff! (Car pool, anyone?)

Space is limited for all programs. Reserve your seats by going to the Program Attendance Request online at:

<http://hclibrary.us/eventsignup.htm>

More information can be found online at the Hunterdon County Library Website.

# Flemington Fields COA Newsletter

## FOR YOUR INFORMATION

It's STILL Tax Season and the deadline is fast approaching. Both AARP and VISTA are offering free income tax preparation services. These tax services primarily focus on Senior Citizens and/or low to moderate income households. To locate the nearest preparation center you can call 1-800-906-9887 for VISTA or 1-888- AARP NOW (1-888-227-7669) for AARP. You can also go to their respective websites:

AARP: [AARP.ORG/MONEY/TAXES](http://AARP.ORG/MONEY/TAXES)

VISTA: [IRS.GOV/INDIVIDUALS/FREETAXRETURN](http://IRS.GOV/INDIVIDUALS/FREETAXRETURN)

Submitted by  
Carmen Garfole

### COA INFORMATION

**Trustees:** President: Robert E. DiMilia (2018)  
Vice President: Walter J. Yarrow, Jr. (2019)  
Treasurer: Fred Hyatt  
Corresponding Sec: Carmen Garfole (2018)  
Recording Sec: June Linz

**Property Manager:** Dawn Carone 908 284-3422  
**Access Prop. Management office** 908 806-2600  
**Emergency No. APM:** 855 630-7720  
**Clubhouse** 908 782-2931  
**FFCOA Website:** [www.flemingtonfields.com](http://www.flemingtonfields.com)

**Committee Chairs:**  
**Finance:** Vacancy  
**Covenants:** Joan Ruby  
**Bldg.&Grnds:** Ed Ham  
**Judicial:** Rosemary D'Allura  
**Social:** Ginny DiMilia & Roe Loria  
**Clubhouse:** Vacancy

**Communications:**  
**Website:** Mo Saur  
**Directory:** Shirley Vill  
**Newsletter:** Susan Marine  
**Welcome:** Maryann Hyatt & Pat Huhn

### Flemington Fields Age Restrictions

Flemington Fields Condominium Association is an age restricted community. The Condominium Association is subject to the Housing for Older Persons Act of 1995, which requires the Association to maintain a census of the occupants in the community and their ages.

Per the Association's governing documents and Raritan Township Ordinance, there are only 3 exceptions to the 55 or over age restriction:

- 1) A (meaning **one**) member of a household under the age of 55 years who resides with another member of a household who is 55 years of age or over (the under 55 resident may be a spouse, partner, child);
- 2) Children of the parent, guardian or other person responsible for custody or care (of the over 55 year old resident) who resides in the premises (there is no limit on the number of children nor ages, but the child(ren) must be children of the caregiver for the over 55 year old resident(s));
- 3) One person under 55 years of age (other than a spouse) will be admitted as a permanent resident if it is established and approved by the Association that the presence of such person is essential to the physical care of one or more of the adult (over 55) occupants. If more than one adult under 55 is necessary to care for the adult occupant(s), approval shall be required from the Association and a copy of its decision shall be filed with the township clerk.

# APRIL 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>1</b> 	<b>2</b> 10:30 Bridge 1:00 Canasta 6:30 Ladies Poker 5:15 Al Frescos	<b>3</b> 1:00 Cards 1:00 Mah Jong	<b>4</b> <u>Trash</u> 10:00 Cards	<b>5</b> <b>No Mgt Drop-In</b> 1:00Rummikub 4:00 Social Time	<b>6</b> Movie Night 6:30 "Maudie" PG-13	<b>7</b>
<b>8</b>	<b>9</b> 8:30 Romeo's 10:30 Bridge 1:00 Canasta 6:30 Ladies Poker 7:00 Book Club	<b>10</b> <u>Recycling</u> 1:00 Cards	<b>11</b> <u>Trash</u> 10:00 Cards	<b>12</b> <b>Mgt Drop-In</b> <b>2:00-3:30PM</b> 1:00Rummikub 4:00 Social Time 7:00 Bunco	<b>13</b> 10:00 Social Committee	<b>14</b> 3:00 -Grease
<b>15</b>	<b>16</b> 10:30 Bridge 1:00 Canasta 7:00 Bingo	<b>17</b> 1:00 Cards 1:00 Mah Jong	<b>18</b> <u>Trash</u> 10:00 Cards 7:00 Bunco	<b>19</b> <b>Mgt Drop-In</b> <b>2:00-3:30PM</b> 1:00Rummikub 4:00 Social Time 7:00 Bunco	<b>20</b>	<b>21</b>
<b>22</b> 	<b>23</b> 8:30 Romeo's 10:30 Bridge 1:00 Canasta 6:30 Ladies Poker	<b>24</b> <u>Recycling</u> 1:00 Cards	<b>25</b> <u>Trash</u> 10:00 Cards  <u>DEADLINE FOR</u> <u>NEWSLETTER</u>	<b>26</b> <b>Mgt Drop-In</b> <b>9:30-11:30AM</b> 1:00Rummikub 4:00 Social Time	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b> 10:30 Bridge 1:00 Canasta					