

# Westgate Square *Today*

WESTGATE SQUARE COMMUNITY NEWSLETTER

**Phone Numbers & Addresses to Note:**

Maintenance fees of \$290 effective January 1, 2013 are due by the 1st of the month. Send payment coupon with your payment to: Westgate Square Condo. Association, c/o EPM, PO Box 64148, Phoenix, AZ 85082-4148.

**LOST YOUR PAYMENT COUPON BOOK?**

Call EPM to obtain a new one. Anyone wanting to be on an automatic withdrawal method of payment can call our on-site office at 908-757-7015 to obtain the proper application.

**On-Site Management Office Hours:** The office is staffed Monday-Friday from 8:30/9AM to 4/4:30PM. If you need to meet with a manager in person, please come when the office is open to homeowners, Monday-Friday between 1-2PM.

On site Phone Number: 908-757-7015

Fax Number: 908-757-8832 • Email Address: Westgate1@optonline.net

**EMERGENCY NUMBERS:**

- Fire.....911
- Rescue Squad.....911
- Police .....911
- Poison Control..... 1-800-962-1253
- NJ Child Abuse ..... 1-800-792-8610
- JFK Medical Center..... 732-321-7000
- Muhlenberg Reg. Medical Ctr.....908-668-2000
- CVS ..... 908-753-0624
- Rite-Aid.....908-769-8314
- PSE&G.....732-764-3056
- Amer. Water Co. ....800-272-1325
- Eliz. Ga.....800-492-4009
- Cablevision ..... 732-548-2400
- Grand Sanitation..... 908-222-1566

**Executive Property Management (EPM)**

4-08 Towne Center Drive, North Brunswick, NJ 08902, 732-821-3224

**Editor & Newsletter Committee:**

Gail McDermid, Senior Community Manager  
Executive Property Management

**Address for Condo. Association & Board of Directors:**

1 Westgate Drive, Edison, NJ 08820 • www.westgatesquare.com

**EPM On-site Personnel:**

Gail McDermid: Monday, Wednesday, Friday

*Senior Community Manager*

Kathy Lucy: Tuesday and Thursday

*District Property Manager*

**Westgate Square Condominium Association**

**2013 Board Meeting Dates:**

*Open Board Meetings are on the second Monday of the month at 8:00PM at the Westgate Square Clubhouse*

January 14

February 11

March 11

April 8

May 13 – Annual Election Meeting

June 10

July 15 – 3rd Monday

August – No Meeting

September 9

October 14

November 11

December – Executive Meeting only, no open meeting

## WESTGATE BOARD OF DIRECTORS CORNER PLAYGROUND SURVEY

We are considering removing and replacing the existing playground equipment at Westgate. A few vendor proposals were reviewed, and two proposals appear especially suitable (one is for children of ages 2-5 years and the other is for ages 2-7 years). Both proposals suggest replacing the current swings with similar new swings (2 infant and 2 belt swings) and to install completely new “Jungle-Gym” equipment. The area of the playground, however, will remain the same.

The cost for the entire project, i.e. to remove the existing playground equipment, to install the new equipment and new ground cover, will be between \$30,500 - \$35,600. There will be no special assessment to the homeowners. Westgate’s Long Term Reserve Account will instead be used to finance this project.

We would like to gather the community’s interest in this proposal. Hence, please respond to the below question, by **January 4, 2013, if you have not already cast your vote with Management.**

Proposal: A new playground at a cost of approximately \$30,500 - \$35,6000 (with NO special assessments to the Westgate Resident):

You Vote:  Yes  No  No Opinion

Your Address: \_\_\_\_\_

Your Name: \_\_\_\_\_

Other Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You can also respond to this survey on our website. Go to Westgatesquare.net, click on Member Area, Survey. Complete survey and submit.

If you have already responded to the survey by emailing us or the website, there is no need for you to complete this form. If you haven’t responded, please complete this form and either email to westgate1@optonline.net, drop off in office mail slot located on the on-site office door, or mail to Westgate Square, 1 Westgate Drive, Edison, NJ 08820.

*Thank you in advance for your comments.*

**PHONE NUMBERS AND EMAILS:** It is important that we have all information regarding your current phone number(s) and email(s) on file in our office. If your phone and/or cell numbers have changed, please advise us at [Westgate1@optonline.net](mailto:Westgate1@optonline.net). In addition, if you have not given us your email or your email has changed, please advise us. We advise our residents of important updates in our community by written letters, mail and emails. *Thank you.*

# PRESIDENT'S CORNER

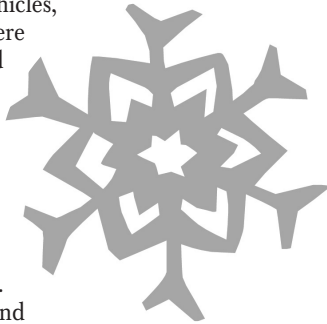
By Angela Pizzi

Well, we weathered Superstorm Sandy with minimum damage to our community. We were one of the lucky ones! Westgate lost a large number of trees; many of them were the beautiful Bradford Pear trees that lined Westgate Drive. Some trees will be replaced and others will not. We also lost a lot of pine trees which were close to the homes. Pine trees have a shallow root system and strong winds lifted them right out of the ground. The entrance area to the right of the guard house is bare and we are looking into replacing some trees in this area next year.

KPI-2, Inc., the Association's roofing company, was on site the day after the storm inspecting all the roofs and replacing shingles that have blown off the roofs. They will come back to replace some of the vents that were blown off the siding/roofline, as the vents have not come in yet and are on backorder with the manufacturer. Tree Tech, the Association's tree contractor, was instrumental in emergency tree clean-up the day after the storm. They cleared the exit road to make it passable for all vehicles, removed trees from the roofs where there was an emergency situation and cleared many of the sidewalks of fallen trees. They returned to the site for the next several days to remove the remaining fallen trees and debris from our community. Our on-site maintenance person, Pablo, also did a terrific job assisting the Management Team on all emergency work that was needed. All in all, our contractors promptly and efficiently took care of Westgate's needs during and after this storm to make our community safe and sound. I also would like to send a special thank you to Gail McDermid for being on call throughout the entire storm and days to follow scheduling our contractors, talking to homeowners, keeping in touch with our Board and getting Westgate back together so quickly. Also, thank you Kathy Lucy for all your help on Tuesdays and Thursdays and keeping things moving along smoothly. Last but not least, thank you to our homeowners for your understanding and patience during this difficult time.

I would like to take this opportunity to thank our entire Board of Directors for doing a great job this year at Westgate. Also, special thanks to Richard Leist, our Treasurer for all his diligence in crunching those numbers and Amit Rahalkar, our Vice President, our Website Guru... who keeps us moving with technology!

I want to wish each one of you a very happy holiday season and happy and healthy new year!



*Drive with care...*



*Keep our streets safe.*

# WESTGATE BOARD OF DIRECTORS

We are writing to provide you with updates related to activities post the recent superstorm of October 29th and October 30th. While the superstorm hit us hard, the rains didn't materialize to the severity forecasted which thankfully spared many of our resident's from having flooded basements (especially after the power was lost). Management and your Board worked diligently to arrange for all the roofs to be inspected the day after the storm. All of the blown off shingles were replaced promptly as well as the emergency trees were taken care of. The stumps from the trees that have been removed will be grinded shortly.

We strived to put Westgate" back together" in the fastest possible manner and we highly appreciate the patience and cooperation shown by you all during this difficult time.

A couple of aspects were brought to the Board's attention in the aftermath of the storm.

## 1. Natural Gas Run Generators:

Many residents used portable generators when the power went down in the community. These generators are typically purchased from Home Depot, Lowes and other plumbing and electrical appliance companies and the cost to the homeowner is anywhere from \$300-\$3000 depending on factors such as the manufacturer and the wattage. The generators usually run on gasoline and have to be vented at least 10 feet from the structure to avoid any carbon monoxide problems as well as other safety reasons. These generators are never to be hooked up or plugged into your circuit breaker box, this is against the fire code. The Board is in the process of checking with the local and state officials with respect to the natural gas generators and the procedure or guidelines that are associated with this installation. We understand the costs can be as high as \$10,000 - \$12,000 to purchase the natural gas generators and have the proper licensed contractors install them and also obtain the necessary permits. More information on this will be sent out as soon as we complete our research.

## 2. Solar Lighting:

When the utility grid went down, the interest in solar power went up. The Board did some research on the solar option as well. The research suggests that majority of solar powered homes are tightly coupled to electricity grid. Such a coupling is established to facilitate feeding of the excess electricity back to the grid. However, the disadvantage is that when the grid goes down, so does the solar power generator. This is done for safety reasons, to prevent accidental electrocution of utility workers who might be working on power restoration. The solar panels can be installed with backup batteries. However, the costs appear to be considerable. Also, installation of solar panels in our community opens up tricky legal aspects. The exterior is owned by the Association, however, the electricity generated off it would be consumed by individual homeowners. Laws are not yet clearly established that would govern such a sharing and help resolve conflicts. Until that happens, solar option does not appear to be that feasible as an option.

We are happy that we all seemed to have weathered this tragic superstorm, when many others in our State were not so lucky. Any help you can give to the less fortunate by donating to the Red Cross or other charities and/or donating your time to help would be most appreciated by everyone.

*We wish you all a happy and healthy holiday season.*

## TREASURER'S CORNER

By Richard Leist

**Y**our Board is delighted to inform you that maintenance charges will be reduced to \$290 per month. This favorable change is the result of relentless expense control over many years.

2012 is highly likely to be the 7th time in the last 9 years that Operating expenses will be managed under budget. Excluding snow removal costs, which are highly variable, 2012, is highly likely to be the 8th time in the last 9 years that Operating expenses will be managed under budget. From 2004 to 2012, Operating expenses have declined by an average of 0.2% per year! 2013 budgeted Operating expenses are lower than in 2012, 2011, 2010, 2009 and 2008. 2013 marks the fourth consecutive year that the Operating expense budget has been set lower than the prior year. Read this paragraph again.

Given such tight control over Operating expenses, Westgaters may wonder why maintenance charges had increased from \$235 in 2005 to \$295 in 2011, then held steady in 2012 and declined in 2013.

The answer is simple. In 2005, Westgate was about 20 years old and about to enter an intensive 7 year period of unavoidable capital replacements. From 2006 through 2012 \$4.6 million was spent on items such as paving, roofs, balconies, chimney caps, decks and sidewalks. At the beginning of 2006 there were only \$1.3 million of funds available in the Long Term Reserve. The \$3.3 million difference had to be raised through maintenance fees and a three-year special assessment.

The good news is that we're done; 2012 was the last year of major expenditures. In 2013 capital expenditures will drop dramatically and we'll enter the reserve rebuilding period for the next capital replacement cycle that begins in earnest in 2020.

With respect to Deferred Maintenance expenses (painting, wood replacement, dryer cleaning), as communicated in prior newsletters, our Engineer has informed us that much of the wood siding is failing and is no longer able to hold paint. The Board evaluated several options and decided to more aggressively replace wood during this 5-year painting cycle. We anticipate that this will cost between \$25,000 and \$50,000 per year for the next 5 years. This cost has been factored into the budget at the lower \$25,000 level. If this proves to be inadequate, it is another item that may require an assessment or a larger maintenance increase next year.

Every line item in the budget was reviewed and evaluated based on its own merits and future expenditures. Certain items, such as utilities, increase annually and are set by various external parties, but we still manage utilization aggressively. Other items are set through contract negotiation such as insurance, garbage removal, snow removal, pool maintenance and property management. This year, we hired a maintenance company in lieu of two part time employees. We expect that, over time, this approach will save money as the individual working at Westgate has a broader range of skills avoiding the need to use outside vendors for minor jobs. We also no longer need our truck.

### The 2013 Open Meeting Dates are as follows:

January 14, February 11, March 11, April 8, May 13 (Annual Election Meeting), June 10, July 15 (third Monday), no meeting in August, September 9, October 14, November 11 and December (Executive Meeting only No Open Meeting).

*We wish you all a very happy and healthy New Year!*

## FURNACE REPLACEMENTS

PLEASE BE AWARE, IF YOU ARE REPLACING YOUR FURNACE THERE MAY BE A REBATE PROGRAM THROUGH ELIZABETHTOWN GAS. WE SUGGEST YOU CONTACT THEM FIRST PRIOR TO REPLACING YOUR FURNACE TO FIND OUT WHAT KIND OF REBATES ARE OFFERED.

## LANDSCAPING

Management is getting calls from our landscaping contractor who reported that many of the homeowners are asking the workers to remove shrubs or to prune them in a fashion to their liking. PLEASE DO NOT DO THIS!

All requests for landscaping should be put in writing. Send a note to our office at 1 Westgate Drive, Edison, NJ 08820 and Management will direct the landscaper how to proceed with the Board's approval. Thank you for your anticipated cooperation.

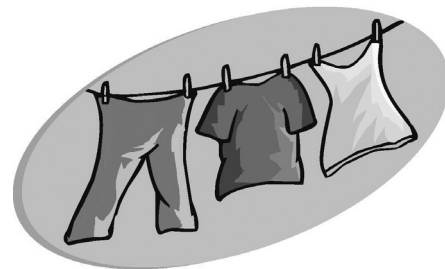
## GARBAGE REMINDER!

Pick Up Days Tuesdays and Fridays,  
all garbage must be IN garbage  
cans – no bags left out unless in cans.



## RECYCLING DAYS:

First and Third Wednesday  
of each month



## IMPORTANT

Under no circumstances are clothes, rugs, blankets, drying racks, etc., permitted to be hung on the outside area of the patio or over railing of the deck.

Violators will be fined!



## TIPS FOR SAVING WATER

Water conservation is an important issue for the association – and not just because we want to be environmentally responsible. Here's how you can help:



### Kitchen Aid

Large appliances—washing machines and dishwashers—consume the most water, so they are important places to start any water-conservation efforts.

- Set the water level on your washing machine to match the size of your load. Try to avoid doing frequent small loads; whenever possible, run the machine only when you have a full load.
- You don't need to rinse dishes before putting them in the dishwasher! No, really. Hand rinsing dishes under the faucet uses 15-18 gallons of water per load. If your dishwasher has a pre-rinse cycle, try using it instead of hand rinsing. If a dish or two isn't completely clean after the dishwasher cycle, finish the job by hand.
- Like the washing machine, only run the dishwasher when it's full. If you have only a few dishes, wash them by hand in a sink or basin—not under a running faucet. Use a second basin or dishpan for rinsing, or spray rinse all the soapy dishes at once.

### Splish-Splash—Conserving in the Bath

After these major appliances, the bathroom offers the next biggest opportunity to save water.

- Make sure your toilets are all working efficiently. According to the American Water Works Association, the average American home loses 14 percent of all water used to leaks. (And, remember, the toilet is not a waste basket.)
- Keep your showers as brief as possible or turn the water off while shaving or scrubbing in the stall. Consider installing water-saver showerheads and faucets.
- When taking a bath, close the drain while the water warms up then adjust the temperature. Monitor the tub as it fills, and turn the water off at the half-way mark.

### Running Hot and Cold

- There's nothing as refreshing as a cold drink of water, but don't let the faucet run to get it. Chill a container of water in the refrigerator instead.
- Avoid running hot tap water over frozen food to defrost it; put it in the refrigerator the night before.
- Rethink any tasks you usually perform under running water—like washing vegetables or brushing your teeth. (A gallon of water a minute flows through a tap that's only half open.) Use a dishpan or bowl of water instead of letting the tap run. Then pour the water from the bowl on your house plants.

### “Used” Water

Before pouring that half-filled glass of water down the sink, ask yourself where it could be put to good use? How about pouring it in the dog's bowl? And the condensate from the dehumidifier is suitable for watering plants. Other sources of “used” water are suitable for reuse—it just takes a little imagination and a change in routine.

Water conservation begins with each of us. If each resident makes a few simple adjustments in household routine, the association can conserve thousands of gallons of water and save thousands of dollars each year.

## WHAT'S SO GREAT ABOUT COMMUNITY ASSOCIATIONS?

Community associations offer one of the best opportunities for Americans to own their own homes. They are for the 21st century what land grants were in the 19th century, and what the New Deal and GI Bill were in the 20th. Why?

### Collective Management Protects Value

Americans have accepted, for the most part, the collective management structure of community association living. Covenants and rules are no longer a new concept to most of us: renters are used to lease agreements with restrictions; single-family, detached-home owners are used to zoning ordinances and building codes. The difference is that in traditional, single-family housing, restrictions are administered by public bodies rather than by private boards.

Most Americans have accepted private governance because they understand that collective management and architectural controls protect and enhance the value of their homes.

### Privatizing Public Service Allows Growth

Wherever a new community is built, local infrastructures are stretched. School populations, snow removal, storm water management, road maintenance, utilities, traffic, everything increases leaving the local jurisdiction unable to support new community development. Yet housing is sorely needed. Therefore, local jurisdictions often require community associations to assume many responsibilities that traditionally belonged to local and state government.

This privatization of public services has allowed local jurisdictions to continue developing needed housing without increasing local taxes. Instead, the developer must build the infrastructure and create an association to maintain it after it's developed.

### Community Associations Make Owning a Home Affordable

Almost from their inception in the 1960s, condominiums have provided housing for low-to-moderate income Americans. In fact, in some areas, builders are required to include a certain percentage of affordable homes in new developments.

Also, converting rental apartments and commercial buildings into condominiums not only revitalizes many decaying neighborhoods, it's also made ownership more affordable for those wanting to live in urban centers.

Community associations have made home ownership possible for millions of Americans partly because 21st century families tend to be smaller, the number of single-parent homes has increased, and more retirees are staying in their homes after retirement.

### Community Associations Minimize Social Costs

Community associations also minimize social costs. Because they have mandatory covenants that require certain obligations from homeowners and the association, associations ensure that all who benefit pay their share and everyone is equally responsible. Community associations have sufficient enforcement authority that local government is seldom, if ever, needed to resolve assessment disputes. Many associations use alternative dispute resolution because it's a faster and cheaper way to solve problems than legal action.

### Community Associations Make the Market Efficient

Many community associations—especially condominiums—have greatly reduced urban sprawl. Because of their collective management and protective covenants, they are precisely what the Housing Act of 1949 intended when it called for “decent home(s) and suitable living environments.” Community associations, as alternatives to traditional single-family homes, are shining examples of free-market efficiency.

The factors that make community associations great places to live are easily ignored or misunderstood. Critics prefer to look at a few sensational issues instead of the whole picture. But for many community associations are affordable, enjoyable, efficient places to live.

# WINTER MAINTENANCE & SNOW REMOVAL UPDATE

Executive Property Management

**A**s we approach the winter season, we would like to take a moment to briefly explain the snow clearing service, preventative maintenance/safety measures and cooperation needed from you during this season to make the up-coming winter as “trouble free” as possible.

## A. SNOW CLEARING SERVICE

The service provides for clearance of roads, parking stalls and side-walks in that sequence. Except under extreme conditions, the roads will be reasonably cleared by 6:30 a.m. to allow for people to go to work.

A common problem we are always faced with, is the fact that cars are not moved from roadways and parking stalls at the time the contractor is performing the snow clearance. This not only hinders and limits the contractor from performing an effective cleanup, but also exposes the vehicles to potential damage. We urge you to anticipate snowfalls by taking the following precautionary measures:

- **Keep cars parked off the main roadways, park in parking stalls. Use your garage to park your car in.**
- **Park cars facing front forward to ensure easy getaway.**
- **Move cars from parking stalls as soon as roadways have been cleared, to an area which least obstructs the snow contractor’s performance.**
- **Do not go out in the severe winter weather unless you absolutely have to. Wait until the clearing has been done in your area. Take some responsibility for your own safety by being cautious during the winter weather.**

Any cars that are not moved at the time the contractor is clearing an area, will not be cleared after the fact by the contractor. If there are areas which may have been overlooked by the contractor, we would appreciate your immediately calling Executive Property Management’s main office number at (732) 821-3224 to report this information if after regular business hours. Please remember that the contractor starts at one end of the community and ends at the other. Someone has to be first and someone has to be last. The contractor will alternate the starting position. Please do not direct the contractor; they cannot leave an area to assist someone else in the complex. They will get to you.

## B. PREVENTATIVE MAINTENANCE/SAFETY MEASURES

1. All outside spigots must be winterized by shutting off the inside valve and draining all the remaining water from the outside in order to prevent freezing during the winter. The outside valves should then be left open during the winter. You may want to have the line blown out with air pressure.

Homeowners are responsible for any damage caused by their own individual plumbing. Even though the faucet is located outside, it is still the homeowner’s responsibility.

2. Heating systems should be checked by a qualified serviceman. Replace heating filters and check the condition of your hot water heaters. If rusted, it could leak and cause a lot of damage.
3. Have your fireplace and chimneys checked by a qualified chimney sweeper.
4. Check the charge of fire extinguishers and the operation of smoke detectors. Remember to replace the batteries at least twice a year.
5. Review family fire prevention and escape plans.
6. Remember to leave your heat on, if you plan to go away for any length of time, to prevent frozen pipes and water damage. The heat should be left at 60 degrees. *See also “Preparing Homes for Winter”.*

7. Always turn off the water supplies to your washing machine when not being used. Check your washing machine hoses for signs of wear.
8. You should have a carbon monoxide detector installed on each floor of your home.

## C. SHOWERS AND BATH TUBS

Homeowners may notice leaks evident in their first floor ceilings which could be coming from their shower stalls and bath tubs. As water can travel down or across a beam, the leak does not always show up directly under your bathroom areas. Standard maintenance for all homeowners (whether you live in a single family home or condo) requires annual caulking and re-grouting of bath tubs and tile walls and/or floors in your bathroom areas. This is a simple maintenance procedure and very inexpensive as the materials needed can be purchased at any local home improvement store.

It is suggested, all homeowners re-caulk their bath tubs where the tile wall meets the top of the tub once per year. This prevents water from getting between the tub and tile and seeping through the wall board.

Loose or deteriorating grout is another opportunity for water to soak through the wall board. When the shower is running for 10-20 minutes and beating against an open area in the grout, leaks are inevitable. The toilet seal should also be checked annually.

## D. SAFETY TIPS FOR FIREPLACE USE

Local fire departments encourage the following common sense guidelines:

1. Before you light your fireplace for the first time, particularly in a house that is new to you, be sure your chimney is operational. If you’re not sure, have it inspected by a professional.
2. Always open the damper before starting a fire and leave it open while the fire is burning or embers are still hot.
3. Pre-heat your chimney by holding two or three lit pages of rolled up newspaper in the damper region for 10 to 15 seconds.
4. Never try to build a large fire in a fireplace that is new to you. Start with one or two small logs and add more logs if desired once the fire is burning adequately.
5. Burn only hardwood - fruit trees (cherry, apple, etc.) hickory oak or maple. All wood should be seasoned for one year. Do not burn soft woods as they are loaded with tars and resins that can cause a chimney fire. Use commercial fireplace logs sparingly. It is a good rule of thumb not to burn pine, fir, treated wood or trash.
6. Always use a metal grate to support the fire and allow ashes to build up one or two inches below. Ashes will create a bed of hot embers that will reflect back on the wood.
7. Never throw Christmas wreaths, fancy wrapping paper or pizza boxes into the fire. The impact can create a surge of fire that will leap out or up and cause a chimney fire.
8. When burning a fire, try to keep the wood close to the rear wall but not against it. An air space should be left on all sides of wood.
9. Never skimp on kindling when building a fire. You need a small amount of paper to set off the kindling, but you need a large amount of kindling to achieve a good fire.
10. Always keep the fireplace screen closed while a fire is burning.
11. When stacking wood for fireplace use, it should always be stacked to provide air circulation. Place in a hoop or on a pallet and stack the wood away from the building.

(CONTINUES ON PAGE 6.)

Happy Holidays

from  
Westgate Square Today



## Winter Maintenance...

from page 4.

- The damper must be closed when the fire is out and embers are cold. This will prevent heat loss from the home.
- A fireplace receiving regular use should be inspected and cleaned annually.

### E. PREPARING HOMES FOR WINTER

- ✓ Be sure to shut off and drain all outside spigots. See also "Preventive Maintenance/Safety Measures".
- ✓ If your home is left unoccupied with the water on, please maintain adequate heat to prevent pipes from freezing. This is especially true if you are on vacation, while back in New Jersey the temperature hovers around zero. It is helpful to leave doors between rooms open, as well as doors to cabinets and closets that house pipes, so the interior air can circulate freely. It is also suggested that a faucet be left open to drip slowly - this will prevent your pipes from freezing.
- ✓ If vacating your home for the season, it is recommended that it be winterized to protect plumbing from freezing. This involves shutting off your home's main water valve, draining the pipes and water heater (turn off the gas to the heater, too) and the toilets and dishwasher as well as leaving faucets open, and pouring some anti-freeze into waste traps and toilet bowls. A plumber can perform this service for you.
- ✓ Whether winterized or not, homes must keep a low setting of heat on 60 degrees since the water main for a building can pass through each unit in that building. Either set your heat to a reasonable temperature, while you are away or winterize your home. Burst pipes caused by lack of heat are not the responsibility of the association. It is each homeowner's responsibility to maintain their heat to prevent such occurrences.

### F. GOING ON A TRIP? – SNOWBIRDS

If you are planning to be away from your home for longer than a couple of days, we recommend that you arrange for someone to have a key to your home so that it can be checked regularly - once a week is a good idea. That way any problems that develop - water leaks, burst pipes, heating system malfunction, pilot light out, etc. - will be discovered as quickly as possible and the damage will be minimized.

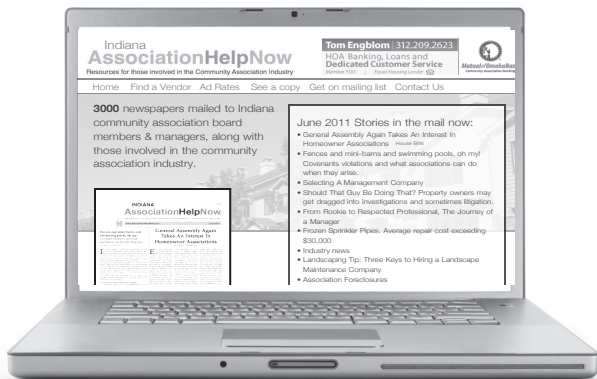
Do not turn your heat off! Even if you don't expect to be away during the coldest part of the winter, unexpected cold spells do occur. Leaving your heat on, with the thermostat turned to a low setting of 60 degrees, will help avoid frozen pipes and the resultant water damage.

If you are going to be away for the winter, we recommend having the plumbing winterized. The management company can give you some suggestions for contractors who can perform this.

### G. IN CASE OF A PIPE BREAK OR FLOODING

- Know where your home's shut-off valve is located. (Most homes can turn off all their water with a valve located under the kitchen sink).
- Contact neighbors who might be the source of the leak or those who might be affected by the leak. Call management.
- If the problem stems from your plumbing, call a plumber.
- Remove contents from the area of flooding.
- Mop up (or wet vac) water on the floor.
- If there is water in the ceiling, pierce a nail hole through the sheetrock to allow the water to escape into a bucket placed below. (To prevent splashing, tack a piece of string next to the hole long enough to reach the bucket; if done properly, the water should "ride" down the string).

[www.AssociationHelpNow.com](http://www.AssociationHelpNow.com)

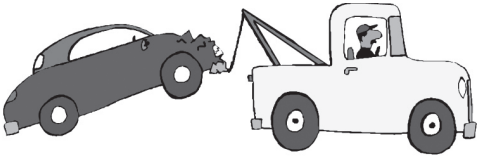


**A great website for  
those living in Community  
Associations!**

**Check it out today!**

# Pam Chiola





## TOWING REMINDERS

Parking is permitted only on the outer circle side of Westgate Drive. This includes the right hand side of Westgate Drive as one turns into the Community from Linda Lane.

Parking is not permitted on the inner circle side of Westgate Drive. This is the side with the clubhouse and pool or the left hand side of Westgate Drive as one turns into community from Linda Lane except in the designated parking spaces by the entrance.

No vehicle is allowed to park within one car length of any courtyard entrance on Westgate Drive (signs have been installed).

Parking is permitted on the inner circle of Westgate Drive on the following holidays to provide flexibility for residents entertaining guests:

Passover, Easter, Memorial Day Weekend (Saturday, Sunday and Monday), July 4th, Labor Day Weekend (Saturday, Sunday and Monday), Rosh Hanshanah, Thanksgiving Day, Yom Kippur, DiWali, Christmas Eve Day, Christmas Day, New Year's Eve Day and New Year's Day.

**Violators will be subject to towing by Car Guys Towing, 732-662-4540.**

The Association can also tow delinquent owners' vehicles from designated parking space, or anywhere in the common parking areas of Westgate. Adequate notice will be sent prior to towing.

*Thank you for keeping Westgate safe by abiding by the above parking rules.*



## WASHING MACHINE HOSES

Our units are over 20 years old and original washing machine hoses are still in use. We suggest that this hose be replaced since some have failed and caused flooding. It is also a good idea to keep the water to the washing machine shut off until needed. Hoses are available at the hardware store.

## SATELLITE DISH ON THE EXTERIOR

You must obtain, from the onsite management office, specifications for the installation of the satellite dish.

You will need to complete a satellite dish form and receive written approval PRIOR TO installing the dish on the exterior of your unit.



## Yoga Classes

Westgate 1 Clubhouse

Tuesday and Thursday Morning  
6 to 7 a.m.

Monday and Thursday Night  
7:30 to 8:30 p.m.

Taught by renowned teacher Smt. Subhadra Mattai, a certified yoga teacher and practitioner, with traditional yoga skills and learning.

Our classes include meditation, relaxation, breathing and are not physically demanding.

Cost: \$50 a month

Open to Westgate 1 residents only  
Questions? E-mail: [yoga.westgate1@gmail.com](mailto:yoga.westgate1@gmail.com)







Family owned  
since 1931



# Repair, Rebuild, Refurbish! We aren't just lumber!

*Supplying all your needs during the aftermath of Sandy!*



**Generators**



**Tools**



**Paints & Stain**



**Kitchens**



**Windows**



**Doors**

We always have  
**FREE Delivery!**

**1177 Inman Avenue  
Edison, NJ  
888-757-6600**

EDISON STORE HOURS:  
Monday-Friday 7:30am to 5pm  
Saturday: 7:30am to 1pm

Visit us at our other locations...

222 Throckmorton Street, Freehold, NJ • 888-863-9600  
893 Highway 37 West, Toms River, NJ • 888-473-0303  
15 Sycamore Avenue, Little Silver, NJ • 800-570-7227



*Andersen® - The most trusted name in windows and doors*

**Sheetrock • Heaters • Propane • Buckets  
Mold Remediation & Cleaning Supplies  
Shovels Batteries • Flashlights  
Tarps • Hardware & more!**

[www.buildersgeneral.com](http://www.buildersgeneral.com)



## AMERICAN FLAGS



We appreciate seeing the American flags flying around the community, however, some are in need of replacement. To discard these flags, feel free to drop them off at the clubhouse and we will arrange for the proper disposal.

## CRIME PREVENTION TIP

Going on vacation? Arrange for the newspaper, mail and other deliveries to stop, lock all doors and windows, place some lights (and maybe a radio) on timers to provide that "lived in look."



## EXIT ROAD

If anyone observes vehicles driving in through our exit road, please contact the Edison Police Department at 732-287-0700 with year, make, color and license plate number. **THIS IS EXTREMELY DANGEROUS!**

**COLD DAYS ARE COMING!**  
**Make Iarrapino Your First Choice For Home Comfort**  
**Save Up To 60% On Your Home Heating Bills This Winter!**

**REBATES** Get Up To **\$2,575**

- \$300 E-Town Rebates
- Up to \$400 Warm Advantage Rebates
- Up to \$500 Cool Advantage Rebates
- Up to \$1375 in Lennox Rebates

**IARRAPINO 732-906-9111**  
 Heating & Cooling NJ License #13VH05669200  
[www.iarrapinoheatingandcooling.com](http://www.iarrapinoheatingandcooling.com) **Commercial & Residential Air Conditioning/Heating Sales • Service • Installation**

- Family Owned & Operated
- Competitive Pricing
- Over 20 Years of Experience in the Heating & Cooling Industry



**LENNOX HOME COMFORT SYSTEMS**



**\$250 Off Any Oil To Gas Conversion**

**IARRAPINO Heating & Cooling**  
With coupon only. Limit 1. Not valid with any other offer or discount. Expires 11/15/12. crt0926

**AUTHORIZED GENERAC DEALER**

## MODIFICATIONS

The Association must be notified in writing, prior to modifying the exterior of the unit. This would include storm door, gate, window replacement, attic, etc. Written approval is needed prior to modifications. Failure to comply could result in fines and removal of unauthorized alterations.

## BEDROOMS IN THE BASEMENT

Please be advised that the Edison Township as well as the Fire Safety Department advises us that bedrooms in the basement are a severe safety hazard.

Should there be a fire in the basement, anyone sleeping in the basement may not be able to exit the basement through the small windows.

The basement is not made for sleeping quarters and/or a bedroom. This is a rule meant for your safety. **PLEASE FOLLOW IT!**

**TO ADVERTISE**  
 CALL 609-655-2000  
 or Email:  
[info@brainerdcommunications.com](mailto:info@brainerdcommunications.com)



# WESTGATE SQUARE RULES AND REGULATIONS REMINDERS

1. **DRYER VENTS:** It is imperative that you clean the lint from your dryer each time you use your dryer. In addition, on an annual basis, you should check and clean any lint or debris that may be clogged in the hose connecting the dryer to the outside dryer vent. These measures may prevent fires from occurring.
2. **Washing machine hoses:** Our units are over 20 years old and original washing machine hoses are still in use. We suggest that this hose be replaced since some have failed and caused flooding. It is also a good idea to keep the water to the washing machine shut off until needed. Hoses are available at the hardware store.
3. **Trash cans/garbage:** As a reminder, please put out your garbage the night before pickup or morning of pickup. Due to crows and birds that have been tearing the plastic bags in courtyards we require that everyone purchase and use trash cans with lids. These will help keep your courts clean and neat. Your cooperation is appreciated.
4. **Recycling:** Edison Township picks up recycling every other Wednesday. Newspapers are to be bundled and tied. Computer and other paper is to be placed in one container and glass, plastic, and aluminium in a separate container. Cardboard must be separated from regular garbage, placed on side of cans or bags, NOT IN THEM.
5. **Signs:** Real Estate or any other type of signs are not permitted in units, vehicles or anywhere in the Westgate Square Community.
6. **Towing:** Towing of illegally parked vehicles is in full force. It is the responsibility of all residents to notify guests and visitors of the Westgate Parking regulations (posted at the entrance to the complex): No parking in courtyard entrances or anywhere else in courtyard other than designated parking areas. Vehicles parked on Westgate Drive must be parked no closer than one car length from an entrance to a courtyard or intersection. **VIOLATORS WILL BE TOWED AT OWNERS' EXPENSE! PLEASE DO NOT PARK IN OTHER RESIDENTS' PARKING SPACE WITHOUT THEIR PERMISSION.**
7. **Firewood:** As a reminder, please store firewood in a metal rack on the cement patio, not on the decks.
8. **Attic Storage:** Storage is not permitted in the attic areas as per the Edison Township Building Department. Please be sure no items are up there. The truss system in the roofs may not be able to support the storage and can weaken causing roof problems.
9. **Additional Lights**
  - A. *Garage Doors:* Light fixtures must be installed 8 feet from the ground level centered over the garage and may be ordered at Home Depot. The Imperial Lighting Style #37006BW (black color) maximum wattage is 60W.
  - B. *Chimney Corners:* Only one light is to be installed by chimney corner, so check with your neighbor if you wish to put one up. Light fixtures must be installed in the corner of both chimney walls, 8.5 feet from ground level and 1.5 feet from the corner of the units. Model #SL 5511-B Bronze: Regent/Copact 150 watt Motion Sensing Halogen.
  - C. *Front Door:* Do not remove existing light: Light fixture must be installed 2 feet from the door (right or left, depending on which way your door opens) and 8 feet from the ground level, installed under the eave of the overhang. Fixtures can be purchased at the on-site office.
10. **Storm Doors:** Anyone wishing to install a storm door must ensure that the door complies with approved specifications: hardware can be black, antique brass/brass, kickplate no more than 8" also may be brass/antique brass or brown. Association to be notified, in writing, prior to installation to ensure compliance and to prevent potential problems after installation.
11. **Remote Control Garage Door Openers:** Can be purchased at Walgreen (Everlast Garage Opener, One For All). Also check Home Depot and Door Companies.
12. **Amendments to Rules and Regulations (effective February, 1998):** *Flower pots:* Pots must be square with the color in harmony with the siding and cannot be attached to any railings. No artificial flowers or plants permitted. *Garage Sales:* No garage sales are permitted. *Wind Chimes:* Wind chimes are permitted, unless it disturbs your neighbor. If a complaint is received, it must be removed.
13. **Water Heaters and Toilets:** As a reminder, our homes are over 20 years old and it may be time to have your water heater replaced. You can replace the water heaters yourself or contact a plumber. In addition, your toilets should be checked to make sure they are not leaking. As your homes get older, it is important to have a maintenance program in place for all plumbing, heating and electrical systems.
14. **Fireplace Check Ups:** It is imperative that your fireplaces be checked yearly by a chimney company to prevent problems with your fireplaces and chimney.



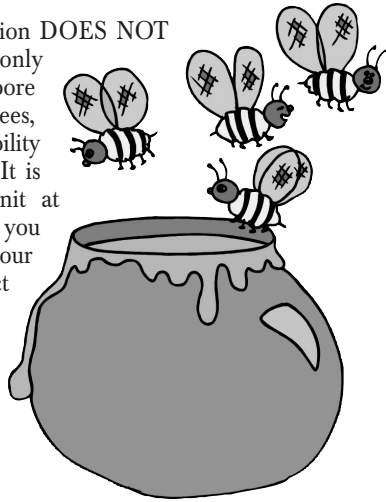
Help keep our  
community clean.

*Put litter in its place!*

## BEEES

As a reminder, the Association DOES NOT SPRAY FOR BEEES. We only treat for carpenter bees which bore holes in the siding. Bumble bees, wasps, etc. are the responsibility of the home owner to treat. It is suggested you spray your unit at sundown on a daily basis. If you are finding it difficult to spray your home, we suggest you contact a pest control company and arrange for a monthly service.

You need to be proactive so you won't have problems with bees.



## CANDLES

Please be careful with lit candles. Believe it or not, candles are the number one cause for fires in the home. They have some new wonderful smelling flameless candles out now that run on batteries. You can get them in any Home Goods, Marshalls, Home Depot, or Lowes. Try them out. They are fabulous.

## CLUBHOUSE RENTALS

As a reminder, the clubhouse can be rented by "members in good standing" at a cost of \$200 for the rental fee and \$500 security deposit.

In addition, you must provide to the Association a certificate of insurance from your homeowner's insurance company indicating a \$500,000 general liability coverage and you must sign a Clubhouse Use Agreement.

If you are interested in checking the availability of the clubhouse, please contact our on-site management office at 908-757-7015.

## ELECTRICAL PANEL BOXES IN BASEMENT

As you are aware by previous newsletters, it has come to our attention that a Federal Pacific Electric "Stab-Lok" service panel in these condominiums (basement areas) may be a fire hazard. Its circuit breakers may fail to trip in response to an over current or short circuit. Failure of a circuit breaker to trip can result in a fire, property damage or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced. The Board of Directors strongly requests you contact a licensed electrician to inspect your panel box (to be sure it is the Federal Pacific Electric panel) and make arrangements to have this replaced. We understand the cost is anywhere from \$700-\$900 for this replacement by a licensed electrician. If you would like more information please read on the internet at: <http://www.inspect-ny.com/fpe/fpepanel.htm>.

## WATER SHUT OFFS IN BASEMENT AND LAUNDRY ROOM

As a reminder, the PVC shut off valves in your basement should be replaced with copper fitting shut off valves as the PVC is old and can break off causing major flooding in your basements. Call a reliable plumber to have this done. Also – the hose on your washing machine should be replaced, as well. You can obtain new hoses at any Home Depot or Lowes.

## GAS SHUT OFFS

Gas shut offs are located on the meter right outside the unit next to your AC units. There are two flat metal shut offs that need a wrench to turn them off. Both of the shut offs need to be turned off to turn off the gas and also to remove the gas meter (if necessary).

## ATTIC FAN INSTALLATION SPECIFICATIONS

If you would like to install an attic fan, the following are the specifications that were approved by the Board of Directors.

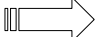
- \* Masterflow Pro 3 – 160 CFM #539-250 – attic fan
- \* Installation by our contractor
- \* Forward your request, IN WRITING, to the Westgate Square Assoc., 1 Westgate Drive, Edison, NJ 08820 and we will forward you the necessary information.
- \* YOU MUST WAIT FOR FINAL WRITTEN APPROVAL FROM THE ASSOCIATION BEFORE PROCEEDING WITH THE INSTALLATION.



# 1-888-236-5557

DOORS + WINDOWS + SIDING + KITCHEN CABINETS

+ FORMICA & GRANITE COUNTERTOPS

BEST PRICES  CALL NOW

FOR FREE ESTIMATE

**YOUR NEIGHBORS ARE ALREADY SATISFIED WITH OUR INSTALLATIONS!**

NJ Lic.# 13VH06464400

FULLY INSURED





**DR. Q'S DIAGNOSIS...**



**Put your home on an Energy Diet... we can help!**

Since 1985, **QUALITY AIR SPECIALISTS** has been helping homeowners just like you **SAVE MONEY**. We have reduced their energy bills, their heating & air conditioning maintenance and provided them with a healthy and more comfortable home for their families.

- ✓ Home Energy Audit
- ✓ Heating and Cooling Systems
- ✓ Insulation Upgrades
- ✓ Full Weatherization Services
- ✓ Huge Rebates (State, Federal, Utilities)
- ✓ Infrared/Blower Door Services
- ✓ 0% Financing/10 Years

qualityairspecialists.com



**Call today for your HOME CHECKUP, start saving money and enjoy more comfort this season.**

**908.754.4448**

Quality Air Specialists, Inc.



ACCREDITED CONTRACTOR

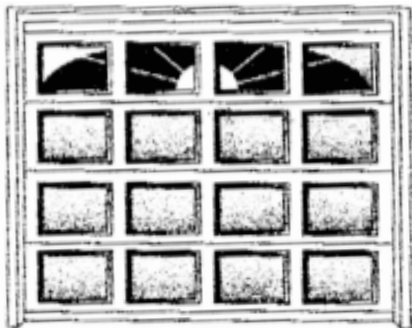


njcleanenergy.com  
New Jersey Board of Public Utilities  
Home Performance with ENERGY STAR®—helping you save up to 30% on your energy costs

© 2011 Quality Air Specialists, Inc

**GARAGE DOORS  
PETRA OVERHEAD  
DOOR, INC.**

*Specializing in Repair & Replacement  
Garage Doors & Openers*



*We will beat any written estimate  
on comparable door*



**EMERGENCY SERVICE  
732-238-4033**



SERVING YOUR COMMUNITY • SENIOR DISCOUNT

**We Remove Dirt & Dust From Your  
Air Ducts. You Can Tell The Difference!**

*We Clean  
Where You Can't*

**\$175**



Our clean system package includes up to 14 vents, one main return & one access panel. Additional vents only \$15 each! Great price for service you can trust.

Proud to be NADCA certified



**DRYER VENTS  
CLEANED**  
GROUP DISCOUNTS AVAILABLE

**Call Today**

Saturday Appointments Available

**800-234-4656**

FULLY INSURED

**CHUTE MASTER™**  
Home Services

MAJOR CREDIT CARDS ACCEPTED



## PET CORNER

Please be advised Edison Township Ordinance Title 34, Section 5, Chapter 34.16 entitled “Pet Waste” is part of the Municipal Code. All pet owners and keepers are required to immediately and properly dispose of their pet’s solid waste deposited on any property, public or private, not owned or possessed by that person.

The Edison Police Department and Department of Health and Human Services of the Township enforce the provisions of the ordinance. Any person(s) who is found to be in violation of the provisions of this ordinance shall be subject to a fine not to exceed two thousand dollars (\$2,000).

IT IS IMPERATIVE THAT EVERYONE COOPERATE WITH THE ABOVE ORDINANCE AND KEEP OUR COMMUNITY CLEAN!



## BARBECUE GRILL REMINDERS

Outside cooking or barbecuing is only permitted on the patio which is outside the kitchen.

Any cooking that causes excessive smoke is not permitted. The barbecue/cooking unit must be kept at the outside end of the patio farthest from the structure.

**Specifications for barbecue/cooking units in Westgate Square are:**  
**MIDDLE UNITS:** Place the barbecue/cooking unit along masonry wall at least 5 feet from from the balcony overhang.

**END UNITS:** If there is wood covering the interior of the wall a barbecue/cooking unit is not allowed by Law. This wood may be removed after application to the Board of Directors and approval from the Board. The barbecue/cooking unit needs to be at least 5 feet from the balcony overhang at the angle where the wall meets the sidewalk.

UNDER NO CIRCUMSTANCES ARE PROPANE TANKS PERMITTED TO BE STORED IN THE GARAGE OR ANYWHERE ON THE INTERIOR OF YOUR UNIT.



## COURTESY OF THE COURTS

1. Players are to conduct themselves with respect for the game and players on the adjoining court. The courts are not a playground.
2. No more than 4 players per court are allowed at any one time
3. Our courts are for Westgate I residents only! A Westgate II resident can only play as a guest of a PARTICIPATING Westgate 1 player. (Unlocking the gate for Westgate II residents or anyone not a Westgate I resident and not playing does a great dis-service to Westgate I residents, limits time of play and is STRICTLY PROHIBITED. Reports of this activity can result in pool and tennis privileges being revoked for said person.
4. Children are permitted to play tennis with a supervising adult. No more than 4 players per court at any one time. (chalk, bikes, skateboards etc are prohibited in the courts). Children not playing tennis should be seated and conduct themselves respectfully of the players on court.
5. Children wishing to play anything other than tennis will kindly play outside the court area.
6. Balls going into an adjoining court will be returned by those players as a courtesy after their point is completed.
7. Smoking is prohibited.
8. There are 3 garbage cans in the tennis courts. Please dispose of all refuse and police your area on completion of play.
9. Only signup for courts if you intend to show up. People respect the signup sheet and it is a disservice to the community to reserve time that others could use.
10. Courts are reserved up until 10 minutes after the hour, and then they are considered open.

Thank you for your kind attention and courtesy. This amenity should be used only for its intended purpose and be kept pristine for all Westgate I residents to enjoy.

*Westgate Square Board of Directors*

# Café Gallo

**Pizzeria & Restaurant**

*Formerly Francesca's,  
under new ownership.*

**B.Y.O.B** *Private Parties Available!*  
*Newly Expanded Dining Room*

WE DELIVER

**908-756-5752**

**908-756-4745**

1153 Inman Ave.  
Edison, NJ 08820  
(Located in North Side Plaza)

*Corporate Accounts Welcome*

[www.cafegallos.com](http://www.cafegallos.com)

**10% OFF**

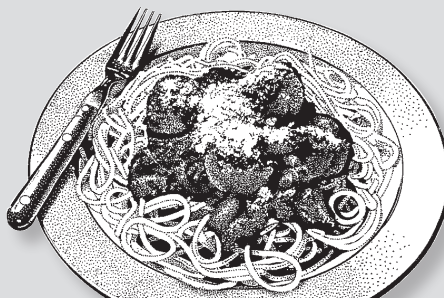
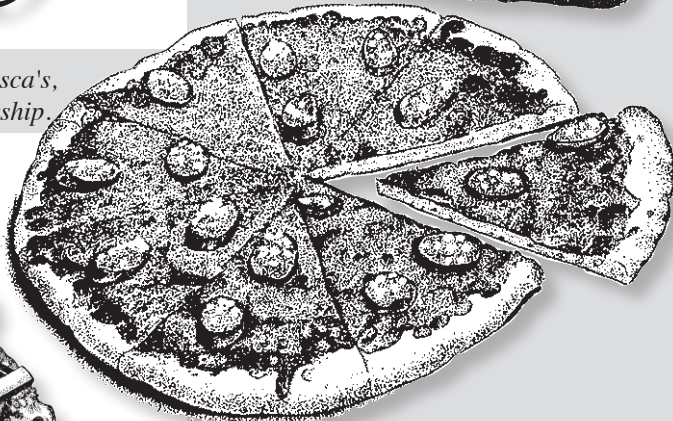
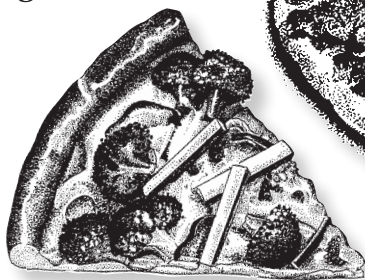
With this coupon.



**OPEN 7 DAYS**

Monday-Saturday 10:30am to 10:30pm  
Sunday 11:00am to 9:00pm

**Family-Style Meals**



**SAME DAY SERVICE**

## *Dion's* **PLUMBING & HEATING** LLC

**Water Heaters • Sump Pumps  
Sewer & Drain Cleaning  
Bathroom Remodeling  
Replace Fixtures**

NJ Master Plumber Dion Natale  
License # 9455  
3rd Generation Plumber

[www.dionsplumbing.com](http://www.dionsplumbing.com)

*NEVER PROBLEMS...JUST SOLUTIONS*

**(908) 928-9228**



**JERSEY OVERHEAD DOORS**

**Garage doors and operators  
installed and repaired.**

**Free Est.**

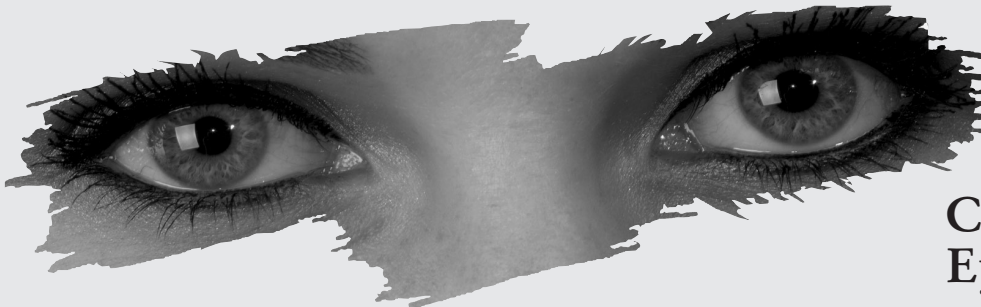
**908-233-3792**

*Third Quarter 2012 • Westgate Square Today*

**WE'VE  
MOVED**

**DR. KOPPEL'S  
EYEKRAFTERS**

LIC. # OA 5164  
LIC. # OM 648



Couture  
Eyewear

**Treatment of Eye Disease  
Oak-Park Center  
(908) 822-1100**

**[www.EyeKraftersNJ.com](http://www.EyeKraftersNJ.com)**

