

**SOCIETY  
HILL 2  
NEWS**

**The Society Hill 2 at Jersey City Community Newsletter  
Posted Quarterly to the Community Website**



*Winter 2010-11*

***SH2... WEATHERING WELL!***  
**THE STATE OF THE COMMUNITY ISSUE**



# WHAT IS A CONDOMINIUM AND HOW DOES IT WORK?

**Q** : Surprisingly, many people aren't completely sure how condominium living works. In a nutshell, what does living in SH2 mean?

Basically, SH2 is a condominium community comprised of 428 individual home units. The SH2 Board (usually a total of 5 unsalaried residents) does its best to keep the community running smoothly. This means setting and enforcing rules set up in the Association's bylaws. The responsibility also entails maintaining the land upon which our homes are built and the common areas, i.e. the clubhouse, pool and tennis courts. Traditionally, everything outside of our homes: roofs, balconies, stoops, streets, etc. are maintained by the maintenance fees we all pay each month.

Everything inside the four walls of each resident's home is that person's responsibility. In other words, the drywall of each home is considered the boundary of ownership. This means that residents can make certain interior modifications (as long as they do not alter the common areas). Any areas outside the drywall, i.e. external walls, roofs, steps, etc. are jointly owned by all resident owners and must adhere to a uniform appearance.

The Association as a whole maintains an insurance policy to help cover any damage to the outside of our homes. We stress that for any catastrophe that affect the inside of homes, each and every homeowner should maintain their own individual insurance policies in an amount sufficient to repair whatever damage may occur to the space and fixtures inside their homes.

Other common areas, such as our main road, Society Hill North, the Route 440 Clock Green, gatehouses, and the Walkway along Newark Bay fall under the purview of the Droyers Point Walkway Association. The DPWA is a separate condo Association— with its own Board of Directors (comprised of one representative from SH1,

SH2 and Droyers Point.

The DPWA sets its own budget (to which each of the three communities contributes a percentage based on the number of residents living in that community). The DPWA also maintains a separate insurance policy to cover any damage to the common areas used by all three communities

**Q** : How does the monthly maintenance fee each homeowner pays figure in?

Since all common areas and facilities are jointly owned by residents, their upkeep is everyone's responsibility. The monthly maintenance fees are used to maintain the common property, as well as pay for landscaping, all outside repairs, not to mention paying for the numerous vendors with whom the association keeps on-going contracts, and obtaining the various liability and fire insurances necessary.

**Q** : Many people feel that their duty to the association is met when they pay their maintenance fee each month? Is that correct?

Paying the maintenance fee on time is important, but more is required of homeowners. Because of the size of SH2, the Board hires a management company (in our case Taylor Management) who lends its professional and organizational know-how to help the Board carry out its duties. However, it is the Board of Directors, guided by pre-established bylaws, who make and enforce SH2 policies. Taylor Management **ONLY** advises and facilitates the decisions the Board makes.

On a boarder note, each homeowner is a member of the SH2 association. It is the duty of each and every owner to help improve the community by volunteering time for special projects and committees and by attending meetings to let the Board know how they feel about important issues affecting the community. *(Cont.'d on Page 4)*

# WHERE THE HEART IS...

## State of the Community Report

**T**he adage “home is where the heart is” certainly sums up the sentiments behind SH2 initiatives begun in 2010. In partnership with our new property manager, Wendy Weissman, the SH2 board has worked tirelessly to improve our quality of life on a number of fronts.

### Information Key to Involvement

The more residents are informed, the more they'll want and be able to take part in their community. To that end, the Board makes sure the word gets out in a variety of ways. For example, our newsletter, *Society Hill 2 News*, is posted quarterly to the SH2 website:

<http://taylormgt.ahn6.com/societyhillJCII> .

Issues may also be picked up at the clubhouse and in the circular boxes behind the gatehouses. In addition, Open Meeting minutes are posted in the mailbox and Recycling Center bulletins. They also appear on the SH2 website, along with such important documents as the yearly Budget.

### Major Problems Addressed

Initiatives have begun to correct several major problems facing our community:

**Yearly Census:** All residents will be required to provide contact information, car registration etc. The Census form will help our gate attendants announce vendors and visitors more efficiently and ensure that management knows who to contact during an emergency.

**Improper Trash Disposal:** creates an eyesore, breeds disease and subjects SH2 and each resident to fines. Not to mention that the unsightly piles of trash left at the Recycling Center lowers property values.



New signage informing homeowners how to properly dispose of rubbish will be posted throughout the community. These guidelines will be strictly enforced.

**Illegal Parking:** Fatalities can occur when cars are improperly parked along Society Hill Drive, Droyers Point Boulevard and across driveways. The reduced clearance may prevent emergency vehicles from reaching people in need in a timely manner. Guests **MUST** park in spots without numbers or in driveways totally off the street. As a matter of safety, this will also be strictly enforced.

**Walkway Repair:** Homeowners are asked to attend DPWA meetings to encourage the DPWA Board to meet the goal of repairing the Newark Bay Walkway this spring.

### Committees Aid Getting Things Done

In the fall of 2010, The Buildings & Grounds Committee, co-chaired by Amarilis Etayem and Roya Bianchi, began an on-going, multi-faceted campaign to beautify our community by making our flowerbeds more uniform. The Communications Committee, headed by Kate Murray, is finding better ways for residents to present their ideas to the Board and to each other. Its goal is to get residents talking one to one by logging on to:

<http://groups.yahoo.com/group/society-hill-jc/> .

Also the Street Captains Committee, chaired by Patricia Riley, is just getting started. Its aim is to organize volunteers for community projects and increase neighborly interaction street by street.

*(Cont.'d on Page 4)*

*Editor's Note: SH2 Board President Denise Bailey is a 9-year resident and a Diversity and Education Consultant.*

# WHERE THE HEART IS...

## State of the Community Report

(Cont.'d from Page 3)

### More Meet & Greet Socials Desired

The Community that plays together, stays together. That may sound corny, but consider this: in order to strengthen our community, neighbors must meet and interact with each other. The Potluck Social held last May 2010 was a tremendous success. The Board's goal is have at least one meet & greet social each quarter.

Also, in regards to our clubhouse--it is under utilized. It could also use a bit of sprucing up. If anyone can donate their decorating expertise to freshening up the clubhouse, please let Wendy our property manager know. Likewise, if you or someone you know appreciates the value

of socializing with your neighbors, please offer to help us plan some social events. Call Community Manager Wendy Weissman at 201-324-0028 and say, "I want to help!"

### Won't you join in our efforts?

At the moment, the SH2 board is comprised of Denise Bailey, President; Hugh Brown, Vice President and Adrian Murray, Treasurer. There are two vacant board positions. Board elections are scheduled to be held April 28, 2011. Please consider lending your ideas and talents-- either as a Board member or as a concerned attendee at meetings. Open Board meetings are held the fourth Thursday each month at 7:30 in the clubhouse. With your help, we will continue to expand on the progress we've made. ☒



## WHAT IS A CONDOMINIUM AND HOW DOES IT WORK?

(Cont.'d from Page 2)

### **Q**: Who are "the Board" and what does "the Association" mean?

In general, "the Board" refers to residents (in SH2, 5 residents who serve without pay) and are elected by all the residents who live in the community (collectively called "the Association"). The Board is charged with enforcing by-laws, create a working budget and contracting vendors to perform necessary work to keep the condo operating smoothly. At the moment, SH2 has a President, Vice President and Treasurer. There are two open trustee positions yet to be filled. The Board; however, is functioning well with the three volunteers in place. It should be stressed that these people are not paid one cent. They voluntarily donate their time and talent because they love where they live and

want to make the experience of living here the best it can be.

It should be noted that although condo associations are created by law as "unincorporated", most (like SH2) have filed charters and articles with the City of Jersey City as a "nonprofit corporation". This gives SH2 benefits not available to unincorporated associations. These benefits include: 1) protection against personal liability for volunteers; 2) procedures for meetings and elections (bylaws). ☒

***Editor's Note: This article contains valuable information about what a condo is and how it works. Please make sure everyone you know reads it.***



## IN BALANCE... The Treasurer's Report

**C**an you give a broadstroke synopsis of the community's financial strength?

The Board works within a \$1.3 million annual budget that is funded primarily through the condo association's monthly maintenance fees paid by homeowners.

The Society Hill II Board assures the financial stability of the community by following precedent set by prior Boards—prudent use of the community's funds and by setting aside reserve funds to cover unforeseen expenditures and/or revenue losses. Reserve funds reduce the need for special assessments. When an assessment is absolutely necessary, having reserve funds helps to minimize the dollar figure that homeowners would need to contribute to make up the shortfall.

The reserve funds of Society Hill II are designated to one of three established reserve accounts: the Operating Reserve account; the Deferred Maintenance account; and the Capital Reserve account.

**Operating Reserve Account** is the "rainy day" savings account. It is used to cover expenses that would normally be paid for by funds in the normal operating account, but cannot be done due to a large unanticipated expense or drop in fees collected.

Current balance: \$457,775.07

Yearly contribution: \$48,000, which is approximately 4 months of operating costs.



**Capital Reserve Account** contains money built up to be used for large expenditures due to the replacement of common physical elements for which the community is responsible. A Capital Reserve study is conducted to determine the anticipated costs and timing for major repair or replacement of the community's assets.

Current balance:

\$1,654,409.23

Yearly contribution: \$192,000

**Deferred Maintenance Account** contains money built up to be used for large expenditures due to the maintenance or improvement of common physical elements for which the community is responsible. Examples: filling pot-holes and sealing pavement cracks; power washing; inspections; snow clearing in excess of standard yearly amounts.

Current balance: \$374,935.53

Yearly contribution: \$144,000

**W**ill there need to be a stoop assessment?

According to the last Capital Reserve Study, stoops were not anticipated to be replaced until 2018. However, our stoops and handrails have degraded rapidly and must be repaired soon. This project is anticipated for 2012, 6 years ahead of schedule. With \$192,000 set aside for Capital Reserves per year, that is nearly \$1.2 million of the anticipated funds that would not be made available in time to be used for this project. *(Cont.'d on Page 6)*



## IN BALANCE... The Treasurer's Report

(Cont. 'd from Page 5)

Although the community has accumulated significant reserves, the full depletion of these funds to cover the costs of any one project would leave the community without a way to fund other upcoming capital projects.

Because of these factors, financing will most likely be necessary to help fill in the gap in funds. In this case, the community will receive an assessment **ONLY** during the finance period to help pay down the community's bank loan. The Board will make every effort to levy the smallest possible assessment for the shortest possible duration.

### **W**ill the maintenance fee increase in 2011?

No, for the calendar year 2011, the condo association's monthly maintenance fee will remain at the 2010 level. The association is recouping a larger portion of delinquent account fees than anticipated. Along with the revenue generated from our marketing agreement with Comcast, these extra revenues help bolster the Capital Reserve Account (in anticipation of the pending large stoop expense).

All other budgeted amounts remain at or near last year's levels. To view the 2011 Draft Budget, log on to SH2's web site at:

<http://taylormgt.ahn6.com/societyhillJCII> and click on "Documents", "Choose a Category" and then SH2 Financial Documents".

### **I**n review, what is the current state of the community's finances?

The financial state of our community is strong. In view of the challenging economic environment the country and the world faces, this is something we can all take pride in. The actions of this Board and prior Boards have helped ensure that the needs of the community can be met without undue burden on our residents.

I encourage those in our community with financial expertise to join the Finance Committee. Or direct your views and ideas to our community manager via e-mail or the community website. As always, members of our community are encouraged to make their views known at Open Board Meetings which take place on the fourth Thursday of every month at 7:30 in the clubhouse. ☒



SH2 WILL HOLD  
**TWO COMMUNITY-WIDE TAG SALES**  
ONCE IN THE SPRING...AGAIN IN THE FALL.

THAT'S TWO TIMES A YEAR  
TO SHOP & SELL TIL YOU DROP!

LOOK FOR NOTICES GIVING THE SPRING & FALL  
DATES CHOSEN & OUTLINING THE DETAILS.

## MEET SH2'S NEW COMMUNITY MANAGER

She's been on the job a little over 4 months, yet Wendy Weissman, SH2's new Community Manager, has hit the ground running. Due in no small part to her 25 years of experience in both commercial and residential property management and her efficient, friendly managerial style.

A manager's job description requires that the person filling it wear many hats. In the course of a busy day, a manager handles requests from all directions. Whether it's consulting with the Board on any number of matters or answering or attending to all manner of requests from residents, it's a big job. Says Wendy, "Yes, it's challenging, but solving problems validates me. I take pride in giving both the Board and residents the very best effort I can to keep SH2 running smoothly."

On any given day, Wendy puts into motion the directives the Board has voted on. She may be setting up appointments or meeting with vendors one minute and assisting residents with everything from small concerns to life or property-threatening emergencies the next. It is indeed more than a 9 to 5 position—often requiring Wendy to handle community-related business on weekends as well.

Being manager to a 428-unit community requires someone who genuinely likes people and just as importantly someone able to effectively get a myriad of things accomplished in a timely manner. That describes Wendy to a tee. When you see her around the community, please stop to say "hello". If you drop by the office, Monday through Friday her "Open-Door Policy" will most likely impress you...as will her smile. ☒



GOT SOMETHING ON YOUR MIND?

SEND A LETTER TO THE EDITOR  
AT [hubrown@comcast.net](mailto:hubrown@comcast.net)

WHETHER THEY CONTAIN POSITIVE  
FEEDBACK OR SUGGESTIONS,  
OPINIONS OR MERE OBSERVATIONS  
ABOUT LIFE IN SOCIETY HILL 2,  
LETTERS TO THE EDITOR CAN BE A GOOD WAY  
FOR COMMUNITY RESIDENTS  
TO EXPRESS THEIR OPINIONS.

NOTE: SOCIETY HILL 2 NEWS RESERVES  
THE RIGHT TO EDIT, PUBLISH OR  
DENY TO PUBLISH  
ANY LETTER RECEIVED.

# THE SH2 WEBSITE—A WEALTH OF INFORMATION

**N**ever visited the SH2 Private Web site? You're missing a lot. First log on to the public web page at: <http://taylormgt.ahn6.com//societyhillJCII> Once at the site, click on "Request Login". Simply fill out and submit the Login Request Form. The Web Administrator will verify the info you send and e-mail your User Name and password to you.

When you receive your User Name and Password, click "Resident Login", enter them, and a wealth of community-related info lies in wait for you. For example, under the "Documents" tab alone, you'll find:

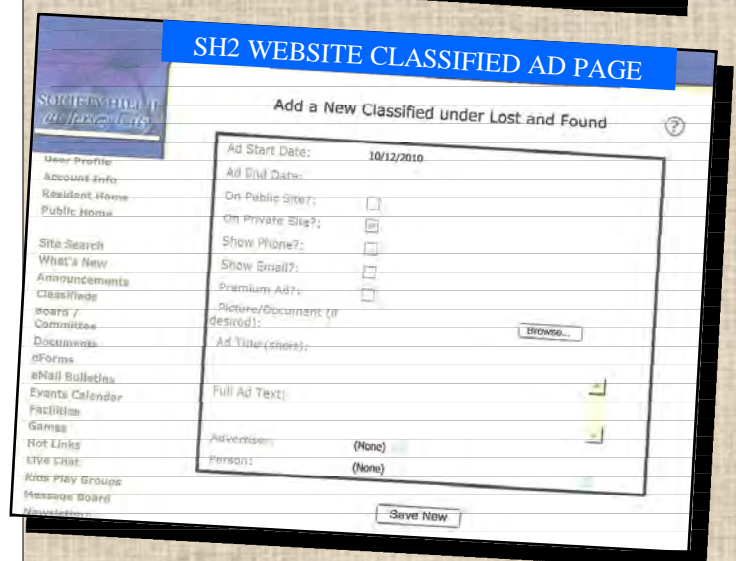
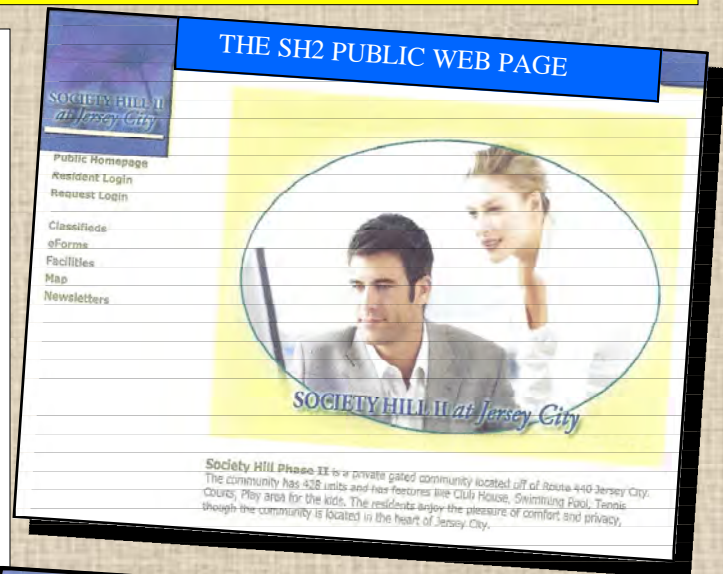
- The latest issues of our newsletter, *Society Hill 2 News*
- Draft Minutes from the most recent Open Meetings
- The latest Budget and Audit of the community's finances
- How to contact our Manager
- Special announcements from the SH2 Board
- Even the community's irrigation schedule!

## BONUS!

### SH2 RESIDENTS CAN POST CLASSIFIED ADS FREE OF CHARGE!

To post your own classified ad, simply login as usual, click "Classifieds" from the list of options. Select or create a Classified Category. Once the Classified Ad Page Form appears, just enter your classified particulars, press "Save New" and you're done.

Now selling furniture, clothing or objects or requesting tutors or reporting a lost pet couldn't be easier—at no cost to you! Now isn't that indeed a BONUS?







## JACQUES' HOW TO SCOOP POOP TIPS as told to Elaine Gardner

**H**ello, my name is Jacques. I live at 47 Locust Street. Perhaps

you've seen me walking around the neighborhood. I'm the goodlooking guy with the curly white hair. I'm a Bichon Frise breed. That's French, you know. Even though my house mates have sent me to Carolina Canine College, I admit I'm still a bit uncouth. Yet, even a "diamond in the ruff" like me has sense enough to want to keep his home and surroundings clean. That's why I decided to pen this *How to Scoop Poop* article.

Obviously, a lot of dogs out there are either too lazy or just don't know how to train their owners in the finer points of "pooper scooping". Not to worry. I'm here to assure them of success, if they follow these simple steps:

1. Grab a leash as soon as your house mate arrives home. Keep jumping up and down until he/she realizes you have to go and takes you for a walk.
2. Be sure to remind him/her to take a clean-up utensil. There are formal and informal devices that serve that purpose quite well. If he/she is a "hands-on" type, but a little queasy, direct them to wear a plastic glove on the pick-up hand. My owner is a hands-on type and uses Pathmark plastic bags, newspaper bags, or small garbage liners. The load should be tied and properly dumped in the appropriate containers—not in gutter drains or Newark Bay.

3. Speaking of Newark Bay, did you know that Pet Poop Scoop Stations have been installed along the SH2 Walkway, complete with plastic bags for our use? (See below)
4. Remind your owner not to send a child to do an adult's job, unless the child has been trained in the proper procedures. By the way, that includes properly disposing of people trash at the Recycling Center as well.
5. In addition, your owner(s) should be reminded not to let you disrespect the front lawns and plants of other residents. It's bad enough trying to avoid stepping into pet waste when you have two feet. Imagine how difficult this is when you have four!
6. Last, but not least, we must all cooperate to maintain what my owner calls "the best quality of life". It's what happy residents need and deserve. For now, Bow Wow!



Pet Waste Station along SH2 Bay Walkway.

# SNAPS FROM THE CHRISTMAS 2010 SOCIAL



**STALWART RESIDENTS BRAVED THE DECEMBER WINDS TO SHARE YULETIDE WARMTH. A. THE REFRESHMENT BUFFET, B. JOAN DILLMAN, C. KATHLEEN CHESTER AND MANAGER WENDY WEISSMAN, D. WALTER LEZYNSKI AND SH2 TREASURER ADRIAN MURRAY, E. ADRIAN MURRAY, DENISE DAVIS AND SH2 VICE PRESIDENT HUGH BROWN, F. JOAN AND JOSEPH DORSEY.**

# SOCIETY HILL SENIORS (50 PLUS CLUB) BUSY AS EVER by Joan Dillman

It's been a tough winter, but we seniors haven't let it stop us from getting around. Since our last message, we've had a flea market in the SH1 clubhouse. Lots of people attended and took home many good things.

We've had a great 5-day trip to Wildwood, lots of fun at the Monmouth Race Track (some came home a little richer), a lovely yacht ride with lunch on the Hudson and a wonderful Christmas concert at St. Patrick's Cathedral. Our Lunch dates have included Renato's, Houlihan's, and we're planning to lunch at Ercolino, the deli at Puccini's.

We've seen *South Pacific* at NJPAC and plan on seeing *Spamalot*, *A Chorus Line* and *Beauty & the Beast* before this year is over. About 25 of the Seniors rang in the New Year in the SH1 clubhouse. There was a delicious selection of homemade foods, including deep fried turkey. Our Christmas charities included St. Joseph's School for the Blind and St. Lucy's Homeless Shelter.

We generally meet in the SH2 clubhouse the first Monday each month (see meeting dates above) and many of our outings include door to door transportation. Our activities include bowling, day and week-long trips, shopping excursions, theater dates and more. We're living life to the fullest and loving it!

We invite you to come join in the fun! ❖

## REMAINING 50 PLUS CLUB MEETING DATES IN 2011

Monday, Mar. 7<sup>th</sup>, 2011

Monday, Apr. 4<sup>th</sup>, 2011

Monday, May 2<sup>nd</sup>, 2011

Monday, June 6<sup>th</sup>, 2011

Tuesday, Sept. 6<sup>th</sup>, 2011

Monday, Oct. 3<sup>rd</sup>, 2011

Monday, Nov. 7<sup>th</sup>, 2011

Monday, Dec. 5<sup>th</sup>, 2011

### IF UNPLEASANT ODORS COME FROM THE MEAT PACKING PLANT ACROSS NEWARK BAY...

Call the **Hudson Regional Health Commission** at 201-223-1133 and they'll send someone out to investigate. If you suspect the smell is coming from the meat packing plant, give them this address: Carteret Abattoir, Inc. 2 Roosevelt Avenue, Carteret, NJ 07008.

### IF YOU'RE TIRED OF RECEIVING JUNK MAIL— BOTH POSTAL AND E-MAIL...

Call The **Direct Marketing Association**  
at 1-212-768-7277

...or log on to:  
[www.dmachoice.org](http://www.dmachoice.org)

They may be able to eliminate  
70 to 80% of the unsolicited  
mail you received.

### IF YOU DO NOT WANT UNSOLICITED DIRECT MAIL CALLS...

Call the **National Do Not Call Registry**  
at 1-888-382-1222

This registry may bar un-  
wanted sales calls for only  
5 years...so you may need  
to re-register after that  
period of time.

## Do you want to...

- organize a game night?
- share news on a great restaurant you've found?
- find recommendations for a painter?
- see some of your neighbors' favorite recipes?
- post a free classified ad?
- find out about what's going on in JC for the weekend?

### **Join the newly formed Society Hill Yahoo! Group!**

This new discussion group is an easy way for residents to communicate directly with each other and to find out about what's happening in their neighborhood.

This group is meant to foster better communication amongst Society Hill residents and strengthen our community. The Yahoo! Group is free to join and limited to community residents.



**Subscribe at <http://groups.yahoo.com/group/society-hill-jc/>.**

Contact Kate or Adrian at [kateandadrian@gmail.com](mailto:kateandadrian@gmail.com) with any questions.

## QUARTERLY BOARD UPDATE



HERE'S  
WHAT'S BEEN  
ACCOMPLISHED!

**2011 BUDGET APPROVED**—At the 2010 Open meeting, The Board proposed the 2011 budget, which was approved and audited a short time after. Mindful of the difficult economic times we're facing, it re-allocated certain budget lines items and kept maintenance fees at 2010 levels.

**FLOWERBED REVAMP**—In the Fall of 2010, the Buildings & Grounds Committee, began an extensive program to revamp our flowerbeds. Dead plants were removed, perennial plants were trimmed to encourage new growth next season and an attempt was made to regrade the beds and return the borders to the original Belgian block edging. The result will be a more uniform look throughout SH2. Says Amarilis Etayem, B&G co-chair with Roya Bianchi, "Our grounds have taken on a haphazard look. With a little effort on everyone's part, they can have a prettier, more consistent look."

Residents who enjoy gardening can indicate this by placing a red flag in their beds; however those who do so agree to observe the garden standards and to keep their gardens tidy throughout all seasons. Residents without a "green thumb" can let our professional landscapers do their job. The Droyers Point and SH1 communities have noticed how much better our beds look and have asked for help forming their own B&G committees. Amarilis has gladly helped them get started. "We are all neighbors," she says, "and what benefits one benefits all." The beautification project will begin again in earnest in the Spring of 2011.

**DE-ICING SALT BUCKETS**—The winter of 2010-11 dumped mountains of snow on us. In order to minimize injuries due to falls, the Board voted to place buckets of de-icing salt at each of our mailboxes. That way residents could de-ice spots closest to their homes as they needed to. Homeowners praised this preventative measure.

**CLUBHOUSE CARPET REFRESHED**—In order to make the clubhouse more inviting, Spills that had left unsightly spots were removed, leaving the carpet cleaned and refreshed. The Board is asking any resident who would be willing to lend their decorating skills to updating the clubhouse décor to please contact our Manager, Wendy Weissman at 201-324-0028.

**YEARLY CENSUS** —All residents must complete a Census Form yearly. The form will help update the Gatehouse files so that Gate Attendants can admit visitors more efficiently. Census Forms can be picked up at the clubhouse or down-loaded from the "Documents" heading on the SH2 website: <http://taylormgt.ahn6.com/societyhillJCII>

**YEARLY PARKING STICKERS**—Also part of the Census, is space for residents to register all vehicles. This information will help solve some of the illegal parking problems. In order to keep the information as up to date as possible, residents will be asked to register each year for each car they own and each key fob they have.

**MOST USED FORMS ON SH2 WEBSITE**—Residents can now find many most-used forms on the community website: <http://taylormgt.ahn6.com/societyhillJCII> For example: you'll find **The BHB Insurance Form** for residents who need to prove their home is covered under the SH2 insurance contract. And the **Frequent Visitor Form**, which lets the Gate House attendants know which people (i.e. relatives, cleaning personnel, baby sitters, etc.) residents have authorized to enter the community on a regular basis.

# ICE DAMMING

YOU CAN HELP  
PREVENT ITS  
COSTLY EFFECTS!



ICE DAMMING is a major cause of costly roof repairs...but it can be prevented!

## Homeowners can reduce costly roof damage

The blizzard of 2010 dumped 26 inches of snow on Jersey City and resulted in ice dams that caused costly roof repairs on six SH2 units. Left unaddressed, these leaks could have reeked severe damage to siding, walls and the roof itself. The SH2 Board quickly authorized the repair of leaks that occurred, which greatly helped contain the cost of repairs the community bore. Had more of our 428 units experienced this problem, our costs would have skyrocketed. You, the homeowner, can and must, help.

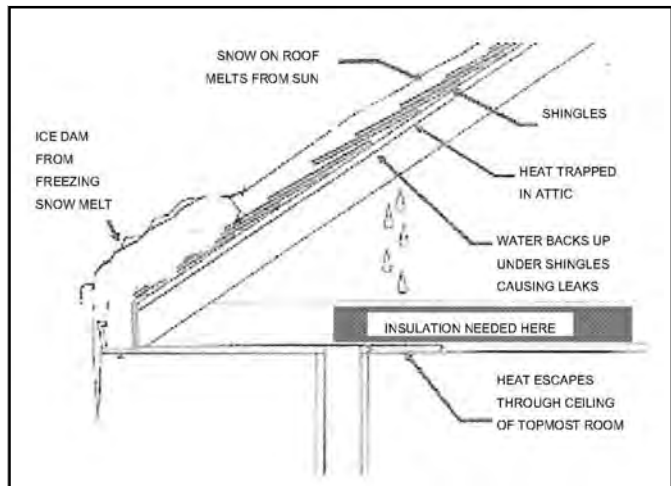
## What is Ice Damming?

Typically, ice damming occurs when the heat escapes from the living quarters into the attic and eventually warms the roof deck. The combination of the sun from the outside and the interior heat from the inside accelerate and exacerbate the process. Melting snow runs down the roof deck until it hits the area over the eaves and gutter. This area, which is not over the heated space, remains cold and thus the snowmelt begins to freeze forming ice dams. As the ice dam builds, it begins to trap more and more snowmelt, extending the height of the dam. The melting water begins to pool and backs up under the shingles. Leaks happen and if left unattended, severe problems can ensue.

## Four Main Factors that Cause Ice Damming

- Snow and ice build up on the roof
- Continuously warm/cold temperatures
- An under ventilated and poorly insulated attic (heat in attic)
- Insufficient roof installation (lack of ice and water shield, drip edge, insulation baffles)

The most efficient way to prevent ice damming is to create a cold roof by balancing the ingress and egress



of ventilation. This means that cold outside air is drawn in through the soffit vents. It then continues up the underside of the roof decking and exits out through the ridge vent or gable vents. This even distribution of airflow minimizes variations in roof temperatures from the peak to the eaves and thus reduces the possible occurrence of roof ice damming.

## Residents can prevent Ice Damming

Attic spaces are kept cold because heating an entire roof is impractical (and extremely costly). When roofs become heated, **ice dams form and eventually cause expensive roof leaks. You as a homeowner can easily reduce them. The solution is as simple as installing enough insulation above the ceilings of your topmost rooms to keep your attic cold--and thus prevent warm air from escaping through the ceilings of your topmost rooms into the attic.** It is every homeowner's responsibility to make sure their attic is properly insulated. The cost of doing so is minimal compared to the thousands of dollars we will all pay if ice damming is allowed to occur on our roofs. ❖

# INTOLERABLE!



**IMPROPER TRASH DISPOSAL IS AN EYESORE, BREEDS DISEASE & SUBJECTS SH2 & YOU TO FINES!**

## **HERE ARE PROPER TRASH DISPOSAL GUIDELINES:**

- BOXES FLAT, PAPERS TIED AND DOWN CHUTES.**
- BULK ITEMS ONLY IN DUMPSTERS.**
- SEE-THRU BAGGED RECYCLABLES DOWN CHUTES.**
- LEAVE NOTHING, ABSOLUTELY NOTHING ON RECYCLING WALL/SIDEWALK/ROAD.**
- WHEN YOU SEE A CLOSED SIGN, LEAVE NO GARBAGE. COME BACK LATER WHEN CENTER HAS RE-OPENED.**

**VIOLATORS WILL BE FINED!**



# MEMO

**TO: SOCIETY HILL II RESIDENTS**

**DATE: JANUARY 25, 2011**

**FROM: MANAGEMENT**

**RE: ILLEGAL PARKING**

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Please be advised that the **Jersey City Parking Authority** will be monitoring the community on a daily basis to ensure that all parking restrictions are strictly enforced.

**The Authority will be issuing tickets directly to all violators who illegally park along the streets within the community.** Parking along the streets creates a serious problem that impairs emergency vehicles from gaining access to the property should they need to do so, thus putting all homeowners at risk.

**Your cooperation in this matter is MANDATORY.**



**SOCIETY  
HILL 2  
NEWS**

**CONTACT INFO**

To read Society Hill II News online, log on to:  
<http://taylormgt.ahn6.com/societyhillJCII>  
 Once at the SHII website, click "Newsletters".  
 Or, pick up a copy at the clubhouse.

To submit articles, ideas or suggestions for the newsletter, please contact the Editor, Hugh Brown, at [hubrown@comcast.net](mailto:hubrown@comcast.net)



Wendy Weissman,  
Community  
Manager,  
Taylor  
Management  
Company

**MANAGER CONTACT INFO**

Society Hill II @ Jersey City  
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 Jersey City, NJ 07305  
 Phone: 201-324-0028  
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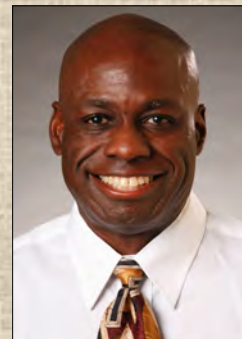
**MEET YOUR  
SOCIETY HILL 2 BOARD**

▶ Elected:  
 April 2010  
 Term Ends:  
 April 2013



Denise Bailey,  
President

◀ Elected:  
 April 2010  
 Term Ends:  
 April 2013



Hugh M. Brown,  
Vice President



Adrian Murray,  
Treasurer

▲ Appointed  
 Sept. 2010  
 Term Ends:  
 April 2011

**VACANT  
TRUSTEE**

**Term Ends  
April 2012**

**VACANT  
TRUSTEE**

**Term Ends  
April 2011**

**SH 2 OPEN BOARD MEETINGS ARE USUALLY  
 HELD IN THE CLUBHOUSE THE FOURTH  
 THURSDAY EACH MONTH AT 7:30 P.M.**

**MAKE SURE YOU ATTEND TO FIND OUT  
 FIRST HAND ABOUT ISSUES THAT  
 AFFECT YOUR COMMUNITY!**

THE EDITORIAL DEADLINE FOR  
 SPRING *SOCIETY HILL 2 NEWS* IS FRIDAY, April 29, 2011.  
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# HOW DOES IT ALL FIT TOGETHER?



Hugh Brown,  
Editor,  
Society Hill 2  
News

**A** resident asked me “What’s it like being on the Board?” The question got me to thinking. It’s like handling a pile of oddly-shaped yet intriguing puzzle pieces. You turn them this way and that way and somehow, through trial and error, with the aid of fellow Board members you end up with a complete picture. Hopefully a picture that makes sense—and is pleasing to the eye.



Those puzzle pieces can be putting together a budget that enables the best elements for gracious living we can afford. They can be as complicated as determining which repair projects to undertake in what order or as

simple and joyful as deciding which plantings will make the community burst with color all spring and summer long.

The reason, then, for this **State of the Community Issue** is to let you know that despite this down-turned economy, SH2 is thriving. This issue will also point out some of the answers to the question: “What does the Board do?” Be sure to read **What is a Condominium?** on page 2; **The President’s State of the Community Report** on page 3; the **Treasurer’s Report** on page 5; and the **List of Board Accomplishments** on page 13. These articles represent just a sampling of the kinds of topics and policies the Board must consider, deliberate on and implement on a daily basis. It is a labor of love.

If only prudent decisions were conjured magically. But alas, no crystal balls help us foresee the future. No ouija boards spell out which direction to take. The decisions we make must be thought out and discussed at length—until a coherent plan of action emerges. **To do this, the Board wants and needs your input. We ask each one of you to offer your ideas at meetings. Please get involved by volunteering some time for special projects and by participating in committees. If each of us pools our talents and energy, we will certainly succeed in keeping SH2 a preeminent place to live.** ✦

SOCIETY HILL 2 NEWS  
Society Hill 2 @ Jersey City  
266 Willow Street  
Jersey City, NJ 07305

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- SH2 QUARTERLY UPDATE Page 13