

Winter 2007



# community NEWS

## Trees

The dead trees that surrounded the tennis courts, common area, and recreational field have been removed. The stumps are gone and the area has been reseeded. Where necessary we replaced a few trees to create the originally intended aesthetic look.

## Area Lighting

The Master HOA has been working with the township to get lighting up at the all-purpose field. They have agreed to dig a trench so that PSE&G can lay wire and install the lights.

Having Public Works dig this trench will save homeowner funds on this project. We will rent the poles and bulbs as is the custom from PSE&G.

By lighting the path around the tennis court and along the field, walkers and joggers will be able to use the path in the evening. We will also be adding another safety feature to deter vandalism.

## Message Board

The Master Association is in the process of installing a message board on Clifton Mill Drive. The board will be used to announce meetings, post information, and give alerts. If there is something that you think should be brought to the attention of the community please let CMSG know.

## First Annual Clifton Mill Halloween Parade



On October 28th, we held a very special community-wide event featuring a Halloween Parade for the children and our furry friends. Over 80 children and their parents came out to the pool area where we mingled with fellow residents and enjoyed seeing the children and several doggies dressed up in adorable costumes. The parade marched around the pool and back to the parking lot where the children enjoyed cookies, cupcakes, and juice very generously donated by our neighbors. Our dressed up doggies then competed in a costume contest

on the tennis courts. The children had such a great time as judges cheering for their favorites; all the doggies were declared winners!

Thank you to everyone who donated items and who volunteered their time. A special thanks to Denise Guarnieri, Laura Brophy, Jodi Chila, Andrea Katz, Clare Adelman, Colleen & Paul Cotrupi, Danielle Smith, Ken & Janine Kim, and Adrian and Ian Martin for your helping hands!!

Many of those who attended the parade commented on how great it was to have a community event like

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The Board of Directors of the Clifton Mill Homeowners Association would like to wish everyone a happy and healthy holiday season.

This year has proven to be exceptionally productive for the community and we will hopefully be able to keep the momentum going into 2008. Inside this edition, you will find individual articles about all the projects and improvements that have taken place or are planned for the upcoming year.

Running a community this large takes many volunteers. Establishing committees to help accomplish everyday tasks has proven invaluable.

We have a very active Community Events Committee and a Recreational Committee. Attendance at our last Open Meeting was driven by these two committees. The 4 HOAs have agreed to meet quarterly to discuss mutual concerns. Unless all the HOA Boards hear from residents they can not move forward with improvements and projects that the community finds important.

The volunteers that help keep this community running smoothly and working efficiently put in hundreds of hours a year. They are homeowners whose basic interests are to keep our property values up and make the Clifton Mill Community a place that everyone enjoys living.

Renee Ferguson  
President, Master Association



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this. We would like to plan similar events, and can use your help! If you have any ideas or would like to join our Events Committee, please email [cliftonmillbordentown@yahoo.com](mailto:cliftonmillbordentown@yahoo.com). We have a great community and we should not have waited this long to have enjoyable events. With just a little bit of your time, we can put our heads together to make this community a lot more fun!



Visit our community website online at:  
<http://www.clifton-mill.com/>

## Charity Drive

With so many needy families right here in Bordentown, we have decided to start a charity drive of our own in Clifton Mill. As a start, we will be adopting one family and, depending on the generosity of our residents, may even take on more. We will ask the adopted family for a wish list of items they desperately need and a few others they want but would never be able to purchase themselves. They will also provide us with clothing sizes for each family member. Our goal is to provide a full Christmas dinner and gifts for the entire family. Since we will not have all this information by press time, we will provide the information via e-mail to anyone who inquires. Please contact [cliftonmillbordentown@yahoo.com](mailto:cliftonmillbordentown@yahoo.com) if you are interested in donating gifts, money, or food, or would like to participate in our wrapping party after the donations are collected. Let's make this a Christmas to remember for our adopted family and for Clifton Mill!

## Gang Awareness

Township Police Det. Brian Pecce gave an informative gang awareness workshop to local residents in October at Bordentown High School. Brian explained how to recognize potential gang activities within our community, in our schools, and in our homes.

No community is isolated from gang members trying to infiltrate. Even though Bordentown has relatively few gang members, they are here and the police know who they are.

Brian explained that he and his team work very closely with the local schools. They have seminars for the teachers so that they can recognize potential gang behavior, including clothing, language, body movements, doodling, and tattoos.

Similar work shops are going to be held. It is recommended that everyone attend to familiarize yourself with signs to look for.



# Recycling

Improper recycling practices have again become a problem in the entire community. Some residents are not securing their recyclable bins and are not tying up their newspapers and cardboard. Recycling is being put out on garbage day and therefore is not being picked up by the waste management company. Items are blowing all over the neighborhood and residents are coming home to littered lawns.

The community spends hundreds of dollars a year cleaning out the storm water drains and the detention basins. Each HOA has to budget for this expense. This problem is not only in the townhomes but also in the single family homes. The all-purpose field is sometimes littered with recycling material. Our maintenance company has to make special trips to keep up with the patrolling. Because this problem has become an issue we are going to have to enforce a more strict policy. Fines will be levied to homeowners that do not comply.

# Pool

The Recreation Committee and the Board will be selecting a new vendor for the 2008 pool season. The schedule will be the same. The Master Board has already interviewed several pool contractors. After hearing many complaints from residents, we needed to go with a vendor that shared our views on key considerations such as safety and sanitary conditions.

After a lengthy discussion with the best candidate we felt that they could provide us with the necessary staff and procedures to bring next year's pool season up to our standards.

New pumps were purchased last season along with tables and umbrellas. Towel and soap dispensers were replaced. New garbage cans were purchased and will be installed in the spring. We are purchasing new mats for the bathrooms and diaper changing stations. The plan is to have the bathrooms cleaned twice a week.

Please remember that it is everyone's responsibility to help keep the pool area safe and clean.



## Townhomespotlight

### In the Clusters

The drainage problem behind 2-12 Windingbrook Rd. has been corrected.

The standing water issue has been fixed and the area should be in good condition next spring for recreation.

Our thanks to all the residents in that area for their cooperation.



### Commons Happenings

If you haven't noticed by now, several of our dead trees have been replaced. Where once there were stumps there are now new trees such as Ruby Slipper Maples, a Japanese Maple, and a Dogwood. Some of the stumps in over crowded areas were removed and the areas reseeded. This will help the other trees in that they will not have to compete as hard for water and nutrients.

Plans have also been made to erect 3 message boards in the Commons. They will be placed next to the mailboxes. Here we will be able to update you on happenings in the community as well as keep you abreast of important issues concerning not only the Commons but the whole of Clifton Mill. You can see a sample of these boards in the Clusters located by their mailboxes.

One final note, please when you see litter pick it up. Take pride in your community and help to keep your dues down. Don't throw cigarette butts on the ground and in the storm drains; use your ashtrays.

May you and your family enjoy the Holidays no matter what your religious beliefs and have a safe and happy New Year.

### Fences

A committee was formed to explore wood and alternative fence materials. They presented their findings to the four Boards. The committee explored wood, composite, and vinyl. Composite fencing was found to be too expensive, not perfected, and had limited to no guarantees.

The 4 HOA Boards decided to go with vinyl fencing. As long as a homeowner keeps his/her current wood fence maintained it can remain. If/when a wood fence cannot be repaired, it must be replaced with vinyl.

As requested at a previous Clusters open meeting, the following legal opinion has been obtained. Article IX Section 9.01(d) of the Clusters' Declaration states:

"no fence or wall shall be erected or permitted except as have been installed in accordance with the initial construction by...builder or as approved by the [Architectural Review Committee (ARC)]... The height, composition, color, and other characteristics of any fence...shall comply with the requirements of the Township of Bordentown and to the design criteria and procedure authorized... [by the ARC]..."

(Note: the same exact provision applies in the Commons and the Colony.)

The vinyl fencing style selected by the committee and Boards is beige in color and similar in style to the existing wood fences. The bottom portion of the fence may be solid, interlocking boards, or shadowboxed. The top may be lattice or spindals. Prior to replacing a fence, the homeowner must submit an ECO to their HOA and wait for an approval or veto. Removal of the old fence is the responsibility of the unit owner. It is recommended that homeowners include a stone or rubber buffer behind the fence to prevent the landscaper from nicking the vinyl. This buffer or edging should also be designated on the ECO.

There are a few vendors the committee contacted that have offered to give discounts to homeowners who state they live in Clifton Mill. A listing can be obtained from CMSG.

# Turnpike Expansion

A rally was held on November 19th at the wall in Williamsburg Village. Over 100 people were there to protest this expansion. Township officials were there to offer their support and requested that residents of all the surrounding communities contact the governor to stop the expansion in the Bordentown community.

One of the things that we learned at the rally was that the existing wall will be 20 feet higher. The turnpike is going to be raised another 20 feet. This is going to have an impact on noise.

Homes in Williamsburg Village and Holloway Estates are going to be greatly affected. Some homes are going to be condemned. The pollution and construction will be 10 feet from their back doors. Bordentown Township will not be able to handle the increased volume of traffic.

If you want to sign a petition that will be sent to the governor please contact CMSG and they will let you know who to call. Someone in each HOA has a copy.

# Known Vendors

The vendor list provided in this newsletter includes some of the vendors that have been used successfully within our community. The Board is neither endorsing nor approving this list. A copy may be obtained from the management company.

**Viking Painting/Gen Contr.**  
609 259-0239  
Steve Galvano

**Town & Country (Windows/Awnings/Siding)**  
609 695-3474  
Harold Zeltt

**House Doctor/General Repairs**  
609 259-6718  
John Speranza

**P.M.B. Contracting Inc./Full Service Contractor**  
609 332-3856

**Hill's Lawn Service/Landscaping Maintenance**  
Jeffrey R. Hill  
609 883-8970

**Ameri Lint/Dryer Vent Cleaning**  
609 668-9500  
Steve Braun

**Whitney Deck Care/Cleaning & Sealing**  
1 800 989-2922

**Christman Painting  
House Decorators: Interior/Exterior**  
609 638-7779  
Scott Christman

**Shades of Green/Turf Management**  
609 638-3352  
Ryan Chiste

**Anchor Builders & Remodelers**  
Projects of all sizes  
856 232-0914

If you have experienced poor service from any of these vendors we would like to know so we can remove them from the list. If there are other vendors that you would like to recommend we will add them. Please provide the management company with vendor information that you would like to see added or removed from the list on file.

**RJM Remodeling**  
Ryan Mileski  
609 324-4406

**ChemCare Powerwashing**  
609-631-4418  
Gregory Stoy

**JR Handy Man**  
609 291-1775  
Rickey Kirby

**Lee Bradbury/Plumber**  
Crosswicks, NJ  
609 585-LEAK (5325)

**Diggers Tree Service**  
609 921-1100  
Ray Hartmann

# Community Watch

Clifton Mill needs more volunteers and block captains to assist with the Community Watch Program



initiated by the police. Applications are available from the Bordentown Police Department. All information is kept confidential. If you see something suspicious you can call the police without identifying yourself.



## Clifton Mill Community

Proudly Managed by:

Community Management Services Group, Inc.

455 Larchmont Blvd.  
Suite 14-A  
Mt. Laurel, NJ 08054

Community Manager:  
**Tina Norman (CMSG)**  
(856) 802-1055 ext. 114

President:  
**Renee Ferguson**

Vice President:  
**Richard Simpson**

Secretary:  
**Helene Schneller**

Treasurer:  
**Margie Pilieri**

Director:  
**Joan Bercari**



**Happy Holidays  
and a Safe New Year 2008!**

### WINTER TO DO LIST:

- Drain and shut off front and rear water spickets (hose bibs) to prevent pipes from freezing
- Clean gutters & vents
- Clean dryer vents
- Seal/Caulk windows & doors
- Add mulch to flower beds
- Purchase snow shovels & de-icer
- Check for radon and carbon monoxide
- Service heaters
- Clean Chimneys (wood burning)
- Check batteries for smoke detectors and other devices (also, some gas fireplaces have batteries not only in their remote controls but also in their receivers under the fireplace itself)