

Here is my response:

The “self-management” was from 2008 to 2018. From 2019 to 2025 we were back under the management companies, and yes, there were “years of neglect, violations, and wasteful spending” from 2019 to 2025.

The “DEP/Township violations” were the result of President Tong Zhou cancelling numerous site plan applications submitted to the town in late 2018. President Zhou was warned multiple times about what might happen if Society Hill didn’t follow through on the promises to construct the maintenance building and get site-plan approval for The Hill.

He ignored the warnings, and got away with it until 2020 when an aggrieved owner on Harwick Court complained to the town about a drainage problem behind their unit. The issue had been brought to the attention of the board multiple times with no satisfactory resolution.

The town investigated the issue and noticed there were still some outstanding issues from the pond dredging in 2014. This triggered a problem with The Hill, since the site-plan application was never completed as a result of President Zhou cancelling it.

The claim about “2014 dredging without permits” is a gross exaggeration. We had multiple engineers and an environmental consultant working for over a year prior to the dredging to obtain multiple DEP permits. The township permits were delayed as a result of the township’s landscape architect being on an extended vacation in the summer of 2014, but were eventually obtained.

The threat of “township violations” was just used to further exaggerate the situation. No fines were ever issued, and it was very unlikely that any fines would have ever been issued as the problem was being addressed.

The insurance premium did increase, as a result of claims, and the overall insurance situation country wide. The increase was around \$300k.

The reserve study laws did change, but there are other ways of mitigating this increase by making every effort to repair to extend the life of the common elements, shopping for contractors outside the condo industry space, and not destroying all of our in-house projects capability. This is where the big money is going – for example, a general contractor was hired to do the roof project, who is the middleman extracting their cut (15 to 20%?), rather than just contracting directly with a roofer. For a \$2.5M project, 15 or 20% is a lot of money.

The contractors have overheads that we don’t have. They have a profit motive, which is often very large, they have logistical overheads (they have to move personnel and

equipment back and forth to our location), and they have insurance coverage which overlaps with ours (unnecessary “double coverage”). The contractor convenience comes at a premium. If we are smart about it, we can leverage crew by cross-training them on multiple skills and efficiently jump between different tasks as weather and priorities change. This is exactly what we did successfully for 10 years, on half the current yearly budget.

The “Miles of buried conduits” are still there, and pooling the associations resources and buying power would still allow us to provide internet service as 1/10th the current cost, including capital equipment recovery. Gigabit fixed-point wireless service is a pipe dream – where is it?? The conduit cost about \$40k. The labor to bury it was absorbed when the sidewalk and bikepath paving stones were done, with the only un-leveraged portion being the cut down Hampshire Court and a small run on Lancaster. “wasted millions” is another total exaggeration made by people that know nothing about enterprise-scale digital communications infrastructure and technology.

The insurance company doesn’t care who is doing the work. The policy will not be cancelled if “licensed professional” are not doing work that doesn’t otherwise legally require a licensed individual. That is complete fabrication. The warranties are not “null and void”. This is more total BS. The condo industry wants to make you think you are obligated to use them and only them, but it’s just not true.

Society Hill ran for 10 years with internal management. The sky did not fall in. We had insurance coverage for all those years. The grass was green, and the pool was not. We made dozens of real improvements to the property large and small, brought back a “repair vs. replace” mentality, and ran the association as a fair, welcoming, and friendly manner.

Your property values have gone up – way up, regardless of being self-managed for 10 years.

The author of the flyer is a very recent new owner, and was not here for the switch to self-managed in 2008, all the reasons we ended up making that switch, and the 10 years we were self-managed. A lot of good things happened in those 10 years , and a lot of bad things happened post 2018 as a result of a very small group of haters that were on a mission to destroy everything we had worked on and created.

More
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Society Hill 2025 Elections – Protecting Our Homes & Investments

Over the past three years, **your Board has worked to repair years of neglect, violations, and wasteful spending.** We faced challenges head-on—resolving DEP/Township violations, stabilizing finances, and planning responsibly for the future. Now, with ballots in hand, you have a choice: continue building on this progress, or risk returning to the failed practices that damaged our community before.

The Truth About Rising Fees

Opposition candidates claim fees “nearly doubled” because of Board mismanagement. This is **false and misleading.**

- In **2024**, insurance premiums jumped from **\$300K to \$700K** due to a **\$1M fire loss** and loss history across the property. Every HOA across New Jersey is facing similar increases. We worked tirelessly with brokers to keep coverage with top carriers—avoiding surplus markets that would have cost even more.
- In **2024**, New Jersey passed a **Reserve Study Law**, requiring associations to plan and fund major replacements (roofs, roads, retaining walls). This is state law—not optional—and it directly impacts dues.

✦ **These are documented realities, not “choices” by the Board.** Ignoring them would have left us uninsured, non-compliant, and financially exposed.

Why Self-Management is a Dangerous Step Back

The opposition wants to return to “self-management.” History shows what that means for Society Hill:

- **2014 dredging without permits** → DEP & Township violations, \$1,200 per homeowner, and depleted reserves.
- **Miles of buried conduits** for projects never completed → wasted millions, damaged roads, no value added.
- **Delayed roof replacements** → years of leaks, higher costs later!

Our maintenance crew is hardworking, but **they are not licensed to handle roofs, pools, paving, or major infrastructure.** Complex projects require professionals—anything else risks new violations, higher fines, and declining property values. It is very important to use *licensed professionals*. In my real estate world warranties are null and void and insurance carriers often will not insure unless a licensed professional has fixed and issue or performed a job.

Protecting Investments – Our Achievements

Together, we've delivered:

- Resolved decade-old violations – saving \$234K and avoiding fines.
- 20 roofs replaced, retaining wall design completed.
- Hampshire Court repaved per Reserve Study—fixing years of road damage.
- ADP payroll system installed – staff accountability improved.
- Removed decades-old junk & storage fees – saving money.
- Ended conflict of interest – Trustees no longer paid as employees.
- Green initiatives – EV chargers installed, solar feasibility underway.
- Reduced long-standing delinquencies – protecting responsible homeowners.

The Choice This Election

Do we:

- ☒ Build on progress, enforce fair policies, and protect property values?
or
- ☒ Risk more violations, wasteful projects, and lost property value under failed “self-management”?

The answer is clear. To protect your investment and keep Society Hill safe, strong, and thriving and to ensure the equity in your home is appreciating which requires a well run condominium association please vote. The deadline to vote is 9/16/2025 at 5:00 p.m. I have been a real estate agent in Chatham, NJ for 10 years and as not only a homeowner in Society Hill but also working in real estate I understand the implications and how important it is to have a Board that is addressing and managing our Condo Associations properly. This is NOT an easy task and we need smart, honest, diligent people. This year especially with state mandated reserve funds put into effect which our condo by law must adhere to as well as the changing climate with insurance costs which is all beyond our control yet we as owners MUST pay for the increases (this is *not* optional- we have no choice) our Board has done and absolutely exceptional job managing all of this.

PLEASE VOTE FOR:

- Mohiuddin Syed
- Mark Kelsey
- Yogesh Patel

Thank you, Christina McGeough – owner in Society Hill