

What Kevin and Greg Have Done

- **\$9 a month maintenance fee reduction** starting last April, **as promised!!!!** (\$3/month for Mt. Laurel units)
- Removal of expensive and low-value maintenance contractor
- Removal of very expensive snow removal contractor (\$93,000 in 2007 and it barely snowed)
- Long overdue change of site-management
- Implementation of employee-based service delivery model for improved cost and quality control
- Breezeway stairway painting and re-treading project started, after endless bureaucratic delays
- Detailed mapping of entire development - sprinkler system, parking spots, utilities, signs, lighting, and fencing, for more efficient property maintenance
- Thorough review of entire sprinkler system and countless repairs, with more to come
- Started dead tree removal, tree pruning and stump grinding project, with more to come soon
- Engineering proposals obtained to finally start repairing our failing roofs
- At the request of some residents, engineering proposal obtained to improve retention pond
- Revised rules and regulations and fair enforcement procedure (which will finally be fully implemented by new management)
- Trash receptacles (dumpsters) for condo buildings (as in originally approved site plan!) despite vigorous opposition from Ms. O'Beirne who characterized people as "pigs"
- Clubhouse improvements – new windows/doors, A/C, security system, pool furniture
- New and attractive front-entrance sign
- Society Hill WEB site, with tons of useful information, www.societyhillpiscataway.com
- Summer picnic, pool party, Halloween party, and other important community social events. Sense of community restored (but in jeopardy by some very destructive people).
- AND THE GRASS IS GREEN!!

Here is an unsolicited comment from a "non-anonymous" homeowner:

"I've been a homeowner for 21 years, and am disabled but have been attending many board meetings over the years. I say without any reservation at all that this is the best Board we have ever had at Society Hill, that they have accomplished so much, and are doing the right things to improve and protect our property values and at the same time improving services and controlling costs."

Ann Battipaglia, 506 Sheffield Court

There have been numerous challenges and obstacles thrown in our way over the last three months while we have been implementing our new approach to providing landscaping, maintenance, irrigation, snow-removal, and management services. Despite the obstacles, the new system is working fine and is very close to its final configuration. We are committed to following through on the implementation of this approach, continuing to improve the quality of service, and providing **FURTHER MAINTENANCE FEE RELIEF** in the future.

✓Kevin Wine

✓Greg Machyowsky

✓Douglas Sanford

OVER PLEASE

- WARNING -

Do NOT Be Fooled!!

Don't be fooled! Ms. O'Beirne claims to have been helpless while she was on the Board during the meteoric rise in maintenance fees from \$117/month to \$194/month, and yet **SHE VOTED FOR EACH AND EVERY ONE OF THOSE INCREASES**. Helpless, eh?

Don't be fooled! Ms. Bitowf delayed and opposed the \$9/month fee reduction we implemented in April of this year, and tried to push through a grossly over-priced seal-coating proposal back in February.

Don't be fooled! Ms. O'Beirne has been trying to get back on the board nearly every year since she was defeated in 2004. There are reasons she lost in 2004, again in 2006, and yet again in 2007. She had her turn - **NINE YEARS ON THE BOARD** – time to move on!

Don't be fooled! Mr. O'Beirne, Ms. Bitowf, and their ever-anonymous supporter Mr. Bullock, claim to be all about change – yeah, **change BACK to the failed approaches of the past!**

Don't be fooled!! Ms. O'Beirne and Ms. Bitowf have one thing in mind – to ruin the new employee-based service model, blame us for the failure, and then **raise your maintenance fees** like their record proves!

Don't be fooled by Ms. O'Beirne's, Ms. Bitowf's, and Mr. Bullock's lies and distortions:

LIE – “Depleted the capital funds”. The reserve fund has **NOT** been depleted. That is an outright lie. It has \$2,317,000.00 in it. Only a small percentage (less than 3%) was used to purchase capital equipment, and the funding requirement was adjusted accordingly to compensate.

LIE – “Obtained health benefits...at no cost to the employees...” Another lie. The employee health benefit package is **NOT** 100% employer funded. The employees pay a percentage of the premium.

LIE – “Kevin is getting paid.” Kevin is **NOT** “getting paid”, and if they can't produce any proof of this (because there is none), they better stop saying it because this is defamatory.

LIE – “[Kevin and Greg have] ..done nothing but bring this association downhill.” Anyone that has been here a while knows that the evidence proves otherwise – please see the other side of this flyer.

LIE – “Spent money at a rapid pace in a fiscally irresponsible manner.” We are sticking to our 2008 budget forecast of at least breaking even, despite startup costs and despite the **\$9/month 2008 fee decrease!** Some seem to forget we are a NON-PROFIT corporation – we are supposed to spend all the money we take in – otherwise, we lose our non-profit status.

LIE – “...[employees are] a big liability for Society Hill” The liability insurance premium increased by about \$3,500 per year, which is not that much (our total property and liability premium is over \$100,000 a year). This means that as far as the insurance company was concerned, the additional risk of employees is not significant. The bulk of the liability exposure was still there, even with the contractors.

Signed by the non-anonymous Kevin Wine, Greg Machyowsky, and Doug Sanford

OVER PLEASE