

# Flemington Fields Condominium Association Newsletter

August/September, 2021

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

## NEW MANAGER NAMED FOR COMMUNITY – SEE PAGE 2

### **To Our Friends and Neighbors in Flemington Fields,**

These last few months have been hard on our community. Lots of rain has uncovered many deficiencies in our underground rain water sewer system. In the past there have been a number of repairs to the system but it is extremely difficult to determine where a defect is going to rear its ugly head. The developer put the system in probably commencing around 2010 in anticipation of the completion of the retention basin or as most people call it, 'the Pond.' The Pond was a requirement of the township to control water run-off throughout the COA community including the HOA community. We share expenses with the HOA for the use of the retention basin and the HOA pays us for their use of the pond. Each community handles the underground system of pipes and sewers separately. We have noticed over the years that since the developer did not pay careful attention to the build quality nor design quality of the system. We found numerous problems with the size of the pipes, the design layout which did not always match the grading or pitch of the terrain together with backfill issues that lead to an inefficient or poor-running system. At times we found pipe diameters fit together with sizes that did not match the corresponding pipes or pipes angled in such a way as the design tried to force the system to flow uphill. Most times the pipes either collapse or rupture and they needed to be replaced. We try to seek as much information about the system as we can while the collapsed pipe is exposed. During those times we were able to identify other issues and do as much correction or replacement as we could. Part of the problem is that there are no architectural plans available for the system. I know others have spent time investigating and looking for the plans as I, myself spent many hours over the last 5 years looking in the township offices for those plans. To dig up the whole system and rebuild it is not an option as the cost would be prohibitive. I dare say that every piece of common ground, driveway and roadway would need to be dug up so instead we repair or replace the parts of the system as the system fails, and that's the best we can do.

Water intrusion has been another issue here in Flemington Fields; cracks in foundations, improperly fabricated moisture seals and the like have been the issues we have been facing but we are working very hard to eradicate those issues. In some cases the solutions are rather simple and in other cases it means that we need an engineering intervention to research the issue and report on the problem and the solution. This takes time and it also takes time to find a well vetted, insured and licensed contractor who can follow the engineer's direction to resolve the problem. Remember this developer didn't always build to the highest standard, instead he chose the least expensive and quickest way to build out the community. Now it is left to the Board to go back and resolve those issues.

**What's an emergency?** Over the last month an emergency did arise and what was discovered was that although one called our 800 number used for after hours and on weekends there was no one available to respond to the emergency. Your Board has been working with Access Property Management to rectify that problem. Access, as other management companies, is there to answer your call but that doesn't mean that they have a vendor on retainer to assist a homeowner with an immediate problem. A vendor who could evaluate the problem and respond by controlling or ending the damage or extricate people out of the building so they are safe until a contractor can come in and complete the repair or replacement. This was a serious shortfall and soon this issue will be resolved. **More on this soon;** we will review emergency procedures and fill you in on what to do from now on if there is a real emergency.

Sincerely,

Robert E. DiMilia, President for FFCOA Board

\*\*\*\* Next COA Meeting is Sept 27, 2021, at 7:00 \*\*\*\*

PLEASE NOTE: WE HAVE A NEW PROPERTY MANAGER: Alex has resigned citing personal reasons. Our new Manager is Valerie Robitzski. Valerie has been with Access Management for many years. We are so pleased to have this veteran manager taking care of our community. Please make her welcome to our community! Val's email and telephone number are below.

## IMPORTANT NUMBERS AND CONTACT INFORMATION



### Important Phone Numbers

Access Property Management  
Valerie Robitzski



908-237-9900

[vrobitzski@accesspm.com](mailto:vrobitzski@accesspm.com)

Access After Hours/ Weekend  
Emergency

855-630-7720

Police/Fire/Rescue Squad 911

Raritan Police-non emergency  
908-782-8889

JCP&L Electric  
800-662-3115

Elizabethtown Gas  
800-492-4009

American Water  
800-272-1325

### COA INFORMATION

#### Trustees:

President: Robert E. DiMilia (2022)  
VP: June Linz (2021)  
Treasurer: Thomas Barrett (2021)  
Secretary: Betty Franck (2021)  
Crspdg Sec'y: Rosemarie Kramer (2022)

Clubhouse: 908 782-2931

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

Facebook: Flemington Fields Friends

#### Committee Chairs:

**Finance:** Vacancy  
**Covenants:** Vacancy  
**Bldg&Grds:** Vacancy  
**Judicial:** Vacancy  
**Social:** Roe Loria  
**Clubhouse:** Vacancy

#### Communications:

**Website:** Mo Saur  
**Directory:** Shirley Vill  
**Newsletter:** Betty Franck  
**Welcome:** Pat Huhn & Helene Purzycki

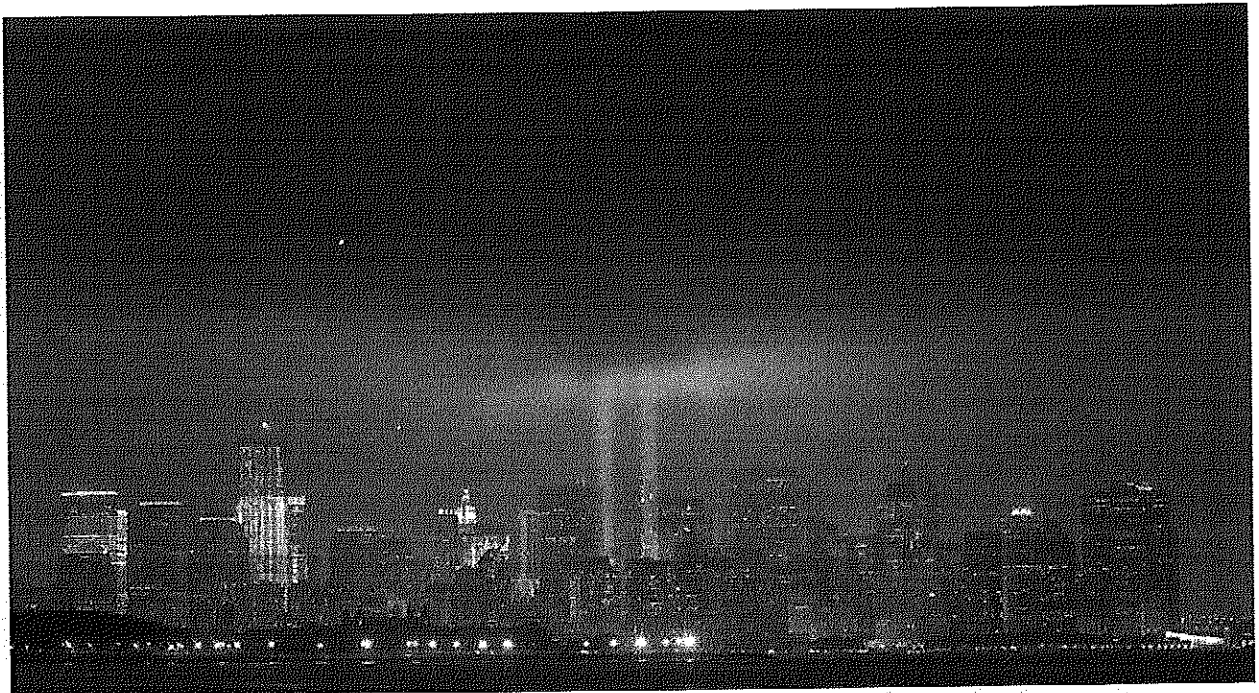
**Hunterdon County's  
20<sup>th</sup> Anniversary September 11<sup>th</sup>  
Remembrance Ceremony**

On the steps  
Flemington Historic Courthouse  
Main Street, Flemington

Saturday, September 11  
8:30 A.M.

Guest Speaker: Dr. Jean Kanokogi, Hunterdon Resident, Author and Director of Mental Health and Peer Support Services for the Federal Law Enforcement Officers Association will speak on "Experiences at Ground Zero on 9/11".

*All residents are invited to attend*



**2001 - 2021**

## RECYCLING ELECTRONIC WASTE

Saturday August 28

Hunterdon County offers FREE recycling days RAIN or SHINE

LOCATION: Route 12 County Complex

For information on items eligible and procedures see:

<http://www.co.hunterdon.nj.us/recycling.html>

### MANAGEMENT OFFICE HOURS at the clubhouse RETURN!!!

**Your Property Manager** will be at the Clubhouse on Thursdays. It's wonderful to be able to discuss questions, comments, and problems with a **live** person! Check out your Monthly Calendar for times!

### PLANTINGS

A master planting list that has been prepared by the Board. These are plantings to be maintained by the association. If the original item, tree, shrub, etc, dies or is damaged, they will be replaced by the association. This list of types of plantings that can be installed is available to owners.

If condo owners would like to change their gardens, at their own expense, a modification form must be submitted with detailed plans. These are to be sent by mail, email or brought to Thursday office hours at the clubhouse. It may take up to 30 days to receive the response.

### PLANTERS on ramps

Plantings on ramps hinder emergency services. In the event that Emergency Medical Services are needed, easy access to a condo is crucial. Building codes require gurneys to be a maximum size 24 inches by 84 inches. Let's hope EMS is not needed.

### DID YOU KNOW...

**Bulk items can be picked up for removal.** This does not include appliances.

Call **LMR at 908-303-7549** to schedule a pick up. Tell them you are a resident of Flemington Fields. Charges for pick up varies on the size and weight and number of items to be picked up.

➡ Outdoor hot tubs are not permitted. Community Handbook p.7.

**The Master deed is given to all new owners at their closing.** A digital copy of the deed is available. Call our manager to request one. This weighty document contains tons of important and useful information. It contains diagrams of each type of unit. It includes dimensions of all rooms. There's helpful information if you're thinking of redecorating.

**Wonder why it takes so long for things to happen?** Bylaws of the association mandate that any proposed repair, replacement, or project has a procedure that must be followed. Major items must be evaluated by an appropriate engineering firm. Their recommendations are reviewed. If the cost of the project is expected to be over \$2,500.00, the job must have bids from three companies. That means finding three reputable, competent, and available companies that will give details of what they will do and how much it will cost. The company most reliable, best qualified, reasonably priced, and available to do the work is chosen. Then invoices must be announced at the open board meeting. The board votes to accept or reject the invoices at that meeting. Then work can begin. So why does it take so long for something to happen? Much work must happen before any project starts.

## **MAJOR CELEBRATIONS!**

### **Hunterdon County 4 – H and Agricultural Show**

**Wednesday August 25 thru Sunday August 29.**

If you missed the 2020 show, here's your opportunity to get your funnel cake fix. Animal shows and exhibits range from cattle to rabbits. Sorry to say, there will be no llamas this year. Tractor pulls, home preserves and rides for the kids will be featured. Enter your biggest zucchini, your strawberry preserves, or your hand made quilt in the contests.

*For more information* see [www.Hunterdoncountyfair.com](http://www.Hunterdoncountyfair.com)

### **Labor Day. September 6.**

This doesn't only mean the last weekend of summer. Not just beach, barbeques and music.

Labor Day pays tribute to the contributions and achievements of American workers. The holiday originated during one of American labor history's most dismal chapters. It has been a national holiday since 1894.

### **GRANDPARENT'S DAY Sunday September 12.**

Congress passed legislation declaring Grandparents Day a national holiday in 1978. It was then signed into law by President Jimmy Carter. Grandparents are our national treasure. The best job title I know is Grandparent.

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*Until next time stay healthy, stay safe.*