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the

Four Oaks

Neighborhood Organization



NEW MONTHLY MAINTENANCE FEE DECEMBER 1, 2017 \$305.00

The 2018 budget was mailed to all owners of record. It was adopted by the Board at the October 4, 2016 Meeting, held at the Hills Village North Clubhouse at 6:00 PM, as the official operating budget for the December 1, 2017 to November 30, 2018 fiscal year. The Board, along with our auditor, engineers, accountant and Taylor Management, evaluated the spending trends of the Association in preparation for this year's, and future years' budgets. The budget shows that **the monthly maintenance fees will increase by \$6.00 per month to \$305.00 per unit, per month. If you pay on line by auto withdrawal, be certain to make this change. If you wish to pay by E-Check follow these instructions** through Alliance Association Bank:

- Go to www.taylormgt.com
- Select Online Payment
- Select the E-Check option
- You may create an account to set up recurring E-check payments or make a one-time E-check payment. Make your selection and follow the instructions.
- Please note that the **Management Company ID is 7100** and the **Association ID is 035**. Your Homeowner ID (Account #) can be found on your statement or coupon. If you need technical assistance with E-check, please call **Alliance Association Bank at 888-734-456**.

Fall in All its Glory

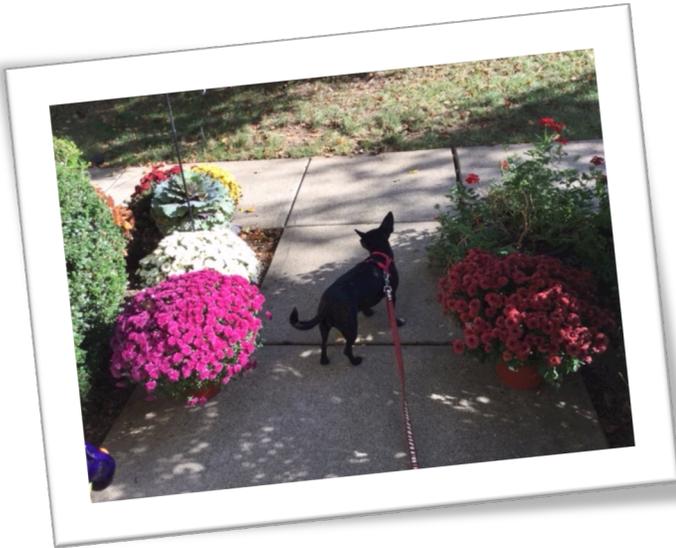
Somerset County is nestled in one of the loveliest areas in our state. A few weeks and only minutes away our eyes can feast on the most spectacular color that autumn brings anywhere. The calming effect of visual beauty kicks in our creative spirit and provides calm to our hearts, and joy to our souls.

It's a time of year to enjoy the pumpkins, apple picking, hayrides, country walks and bike rides around our community. The Board continues to be busy having future projects lined up, approving the new

budget, and keeping the business necessary to be able to stay the healthy and desirable community that Four Oaks enjoys. Please consider volunteering to help.

Your interest helps you feel a part of your neighborhood. That makes everyone happy, but especially YOU!



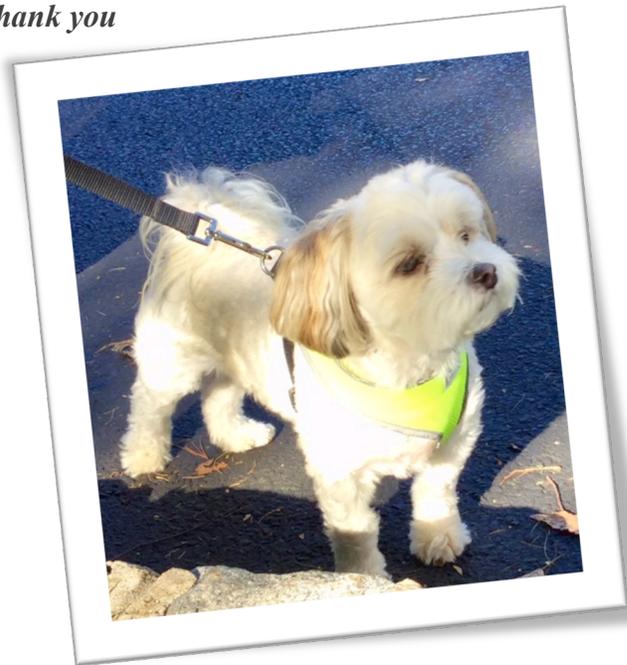


Pets



If you love them, please allow everyone to agree that they are “man’s best friend”. Be **CERTAIN** to leash, curb, and **CLEAN UP** after your pet.

Thank you



Parking

Parking is permitted in your garage, driveway. Guests must park in visitor spaces.

NO STREET PARKING.

Make arrangements in advance for your guests to park. Emergency vehicles and trash collection must get through the streets.

Flagpoles and Hardware

Please do not attach any holders, hardware or posts into the structure of your unit. This includes mounting on balcony railings and garage doorframes. Other installation options that do not deface the structure are your option. We love our flag, so display it proudly and compliantly. No banners or flags may be flown, except for the American flag, which may be displayed so long as the flag is no larger than 2'X3' and is attached to the exterior trim on the garage, allowing the unit number address to be seen. No attachments are permitted on A unit balconies!



Gas Grills

NO GAS GRILLS ARE ALLOWED ON BALCONIES OR WITHIN 5' OF ANY UNIT!!!

This is a State Mandated Rule enforceable by municipalities, which give hefty fines. If you have a patio, please be sure that you have the approved extension of patio blocks. Call Taylor Management or go to the website for the Property Modification Application. Store your grill **AWAY** from any structure, including privacy fencing. Units with balconies, please, please, please...Electric Grills **ONLY!!**

Seasonal Decorations



Please remember that decorations may be installed no earlier than Thanksgiving Day and must be removed no later than January 14. Decorations are to be limited to one's own unit: (A) units: deck area, walkway & entry door, shrubbery adjacent to walkway. For (B), (C) & (D) units: entryway and door, patios, shrubbery adjacent to patio or walkway. Outdoor holiday lights should not be installed if the electrical cords interfere with the common walkway path or lawns. If walkways are shared, all owners must agree before any decorations are installed. Under no circumstances are any decorations to be mounted on or attached to the vinyl siding of the building. If you are in violation, repairs for any damages caused will be the owner's responsibility. Christmas trees must be stripped of all lights and decorations. Trees are to be placed outside your unit on trash pickup days.



Trash Cans

Placing your address on the cans will help secure the return of your containers. Trash is collected Tuesday and Friday. Please remember to recycle.

Speed Control

Please exercise caution when driving through our narrow streets. There is a lot of foot traffic on our streets and we don't want anyone hurt. Speed limit is 15 MPH. Especially bad are speeders on Four Oaks Road. There is a stop sign there for a reason. Obey it! Thank you.

Satellite Dishes

Please call Taylor Management office for a property modification form before installing your dish. It is imperative that the Association keeps tabs as their application could harm surfaces or create roof leaks. The recommendations are specific, so please install yours correctly. **NO ROOF INSTALLATIONS!!**

Monthly Meeting

We encourage your attendance at meetings, which take place the first Wednesday of each month at the Clubhouse on Artillery Park Road. The meetings are open to all owners and take place at 6:00pm. Agendas will be sent via email blast. Generally there is NO December or January meeting. If there is a change, it will be sent via email.

Firewood

All firewood must be stored 6 inches away from the building. It should be stored in a ring-type container, or shape that keeps the wood off the ground. Vermin, including wood rats and termites, love to nest in stacks of firewood. Please comply to keep them out of your units.



Garage Doors

Garage doors must remain closed at all times when not in immediate use. Save energy. Open doors cause cold air to make the floor above it cold, too. This is not a neighborly thing to do! Animals crave the warmth. An open door is an invitation for a critter to come in and snooze. Garages are not for storage.

Autumn Maintenance Tips

- ❖ Time to clean out gardens, cut back and thin perennials, pull out dead annuals, remove summer lawn decorations, store planters, pots, and hoses. These items may not be stored in your landscaping bed or stacked on your balcony. If stored on patios, storage must be done so as to keep a neat appearance behind the units. Summer planters and decorations must be removed by the end of October. If you have autumn plantings, thanks for adding to the beautification of Four Oaks!
- ❖ Please store patio furniture neatly and close umbrellas.
- ❖ Check the furnace and change the filter.
- ❖ Cover the air conditioner. Ice can warp the blades.
- ❖ Replace batteries in CO2 and Smoke Detectors.



Taylor Management

Work orders? Questions? Please call Jodi Morese, your Property Administrator, for assistance. She is your front line Customer Service person. Jodi can be reached at (732) 764-1001, Fax (732) 764-1005 or email jmorese@taylormgt.com. Our Property Manager is Valerie Whyte, who conducts the business of the Association, available at (732) 764 - 1001.

Know Your Neighbors

As Four Oaks becomes a more established community, time takes its toll on certain things that are important for us to take care of. It is really important that you maintain your most costly asset: your unit. This is especially true for those owners of “A” units, where you live above another unit. It is really important that you be aware of the condition of your water heater, and check all other water sources that if broken, will not only cause your unit damage, but can be devastating to the unit below you. Don’t forget washing machines, dishwashers and icemaker lines!

Winter snowbirds and those who vacation, please be sure that you set your thermostat no lower than 60 degrees to prevent frozen pipes, and by all means, everyone PLEASE keep your garage doors closed. “A” unit residents suffer greatly from the heat loss. No matter what unit you live in, it is important to have the contact information for those next to, below, or above you. It’s the neighborly way!



Let's Not Forget Our Successes

This year we accomplished more work and services than any other year. The list below is just a brief overview of the major projects. We have one of the lowest maintenance fees in the Hills and we have one of the most financially secure communities:

- We replaced 12 roofs \$222,000.
- We did the road cracks and seal \$55,000
- We did the retaining wall on Oak Knoll and the island landscaping on Heatherwood
- We took care of the drainage on Four Oaks Road
- We also took care of the 2 mandatory structural repairs \$22,000
- We provided trash collection and snow removal, another \$50,000.
- We Power washed a number of units.
- We had 16 garages painted and another 42 garages are scheduled this fall
- We provided homeowners insurance for \$55,000 (a reduction)
- We gave over \$50,000 to the Master Association



Newsletter by Valerie Whyte, Taylor Management, and Kathy Gibbs, neighbor, with a little help from our friends! Neighborhood photos gladly accepted!