

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

Mismanaged by: Towne & Country Management, Inc.
711 Sycamore Avenue, Red Bank, NJ 07701
732-212-8200 FAX 732-212-8201

No-information WEBSITE: www.tc-mgt.com

We have no email address – we wouldn't email you back anyway

Clubhouse Address (closed – COVID forever): 550 Chesterfield Drive, Piscataway, NJ 08854

Office (732) 463-3434 (leave a message) Fax 732-284-4829

Non-existent WEBSITE: www.societyhillpiscataway.com

August 3, 2022

Dear Owners,

There have been many misconceptions and a good deal of noise surrounding the recent special assessment for your Association, and the reasons why.

We, as the current Board of Trustees, would like to set the record straight. Unfortunately, we are forced to pay for past mistakes under a different board and prior self-management, Kevin Wine. **Actually, we are forced to pay for our own mistakes, because we cancelled all the plans and ignored the warnings and the town for 4 years, but we look much better if we blame someone else.**

2014 – Prior management conducted **unapproved construction projects, without township approval, or properly approved permits.** Sidewalk projects, dredging of the pond, fiber optic cables buried under the roads, among others. **Actually, the membership voted to approve several capital improvement projects from 2011 to 2017, but we cancelled all those plans because we can do anything we want. There was a street opening permit for the walkways and we paid the town about \$14k for permission to fix their walks, but we didn't know about it so that means it didn't exist. The pond dredging was permitted, but we threw away the file, so please check savethehill.org instead. Permits are not required for digging up our own roads, but we think we should apply for some anyway. There are no fiber optic cables buried under the roads – just empty conduits – because we cancelled that project, so now your internet only cable bill is \$162/month instead of \$20/month.**

Piscataway was aware, yet did not enforce these violations, during these years. Delays over the years caused the unapproved projects to be pending for an indefinite amount of time. **Actually, delays caused by us when we cancelled all the projects caused them to be pending from 2018 to now. But we saved all kinds of money! Until now, when we have to spend \$1,090,000. Boooo.**

2018 – Kevin Wine was removed as the Property Manager, but still remained on the board, **much to our displeasure and we did everything we possibly could to freeze him out.**

2021 – A homeowner on Harwick Court complained to the Township about the improper grading of his backyard, causing a drainage concern. This brought the Association back onto the radar of the township. **Actually, a homeowner on Harwick Court complained to the us first and for several times, and we promptly did nothing. THEN said homeowner on Harwick Court complained to the town. Then we finally un-fixed the problem further (because we are very good at un-fixing things) by spending \$8,000 to add more dirt instead of simply removing the extra dirt, making the problem worse and making an even bigger mess (take a look at our work behind buildings 43 and 44).**

June 2021 – several summons' were issued to the HOA for the drainage behind Harwick Ct and the deviation of the site plan of this community, known as "the hill". **We thought we could just get the summons' postponed again and again forever like Kevin Wine used to do, but for some reason that didn't work for us.**

December 2021 – Board approved for Management to have the soil tested. Contaminants were found, and further testing was required. **We were warned about the dangers of testing soil at the November 2021 Board**

meeting by Kevin Wine, but ignored the warnings because we are all professional environmental engineers and he isn't.

Piscataway requires this section of the property to be restored to original grade, all materials must be removed from the site. Board approved for Management to go out to bid for this scope of work. Five vendors were asked to bid on this project. All 5 vendors were supplied with ridiculously incorrect bid specifications, to make sure they all come in with ridiculously overpriced bids, expect our favorite one of course, who was told what all the others bid so he could adjust his bid to be a little less than them.

Multiple board meetings included these updates to the owners. We didn't want to put too much information on the Agenda for the June 27th Very Special Board Meeting, because we were concerned that 538 very angry owners might be on the Zoom call screaming at us for charging them \$2,000, so we kept everything under wraps until the actual meeting.

June 2022 – Three bids were presented to the board, one was approved for the soil removal and remediation, proper disposal of contaminated soil, and restoration to the original grade, as per Piscataway Township.

The violations issued to the Association for the drainage problem on Harwick Ct and the site plan deviation due to "the hill" were resolved in court by the imposition of a fine and the agreement to give the association six months within which to rectify the volatile conditions without further fines imposed. A volcanic vent has recently developed on the northwest flank of "the hill", resulting in this volatile condition.

For detailed information, please refer to our attorney's letter and/or correspondence with the Township of Piscataway. Additional information on the Association's website. Our WEBSITE mentioned above just says "Towne & Country, Property Management at its Finest", so don't bother going there. The other link above, www.societyhillpiscataway.com, goes nowhere because we are too stupid to re-point it to the new domain. <https://societyhillatpiscataway.frontsteps.com/> is the correct URL, but we keep that a secret, because it's an embarrassment and the only thing you can really do on it is send us money. If you happen to have a password, you can login to find some information on the hill, but not the lab reports which we are hiding because we don't want anyone to know how uncontaminated the soil is, and how much we are ripping everyone off.

Thank you,

The current and soon to be former Board of Trustees for Society Hill Piscataway