

SIGNALPOINT

Bedminster, New Jersey

WINTER 2020



2019/2020 OPERATING BUDGET

At the October 22th open Board of Trustees Meeting, the Board approved the new fiscal year operating budget, which begins on December 1, 2019. All homeowners should have received a copy of the new budget. It is also available on the Signal Point Website (www.signalpointcondoassoc.com).

This new budget calls for maintenance fees to remain the same for the month of December 2019 through November 2020.

PARKING

Homeowners should be using their garages before taking up any open space. It is also important to remember that parking of any commercial vehicles overnight is prohibited.

*Residents that plan to be away for an extended period of time and leave their vehicle in an open parking space should contact Taylor Management so we do not assume the vehicle has been abandoned.

*Parking in front of utility closets is prohibited.



SNOW REMOVAL

As you know, winter is upon us. Once again, the Board is asking for your cooperation in helping with snow removal. Please remember to park inside your garage and in open parking spots during the storms. Parking in front of your garage during snow removal interferes with the plowing process. After the roadway and garages areas have been plowed, please move your vehicle from the open parking spaces back in front of your garage so the parking areas can be

cleaned. In addition, please remember that the minimum snowfall to begin removal is two inches. The roadways are cleared first, then the end unit stairways followed by the walkways and remaining parking areas. Please be patient during the larger snowfalls. If there is an ice situation, that will be handled a bit differently. We ask that residents contact the management office if they notice a particularly dangerous situation.



Frozen water lines

Residents should leave the heat on in the winter if they are not home or their unit is vacant. When the temperature on the outside remains below freezing residents may experience their water lines freezing; this is especially true in the kitchen where the water line may be located adjacent to an outside wall. Residents should remember to keep the hot water running at a slow trickle and leave the lower kitchen cabinet doors open under the kitchen sink. Also, it is important to keep your garage door closed when not in use. Garage doors left open can cause the inside of your units to become cold and susceptible to pipes freezing and bursting; additionally, units above loose heat: furthermore, open doors are invitations to unwanted critters.

It is also a good idea to winterize the water spigots inside your garage. Unit Owners should also know where their main water shut off is in their home. If you do not know, you should contact a plumber and have them show you.



Garbage/Trash

See information sheet for details on Bulk Pick-up and pricing



Christmas Tree Disposal

The Signal Point trash collection agreement includes the removal of Christmas trees. Please place your tree out with the standard garbage pickup after the New Year. Please remove all decorations and do not have your tree in any bag. Grand Sanitation will remove all trees through the end of January. Please **do not** discard your tree in the woods or on any common property.



Dogs

Signal Point allows residents to own dogs. We ask you to abide by several common sense rules; (i). Always have your dogs on a leash and curb when outside this is both a Signal Point and a Bedminster Township regulation. (ii). Be sure to pick up your dog's waste and dispose of it via the receptacles provided near the playground or through your own means. We suggest you carry some extra bags to politely and appropriately offer others who you notice may not be properly equipped.



Safety

The Board of trustees encourages all unit owners to own and maintain a working fire extinguisher that is kept inside each unit. All residents are required to have smoke detectors and carbon monoxide detectors in their homes. It is also suggested to place a battery-operated smoke detector in your garage.



Reminders

*Please contact Taylor Management at 973-267-9000 with any work order requests or property modification requests. Robin Esteves, your manager, can be reached at extension 338 and Lynn Zienowicz, your administrator, can be reached at extension 313. If paying by check make sure your account number is on the check

*Signal Point has a website at www.signalpointcondoassoc.com. Residents are encouraged to visit the site on a regular basis. If you haven't visited the site yet, please do so and request a log in ID and ensure that your information is correct and up to date.

*Please show pride in your community by picking up any loose papers, bottles, etc.

Board Meeting Schedule-2020

Below is the list of Open Board Meetings for unit owners to attend:

Open Meetings-2020

February 25

April 28

June 23 (Annual/ Election)

August 25

October 27 (Budget Approval)

Meetings are held at 7:00 at the Hansom Road Clubhouse. All are encouraged to attend.

***The Signal Point Board of Trustees**
along with
Taylor Management Company
extend our warmest wishes for a
Happy, Healthy and Joyous
NEW YEAR