

F A L L 2 0 1 8

the

Four Oaks

Bedminster, NJ



Report from the President

Dear Neighbors,

The last couple of months have been quite difficult to get projects accomplished due to the constant rain and the absence of our property manager. However, the projects have been approved by the Board and will get scheduled. We have passed our 2019 budget without a raise in maintenance fees, as promised, for this year. Remember, landscaping is a constant work in progress; it never ends. We care for 23 acres that are now over 20 years old.

The Board has been working with our engineer and architect to perfect the plans for the decks. The priorities entail the preservation of the structure, provide for drainage, and improve the curb appeal of the fronts of our buildings. We hope to have two experimental decks redone before winter, with the project continuing in the spring. There will be no additional assessment.

The Board encourages everyone to find ways to be a good neighbor. Be sure to welcome new members to our community.

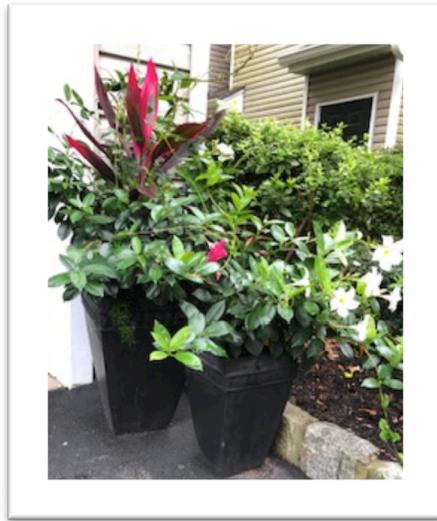
Carol Guttschall

Aeration

What is aeration, and why are we doing it? Aeration is the process of creating openings in the lawn to help air, water and nutrients move into the soil to the grass roots, alleviate soil compaction and help reduce thatch.

An aerator pulls plugs out of the soil coring, spiking or slicing into the soil. **Core Aeration** is the most effective method. It uses spoon-shaped or hollow tines to remove columns of soil and deposit them on the surface of the lawn. You may have noticed these columns of soil on the surface.





Landscaping

Greetings from the grounds of Four Oaks. As the season progresses and landscaping comes toward year's end, I would like to remind everyone that unlike other projects we take on, landscaping in our neighborhood is a project that never ends. Every year the board does its best to meet the needs of our grounds and to stay within the budget. Although a good portion of our budget this year was spent on cleaning up the debris left by the storms that blew through, we were still able to add enhancements to the small islands on the roads and to replace dead plants with new and hardier ones. This fall, for the first time, we had the lawns aerated and seeded in hopes of rejuvenating the grassy areas, which surround us.

Thanks to all of you who planted flowers and filled flower pots to add some color to our neighborhood. I encourage you all to do the same next spring. For those who are requesting larger projects in the common area please remember that work like this requires a property modification and if specific things are requested you may contract with High Tech to do the work at your own

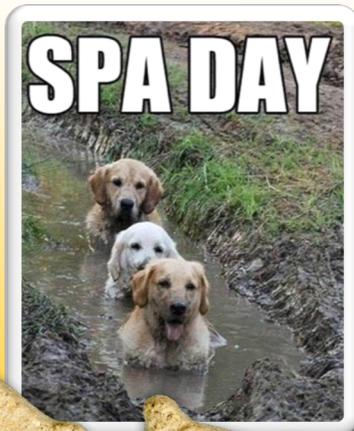
expense. They will guide you through the list of acceptable plants.

Please be aware that we are not able to remove living trees. The town of Bedminster has strict rules about removing large trees that require a \$500.00 bond to be paid and any tree removed must be replaced with two similar trees. Trees that have died can be removed without penalty.

When spring comes in 2019 we will walk through with High Tech to see what needs doing and what cleanup will be needed. Let's hope for a mild winter.

Jean Kuhn

November 6



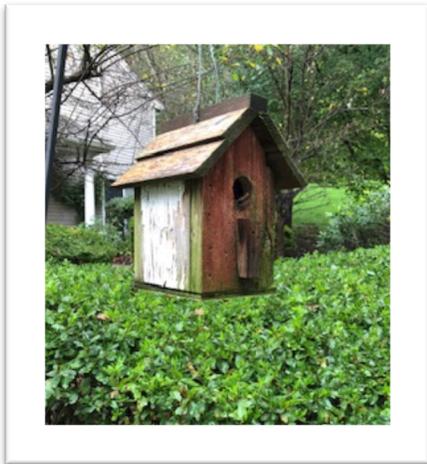
Pets

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. Please be aware that dogs from other neighborhoods walk through Four Oaks. Some of these dogs are not as well mannered as ours.
Thank you

Cold Weather

Snow Birds

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 door closed. "A" unit residents suffer greatly from the heat loss. No matter what unit you live in, it is important to have contact information for those next to, below, or above you. Be a good neighbor!



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 Joe Minio, who conducts the business of the Association, available at 732 764-1001.

Four Oaks Website

The website URL is <http://www.fouroaksbedminstemj.com>. Please refer to the website for rules and regulations, governing documents, and general information about Four Oaks. **Volunteer needed to help keep our website up to date.** Volunteers develop Website and newsletters. Please consider volunteering your skills.



Seasonal Decorations

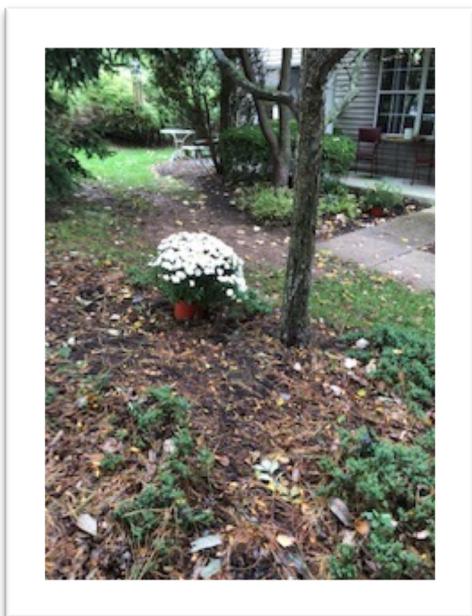


Please remember that decorations may be installed no earlier than Thanksgiving Day and must be removed no later than January 14. Decorations are to be limited to one's own unit: (A) units: deck area, walkway & entry door, shrubbery adjacent to walkway. For (B), (C) & (D) units: entryway and door, patios, 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.

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



Board Meetings

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.

Board Members

Carol Guttschall - President, Treasurer
Lynne Hoge - Assistant Treasurer
Jean Kuhn – Secretary
Ilene Deerfield-Assistant Secretary

Hills Village North Master Association

Hills Village North Master Association includes residents of Birchwood, Cortland, Four Oaks, Long Meadow, Wood Duck Pond, and Wynnewood. If you are a member of the community, go to the website, hvnma.com, and complete a Login Request Form. Please be sure to include your email address. The site contains valuable information about our greater community of neighbors that affects us all.

Recycling Days 2018

October 30
November 13
November 27

December 11
December 26