

# 2016 ANNUAL MEETING & ELECTION

Society Hill at Piscataway—550 Chesterfield Dr., Piscataway NJ 08854

October 5, 2016

Dear Homeowner;

The 2016 Annual Meeting and Board of Trustees Election will be held on **Monday, October 24th, 2016 at 7:00PM** at the Clubhouse. Enclosed you will find the following materials:

***Meeting Agenda, Proxy Form, Candidate Profiles, Election Ballot, Yellow Ballot Envelope, Green Return Envelope***

During the Annual Meeting, an election will be held for two (2) available seats on the Board of Trustees. There are currently six (6) candidates for these positions.

As per the Association's By-Laws, a quorum must be established to hold the meeting and election. This means that one-half plus one of all eligible homeowners must be represented either by proxy or in person at the annual meeting. Assuming all homeowners are in good standing, we must have a response back from 273 homeowners in order to conduct the meeting. If we do not have enough proxies, the meeting will have to be postponed until enough proxies are received.

In order to be eligible to vote in this election, your maintenance fee account balance must be paid in full no later than the close of business Friday, October 21st, 2016.

## **\*\* ONE-MONTH FREE MAINTENANCE \*\***

When a quorum has been achieved and the annual meeting is actually held, one proxy will be chosen at random from those received, and the homeowner who filled out that proxy will receive a credit for one month's worth of maintenance fees (\$171 for a regular unit, \$57 for an affordable unit). You **MUST** return your proxy form, or be present in person at the annual meeting, in order to have a chance to win.

Please review the enclosed information and follow the instructions on the back of the proxy form. Be sure to place the correct forms in the correct envelopes. Every year, dozens of proxies and ballots are returned incorrectly. Please see page 8 for a diagram on how to properly return your proxy and ballot. To further assist you, the ballot and proxy form have been pre-folded and inserted into their correct envelopes in the same way they should be returned.

A random drawing was held to determine ballot position. Should you have any questions regarding the annual meeting or the election process, please contact the management office at 732-463-3434.

A "Meet the Candidates" night is scheduled for Tuesday, October 11th 2016 at 7:00PM at the club house.

Sincerely,

**Board of Trustees  
Society Hill at Piscataway**

# 2016 CANDIDATE PROFILES

## PUSHPA R. SHARMA —326 HAMPSHIRE CT.

### **BIOGRAPHY:**

I have been part of Society Hill since 1986. I have a Masters in Chemistry from Rutgers University and have lived in Piscataway since 1980. I have held many senior positions in the cosmetic and pharmaceutical industries as an industrial chemist in and around Central New Jersey for 20 years. I transitioned to the Piscataway school system as a substitute teacher for 10 years and enjoyed helping young students in Science and Mathematics.

### **REASON FOR SEEKING ELECTION:**

As a loyal Society Hill resident living in this wonderful community for 30+ years, I would like to dedicate my time to serving the community by utilizing my resources and professional ability. I have been active in many Indo-American multi-cultural events and have created a very large network of Indian contacts. I would like to help maintain the safety and cleanliness of this community. I want to keep this neighborhood a wonderful place for people to raise their families for generations to come. I am ready to do whatever it takes to provide a positive impact on important issues that affect each resident.

## GREG MACHYOWSKY —448 LANCASTER CT.

### **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 (University 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 Secretary/Treasurer. Longtime attendee, Society Hill board meetings.

### **REASON FOR SEEKING RE-ELECTION:**

HOMEOWNERS, THIS YEAR'S ELECTION IS NOT YOUR USUAL ROUTINE ANNUAL ELECTION TO CHOOSE BOARD MEMBERS, RATHER, IT MAY WELL DETERMINE WHETHER KEVIN REMAINS AS BOARD PRESIDENT AND MANAGER AND MAYBE EVEN WHETHER OUR SUCCESSFUL SELFMANAGEMENT PROGRAM WILL BE SCRAPPED! LET ME EXPLAIN WHY.

There are two of the seven board seats up for election this year. They are the seats held by Kevin's chief supporters who with him initiated our self-management program some eight years ago,

namely, Atif Nazir and me, Greg Machyowsky. It was we who fought successfully for self-management on the promise that we would control soaring maintenance fees and improve services.

True to that promise, we brought fees DOWN, not steadily up like most condo associations, from \$194 per month in 2005 to as low as \$165 per month in 2013-2014, then settling at \$171 per month in early 2015, where they are now. At the same time we have corrected a host of neglected infrastructure problems, improved repair and other services like snow removal, put our financial books and other records in proper order, and, not least importantly, established an open and resident-friendly, not tyrannical, governing administration. It has been Kevin, Atif, I and others who have been the guardians of this governing approach over the years.

Unhappily for us, some years ago it became apparent that there was a small faction of owners here who wanted for one reason or another to take over control of board policy. Their leader now seems to be one current board member, who virtually from the first day of his election four years ago has been angling to take over board control from Kevin (he even nominated himself for board president at the first meeting following his initial election in 2012!). For that objective and for all those years he has used an absolutely erroneous “sky is falling” and fear-inducing argument, namely, that the Association is in effect facing financial collapse.

Trustee George Tsacnaris has made it clear that fee-raising to put, literally, millions into our reserve fund and to raise our operating fees substantially for everyday operations is his primary idea of good condo government. He seems to be totally indifferent to any argument that fee control is as valid, if not more valid, a priority of board government as building a highly flush Association treasury. That is especially true when it comes to pouring millions from owners’ pocketbooks into the reserve fund. The banks of course love this notion of a very flush reserve fund for all condominium governments, since it provides them with a major source of associations’ money they can borrow and then lend for their profit-making ventures, and with only a paltry amount of interest paid for the money haplessly supplied by owners at the direction of their boards.

That, however, is not the philosophy which Kevin, Atif, I and others on the board have followed in executing our policymaking responsibility. In our view, I think all would agree, concern for the pocketbook interests of our homeowner constituents – trying to keep as much as we can in their pockets for their other individual living expenses rather than extracting unnecessarily large amounts from them for housing in order to build a cash-fat Association treasury - is a top-priority responsibility of the governing body.

Nonetheless, defeating Kevin’s key supporters in this election here will open the way for George Tsacnaris to take voting control of the board, as president and possibly even as community manager instead of Kevin. Tsacnaris has publicly called for defeat of both of us incumbents and undoubtedly will have his candidates in the race now to replace us (at this writing I have no knowledge of who all the candidates will be). If he is successful, you can expect regular and frequent fee increases or special assessments to accomplish his priority of a financially well-heeled management.

Not that we should not replenish our reserve fund substantially – we have spent a great deal of money from it over the past eight years for repair and improvement of badly-neglected facilities - but that can be done hereon gradually. And hefty and frequent fee increases or special assessments for the purpose need not be the only answer.

To illustrate how a shift of board policymaking control from Kevin and his supporters to Trustee Tsacnaris would have profound effects on your housing costs, just consider for a moment how much

you have saved by NOT having maintenance fees increase by five to ten dollars per month each year in many of those years, which is the kind of increase one could expect when a flush treasury is the top priority.

Also, consider what a loss to the community it would be, after all his years of extraordinary and selfless service and leadership in the community, to repudiate Kevin's service by rejecting the board members he needs to carry on his exceptionally-caring and resident-friendly approach to running our Association

I hope, then, you will decide that RETURNING KEVIN'S KEY SUPPORTERS TO THE BOARD IS THE PROVEN WAY TO CONTROL FEES AND CONTINUE IMPROVING THE QUALITY OF LIFE AT SOCIETY HILL, and I accordingly respectfully request your vote for ATIF NAZIR AND GREG MACHYOWSKY in this year's crucial Association election.

Space doesn't permit discussing other good reasons for that vote (one being my intention to press for the prompt completion of the Association's own cable TV and internet system. Its very low monthly subscription cost would offset significantly the current monthly maintenance fee burden). Please feel free to email or phone me ( gregmachy@hotmail.com; (732)-463-3532, a landline). Thank you for your attention.

## **JACK SARHAGE—24 CANTERBURY CT.**

According to Webster's New Word Dictionary the definition of trustee is as follows: "**trustee** (trus tē') n. **1.** a person to whom another's property or the management of another's property is entrusted. **2.** a nation under whose authority a trust territory is placed. **3.** any of a group or board of persons appointed to manage the affairs of an institution or organization."

The last time I referred to this definition was when I asked to become a member of the Board of Trustees at my church. I wanted to be confident that I would be able to accept the responsibilities that go along with such a position. I served for six years as a board member at Christ United Methodist Church and I enjoyed it even with the challenges, trials and tribulations that went along with it.

Since moving to Society Hill of Piscataway in the year 2000, I have seen the physical accomplishments of those that have served on past boards. Look around and I am sure you can see those as well.

We are a mini-society of the world around us. We have our problems but we have overcome many of those that affect that world we are a part of.

But, and you knew there would be one at some point, the board, is in many ways, hard pressed for fresh ideas. This is not any one individual's fault. Like any other committee/board made up of different people coming from different backgrounds, etc. they do not always agree on what is best for the people they represent. After time it is hard to come up with new ideas and plans. This is especially true when you have the same ones on the board year after year.

What I see needed is some new blood sitting on the board. New blood with new ideas. New blood looking at the challenges, trials and tribulations from a different angle. New blood that will listen to and present your ideas to the board. You do have a say in what goes on in Society Hill whether you believe it or not.

There are two seats to be filled. They need to be filled with new blood. So if you agree, consider me for the board. There is also another person that would bring new blood to the board. That is Mary Thomas and I ask you to consider her as well.

## GEORGE TSACNARIS—171 CHIPPENHAM CT.

### BIOGRAPHY:

Current member of the Society Hill Board.

Long-time (original) resident in our community.

Active supporter of other local (Piscataway) activities, notably for High School students and at Rutgers University

### REASON FOR SEEKING ELECTION:

- **CHANGE is desperately need on this Board and how our Community is governed**
- I apologize for some venting you will read below. My hope is that some of you take the minute to read it and ask yourself – what is going on here? I am a very sane person of thoughtful consideration. That is why I am so concerned.
- All Owners are encouraged to consider the performance and behavior of the Board in making their election decision.
- **I would suggest owners should not vote for any incumbents, including myself.** That is how serious the situation is and how poorly the Board has performed.
- What Owners (and Residents) need is for the Board to begin taking its **primary duties** more seriously. Not continuing to put them off.
  - By any objective measure the funds of the Association are MILLIONS of \$\$\$ lower than what is fiscally sound. This is not just my opinion - it is what an outside engineering firm concluded in its analysis. The Board was told of this but took NO ACTION. Any claims to the contrary (“broke means having no money in the bank”) by the Board President/Property Manager are simply not in keeping with normal fiscal practices. Let’s ask any outside independent party to do a review! That is how Boards actually do business.
  - The Board cannot even pass a real budget. One was not passed for 2016. Just keep putting it off. Rather than doing the work required the Board eventually just rubber-stamped the 2015 budget, but it is not being followed anyway and does not reflect the 2016 situation.
  - The Association cannot spend on a regular basis more money to operate the Community than it brings in via maintenance fees. This seems like common sense.
  - Many Projects are clearly not getting done. Ultimately the Board is accountable. Either inform the Community the projects are cancelled or actually implement the projects.
  - ACT LIKE AN ACTUAL BOARD, which is not a rubber-stamp to the President/Property Manager
- If I continue on the Board the behaviors I have exhibited will also continue:
  - I will continue to prepare for, attend and participate in all Board Meetings. Why re-elect a Member that does not prepare for or attend the meetings?
  - I will continue to review and comment on the details of our Finances. NOBODY else does this. NOBODY. This is not a good thing and we also need some new Board Members to pay attention.
  - I will continue to pay my own maintenance fees in full and on-time as I have done every month for over 30 years. Why do I mention this? It seems like a basic requirement to serve on the Board doesn’t it? Unfortunately other Board Member(s) do not act the same. Why re-elect a Member that does not pay their own maintenance fees? I have proposed and the community actually voted in favor at the last Annual Meeting that the Board Members disclose on a regular basis whether they are current on their own fee payments. Eve-

ryone that was eligible to vote at the Annual Meeting was in favor of this idea. Except our Board President/Property Manager. He voted against it. Despite the vote still passing the Board decided to ignore the direction of you – the Owners – to be more transparent. So I will not name this Board Member out of some decorum but I would really like to. In the end it is your decision if you want Board Members making financial decisions when they are not contributing their own share.

- No “agenda” other than looking out for the entire community, not just a segment. Not part of any clique that votes together “just because”. All votes cast based upon my independent judgment.
- I have ZERO interest to “take over the Board”. A typical ridiculous claim from one incumbent to deflect attention from our actual problems. Let’s focus on the problems and needs.
- I will not be a “one issue” representative. There are over 500 units in our community, not just the 100 that previously were designated as Affordable. While a key issue for the Community the attention paid to this has paralyzed our overall progress. Remember why YOU – ALL 500+ OWNERS via the Association – got involved in the law suit. The reason was to get a clear answer to be able to collect more maintenance fees. That’s it. So all of us will pay over \$120,000, or more if the legal proceedings continue, with the end goal to charge more maintenance fees. It is positive if individual owners reap other benefits, but not the primary purpose. The Association has gone well above and beyond its original stated reason to pursue legal action. Now the Board refuses to formally tell the impacted Owners that they will need to pay the normal maintenance fees. Why Not? This is why we paid for the law suit.

THANK YOU for your attention.

Do not just vote for names you’ve seen on the ballots in the past.

Vote for new candidates such as Mary Thomas and others.

Really, what do you have to lose?

## **ATIF NAZIR—541 MANCHESTER CT.**

### **BIOGRAPHY:**

I am a fifteen-year homeowner, with master’s and doctor’s degrees in veterinary medicine, currently working in the public health profession as a Health Officer/Health Director in Union County, NJ. I have served on the Society Hill Board for twelve years – two years as Treasurer and the last eight years as Vice-President. I am also serving on the Piscataway Township School Board for the last four years. I am a former member of the Piscataway Health Advisory Commission and a current member of the Civil Rights Advisory Commission to Mayor Wahler.

### **REASON FOR SEEKING RE-ELECTION:**

I am running in support of the current board leadership to keep the association moving forward and build on all the progress we have made in the last several years. Along with my running-mate Gregory Machyowsky, and board President Kevin Wine, we have shown that it is possible to economically and efficiently run the association. We have improved the services for the community as compared to the old and expensive profit-making management company arrangement. Thanks to our efforts, Society Hill at Piscataway continues to have one of the lowest monthly maintenance fees in the area compared to other similarly sized developments.

I continue to support cleaning up the community, the maintenance building project, roof replacements, the pond landscape plan, and other capital improvement projects to make our neighborhood a great place to live and raise our families.

Since my last election, we have had more bad winters with a lot of snow. We have cleaned the snow much more quickly and better than with the management company and the snow contractors. We have also saved a couple hundred thousand dollars by doing the snow removal ourselves.

We are in the process of trying to get the best possible settlement with the township for the affordable housing litigation. I supported the association's involvement on behalf of all the homeowners to force the town to honor the original agreement. This will help generate future revenue for the association and increase the value of the property.

My involvement with the Piscataway School Board, the Society Hill Board, and several other community groups keeps me in touch with the community at large and gives me valuable perspective when making decisions that will affect the lives of the nearly 2,000 residents of Society Hill.

## **MARY THOMAS—193 HAMPSHIRE CT**

### **BIOGRAPHY:**

My husband Donald and I have resided here since 1989. During that time, I was employed in the Social Service Division in Hudson County, N.J. as both a Social Worker and Supervisor of 5 to 10 employees. I have been on various committees in Society Hill over the years—i.e. Neighborhood Watch, Covenant and Finance. My son Damian Thomas was the assistant manager at Society Hill, Piscataway from 2011 to 2015.

### **REASON FOR SEEKING ELECTION:**

1/Our financial situation is now at a critical point, I feel the need to help the board make the right decisions to avoid insolvency.

2/ A few of the board members miss more than 50% of the meetings. It's important to have full attendance or at least a quorum to vote on serious issues. I will be a committed trustee.

3/ As a homeowner, I am concerned about the maintenance and appearance of Society Hill. This is necessary to keep our property values marketable for those wanting to sell their home but also to make our community a pleasant and safe living environment.

I would like to make sure that management is doing all it can to keep Society Hill beautiful and well run.

# **SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION**

## **Annual Meeting Agenda**

Monday, October 24, 2016 - 7:00 pm Clubhouse  
550 Chesterfield Dr., Piscataway, NJ 08854

- I. Call to Order – Roll Call**
- II. Proof of Notice of Meeting or Waiver**
- III. Reading of Minutes of Preceding Meeting**
- IV. Reports of Officers**
- V. Reports of Committees**
- VI. Appointment of Inspectors of Election**
- VII. Election of Trustees**
- VIII. Old Business**
- IX. New Business**
- X. Election of Officers**
- XI. Adjournment**

**PROXY**  
Complete  
blanks, check  
boxes, date,  
and sign

**BALLOT**  
Place a check  
by the  
candidates of  
your choice.

**YELLOW BALLOT ENVELOPE**  
Place ballot in this envelope and  
seal

**GREEN PROXY ENVELOPE**  
Place yellow ballot envelope and proxy  
form in this envelope, seal, and place in  
mail.