

retary/Treasurer. Longtime attendee, Society Hill board meetings.

REASON FOR SEEKING RE-ELECTION: When our remarkable Board president, Kevin, and I ran for election in 2005, we pledged to control fees (then \$194/mo.) and improve services. Joining Atif Nazir and others on the Board, we have been successful each year since 2008 doing just that. The Board on which Kevin, Atif, I and others have served has reduced, rather than increased, fees in every consecutive year since 2008. At the same time, under an efficient cost-cutting self-management program, we have seen much improvement in facilities and services, and throughout have respected the mandate of homeowners to make FEE CONTROL a top priority.

Now, though, I sense that the Board is approaching a crossroads on fee control policy, with sentiment growing that fee control is no longer of particular interest to homeowners. That is a relatively new sentiment on the Board and in my view makes this election particularly significant: A message must be sent by homeowners emphasizing the importance of fee control. Otherwise, we run a substantial risk of getting on the usual "financial escalator" of hiking fees every year as a routine matter.

As the chief Board advocate for controlling fees, I think running for election to this year's open 3-year seat ("open" in the sense that the incumbent—Mr. Toyce Collins—is not seeking reelection to his current Board seat) will give me the additional time of a full 3-year term to anchor down fee control as a continuing long-term Board objective and at the same time provide homeowners an effective way to remind the Board that FEE CONTROL IS STILL A TOP PRIORITY. Of course, if elected I would resign my current seat on the board which has one year left to go; in effect, I'm giving up the remaining year of my current term and running for election one year early.

When it comes to choosing between raising fees and holding the line on expenditures, I opt, as I like to say at meetings, "the people first", that is, fees must not be raised in any significant way in an upcoming budget when there is ample room in our nearly one-million dollar yearly Association revenues (mostly from maintenance fees, of course) to adjust the amount of line item expenditures in the existing budget, even to accommodate new line item expenditures.

Society Hill's condo board has set a grand example thus far by improving services and reducing fees which, incidentally, is thanks mostly to the extraordinary leadership and diligence which our board president has selflessly and tirelessly displayed for years now, and which I have supported and encouraged from the beginning, even when he—and I—were under severe attack for trying to bring about change. I believe that my election as an incumbent emphasizing fee control can be a decisive factor in persuading the Board to continue to keep fees down. Your vote will assure at least one clear and continual Board voice for that goal during the next three years.

Finally, while I lack space to discuss it here, another very important issue affecting Association and homeowner finances is the Township's apparent bold plan regarding the 2015 expiration of Mr. Laurel unit sale and occupancy restrictions. As such, I urge all homeowners to see my upcoming article on the subject in the October newsletter.

2013 CANDIDATE PROFILES

ATIF NAZIR—541 MANCHESTER COURT

BIOGRAPHY:

I am a twelve-year homeowner with both a masters and doctoral degree in veterinary medicine, currently working in the public health profession as a Health Officer/Health Director in Essex County, NJ. Formerly, I was an audit manager for a prescription benefits management company. I have served on the Society Hill Board for nine years—two years as Treasurer and the last five and a half years as Vice-President.

REASON FOR SEEKING RE-ELECTION:

I am running again for the Board to continue to control the monthly maintenance fees and continue to support our new model of providing services to the Association. I would like to remind everyone that during each year of my current term on the Board, I have voted to reduce the maintenance fees—a total of \$9/month.

At the same time, I supported the sidewalk and bike-path capital improvement project which was finished last summer, and I supported the re-roofing project, which is just getting underway this fall. I also mentioned to the Board a few times the possibility of getting bulk-rate TV service to the community, and have supported a significant communications improvement project which may eventually provide TV service at a much lower cost. I support future capital improvement projects, including the resurfacing of the streets (starting with Hampshire Court), the construction of a maintenance building to store all of our equipment and supplies, effectively cleaning up the clubhouse area, and renovation and landscaping of the pond area to make it the centerpiece of the community, rather than a pile of dirt.

In the last three years, we have had to very bad winters and two major hurricanes. Thankfully, no one here was hurt and the damage was minor compared to other places. We were able to clean up both big snow storms and both hurricanes with our own crews and equipment at minimal cost, while most other associations had to pay a lot for the extra clean-up services.

I work hard to make the community better by being on the Board, and I also work hard to make all of Piscataway better by serving on the Piscataway Board of Education. I think the community is important, and in that spirit, I would like to continue serving here on the Society Hill Board.

GREGORY MACHYOWSKY—448 LANCASTER COURT

BIOGRAPHY: Society Hill homeowner and resident since 1986. Schooled in South Plainfield, Piscataway and Metuchen public schools (president, vice president, high school student government). B.A. in Government (U.of Rochester, with high honors), M.A. in Political Science (Rutgers-Eagleton Institute of Politics) J.D, (U. of Chicago Law School). Legislative counsel, Alaska state legislature; local government law specialist and a principal draftsman of revised state municipal code. City and county elected governing body member (4 elective offices), capital city of Alaska. Founding member, N.J. Common Interest Homeowners Coalition (statewide condominium association citizens group). Society Hill Board of Trustees member, 2005-present; Board Sec-

Agenda Item Information

Item 1 - Community High-Speed Internet

As part of the reroofing project, the Association is installing CAT6 (ethernet) cable in all the buildings. This cable can be used to provide IPTV services in case the Association decides to go with that method of restoring the original community television system, however it can also be used to add high-speed internet functionality. The membership needs to vote on whether or not to use \$65,000 of capital funds to provide high-speed internet service to the development.

Item 2 - Security Infrastructure

As part of the reroofing project, the Association would like to install security cameras to improve safety, starting with 3 or 4 test cameras. The membership needs to vote on whether or not to go ahead with the purchase and installation of a first handful of security cameras for a capital expenditure not to exceed \$10,000.

Item 3 - New Entrance Signs

With the increase in traffic through the development due to the completion of the Route 18 project, the Association would like to put entrance signs at the Buckingham Drive and Route 18 entrances to the development, to let people know they are entering a condominium development. The membership needs to vote on whether or not the Association should purchase entrance signs for the Buckingham Drive and Route 18 entrances to Society Hill for a capital expenditure not to exceed \$6,000.

Item 4 - New Parking Spaces

Although the Association plans to paint parking stalls on Buckingham and Chesterfield Drive, some residents have requested that additional parking spots be created at the end of the non-thru streets. This would require a site plan change and some construction. The membership needs to vote on whether or not to authorize a site plan change to include three (3) new parking spots at the end of each of the non-thru streets for a capital expenditure not to exceed \$40,000.

Item 5 - Dumpster Corrals

The original site plan for the development included dumpster corrals for all dumpsters. Originally, these were intended to be made of wood, but the Association would like to construct them out of stone. The membership needs to vote on whether or not the Association should construct dumpster corrals around the six existing dumpster areas at a cost of \$2500/each for a total capital expenditure not to exceed \$15,000.

Agenda Item Information

Item 6 - Hampshire Court Sidewalks

Upon construction of the Maintenance Garage, the opportunity exists to provide additional sidewalk on Hampshire Court. This can help safety by keeping pedestrians out of the street longer. The membership needs to vote on whether or not to install a sidewalk on the above indicated sections of Hampshire Court for a capital expenditure not to exceed \$20,000.

Item 7 - Edge Stones

Part of the Association's landscaping responsibilities includes edging the planting beds. Lining these beds with edge stones will make this job easier and increase aesthetic appeal. The membership needs to vote on whether or not the Association should purchase and install edge stones around buildings 19 and 26 for a capital expenditure not to exceed \$1,750 per building.

Item 8 - Northeast Clubhouse Patio

Last year, the Association constructed a patio area on the northwest side of the clubhouse, and it was well-received. The Association now has an opportunity to do the same on the northeast side of the clubhouse, including a wall and built-in grill area. The membership needs to vote on whether or not the Association should construct a walled patio and built-in grill on the northeast side of the clubhouse for a capital expenditure not to exceed \$15,000.

Item 9 - Decision on Newsletter Distribution

The proposal has been made that the Association end the blanket hard-copy distribution of the newsletter, and instead move towards an electronically distributed newsletter via email and the website. While any unit owner who still would like to receive the newsletter as a hard copy, it would still be available, but it would no longer be the default method of distribution. The membership needs to vote on whether or not the Association should change its default method of newsletter distribution to email/web.

Item 10 - Policy on Candidate Statement Length

Currently, there is a policy of restricting the candidate statements for the election mailing to one page. However, the issue of allowing longer candidate statements has come up, particularly in the case when the candidate needs to provide a more detailed explanation of his or her position on important matters facing the Association. The membership needs to vote on whether or not the Association should allow candidates for Board of Trustee spots to present candidate profiles longer than one page when that extra room is used to present the candidate's position on issues relevant to the Association.