

Summer 2007



# community NEWS

## Pet Waste Stations

Sometimes a good thing is too good. Unfortunately, some of our residents are not being responsible dog owners or neighbors. The waste station doggie bags are for emergency use only. The station bags are not free so we do expect our dog walkers to bring their own bags. Also, if the stations are full we expect our dog walkers to take their waste home and not drop it next to the stations. Summer is here and we are trying to get the stations emptied every week.

## Homeowner Maintenance

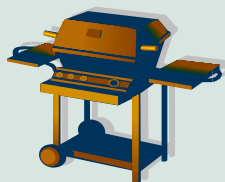
The management company has completed their spring inspections. In an effort to keep the community looking pristine certain requirements are necessary. Painting all units, weeding, power washing, and staining fences are items

that have to be maintained by you, the homeowner. If you receive a violation you must address it. Everyone has benefited from high property values in Clifton Mill and we want to see that continue.

*(continued on page 3)*



## BBQ Grills



### Reminder.

The township requires that all barbecue grills be kept at least 5 feet from a house or townhome. During a recent inspection it was noted that some homeowners have their grills too close to the house and the siding is buckling. This can also cause a fire. In 2006, we had a serious fire in one of our units. Please barbecue safely.

## Exterior Changes

If you are considering replacing your fence, building a deck, laying a patio, or removing and replacing shrubs you need to fill out an Exterior Change Order (ECO) form. Most of these changes require a permit from the Township of Bordentown. The township will not give out a permit without an

approved and signed ECO from your Association. There are some items on your Blanket List/Exterior Changes & Requests of rules and regulations that don't require an ECO. Please check that list or contact the management company if you are in doubt.

## Letter from the Board



The elections were held on April 20th and we are pleased to announce that the community voted to re-elect Rick Simpson and Helene Schneller, appointed in January to fill an empty spot. Joan Bercari from the single-family homes volunteered to run for the open seat representing the singles, and with no opposition, she was elected. The Board would like to thank everyone for their participation.

The Board has decided to divide up responsibilities and hold each Board member accountable for an area. The community is growing, issues are arising and we need to be more hands on. All of our vendors and contractors know whom to take direction from. With this system in place our management company will be able to address issues in a more efficient manner.

There is an up-to-date web site for important community information: [www.clifton-mill.com](http://www.clifton-mill.com). We are asking for residents to forward their email addresses to the management company so that we can communicate quickly with homeowners when needed (e.g., for special maintenance notices or in case of emergencies). We are also going to attempt to have at least two newsletters a year.

It is important for everyone to understand that the Board members are volunteers. Each Board member is giving up time with their families in order to take care of community business. We need other volunteers to help address day-to-day issues that arise in a community this size. If you would like to volunteer please call the management office and they will put you in touch with a Board member.

This newsletter is going to address some of the events that are taking place this spring and summer. We are hoping that things go smoothly. Some of the events are huge and are going to need the cooperation of all homeowners in Clifton Mill.

Have a safe, healthy and prosperous summer.

Renee Ferguson  
President

# New Pool Regulations

By now everyone that uses the pool has become aware of the new rules. Everyone must bring



his or her own pass. Each guest requires a guest pass. Children under the

age of 16 are not permitted without an adult (18 or older). We are hoping that this summer will be enjoyable for everyone using the Clifton Mill Pool. If there is anything that the Board can do to make this experience even better please let us know.

# Garage Sale

Hopefully those of you who participated in the May Garage Sale event found it to be successful. We would like to thank Keller Williams Realty's Mike Carney for sponsoring it. Mike lives in the development and purchased the signs and placed ads in the local newspapers.

# Neighborhood Watch

The Neighborhood Watch is in effect. We have residents from each community who have volunteered to act as community captains and block volunteers. If you would like to volunteer for the Neighborhood Watch contact the Bordentown Township Police Department.

## See it? Report it. Stop it.

If you witness criminal activity, property damage, or an emergency, call Bordentown Township police at (609) 298-4300. If you must dial 911, remember to indicate that you live in Bordentown Township not Bordentown City when the operator asks you "what city?"

Remember this is a No Tolerance Community. If you see something that looks suspicious call the police at 609 298-4300. You do not have to give your name, just state where you are from.



## Bathroom and Dryer Vents

Clogged dryer vents can cause fires. Please make sure that your vent is completely clean all the way to your outlet. Dryer vents and bathroom vent outlets that have a flap only should be replaced with ones with a screen and flap. This prevents birds from nesting in the vents. There are companies that come in and clean your vents. See also *Vendors* at right.

## Trees/Shrubs

Some of our units are nine years old. The trees and shrubs that were planted by the builder are huge. It is the homeowner's responsibility to keep their trees and shrubs trimmed. If you own a tree that needs to be trimmed please make the necessary arrangements to have someone do it. Remember that your tree's roots can damage your sidewalk and driveway as well as your neighbor's.

## Bugs



Several of our homeowners have informed us that they have termites. Core samples have been taken and nests have been found. These bugs appear very similar to flying ants. If you have seen evidence of an infestation you should contact a reliable exterminator and get the situation remedied. You should also inform your neighbors. Unless everyone aggressively eradicates the problem the infestation will not go away. Learn more online at [www.livingwithbugs.com](http://www.livingwithbugs.com).

Some notes from the management company: Chimney roof caps on wood fireplaces need to be replaced. They are rusting. Gutters need to be cleaned. Vent pipes on some homes are rusted and need to be painted or replaced. Porch posts that are rotten need to be replaced (they are available at Home Depot or Lowe's). Mold on homes is a big problem and must be power-washed. If you power-washed your fence last year but did not stain you need to power wash and stain this year. Check with your association for the correct color.

Do not replace your fence without an approved ECO. You cannot get a permit from the township without approval from your association board.

## Youth Committee

The Board would like to establish a Youth Committee to talk about what it is that the younger members of our community would like for additional recreation areas. This committee will be comprised of one Master Board member, one homeowner, and several youth volunteers. Anyone interested in participating on the committee or attending a "Youth" meeting please contact the management company. We would like to get this committee up and running during the summer.

## Annoying Weekender

In order to stop the NJ Times from dropping off their *Weekender*, they informed us that each household has to call or email them and direct them to stop delivering the

## Known Vendors

Below is a list of vendors that have been provided in generally good standing by homeowners. The Board is neither endorsing nor approving this list. If there are vendors that should be added or removed please contact 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

**RJM Remodeling**     **Diggers Tree Service**  
Ryan Mileski         609 921-1100  
609 324-4406         Ray Hartmann

**JR Handy Man**         **ChemCare Power washing**  
609 291-1775         609-631-4418  
Rickey Kirby         Gregory Stoy

*Weekender*. If you do not want the "little purple bag" dropped on your driveway/lawn, please call 1-800-693-3548 or email [ssc@njtimes.com](mailto:ssc@njtimes.com) to cancel delivery.

# Title 39



The Bordentown Township Police Department informed us that enforcement of Title 39 (motor vehicle and traffic regulation laws) would be in effect within the next couple of months. The entire Clifton Mill community will be subject to the rules and regulations stipulated in Title 39. All traffic regulations will be in effect, including the monitoring of speeding and parking. Tickets will be issued to violators. Letters will be sent and speed monitors will be posted on Clifton Mill Drive.

# About Your Master Homeowners Association

Master | Colonies | Clusters | Commons

The Master Association consists of the streets that contain the single-family homes. They are: Waterford Drive, Bentwood Drive, Westbury Court, Fox Chase Court, Gary Court, Kentwood Court and Brighton Court. In addition to these streets, The Master Association governs the pool, recreation field, tennis courts, Clifton Mill Drive and all common areas throughout the community. All of the single family home dues and

a portion of townhome dues are allocated to The Master Association in order to maintain the common areas. The Master Association has a say in all decisions made on behalf of the community with respect to the common areas.

The Master Association is comprised of two members from the single family homes and three members from the townhomes.

## Call for Volunteers

The Master Association is looking for volunteers to:

- Work on landscaping improvements
- Monitor Pool Rules and Regulations
- Participate in Neighborhood Watch

If anyone is willing to give some time to their community please call the management company, at the phone listed below, or Renee Ferguson at (609) 324-1336.



**Friendly Reminder:**  
Secure your garbage & recyclable items before you leave home to prevent pollution on windy days.



## Clifton Mill Community

Proudly Managed by:  
Community Management Services Group, Inc.  
455 Larchmont Blvd.  
Suite 14-A  
Mt. Laurel, NJ 08054

President:  
**Renee Ferguson**

Vice President:  
**Richard Simpson**

Secretary:  
**Helene Schneller**

Treasurer:  
**Margie Piliere**

Director:  
**Joan Bercari**

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