

F A L L 2 0 1 9

the
FOUR OAKS

Neighborhood Association



Message From The President

All Four Oaks Residents:

I would like to remind all of you that you are a member of the Four Oaks Association. If you own a unit, you are a member. It does not matter if you live in Four Oaks or you lease your unit. With this membership comes responsibilities: 1) All members must pay their monthly maintenance fees. 2) You should vote in all Association elections, even if you just return your ballot. This will allow for the required quorum. 3) Abide by all the by-laws and rules and regulations. Be a good neighbor. Know the rules so you're not an offender. 4) Bring in a trashcan if your neighbor is away. Don't let trash blow around; pick things up. 5) Put your umbrella down when not attended. 6) Help with parking issues. 7) Pick up after your dog. This is your community!!! By being a good neighbor, you help to maintain property values for yourself and all our residents. As Board Members, we also have responsibilities, but we can only do our jobs with your cooperation. Thank you, for doing your part.

Trash and Recycling

Please observe the rules regarding recycling and trash pickup. Pinto Bros. picks up regular trash on Tuesdays and Fridays. Be aware that pickup may be as early as 8:00am. You **may not** leave large household objects (furniture, gas grills, etc.) outside your unit for Pinto Bros. to pick up with regular trash. Such items will be left behind. You must make prior arrangements with Pinto Bros for special haul away. Fee for this service is at their discretion.

Cardboard boxes must be broken down and tied flat for recycling. Newspapers and magazines are to be bundled. Bottles and cans go in recycling bins. Keep our neighborhood neat!





Four Oaks Website

The website URL is <http://www.fouroaksbedminsternj.com>
Please refer to the website for rules and regulations, governing documents, and general information about Four Oaks. Volunteers run your association. Please consider volunteering your skills.

DON'T FORGET TO
VOTE

Election Day November 5

Maintenance Tips

Time to clean out gardens, cut back and trim perennials, pull out dead annuals, remove summer lawn decorations, and 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 and close umbrellas. Check the furnace and change the filter. Cover the air conditioner. Ice can warp the blades. Replace batteries and CO2 and smoke detectors.

Arthur Edwards, Inc.

Arthur Edwards, Inc. conducts the business of the association. Nancy Bates is our property manager. She can be reached at:

www.ArthurEdwardsinc.com

Corporate Offices

210 Broadway

Hillsdale, NJ 07642 **New Address!**

Phone: 201-722-9600



Architecture

Architects offered a concept for our facades for future planning.

Phase 1 of deck construction was completed this summer. The decks are constructed of a Duradek floor, Azak front facing, and black aluminum railings. In

the spring, the remainder of the decks will be completed. This major endeavor will not cause an increase in monthly maintenance fees or an assessment. After removal of dead wood from old decks, heavy plywood was placed over a new framework. Since old decks were attached to siding, new siding also had to be replaced. Once that was finished, a Duradek membrane was laid down. An Azak white front completed the main construction. Aluminum posts and railings were attached last.

Duradek is an attractive, low-maintenance deck surface in a range of patterns and colors for long-lasting protection from the elements. It is a single product solution for long-lasting waterproof protection. Duradek vinyl deck

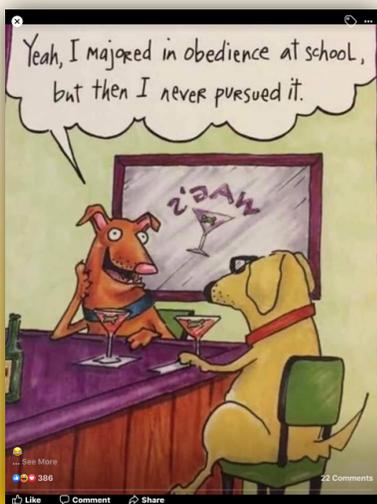


membranes are designed for strength, durability, and slip resistance. Duradek completely seals the deck substructure ensuring water never reaches the building envelope and completely protects everything below. To keep decks in good shape for the next 20 years, there are rules put forth in a

Resolution by The Board. Residents with decks have been provided with information on how to maintain the Duradek surface. The surface must be protected from metal furniture and planters. Special cleaner for Duradek is available at Amazon.com.

Once Phase 2 of deck construction is complete next spring, The Board will consider other improvements to the facades of our buildings to provide a better esthetic appearance. The architect's concept is to install stone on either side of garage doors.

Thanks to good financial planning by our president and treasurer, Carol Guttschall, budget and capital reserves are in good fiscal shape.



Dogs

Please help our dogs keep the neighborhood clean. They have no potty manners. Be sure to clean up after them.



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 damage will be your responsibility. Christmas trees must be stripped of all lights and decorations. Trees are to be placed outside your unit on trash pickup days.

Snow Birds

It's still fall in the Northeast, but soon, winter snowbirds, and those who vacation will be leaving us. If you are going to be away for an extended period of time, 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!

Board Meetings

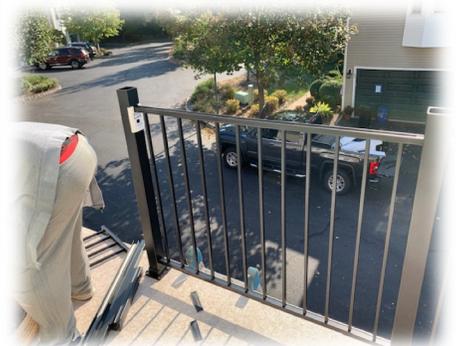
We encourage your attendance at meetings, which take place at 6:00pm on the first Wednesday of each month at the Clubhouse on Artillery Park Road. The meetings are open to all owners. Generally there is NO December or January meeting. If there is a change, it will be sent via email.



Board of Trustees

President/Treasurer	Carol Guttschall	2021
Vice President.....	Kathy Gibbs	2020
Secretary.....	Jean Kuhn	2022
Assistant Treasurer....	Lynne Hoge	2021
Assistant Secretary...	Tom Honaroff	2022

Decks Destruction and Construction



Kathy Gibbs Editor-in-Chief and Photographer kgibbs10@optimum.net