

Cindy Bitowf
378 Lancaster Court
Piscataway, NJ 08854

May 31, 2008

Dear Homeowner,

We may not have had the pleasure of meeting, but I decided that it was necessary to drop you a short note to apprise you of the situation at Society Hill.

The direct hire proposal, which has been an ongoing point of contention, was passed at the May 12th Board meeting. The proposal replaces the current maintenance, irrigation, landscaping and snowplowing contracts with two (2) directly hired full time and three (3) or four (4) part-time individuals. As of May 28th's "Special Board" meeting the Board announced that the current irrigation & landscaping contracts, will be terminated as of June 30th. Despite objections from homeowners and the maintenance committee, some board members decided to sever these contracts before their November term for no good cause. This letter is to alert you that there will be new individuals on the grounds and as of July 1 we can say goodbye to Growing Concerns (landscaping) and Environmental Design (irrigation). I think both of these companies have done an outstanding job.

Included is a flyer which gives highlights from the May Board meetings. At least 70+ homeowners already oppose the autocratic style with which the present board is railroading these changes through the community. Breaking the contracts early can damage Society Hill's reputation and possibly prevent us from securing future contractors. Imagine the trouble Society Hill residents will encounter when one (1) of the new employees is unavailable (sick, injured, personal time off, disability) and emergency maintenance is required.

Fellow homeowners - realize we've never been informed of the forthcoming change, nor asked if we agree with it. When a non-profit organization such as the Society Hill Association becomes an employer, it takes on all responsibility for the individuals that are hired. This includes insurance, workman's compensation, taxes, unemployment insurance, etc. Society Hill would also be responsible for all liabilities incurred.

Why wait until October's election when so much is at stake? You can be certain that the two (2) board members, Mr. Kevin Wine & Mr. Greg Machyowsky, who are up for re-election will do anything to retain their positions of power on Society Hill's board. Most likely they will promise lower fees and higher quality service from the new employees. However, I am most concerned that there is no financial oversight for the proposed budget. Even if they are able to lower fees temporarily, in the future homeowner's will be certain to foot the bill for the mistakes they are making. As an IT professional working for a major financial institution,, the variables in this direct hire plan lend itself to too much risk. Anyone with an ounce of number sense can quickly calculate that the presented figures do not compute.

Enclosed find a petition for removal of these board members who are acting without the best interests of the Society Hill Condominium Association. The only way we can stop this board from hastily implementing short-sighted changes is by challenging them at a special meeting, and holding them accountable for their fiduciary responsibilities to the Association. Please return this petition by Friday, June 6th in the self-addressed stamped envelope provided.

Feel free to drop me a line (cbitowf@cs.com) or call (732-463-0868) if you need additional information or would care to open a dialog. Thank you for your time and concern. If you are able, please join us at the next board meeting on June 9th.

Sincerely,


Cindy Bitowf

**PETITION TO HOLD
SOCIETY HILL CONDOMINIUM
ASSOCIATION
SPECIAL MEETING**

I the undersigned unit owner is requesting a Special Meeting of the Society Hill Condominium Association for the sole purpose of removing Mr. Kevin Wine and Mr. Greg Machyowsky from the Society Hill Board of Trustees.

(signature)

(Print name)

(Address)

PLEASE return by Friday, June 6, 2008 in the enclosed envelope or mail to:

SHCH
Society Hill Concerned Homeowners
P.O. Box 1041
Piscataway, NJ 08854

ATTENTION:HOMEOWNERS AND SOCIETY HILL RESIDENTS

DID YOU KNOW . . .

- On May 28, 2008, the Board voted to **cut the contracts** for the landscaping, irrigation, and maintenance companies by July 1, 2008. The Board, **without notifying homeowners**, has taken this action and hired just **2** full-time employees (and perhaps 3-4 part-timers yet to be announced) **for the same amount of money we currently pay for at least 15 people** from the insured and licensed companies. Even though the new hires are slated to start on June 2, the board has NOT provided the homeowners with any report from the Association's attorney or accounting firm as to the **viability** of directly hiring individual employees.
- In addition, the same **2** men (and their small crew of part-timers) are expected to do **all** of our snow removal. Some members of the board have insisted that we either purchase snow removal equipment **to the tune of \$44,000 or rent it at \$2,500 per month!**
- Board president, Mr. Kevin Wine, has led the Board to form a hiring committee, separate from Taylor Management and the Association at large. This committee can hire **anyone** the committee chooses to do our maintenance and landscape work... **even unlicensed or uninsured individuals!**

ARE YOU AWARE?

- Board President, Mr. Kevin Wine, and his vocal spokesperson and fellow Board member, Mr. Greg Machyowsky, have imposed this plan to cut services and make the Condominium Association a private employer. They have neglected to consult an attorney prior to making job offers and contractual agreements with the two new hires. They plan to access the account to which our homeowner fees are deposited to pay these new and uninsured hires. They routinely dismiss any opposition to their plan, and at board meetings both Mr. Wine and Mr. Machyowsky often shout at homeowners and board members who voice opposition to their plans... to the point where on May 28, 2008, the board secretary requested an attorney be present at future board meetings.
- **Consider the financial risks** the Association will take on if Mr. Wine, the Board President, mismanages the money in the Association's budget. *Without professional financial oversight, we may be paying for budget deficits far into the future.*
- The Condominium Association, of which all homeowners are a part and to which we pay our monthly fees, may be held liable for lawsuits related to any failures to remove snow or accidents that result as a consequence of faulty maintenance work. Contracted companies that hold their own insurance and licenses can provide a buffer for us in case of lawsuit. **That buffer will be gone!** The responsibility for legal fees will be **entirely** on the Association.
- **THE BOARD PRESIDENT HAS MISLED US!** At the May 12 Board meeting he said that the man hired for landscaping work would bring his own equipment; at the May 28 "SPECIAL BOARD" meeting the story became that this new hire will **SELL** the Association the equipment for two installments of \$5,000 each. The Association will also buy him an \$18,000 dump truck and pay for the vehicle's insurance!

ASK YOURSELF THIS QUESTION: HOW WILL THIS BOARD MAINTAIN OR LOWER OUR FEES WHEN THE DIRECT HIRE COST ALONE IS NEARLY THE SAME AS THE BUDGETED ITEMS IT IS REPLACING? WHERE IS THE SAVINGS?

According to the Board President's report at the May 2008 Board meeting, the current operating budget is \$343,000 for 2008 (maintenance, landscaping, irrigation and snow removal). Rather than using our maintenance fees that go toward this budget for a licensed and insured landscaping company; an irrigation company; a snow removal company, and a licensed and insured maintenance company, **the entire \$343,000 will be reallocated** to pay the **SALARIES** for two full-time employees at an expense of \$90,000 per person to the Association (\$61,000 for the salary + \$30,000 per person for taxes, workman's comp, insurance, etc.) and \$24,000 per part-time worker. When you include the additional costs (i.e. the purchased equipment, lawn treatments) we will **NOT BE SAVING ANY MONEY AT ALL!!**

WHEN did the Board inform the community-at-large that they were reallocating this money and decide to put it into the hands of whomever they choose? **Do you want a few Board members making decisions that affect the pocketbooks of the entire community? Are you concerned that you did not get a chance to vote on this?** The author of the proposal (our board president Mr. Kevin Wine) has gone on record **that this is a board decision only and does not feel that the membership should vote on this.**

HOW can our current Board imagine that two to six unlicensed, possibly untrained, and uninsured individuals will make sure that all our maintenance, grounds, irrigation, and snow removal is done efficiently?

WHY are we paying \$2,160 per household to the Association each year if not for lawn, snow removal, and outdoor building maintenance? **Given the direction the Board is taking, this money will go straight into the pockets of whomever the newly formed board "Hiring Committee" decides to employ.**

FINALLY, to add insult to injury, it is likely that this winter all town home owners will be required to clear their own walkways. **SUPPOSEDLY, because we will no longer have the manpower to shovel walkways, it will be each town home owner's job to shovel and de-ice our own walkways.** Each of us may be responsible for any lawsuit (rather than the Association or snow removal company) if someone slips or is hurt on our walkway.

IF you care for the quality of life we have enjoyed here in Society Hill for many years, in addition to the lovely, park-like grounds that have been improved over the past years, please join us as concerned homeowners who oppose the present board decisions. **We must remove Mr. Wine and Mr. Machyowsky from the board before they mismanage Association money** and entirely dismantle the current system that protects us from lawsuits by employing only insured and licensed companies to do work for us. Many of us were not aware when we elected these board members **that they would make such hasty and drastic changes to they way our community has been managed for the last 20 years!**