

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

Managed by: Towne & Country Management, Inc.
711 Sycamore Avenue, Red Bank, NJ 07701
732-212-8200 FAX 732-212-8201
www.tc-mgt.com

Clubhouse Address: 550 Chesterfield Drive, Piscataway, NJ 08854
Office (732) 463-3434 Fax 732-284-4829
www.societyhillpiscataway.com

July 7, 2022

Dear Owner,

On Monday, June 27th 2022, the Board of Trustees held a Special Meeting to discuss the following.

In June 2021, the Township of Piscataway filed a complaint against the association for a violation of the association's site plan. Dating back to approximately 2014, under the Association's prior self-management, and under a past Board of Trustees, during multiple construction projects, large amounts of soil and debris were dredged from the Lancaster Court pond and left on the association's property. Over the years, the improper grading of the soil caused drainage concerns affecting several backyards and patios, on the adjacent street.

After multiple court appearances and adjournments throughout the end of 2021 into 2022, the association was given approximately six months from June 2, 2022 to rectify the violation or face significant additional fines. A \$2,000 fine was already assessed, as a penalty for creating these violations. This has since been paid to the Township of Piscataway. As a result of the violations and threat of fines, the violation must be corrected. The cost of remediation of the violations is in excess of \$800,000 resulting in the need for a significant increase in the common expense assessment or imposition of special assessment, that will be due from all unit owners of record, in the near future.

The Board of Trustees of SOCIETY HILL PISCATAWAY, C.A. has voted unanimously on a one-time \$2,000 Special Assessment, per unit, to cover the cost of these past violations. The special assessment amount will be applied to your maintenance account as of August 1, 2022. This payment is due by November 30, 2022.

Paragraph 5.11 of the bylaws states that the board of trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the association..... including but not limited to 5.11C of the bylaws which says that by majority vote of the Board, to adjust or increase the amount of any annual assessment and equal installments, and to levy and collect in addition thereto, special assessments in such amounts as the Board may deem proper, whenever the Board is of the opinion that it is necessary to do so in order to meet increased operating or maintenance costs, or additional capital expenses, or because of emergencies; provided, however, that all such increases or special assessments shall be made or levied against such owners and the units owned by them respectively, in the same manner as provided in Section 13.00.

With this special assessment, the Association's regular operating funds will remain intact, and can proceed with its scheduled repairs and replacements, including Phase III Roofing Project.

The Board has offered several discounts for advanced payment, as an incentive.

- If paid by **August 30, 2022** - **5% discount**;
- If paid by **September 30, 2022** - **3% discount**;
- If paid by **October 30, 2022** - **1% discount**.
- If you still carry a balance by November 30, 2022 - you will be subject to 6% interest charge thereafter and will be considered delinquent on your maintenance account.

For those owners on automatic monthly withdrawal, you will need to notify T&C, in writing, **before August 15, 2022** if you wish to pay the special assessment via automatic withdrawal and **what, if any, discount you wish to apply**. There is a form attached to this letter for your completion.

For those owners not on automatic withdrawal, you may send in your payment, via check or through your financial institution's bill pay. The bank lock box address:

SOCIETY HILL PISCATAWAY, C.A. INC.
c/o TOWNE AND COUNTRY MANAGEMENT, INC.
PO BOX 12500
NEWARK NJ 07101-3600.

Sincerely,

The Board of Trustees
SOCIETY HILL PISCATAWAY, CA, Inc.

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Towne & Country Management, Inc. (T&C) will continue to process your automatic payment on the first of the month as indicated in the Direct Payment Authorization form. This authorization allows T&C to withdraw any fees due and owing to your association directly from the bank account you provided. This withdrawal includes maintenance fees, late fees, legal fees and any other special assessments the board may have authorized.

Please acknowledge you understand all fees due and owing will be withdrawn from your account as indicated in the Direct Debit form you previously submitted.

If you wish to rescind your Direct Payment Authorization, please indicate & sign where noted below.

If you do rescind your authorization, *please be aware you will need to make your payments via check to the bank lock box.* To avoid late fees and legal fees, please remit promptly.

If you should have any questions, please do not hesitate to call the office.

NAME _____

ASSOCIATION ADDRESS _____

_____ NO, I rescind my authorization and will send a check for ALL of my association fees, including the monthly fee and the special assessment.

_____ YES, I authorize the association to withdraw the special assessment with the following discount. **(Please initial which discount you wish to apply)**

_____ 5% by 8/30/2022 _____ 3% by 9/30/2022 _____ 1% by 10/30/2022
INITIAL INITIAL INITIAL

SIGNATURE _____ DATE _____