

# Morris Place Newsletter

Volume 2 Issue 1

January 2005

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## News

Just a short newsletter this month, folks. Remember to check out the Web site – [www.morrisplace.net](http://www.morrisplace.net) – for important information you may have missed in previous newsletters.

### January Open Board Meeting

**Place:** Rm 201, Morristown Town Hall (200 South St.)

**Date:** Thursday, January 27, 2005

**Time:** 7:00 pm

Important topics to be discussed at this month's meeting include:

- Two board member candidates to address their qualifications:  
Marilyn Cuykendall and Katerina Quintero
- Independent accountant to address audit of the Association's financial statements as of June 30, 2004

**Note:** Although we encourage you to express your thoughts via the newsletter and website, the best way to voice your ideas for the community and to weigh in on community decisions is by attending the Morris Place open board meetings.

### Faulty Fire/Carbon Monoxide Detectors - Update

Sick of hearing your Firex Smoke/Carbon Monoxide Alarm go off for no apparent reason?

If changing the battery doesn't do the trick, you might have a faulty model. According to one Board member, if your troublesome model is date-stamped August 21, 2003 or earlier, you might be able to exchange it for a newer, more reliable model at no cost.

To exchange your model for a newer one, you'll need to contact the **manufacturer**, Invensys Climate Controls, directly using one of the following methods:

- Web: <http://www.icca.invensys.com/support/techsupport.htm>
- E-mail: [TechnicalService@invensys.com](mailto:TechnicalService@invensys.com)
- Phone: 800-445-8299
- Fax: 630-260-7243

**Note:** Morris Place buildings most likely affected are 3 through 7. Buildings 1 and 2, both constructed in 2004, appear to have the new-and-improved models installed.

**Snow Removal Procedures**

Fullerton Grounds Maintenance will be responsible for plowing the snow from the roads and driveways, and for shoveling the walkways.

**Timing**

- Snow removal will begin when snowfall reaches two inches.
- Snow will not be removed from driveways or sidewalks until snowfall has stopped.

**Snow Removal Priority Areas**

1. Roadways
2. Driveways, fire hydrants, and mail boxes
3. Building walkways
4. Sidewalks
5. Visitor parking areas

**Your Job**

When you hear the machines near your unit, please move your cars to facilitate plowing. Obviously the visitor parking areas cannot be cleared if cars are parked there.

**December / January Maintenance Report**

Here's an update on the status of maintenance issues currently or recently under review.

Issue	Responsible Party	Status	Comments
Common alcove lighting problems	Super / M&M	Complete	Long-life globes installed throughout community on 01/12/05. Let Community Services know if your light stays on during the day or stops working.
Pedestal lighting on during day time (in front of Bldg 3)	M&M	Pending	Van Houten Electric to check photo cells and sensors.
Landscaping: Dead plants on top of wall along 287	M&M	Pending	This will be added to Transition as the plants are under warranty.
Landscaping: Poison ivy along chain link fence	Fullerton / Board	Pending	Board is considering a proposal from the landscaper to remove & dispose of this vegetation as it is interfering with the grounds maintenance.

Holes in Fire Sprinkler Control Room adjacent to 76/78.	M&M	Pending	Still pending as of inspection on 01/10/05. Community Services following up with M&M again.
Lines showing designated parking places.	M&M	Complete / Pending	Complete; however, there should be three spaces at the entrance indent, not two.
Several bolts securing one mailbox tank to the ground were loose. (Between Bldgs 1 and 3.)	USPS	Complete	Efficiently attended to. Tank now secured to ground.
Damaged asphalt around the catch basin by the parking area opposite Bldg 6 and in front of Bldg 1.	M&M	Complete	

For a history of maintenance activity from July 2004, please go to [www.morrisplace.net/main/archives/maintenance](http://www.morrisplace.net/main/archives/maintenance)

If you would like to draw attention to a common element problem that hasn't been noted above, please contact our property manager, Candice Bladt, or come to the next open board meeting.

## Contacts

### Community Services Group

**Community Management:** [www.communityservices.com/](http://www.communityservices.com/)  
 Candice L. Bladt, Property Manager  
 Community Management Corporation  
 1030 Clifton Avenue  
 Clifton NJ 07103  
 973-773-6262 Ext. 161  
 973-773-4932 (Fax)

[bladt@communityservices.com](mailto:bladt@communityservices.com)

Emergency Response System: 973-773-6262

### Morris Place Condominium Association Board of Trustees

Jeanette Balady, Jack Bartholomew, Jennifer Hua, Becky Yeamans: [board@morrisplace.net](mailto:board@morrisplace.net)

### Newsletter and Website

Morris Place website: <http://www.morrisplace.net>  
 Morris Place newsletter: <http://www.morrisplace.net/newsletter>  
 Contact: Jennifer Hua: [jennifer.hua@morrisplace.net](mailto:jennifer.hua@morrisplace.net)

### Other Contacts

For other contacts, go to: [www.morrisplace.net/main/contacts/](http://www.morrisplace.net/main/contacts/)