

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION

ASSOCIATION OFFICE

550 CHESTERFIELD DR.
PISCATAWAY NJ 08854
908-463-3434
FAX 908-463-1855

MANAGING AGENT

E.W. MURRAY, ASSOCIATES INC.
4760 ROUTE 9
HOWELL NJ 07731
908-364-5900

BELOW ARE THE RESUMES FOR THE CANDIDATES
RUNNING IN THE 1995 ANNUAL CURRENT ELECTION.

Mr. Gerry Adelman

145 Abbot Ct.
Piscataway, NJ 08854

BIOGRAPHY - Resident /Owner for the past seven years. Small business owner in Piscataway.

REASON FOR SEEKING ELECTION - I have been on the Board for the past four years and am currently serving as your Vice President. During this four year period I have only missed one Board meeting. I have acted prudently on financial matters while keeping all the levels of our community at the highest standards. Although the cost of living has risen over the past four years, we have not had a Maintenance Fee increase. By serving on the Board, I would like to see that the fiscal constraint and high standards of the past and present continue in the future.

Joanne A. O'Beirne

270 Hampshire Ct.
Piscataway, NJ 08854

BIOGRAPHY - I was a legal secretary/paralegal for 17 years. For the past four years I have been the Office Administrator of a Chiropractic and Rehabilitation Center. I am a Member of the American Chiropractic Association and National Safety Council.

REASON FOR SEEKING ELECTION - I have a definite concern for my environment and the community I live in. I wish to take an active part in the future betterment of our community. I intend to accomplish this by being actively involved myself and seeking the participation of my neighbors. I feel that I am qualified to participate as a member of this Board.

Joseph R. Robbins

**288 Hampshire Ct.
Piscataway, NJ 08854**

BIOGRAPHY - I have a business background as owner and CEO of a Mechanical Engineering Firm for 22 years. Consultant to a number of companies for the improvement of operation and efficiency in their plants. I am currently engaged in the Financial Planning for groups and individuals.

REASON FOR SEEKING ELECTION - I seek to make a contribution to the community in which I live.

Philip Rosenzweig

**2 Stacey Drive
Cream Ridge, NJ 08514 (Owner 315 Hampshire Ct.)**

BIOGRAPHY - Attorney at law, Active practice, Board member -4 years, Admitted to NJ & PA Bar, Graduate of the Wharton School Of Business/Univ. Pennsylvania.

REASON FOR SEEKING ELECTION - I would like to continue service to the Board, continuing 4 years of involvement commencing with spear heading opposition to the G & S variance application and continuing through roof replacement with NO SPECIAL ASSESSMENT and rigorous financial controls.

Greg Machyowsky

448 Lancaster Ct.

Piscataway, NJ 08854

BIOGRAPHY - Former Legislative Counsel (retired); member, city and county governing bodies (Alaska's capital city); A.B. (high honors), U. of Rochester, M.A. Rutgers (Eagleton Institute fellow), law degree, U. of Chicago Law School; 9 year resident Society Hill; longtime observer Board of Trustees' matters and advocate of improved fiscal oversight, notice of Board meetings, fair hearing (due process) procedures, and adoption of Board contracts in open, not closed (executive) Board sessions - all procedures implemented or advocated by the new Management company - the much improved notice of Board meetings, for example has resulted regularly in 10 to 20 or more members attending the meetings as interested citizens, rather than the usually single member attendance (myself), since the meetings were ordered open to the unit owners by state law in October, 1991 (I pleaded with the Board to put out signs for meetings well in advance for three years, to no avail, incidentally). I have attended virtually every Board of Trustees' meeting since 1991 and have made the community association my main civic activity, because I believe a truly people-run association is the key not only to protecting our property investment - a primary concern - but also to promoting a tranquil and enjoyable environment and sense of community for those residing at Society Hill.

REASON FOR SEEKING ELECTION: - I believe it's time for "New Blood" on the Board of Trustees; we need four new, good faces on the Board to work in harmony and cooperation with E. W. Murray Associates, our new Management company as of January of this year and a very good, relatively "resident-oriented" Management firm for our 545 member association. Let me outline just a few main reasons why we need change:

You had only to attend the uproarious Board meeting of this past Monday, September 18, 1995 (and I don't mean the public participation portion but the main part of the meeting devoted to business among the Board members themselves) to discover that at least two Board members were evidencing a marked hostility to the new Management and seemed to me to be evidencing a likely intention of working to oust it. Neither of these two Board members, including the Board President, voted for hiring the new Management last fall, it should be noted. What is most alarming is that they comprise two of the four members I would term as the controlling Board leadership, namely, Rosenzweig, Renahan, Rigney and - most of the time - Adelman. It would be a travesty to replace this resident-oriented company, especially because it has remedied as far as I can tell the major chronic difficulty confronting the Association for the past several years (and one which I repeatedly and unsuccessfully called to the Board's attention and tried to remedy), that is, confusion (to put it kindly) in the fiscal reporting and recordkeeping of approximately \$700, 000. - yes, \$ 700,000. - in operating money the Board has control over each year. Not only did the Management company remedy what was authoritatively described as the "shambles" in the condition of our books (Board meeting 1-23-95) but through much-improved bidding procedures has saved thousands of dollars (on refuse disposal and formerly six figure landscaping costs mainly), which are savings we can only wonder whether we should have received in prior years through more attentive Board fiscal management.

Another need for change: Does it make sense that the most influential Board official in our community -the Board President - should be residing nearly 40 miles away (in Upper Freehold Township, not far from Fort Dix) in a home he had built and occupied in about January of this year, with the Board rationale for this being " Nobody else wants the job"?

Does it make sense in our 545-member community that the committee system, including the Covenants Committee and Buildings and Grounds Committee, which are important in solving the increasing number of maintenance problems and complaints in the complex, has been virtually nonexistent for years, on the Board rationale that " Nobody is interested in serving "? or, more likely, are these excuses for a Board approach of not really being very interested in dispersing its authority among various committees (as required in the rules)?.

Does it make sense for the Board to indignantly condemn volunteer residents trudging to most of the units in the complex with a flyer urging them to turn in proxies for an annual meeting (which we never had in 1994) so that members can urge the Board not to raise fees?. The Board condemned the message as " inaccurate " and " unfair " on the rationale it never considered raising fees in 1995 but neglected to tell the membership that the proposed agenda for the annual meeting last year (and for at least two prior years) specifically stated " possible increase in maintenance assessments".

Is it fair to the membership for the Board to be on the verge apparently of beginning a major new service, mainly a full time policeman for the complex, with apparently full wages and benefits as an employee, without looking into the cost effectiveness of such a service and surveying the community - especially since the leading candidate for the job is the son of a Trustee!. The Board President insists this service will not require a fee increase, but he has not indicated yet where the money will be found; have we so much slack in our fee-supported budget that it is no problem to find five figures for a major new service?.

- Does it make sense for two members of the Board leadership (The Board President and senior member) to suddenly press the Board and Management into having the Township Planning and Zoning Authorities police housing and zoning of Mt. Laurel units especially; if the leadership sees a sudden necessity of complaining to the Township about housing matters, why the emphasis on Mt. Laurel units and not all units of the complex; and why the sudden concern?.

I respectfully seek your vote for fair, informed, responsible representation and urge that you vote for new faces on the Board. Robbins and O'Beirne are excellent new candidates in my opinion. If no other new good faces apply by the deadline, I suggest you vote for only three candidates.

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VACANCIES AND SEATS UP FOR ELECTION

1. There are currently seven seats on the Board
2. There are Five (5) resident seats to be filled
3. Five members shall be elected for a term of three (3) years
4. Current Board members and terms of office:

| | | |
|-------------------|--------------|--------------|
| Philip Rosenzweig | President | October 1994 |
| Gerry Adelman | V. President | October 1994 |
| Carol Povich | Treasurer | October 1996 |
| James Rigney | Secretary | October 1996 |
| Tom Renahan | Trustee | October 1996 |
| Aperva Mehta | Trustee | October 1994 |
| Krishna Sharma | Trustee | October 1995 |

IT IS IMPORTANT TO NOTE THAT TRUSTEES ARE ELECTED AT THE ELECTION MEETING.
ASSIGNMENT OF OFFICERS (I.E. PRESIDENT, TREASURER) IS COMPLETED AT THE FIRST
REGULAR BOARD MEETING OF THE NEW BOARD.

CANDIDATE PROFILE

NAME: _____

ADDRESS: _____

BRIEF BIOGRAPHY (PROFESSIONAL AND CIVIC EXPERIENCE)

REASON FOR SEEKING ELECTION:

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September 1, 1995

RE: Election

Dear Homeowner,

In accordance with the Master Deed and By-Laws, the Society Hill Piscataway Condominium Association is preparing for its 1995 Annual Election and Meeting. That Annual Election and Meeting will take place on Monday, October 16, 1995 in the Clubhouse.

This Election will involve four (4) seats on the Board of Trustees; three (3) from the incomplete 1994 Election and one (1) new seat for 1995.

Your Documents explain the powers and duties of the Board of Trustees. I would like to briefly describe some of the responsibilities your Board of Trustees has, so you may further understand their importance to you as a Homeowner and would perhaps consider becoming a candidate.

The Board of Trustees is responsible for the operation, maintenance, care, upkeep, insurance and surveillance of all the common areas. They are responsible for the preparation and acceptance of your annual budget, therefore, making the determination as to the amount of your maintenance fees. The Board will also enter into contracts with all contractors who will care for the operation and maintenance of the property and facilities it is charged to manage. In addition, the Board will obtain the insurance that will cover all common property of which you are a partial owner. Without candidates for the Board, none of these decisions will be made. Therefore, we need a Board of Trustees who will manage the Association's money with your best interests in mind.

Please consider becoming a candidate for the Board of Trustees. If you would like to be a candidate, please complete the attached candidate resume form. **Completed candidate resumes must be received in the Association Office no later than 4:00 PM on Friday, September 15, 1995 to be eligible as a Candidate for the Election.**

Please be advised that in accordance with the By-Laws each unit owner must be in good standing in order to be eligible to be a Board Member, and a vote in the Election. If you have a questions as to the standing of your unit, you may contact the Association office for a current account balance.

I look forward to your involvement in the upcoming election. Should you have any questions, please call the Association office.

Sincerely,



Meg Collin

On-Site Property Manager
E. W. Murray Associates, Inc.

cc: Correspondence Report
1995 Election File
Board of Trustees
Patrick Barber, E. W. Murray Associates, Inc.