

THREE PENCE BROOKE CONDOMINIUM ASSOCIATION, INC.

WINTER NEWSLETTER 2012

MEET YOUR BOARD OF DIRECTORS

Stephanie Huff...Trustee

Barbara Monaghan... Trustee

Property Manager... Ned Coughlin, UBE, Inc.

Telephone - 732-409-3991, Email: Coughlinn@u-b-e.com

Association Web site: <http://threepencebrooke.com>

Please check out the web site for community information and forms.

PLANNING TO GET AWAY THIS WINTER?

IT MAY SNOW, SO PLEASE LET US KNOW

If you are going away this winter for a weekend, a week, or even a day, please let us know, so that we may make alternative arrangements for snow removal efforts. Snow does not stop while you are away, and likewise, neither do our snow removal efforts. We as a community have a responsibility to clear all of the snow from the parking areas and sidewalks. While you are away, we will need to either set up alternate arrangements for the parking of your vehicles or at the very least know you are away, so that your car is not towed or you are not fined for not moving your vehicle. Please contact our manager, Ned Coughlin, if you know you will be vacationing during the snow season.

HOLIDAY DECORATIONS

With the Holiday season around the corner, all residents should be aware of the rules for displaying decorations. Please do not attach any decorations to the building, as holes in the building will make for additional and easily avoidable maintenance. Also, please make sure that all of the decorations used during the holidays are removed immediately. Decorations should be removed no later than three weeks after the holiday.

TRASH REMINDERS

Please remember that trash is not to be placed at the curb for pickup before 6:00 PM the night before the scheduled pickup date. **All trash placed at the curb for pickup and stored in your backyard is required to be in a sealed trash container, in order to prevent unwanted pests.** Please help keep you community a clean, desirable area in which to live.

Note that pick up schedule may be delayed by one day due to Holidays; i.e. Christmas and New Years. Pick up would occur on Wednesday and Saturday. This year there is no schedule change for pick up after Christmas and New Years - Tuesday and Friday are the regular trash collection days.

SNOW REMOVAL:
HELP KEEP YOUR COMMUNITY SAFE

During the snow season all residents should use extreme caution when walking within the community. We do not want anyone to get hurt. If you see any dangerous areas, please report them to UBE immediately.

As we look ahead to the snow season, we reflect on some of the large accumulations of snow in the area last year and the excellent job residents did handling the snow removal. In order to keep on track, we would like inform new residents and remind existing residents of the snow removal procedures for the 2011-2012 snow seasons.

Once snow accumulation reaches two inches or presents an overtly hazardous situation (i.e. – ice), the snow removal company will commence plowing and salting the main thoroughfares in the community.

Snow will not be removed from sidewalks until all snow has ceased. Once the snow stops, the snow removal company will begin the process of shoveling and deicing, if necessary, all sidewalks in the community. Sidewalks will be completely shoveled within four (4) hours after snow has stopped. Please do not call regarding sidewalks concerns, unless it is an emergency or more than four hours have passed.

Your sidewalks will not be shoveled first every time, but the snow removal company is conscious of beginning shoveling on a different road each storm. If you are not first one storm, they will do their best to begin on your court next time. In addition, depending on what time snowfall stops, the snow removal company will do everything possible to remove snow from the walkways before the high traffic times (morning, after work, etc.).

Shortly after the snow ceases, parking spaces will also be cleared of snow. We will again employ the phone tree service to inform residents when parking spaces will be cleared of snow. This is when your cooperation is essential. Since the Contractor plows snow side to side in the parking spaces, instead of up onto the sidewalks (to avoid tripping hazards), it is imperative that everyone clear snow off their cars and move them out of the assigned and visitor parking spaces for the 5-10 minutes it takes the snow contractors to clear a set of parking spaces. Clearing parking stalls helps to eliminate re-icing conditions on the roadways and makes access to vehicles for you and your neighbors safe and trouble-free in the days following the storm. Since the majority of residents in the community cooperate by moving their cars, **anyone who chooses not to move car, leave a key with their neighbor to move their car, or notify UBE that you will be on vacation will be fined \$25.00.** *(It is your responsibility to watch and move your vehicle when plows are on your court.)*

If you have any questions or require further clarification regarding the above information, please contact our Community Manager. Furthermore, if you have any concerns during a snowstorm, you may call UBE, Inc. at (732) 409-3991 and leave a message on the operator's extension. UBE always monitors phone calls during snowstorms and will handle your concerns promptly.

PET REMINDER

Please remember to pick up after your dog. Dog wastes can transmit disease and are unsightly. Please remember to take a bag when walking your dog and dispose of the wastes when you are home. We appreciate your cooperation in advance. Thank you for helping keep the community looking nice and clean.

REGISTER YOUR VEHICLE WITH THE ASSOCIATION

The Board requests that residents provide updated contact and vehicle information to the Association for better Management of the roadways throughout the community. It will help us to ensure that you are provided every opportunity to relocate vehicles during snow removal and other major projects. You may have provided this information previously, please take a moment and complete a new form when you receive it.

For better management of the roadways within our community, we ask that you provide, in writing information including the vehicle make and model, model year, license plate number, and color of your cars. This information may be sent via **mail** to Three Pence Brooke c/o U.B.E., Inc., 1 Willow Pond Drive, Howell, NJ 07731, via **facsimile** to (732) 409-6958. Your cooperation in helping us serve you better is appreciated.

IMPORTANT SATELLITE DISH INFORMATION

Everyone in the community who currently has a satellite dish or is planning to install one is required to complete the Notice of Intent to Install a Satellite Dish, which is available by calling U.B.E., Inc. or printing off of the Association's web site. You are not required to obtain approval before installing the dish, but please remember that **satellite dishes are only permitted to be installed in the front planting bed, the rear fence, the rear balcony, or on a pole in your backyard**. It is important that you confirm with your installer that they can install a dish in one of the approved locations before you spend any money. Having to relocate a satellite dish may be costly.

RESTAURANT-STYLE POTATO SKINS

As the Super Bowl draws closer, what better appetizer to make for the "big game" than potato skins!

Recipe yields six servings.

INGREDIENTS:

- 6 potatoes
- 1 cup vegetable oil
- 8 ounces shredded Cheddar cheese
- 1/8 cup bacon bits
- 1 (16 ounce) container sour cream

DIRECTIONS:

1. Preheat oven to 375 degrees F (190 degrees C). Lightly grease a 9x13 inch baking pan.
2. Pierce potatoes with a fork. Microwave the potatoes on high until they are soft; approximately 10 to 12 minutes.
3. Cut the potatoes in half vertically. Scoop the inside out of the potatoes, until 1/4 inch of the potato shell remains.
4. Heat oil to 365 degrees F (180 degrees C) in a deep fryer or a deep saucepan. Place the potatoes in hot oil, fry for 5 minutes. Drain potatoes on paper towels.
5. Fill the potato shells with cheese and bacon bits. Arrange them in the prepared baking pan.
6. Bake for 7 minutes, or until the cheese is melted. Serve hot with sour cream.

Printed from: Allrecipes.com

January 2012 Calendar:

Garbage – every Tuesday and Friday
Recycling – every other Friday
Board Meeting – Thursday, 01/26/12
New Year’s Day – Sunday, 01/01/12
Martin Luther King, Jr’s. Birthday – Monday, 01/16/12

February 2012 Calendar:

Garbage – every Tuesday and Friday
Recycling – every other Friday
Board Meeting – Thursday, 02/09/12
Super Bowl – 02/05/12
Abraham Lincolns Birthday – 02/12/12
Valentine’s Day – Tuesday, 02/14/12
President’s Day – Monday, 02/20/12
Ash Wednesday – 02/22/12
George Washington’s Birthday – 02/22/12

March 2012 Calendar:

Garbage – every Tuesday and Friday
Recycling – every other Friday
Annual Meeting – Thursday, 03/08/12
Daylight Savings Begins - Sunday, 03/11/12
St. Patrick’s Day – Saturday, 03/17/12
Spring Begins – Monday, 03/20/12

April 2012 Calendar:

Garbage – every Tuesday and Friday
Recycling – every other Friday
Board Meeting - Thursday, 04/12/12
Palm Sunday - 04/01/12
Good Friday - 04/06/12
Passover - 04/07/12
Easter Sunday - 04/08/12
Earth Day - Sunday, 04/22/12

Emergency Numbers

Police 911, 732-928-1111
Fire Department 911, 732-928-0200
Water Company- Jackson Township MUA 732-929-2222
Electric Company - JCP&L 800-662-3115
Gas Company - NJ Natural Gas 800-221-0051
Cable - Cablevision - 732-367-2582
Telephone - Verizon - 800-837-4966

UBE, Inc. - Management Company
After Hours - 732-974-5885 or 877-550-5451