

Seasonal Reminders

November 27, 2019

WELCOME.

Welcome to our newcomers. We think Pond Meadows is a great place to live and apparently you thought so too. Nice to have you here. This is a great place to live with friendly and helpful neighbors. We still have some original owners (30+ years) living here and that speaks for itself.

SNOW REMOVAL AND WINTER PREPARATION.

It's Fall and our landscaping projects will soon be coming to a halt 'till Spring. The leaves are falling which is a sure sign we're on our way to winter. We hear that it's going to be a rather cold and snowy (hopefully not) winter. Pond Meadows has a great snow removal team and they work very hard to clear our walkways and parking lots to keep everyone safe and provide access to your vehicles. Let's be sure to help them out. If/when snow is predicted, all vehicles should be parked in Lot # 1 or Lots # 5 & 6. Please park your cars in those lots prior to snowfall.

In each courtyard you will find covered trash bins with ice melting pellets. Feel free to use as needed to help keep walkways in the courtyards and your door stoops from icing. As always we ask you to please be careful on all icy surfaces.

For those on the 2nd floor, we ask you to kindly clean snow from your balcony and decks as soon as possible after a snow fall ends. Once the sun starts to melt the snow, it begins to drip down onto sidewalks and porches below and it will refreeze as it gets dark. That creates a dangerous situation underfoot for residents and visitors.

Be sure that the inside tap to your outside faucet has been turned off and the pipe drained before the first freeze. The prevention of burst pipes is wholly the owner's responsibility.

RECYCLING SHED AND TRASH PICK UP.

We've had some 'messy' situations in our recycling shed recently and we ask you to please adhere to Mahwah Township recycling regulations which are posted in the shed. If you have any bulk items, chairs, couches or mattresses for example, you are first required to call Mahwah's Public Works Department to arrange pick up. It will advise you how to proceed. If you need a key to the shed, just call the management company.

For those new to Pond Meadows, regular trash collection is on Tuesday. If Monday is a holiday then the trash pick-up would be Wednesday.

Any contractors you may have working in your unit are to haul away whatever trash is created during their work here. *The dumpsters are for residents, they are not for commercial use.*

REMOVAL OF OBJECTS PLACED ON THE COMMON GROUNDS AND UNAPPROVED PLANTS.

Once spring is here we'll resume our landscaping projects. As mentioned at the October 14th meeting all statues, knick-knacks, whirly pinwheels, birdhouses, etc. are to be removed from the grounds and flower beds. What you may deem lovely in your eyes may not be deemed as such to another. As we live in a condominium complex the outside belongs to each and every one, it is common ground and no one owns outside. The board has been very lenient in the past with items on porches and balconies. Your assessment dollars are being spent to bring Pond Meadows into 2020. Going forward nothing is to be planted or placed in or on common ground, no flowers, no mulch. Please do not hang anything on the fences. The bed in front of, in back of and around each unit is 'common ground'. Kindly do not plant anything as the landscapers will be instructed to remove whatever may be there so if there's anything you may want to keep, it would be a good idea to remove it now.

VISITORS' PARKING.

Visitors can park *only* in any unnumbered space in lots on Chapel Road or Pond Meadows Drive.

NO ATTACHMENTS OR ALTERATIONS TO THE BUILDINGS.

Nothing is to be attached to the building, no nails, nor can attachment holes be made in the siding.

COURTESIES.

If you have plants on balconies, be careful with watering as over doing drips down front doors of unit below.

Washing machines and dryers ought not to be operated before 8:00 A.m. or after 8:00 P.M. out of respect for your neighbors' right to quietude.

Condominium living requires some adjustment and consideration of people living above, beside, and below you. You are asked to be considerate of your neighbors' quiet enjoyment of their homes by refraining from making loud, intrusive, noises by stereos, TVs, vacuum cleaners, and other instruments and appliances or by trudging heavily or unnecessarily on the floors of upstairs units. These are matters of respectful courtesies necessary in a densely populated living community like ours.

Our next meeting is January 13, 2020.

We're hoping Mother Nature is kind to us this winter and hope and pray for everyone to stay safe and warm.

If you have any questions/problems, please contact our management company: **One Madison Management Corp. at 973-773-0200**. And please avail yourself of our website for all information and governing rules and regulation regarding our complex:

www.pondmeadowscondos.com

Thank you.

Pond Meadows Condominiums Board of Trustees