

**SOCIETY
HILL 2
NEWS**

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



Autumn 2010

A NEW SEASON OF CO-OPERATION

WALKWAY ISSUE GALVANIZES COMMUNITIES

First reported on in *SH2 News* in the fall of 2009, the long-standing Walkway repair issue has galvanized Society Hill residents. Through the efforts of the Friends of the Walkway, residents from all three communities have diligently worked together to find an eco-friendly, cost-effective solution to the problem.

As residents have become more and more involved, they have voiced strong opinions about how their communities are run—and about who is entrusted to make policies. They are finding that while those elected to their respective boards are charged with making those policies and carrying out day-to-day operations, the ultimate power concerning how those things are done lies in the hands of the residents themselves.



HOW A HARD-WON MEETING CAME ABOUT

On Tuesday, September 7, 2010, the SH2 clubhouse was filled to capacity with a crowd of 120 residents from SH1, SH2 & Droyers Point. The occasion was the hard-won special meeting to discuss the Walkway repair.

How did this meeting come about? In the Fall of 2009, The Friends of the Walkway was appointed by the DPWA board to find alternative ways to repair the Walkway without removing the 84 mature trees which line it.

On April 14, 2010, the Friends presented their research findings to the DPWA board with a detailed PowerPoint™ presentation. It illustrated two cost-effective, eco-friendly ways to make the repairs and save the trees. The board requested that the Friends supply final costs and implied that the community-at-large would be given both the presentation and the costs. (*Cont'd next page*) →



All Video Stills: Vern Carlson

Top: The Walkway along Newark Bay. Middle: The DPWA Special Meeting panel. Bottom: Residents listen intently.

WALKWAY GALVANIZES COMMUNITIES

DPWA BOARD DENIES FRIENDS FORUM TO PRESENT FINDINGS

When the DPWA board refused to allow the Friends to present their findings to the larger three-community audience as agreed, the Friends gathered 645 signatures [more than 800 signatures since] from all three communities.

Those who signed the petition demanded that **a special meeting be convened so that the Friends could present their findings to all three communities.** Note: To review the findings that the Friends were not allowed to present, log on to their website at:

<http://www.friendsofthewalkway.shutterfly.com#>

WHO WERE THE PRINCIPALS ATTENDING THE MEETING?

The video-taped meeting was attended by DPWA board members: Nathan Minnich, Neil Scott, Rubina Vohra. And from Access Property Management, by Manager Alexis Buhl, Vice President Denise Lindsey; and DPWA Attorney Mary Barrett, Esq.



Councilman Michael Sottolano addresses residents

Guest speakers included the Silva Guard Arborist, Legacy Consulting Arborist, Arborist Paul Jordan, Robert Pisano of Falcon Engineering, and three possible vendors: Costa Concrete, Valerie Woodson of Salmeron Paving Company and Tony Sidotti of Landscape Maintenance Services. Jersey City officials: Rodney Hadley, Jersey City Public Works and Michael Sottolano, Jersey City Ward A Councilman, also attended.



Resident raises a point during question and answer period.

AN ELECTRIFYING MEETING

Even before the DPWA board made introductions, sparks flew as Droyers Point residents strongly objected that Nathan Minnich [who had been voted out as the Droyers Point Representative on August 7, 2010, by a wide margin] was still recognized as such by the DPWA board.

Next to express their outrage, were the Friends of the Walkway, when the DPWA board and their attorney would not allow the committee to make its presentation.

This presentation would show residents how the walkway could be repaired without removing the 84 mature trees, within the allotted \$75,000 budget and without an assessment increase for residents.

The Friends petition to the DPWA (signed by 645 residents) had specifically demanded that the special meeting be held so that all vendors could present their proposals to the residents and also so that the Friends could present their alternative solution to cutting down all the trees.

One resident, who was offended by the DPWA attorney's demeanor in denying (Cont.'d) →

WALKWAY GALVANIZES COMMUNITIES

the Friends, characterized it as being both high-handed and disrespectful to the residents gathered.

ONLY ONE VENDOR AND ARBORIST SUPPLIED COSTS

The Friends petition had also specified that the special meeting would allow residents to hear the repair solutions and costs of all proposed Walkway vendors and contractors, as well as the expert opinions of the arborists and the architectural engineer.

As per the DPWA meeting agenda, all the experts spoke and all vendors presented their scope of work. However, only Salmeron Paving and Arborist Paul Jordan—both recommended by the Friends committee—provided their rates. The other vendors and arborists did not!



SH2 President Tani Mills addresses the gathering.

SH2 PRESIDENT RE-FOCUSES MEETING

After about two hours of heated exchange between the DPWA board and disenfranchised residents, the fragile meeting decorum was all but lost. At this point in the proceedings, SH2 President, Tani Mills, metaphorically “took the feuding DPWA board and the Friends group by their collars” (Cont.’d) →



SH2 President, Tani Mills, appeals to DPWA board members for an agreement.

and somehow managed to broker an agreement between them. Access Property Management VP Denise Lindsey wrote it down in detail. The written agreement (see page 6) was to be sent to all parties by the first Monday after the meeting.

At approximately 11 p.m., the meeting—which was never formally adjourned—dissolved. ✖

The Friends of the Walkway Presentation:

- shows how the Walkway can be repaired without removing the 84 mature trees
- within the allotted \$75,000 budget
 - without an assessment increase for residents

To see the presentation the DPWA board did not allow you to see, log on to:

<http://www.friendsofthewalkway.shutterfly.com#>

E-mail: Friendsofthewalkway@yahoo.com

WALKWAY GALVANIZES COMMUNITIES

POST SPECIAL MEETING UPDATES

—On Thursday, September 9, 2010, Rubina Vohra resigned as SH2 board member and DPWA Rep effective immediately.

—On September 20, 2010, The Friends of the Walkway received the promised minutes outlining the written September 7th meeting agreement. However, the minutes did not include several of the crucial agreements hashed out at the end of that meeting.

—At the September 23, 2010, SH2 Open Meeting, Denise Bailey was announced as the appointed SH2 DPWA Representative.

—At press time, the DPWA board and their attorneys had set an October 26, 2010, special meeting date to formally recognize Moe Frydman as the DPWA Representative for Droyers Point.

This means it will have taken almost two and a half months since his election for Mr. Frydman to be recognized. In addition, contrary to the wishes of the Droyers Point residents, Mr. Frydman will have been prevented from taking part in the Walkway ballot creation and voting planning in a timely manner.

**OUR TREE-LINED PROMENADE IS
A RESPITE AGAINST THE HARSH REALITIES
OF URBAN LIVING.**

**IT OFFERS BEAUTY, TRANQUILITY, AND
INCREASES OUR PROPERTY VALUES.**

**SHOULDN'T WE TAKE THE TIME
TO FIND OUT HOW BEST
TO REPAIR AND MAINTAIN IT?**



THE SPECIAL MEETING AGREEMENT IN ITS ENTIRETY

**THESE ARE THE INCOMPLETE
9/7/10 AGREEMENT MINUTES
THE DPWA SENT TO THE FRIENDS.
ALL OF THE DEADLINE DATES HAVE PASSED:**

--The board will outline at least four options for the walkway remediation and the cost associated with each option, **along with the cost of future walkway maintenance.** (See bottom next panel)

--Included will be the percentage of the anticipated costs that is allotted to each of the three communities. Funds already available in the DPWA budget will have been subtracted from the percentage totals.

--DPWA attorney, Mary Barrett, Esq. will draft a ballot, which will allow residents to mail in their vote. The ballot will include an explanation of the options, including options given by the Friends of the Walkway Committee. There will be a place for those not interested in voting for an option to have their ballot count towards establishing quorum.

Homeowners will have 30 days to return their ballot. The attorney's draft of the ballot was to have been sent to the DPWA board by Friday, September 24, 2010. This was supposed to allow the engineer to evaluate the different options/work scopes for their reasonableness and to develop a spread sheet outlining the cost of each option per each vendor who submitted a bid.

The DPWA board was to have reviewed the spread sheet and given their final approval of the ballot by Tuesday, September 28, 2010. The DPWA management personnel was to have sent a letter and ballot to all DPWA board members postmarked on September 29, 2010.

--The DPWA board agreed to allow three vendors to submit bids for on-going maintenance of the Walkway components: All Green, Landscape Maintenance Services and Salmeron Paving.

See next panel for the crucial agreements the DPWA omitted.

**THE DPWA BOARD OMITTED
THESE CRUCIAL PROMISED AGREEMENTS
FROM THE 9/7/10 MINUTES:**

--The option to remove the trees is no longer under consideration and will not be included on the ballot as an option.

--All Salmeron Paving options plus two others provided by the DPWA board would be presented to the community, with associated costs.

--A representative for the Friends would be able to review/approve the wording, functionality, etc. of the ballot and other documentation **before** distribution to the community.

--Residents will have 30 days to vote. They will be informed in advance that if voting at the special meeting, the voting deadline would be one (1) hour before the meeting begins.

--BOTH a Representative of the Friends and the DPWA board would oversee ballot counting.

--Provided a 25% quorum is reached; voter preference (a simple majority) determines the action to be taken regarding the Walkway.

—The DPWA board also agreed that All Green, Landscape Maintenance Services and Salmeron Paving would be allowed to bid on the on-going maintenance of the Walkway components. These bids were to be averaged and the fixed variable applied to all the bids. This information was to have been shared with the Friends by September 15, 2010. At press time, the Friends had not received this info.

The Friends of the Walkway have also pointed out that the DPWA budget already allocates funds for on-going Walkway maintenance—so requiring an additional cost from vendors for this work is redundant.

THANKS TO RESIDENTS WHO RALLIED TO DELIVER SPECIAL MEETING NOTICE...

On October 15, 2010, the plan for delivery of the bylaw-mandated 10-day notice for the 10/26 meeting to confirm Moe Frydman as Droyers Point Rep was completed in Droyers Point.

However, the plans for delivery in SH1 and SH2 on October 16th did not materialize. When this was discovered, seven concerned residents, at a moment's notice, dropped what they were doing and joined the DPWA Representative for SH2 (Denise Bailey) to deliver the meeting notice to **ALL SH1 & SH2 homeowners (over 1,000 homes)** and to post the notices on bulletin boards throughout each community.

Kudos to: Amarilis Etayem, Shawn Etayem, Joseph Pena, Vern Carlson, Kate and Adrian Murray (with toddler son in arms) and Hugh Brown. Thanks also, to Jeff Gates (the DP property manager), who helped as well. Due to the selfless action of these neighbors, that 10-day notice bylaw rule was met— and finally, as of October 26, 2010, the community can look forward to a long-needed new era of proper DPWA board representation!

GOT SOMETHING ON YOUR MIND?

SEND A LETTER TO THE EDITOR
AT 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 COMMUNICATE.

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

Never 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:

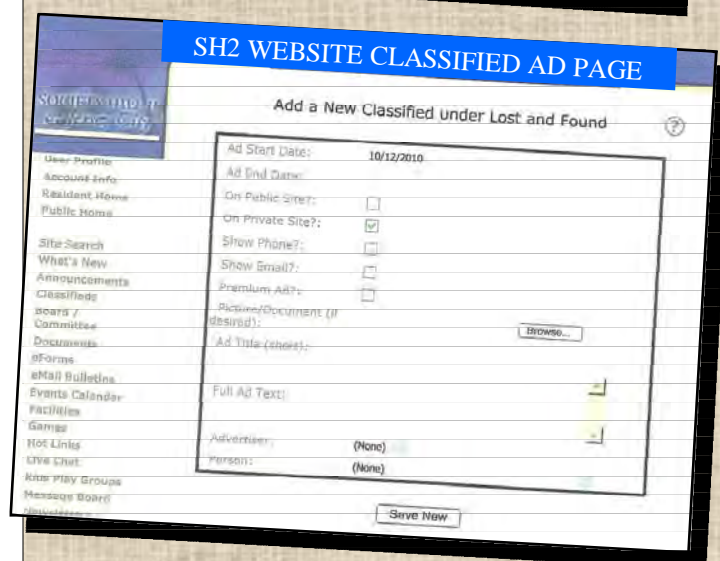
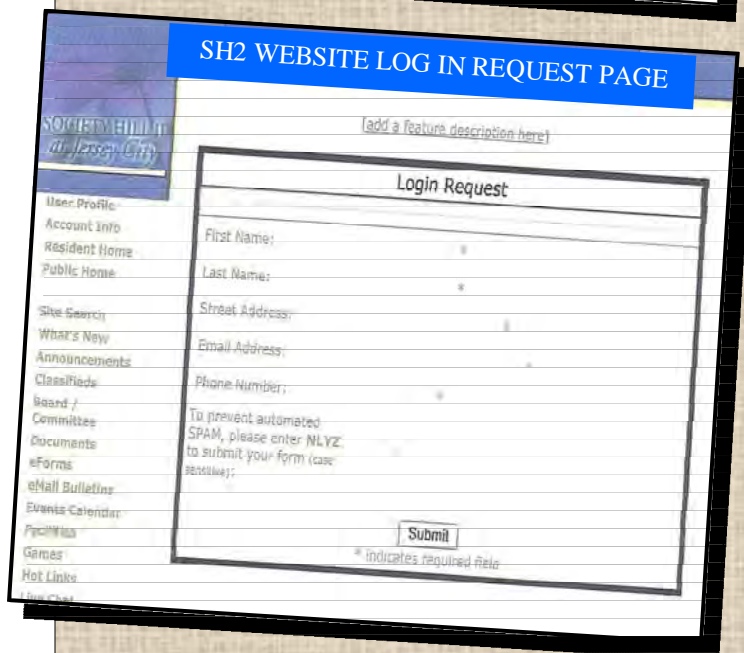
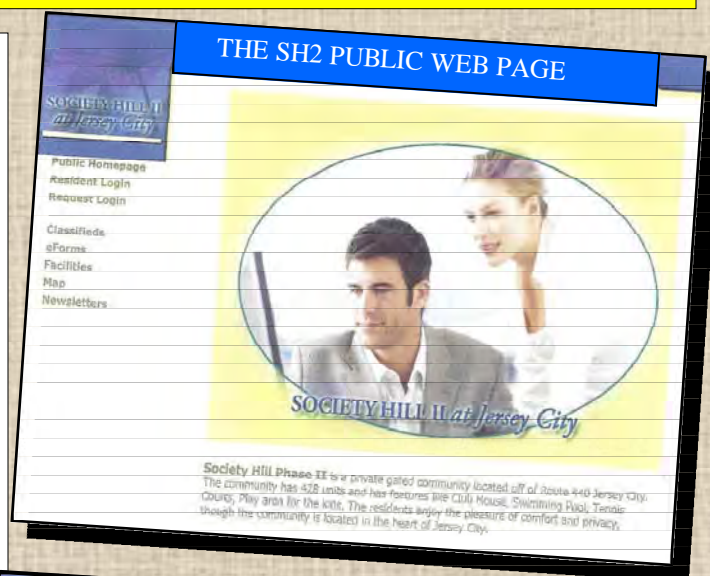
- The latest issues of our newsletter, *Society Hill 2 News*
- Draft Minutes from the most recent Open Meetings
- The latest Audit of the community's finances
- How to contact our Manager
- Special announcements from the SH2 Board
- Even the community's irrigation schedule!

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

Hello, 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.

NECESSARY COMMITTEES RE-ESTABLISHED

Keeping the SH2 community running smoothly day in, day out, season after season is a complicated undertaking. That's why committees to assist the board in fulfilling its duties are so important.

The following necessary committees are in the process of being reformed. However, we need more homeowners to keep them operating optimally.

Please read their Mission Statements. If you'd like to join one or more committees, please contact Hugh Brown, the *SH2 NEWS* editor, at hubrown@comcast.net

THE BUILDINGS & GROUNDS COMMITTEE

Members:

Roya Bianchi, Amarilis Etayem

Mission Statement: to maintain or increase property values by preserving the integrity and improving the overall appearance of buildings and grounds—with a real estate advisory perspective. Also to assist the SH2 board in delivering the highest vendor standards and most cost effective methods possible.

To join, e-mail:

buildingsandgroundssh2@yahoo.com

THE WELCOME COMMITTEE

Members:

Cynthia Jones, Sharen Mays

Mission Statement: it strives to makes every new resident feel at home and comfortable in SH2. To encourage new residents to become full and active members of the community. Its mission Will be to introduce new residents to the community at casual, informal gatherings where light refreshments, community information and a small gift will be provided. All residents will be welcome at these gatherings.

To join, e-mail:

Hugh Brown at:
hubrown@comcast.net

THE ECOLOGICAL SOLUTIONS COMMITTEE

Member: Joseph Pena

Mission Statement: to research and suggest ways the SH2 board can “Go Green” by employing eco-friendly solutions and improvements that involve energy conservation and efficiency. Also to inform homeowners about tax rebates, grants and ways they can conserve energy in their own homes.

To join e-mail:

Joseph Pena at
jpena16@gmail.com

THE FINANCE COMMITTEE

Members: Adrian Murray, Kathleen Chester, Jesse Pasquale

Mission Statement: to aid the board, in particular the Treasurer, in fulfilling all duties related to the community's finances.

To join, e-mail:

Adrian Murray at:
apmurray99@gmail.com

(See next page for more committees)

NECESSARY COMMITTEES RE-ESTABLISHED

THE COMMUNICATIONS COMMITTEE

Members: Adrian Murray, Kate Murray
Mission Statement: to enable residents to more effectively communicate with each other and find out about what's happening in their neighborhood. To instill stronger bonds and increase community spirit among SH2 residents.
To join, e-mail:
Kate Murray at:
kateandadrian@gmail.com

THE COVENANTS COMMITTEE

Members: Kathleen Chester, William James, Patricia Riley
Mission Statement: to bring together residents who have grievances in an attempt to arbitrate and resolve their disagreements, using the community's bylaws as an enforcement guide. To serve as a conciliatory body, providing a forum for residents who have disputes to air and resolve their conflict in lieu of taking legal action.
To join, e-mail:
Hugh Brown at: hubrown@comcast.net



Welcome Committee members Sharen Mays and Cynthia Jones take a moment to pose during a meeting. The Welcome Committee is just one of several SH2 committees that welcome your help.

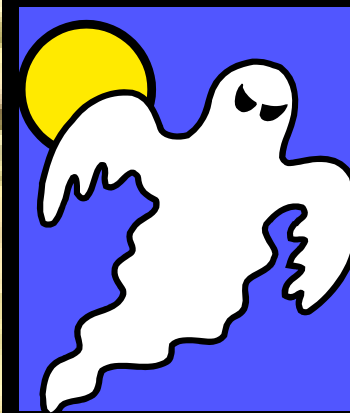
WE NEED YOU TO HELP THE SH2 BOARD WORK SMARTER FOR THE COMMUNITY.

TO VOLUNTEER FOR ONE OR MORE OF THESE COMMITTEES, PLEASE E-MAIL SH2 NEWS EDITOR HUGH BROWN AT: hubrown@comcast.net

THE REMAINING OPEN MEETING DATES IN THIS YEAR

- Thursday, October 28, 2010
- Thursday, November 18, 2010
- Thursday, December 16, 2010

Meetings are held in the SH2 Clubhouse, 266 Willow Street, at 7:30 pm



Boo !

HAVE A SAFE, HAPPY HALLOWEEN

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 with any questions.

SH 2 THIRD QUARTER UPDATE



HERE'S
WHAT'S BEEN
ACCOMPLISHED!

In an effort to keep the community better informed, this SH 2 Community Update will appear in *Society Hill 2 News* each quarter. Here you'll find a recap of the board's latest accomplishments on behalf of the community.

- Completed Sewer Line Maintenance Project
- Completed Line Striping Project
- Obtained Final Specifications and Bids for the Stoop Replacement Project
- Completed Garbage and Dumpster Repairs
- Re-established the Communications, Welcome, Buildings and Grounds, Ecological Solutions and Covenants Committees

GET READY FOR



OLD MAN WINTER

- Keep your thermostat set to 55 degrees. If leaving home for an extended period of time to avoid water pipes rupturing.
- Service your dryer vents by a licensed contractor every two years to save money on heating bills and to avoid fire hazards.
- Have your hot water heater inspected and serviced by a licensed plumber or contractor. If your water heater was installed during construction, it's probably time to replace it.

- Rubber hoses on washing machines, dishwashers and refrigerators may fail due to wear and tear and life expectancy. Stainless steel hoses have a lifetime warranty and will prevent any leakage.
- If your town home's exterior chimney has a square-vent, be mindful that escaping heat fumes can damage siding. It is your responsibility to replace such vents with a cylinder-shaped vent as was originally installed.

MAJOR STOOP RENO PROJECT POSTPONED!

THE SH2 BOARD HAS POSTPONED THE MAJOR STOOP RENOVATION PROJECT UNTIL A LATER DATE. THE FOLLOWING ARTICLE EXPLAINS THE PROCESS THE BOARD USES TO CONDUCT MAJOR COMMUNITY REPAIRS.

HOW DOES THE BOARD PROCEED WITH MAJOR PROJECTS LIKE THE STOOP REPAIR?

---Vendor selection begins when Falcon Engineering prepares a bid Specification Sheet based on materials, labor and scope of the project. Falcon then sends the Spec Sheet to vendors it deems suitable to do the job. In some cases, the SH2 board suggests possible vendors it has dealt with successfully.

---The SH2 board requires all vendors to submit their bids by a specified date. When the sealed bids are received, the board may hold a special executive meeting to open and review them. From the bids received, usually three vendors are selected for a face-to-face interview. After the chosen vendor's previous work and references are found satisfactory, the vendor will be awarded the job and a contract will be signed.

HOW ARE MAJOR REPAIR PROJECTS FINANCED?

---The SH2 Association maintains cash money market bank accounts, into which a portion of maintenance monies are deposited each month. These are contingency accounts, which the board can use if maintenance fees do not cover operating expenses in an emergency.

---In addition, the board maintains capital accounts [i.e. deferred maintenance, capital reserve and working capital accounts]. The board can liquidate these fixed accounts to obtain additional funds to finance a major project.

---For a major project [like the completed Balcony Project and the proposed Stoop Replacement Project] the board takes out a bank loan in order to obtain funds to pay for a percentage of the overall project. The amount the board asks the bank to loan the community will be based on how much the overall project costs, including estimated engineering and attorney fees.

HOW MUCH DOES THE AVERAGE MAJOR PROJECT COST?

---Completed in 2008, the Balcony Project, which cost one million dollars, was paid in full 2 years ahead of schedule. The additional assessment to residents was \$31.60 a month and lasted for 2 years.

---The proposed Stoop Replacement Project is estimated to cost between \$1.5 million dollars and \$4 million dollars. Undetermined costs [i.e. engineering and attorney fees, based on hourly charges for preparing reports, travel time, project management, etc., are unknown and must be estimated.

---Once the vendor is selected, the Association will solicit loans from financial institutions where our accounts are held. Our attorney will review the terms of the loan statement and the duration of the assessment to residents for the loan.

IN ALL CASES, THE BOARD WILL GREATLY CONSIDER THE CURRENT FINANCIAL RECESSION AND THE HEALTH OF THE ASSOCIATION'S FINANCES WHEN SETTING THE TERMS AND DURATION OF THE ASSESSMENT TO RESIDENTS.

WHAT 'S WRONG WITH THIS PICTURE?



TRASH-RELATED DO'S

- **Do** DISPOSE OF TRASH DOWN THE PROPER BINS AND INSIDE THE BULK DUMPSTER ON THE RECYCLING CENTER RAMP
 - **Do** PICK UP PET WASTE
- **Do** MAKE SURE THE PLASTIC BAGS YOU USE TO DISPOSE OF RECYCLABLES ARE CLEAR, SEE-THROUGH— NOT OPAQUE SUPERMARKET BAGS

TOILET & DRAIN DISPOSAL DON'T'S

- INFANT OR ADULT DIAPERS
 - BABY WIPES
 - COOKING OILS
 - OILY SOLVENTS
- PAINT AND PAINT THINNERS
 - KITTY LITTER
 - PAPER TOWELS
- BULK PLASTIC ITEMS, LIKE TOYS
 - SANITARY NAPKINS

HERE 'S THE RIGHT PICTURE!



DID YOU KNOW:

It takes our handyman 3 hours or more per week to dispose of garbage and recyclables left incorrectly by residents? That equals almost \$500 a month...nearly \$6,000 per year!

This is our money, which could be better used to install pavers, repair roofs or clean our grounds.

We have the power to:

- Avoid costly fines levied on the community by the Jersey City Utilities Authority.
- Avoid expensive sewer backup problems, for which all residents pay to correct.

PROPER TRASH
DISPOSAL & KEEPING
THE RECYCLING CENTER
TIDY SHOWS...

**WE TAKE PRIDE
IN OUR
COMMUNITY.**

**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



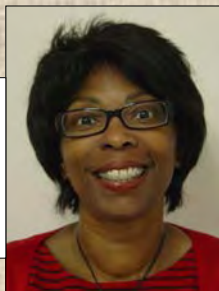
Gabriel A. Valdes,
Community
Manager,
Taylor
Management
Company

MANAGER CONTACT INFO

Society Hill II @ Jersey City
 266 Willow Street
 Jersey City, NJ 07305
 Phone: 201-324-0028
 Fax: 201-324-2959
 EMERGENCY: 888-267-9426

HOURS:
 Mon., Tues., Fri.:
 9 a.m. – 5 p.m.
 Thurs.: 11 a.m. – 7 p.m.
 Closed: Wed, Sat., Sun.

**MEET YOUR
SOCIETY HILL 2 BOARD**



Tani Mills,
President

▶ Elected:
April 2009
Term Ends:
April 2012



Denise Bailey,
Vice President

◀ Elected:
April 2010
Term Ends:
April 2013



Adrian Murray,
Treasurer

▲ Appointed
Sept. 2010
Term Ends:
April 2011



Hugh M. Brown,
Trustee

▲ Elected:
April 2010
Term Ends:
April 2013



VACANT

Trustee

Term Ends:
April 2011

**SH 2 OPEN BOARD MEETINGS ARE 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
 WINTER *SOCIETY HILL 2 NEWS* IS FRIDAY, DECEMBER 3, 2010.
 SEND ARTICLES, SUGGESTIONS AND SUBMISSIONS TO:
hubrown@comcast.net

Mortgage rates hit 50 year low!

Today's market conditions - attractive home prices and interest rates at historic lows - have combined to make the current housing market one of the most affordable in decades. If buying a home is in your future, call me today!



Janice Hall

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* PLEASE NOTE ADDITIONAL PARTS AND LABOR MAYBE REQUIRED ** LIFETIME WARRANTY ON LABOR & 1 YEARS PRODUCT(S) *** NO WARRANTY ON REMOTE CONTROLS(S)



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The SH2 Senior's Club recommends it!

Leaves in the Fall
come tumbling down.
Scarlet and yellow,
russet and brown.
Leaves in the garden
are swept in a heap.
The trees are ready
for sleep.



VIEW
FROM THE HILL

PROTECT YOUR RIGHT TO KNOW.



Hugh Brown,
Editor,
Society Hill 2
News

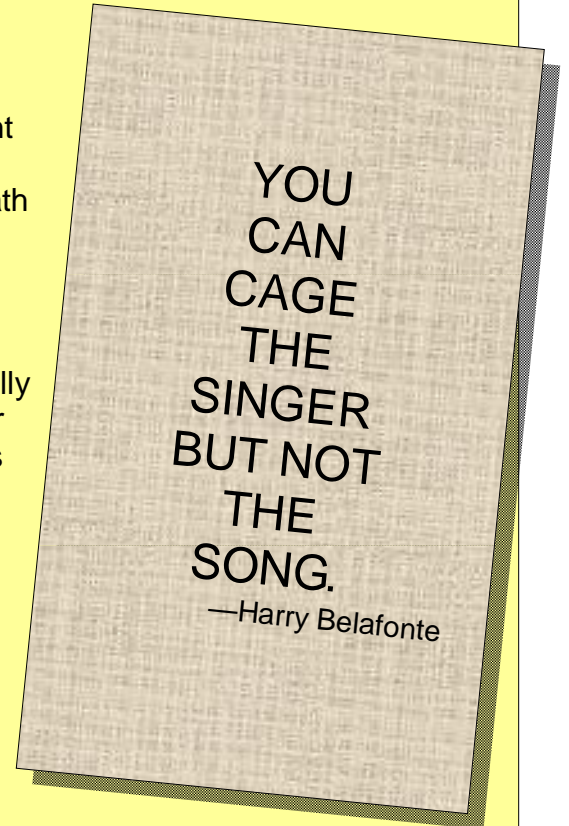
The fate of the Walkway, a precious commodity, is at stake. For more than a year now, the DPWA board has fought the Friends of the Walkway tooth and nail—a committee the board sanctioned in one breath and in another breath tried to thwart.

Instead of welcoming the ecologically sound, cost-effective options it asked the Friends to investigate, the DPWA board has systematically denied the Friends the chance to present their findings to all three communities. This smacks of censorship!

That's why the lead article of *Society Hill 2 News* is too important for anyone to dismiss. Be prepared, the article is long. After all, it tries to encapsulate the 12+ months struggle the Friends have weathered—trying to exercise their right to present to you, their neighbors, an option to repair the Walkway—on budget and without an additional assessment for residents.

The Friends of the Walkway have succeeded in compelling the DPWA board to put the Walkway repair issue to a referendum vote. Residents—before you send in your ballots, you owe it to yourselves to find out what the DPWA board did not permit you to see. ☒

Go to: <http://www.friendsofthewalkway.shutterfly.com#> **THEN DECIDE FOR YOURSELVES!**



SOCIETY HILL 2 NEWS
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Jersey City, NJ 07305

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