

# Westgate Square *Today*

WESTGATE SQUARE COMMUNITY NEWSLETTER

**Phone Numbers & Addresses to Note:**

Maintenance fees of \$295 effective January 1, 2012 are due by the 1st of the month. Send payment coupon with your payment to: Westgate Square Condo. Association, c/o EPM, PO Box 64148, Phoenix, AZ 85082-4148.

**LOST YOUR PAYMENT COUPON BOOK?**

Call EPM to obtain a new one. Anyone wanting to be on an automatic withdrawal method of payment can call our on-site office at 908-757-7015 to obtain the proper application.

**On-Site Management Office Hours:** The office is staffed Monday-Friday from 8:30/9AM to 4/4:30PM. If you need to meet with a manager in person, please come when the office is open to homeowners, Monday-Friday between 1-2PM.  
On site Phone Number: 908-757-7015

Fax Number: 908-757-8832 • Email Address: Westgate1@optonline.net

**EMERGENCY NUMBERS:**

- Fire.....911
- Rescue Squad.....911
- Police .....911
- Poison Control.....1-800-962-1253
- NJ Child Abuse.....1-800-792-8610
- JFK Medical Center.....732-321-7000
- Muhlenberg Reg. Medical Ctr.....908-668-2000
- Eckerd Drugstore .....732-769-8314
- PSE&G.....732-764-3056
- Amer. Water Co. ....800-272-1325
- Eliz. Ga.....800-492-4009
- Cablevision .....732-548-2400
- Grand Sanitation .....908-222-1566

**Executive Property Management (EPM)**

4-08 Towne Center Drive, North Brunswick, NJ 08902, 732-821-3224

**Editor & Newsletter Committee:**

Gail McDermid, Senior Community Manager  
Executive Property Management

**Address for Condo. Association & Board of Directors:**

1 Westgate Drive, Edison, NJ 08820 • westgatesquare.com

**EPM On-site Personnel:**

Gail McDermid: Monday, Wednesday, Friday  
*Senior Community Manager*  
Kathy Lucy: Tuesday and Thursday  
*District Property Manager*

**Westgate Square Condominium Association**

**2012 Board Meeting Dates:**

*Open Board Meetings are on the second Monday of the month at 8:00PM at the Westgate Square Clubhouse*

- June 11
- July 9
- August 13
- September 10
- October 8
- November 12
- December – no meeting

## PRESIDENT’S CORNER

By Angela Pizzi

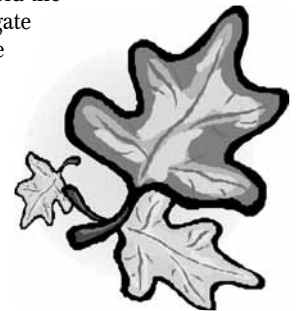
Hello Everyone!

Hope you all had a great summer and are finally settling down getting children off to college and the younger ones back to school. The summer season was a hot one! We were lucky to have some good periods of rain to help the lawns and shrubs.

The shrub replacement and trimming project is almost complete. The next phase of the painting is well underway and tree trimming will begin in the early Fall of all trees over 12'. Westgate is looking great!

On a sad note, Stewart Weiss, a longtime resident of Westgate passed away on June 26, 2012. Stewart was a volunteer for the NJPTA-Freight Train System and was instrumental in the implementation of the “quiet zone”. He worked relentlessly on this project attending town meetings and kept Westgate residents apprised of the progress. He also helped to get the trees trimmed on Inman Avenue to avoid the power lines going down during the storms. Westgate extends our condolences to Stewart’s wife Renee and their family. Stewart and Renee have lived in Westgate for over 20 years.

In closing, I would like to once again thank our Board Members, Property Managers and contractors for their continued contributions to Westgate Square. Enjoy the Autumn season and hopefully some cooler weather!



### GARBAGE REMINDER!

Pick Up Days Tuesdays and Fridays,  
all garbage must be IN garbage  
cans – no bags left out unless in cans.



### RECYCLING DAYS:

First and Third Wednesday  
of each month

**PHONE NUMBERS AND EMAILS:** It is important that we have all information regarding your current phone number(s) and email(s) on file in our office. If your phone and/or cell numbers have changed, please advise us at [Westgate1@optonline.net](mailto:Westgate1@optonline.net). In addition, if you have not given us your email or your email has changed, please advise us. We advise our residents of important updates in our community by written letters, mail and emails. *Thank you.*

## TREASURER'S CORNER

By Richard Leist

I am pleased to report that the financial status of Westgate Square remains sound.

2012 is shaping up to be another favorable year. Operating expenses are well below the budget, despite the fact that the 2012 budget was lower than the 2011 budget, which was lower than the 2010 budget, which was lower than the 2009 budget. That's right; budgeted expenses have declined for three consecutive years. A large driver of the favorable 2012 year to date performance has been lower snow removal costs, but even excluding that, we're on track to spend less than the budget for the 8th time in 9 years. Read the last two sentences again. A snowy December could change all this, but we have "climate change" on our side.

Deferred Maintenance expenses (wood replacement, painting, dryer vent cleaning) are also below expectations as less wood than expected required replacement in the five courts to be painted.

Long Term Reserve expenditures (roofs, balconies, etc...) are on target and the roofing project is done! Complete! Finished! Over! Put to bed! Wrapped up! Thank God! We have completed our major 20-year capital replacement cycle and expenditures will decline substantially from this account for several years while we build reserves for the next cycle.

Performance this strong does not just happen. It is the fruit of persistent diligence and focus combined with sound processes such as competitive bidding and contractor oversight. Westgate's secret weapons are named Gail McDermid and Kathy Lucy from Executive Property Management. A big thank you from the Board.

I am also pleased and proud to report that there are now no seriously delinquent accounts at Westgate. That's right, 396 residents are up to date with their obligations. This is extremely positive in today's economy and reflects the integrity and character of Westgate residents. When a resident doesn't pay, we all pay for them.

## GAIL'S CORNER

By Gail McDermid, Senior Community Manager  
*Executive Property Management*

Hello Westgate Residents. By the time you receive this newsletter, summer will be behind us and we will be entering into the beautiful autumn season; my very favorite season.

As mentioned in Richard Leist's article, we are all very excited that all the roofs are completed at Westgate. We will continue to replace warped/siding each year prior to the painting program as well as replacement of any necessary balconies

Our landscaping company, The Brickman Group, will be doing some final pruning in the months of September and October, fast growing shrubs only. The Brickman Group will also be planting some beautiful mums in four landscaping islands and at the entrance and exit of Westgate very shortly.

As mentioned in Angela Pizzi's article, Tree Tech will be pruning back all the trees over 12' that are close to the buildings. This pruning should commence sometime in October or November. The Board has a program in effect wherein Tree Tech will prune all trees over 12' that are in close proximity to the buildings, every other year. This pruning schedule works very well in our community and we plan on continuing this schedule.

As a reminder, Kathy and I are onsite Monday - Friday all day. We have open hours for our residents to stop by Monday - Friday from 1-2pm. However, you can call us anytime during the day. We return all calls by the end of the business day, if possible. You can also email us at [Westgate1@optonline.net](mailto:Westgate1@optonline.net).

Do something fun this year for the autumn season. I like apple picking, taking a drive to the mountains and just enjoying the beautiful foliage that our NJ brings to us every year.

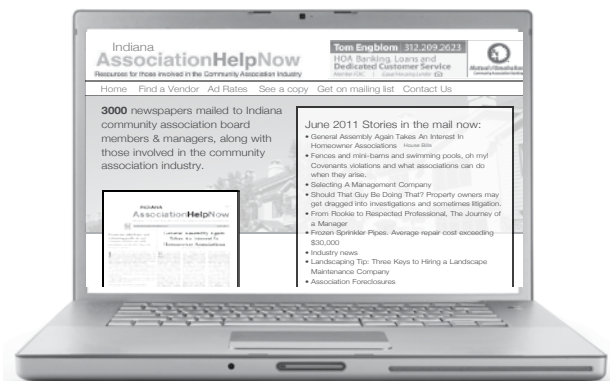


## IMPORTANT

Under no circumstances are clothes, rugs, blankets, drying racks, etc., permitted to be hung on the outside area of the patio or over railing of the deck.

Violators will be fined!

## [www.AssociationHelpNow.com](http://www.AssociationHelpNow.com)



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| 157 Westgate Drive | 248 Westgate Drive | 326 Westgate Drive   |
| 134 Westgate Drive | 180 Westgate Drive | 202 Westgate Drive   |
| 138 Westgate Drive | 154 Linda Lane     | 392 Westgate Drive   |
| 220 Westgate Drive | 69 Westgate Drive  | 101 Westgate Drive   |
| 182 Westgate Drive | 410 Westgate Drive | 232 Westgate Drive   |
| 175 Westgate Drive | 190 Westgate Drive | 99 Westgate Drive    |
| 80 Westgate Drive  | 105 Linda Lane     | 242 Westgate Drive   |
| 306 Westgate Drive | 71 Linda Lane      | 10 Linda Lane        |
| 29 Westgate Drive  | 51 Linda Lane      | 194 Westgate Drive   |
| 142 Linda Lane     | 154 Linda Lane     | 334 Westgate Drive   |
| 164 Linda Lane     | 356 Westgate Drive | 3285 West Gate Drive |
| 224 Westgate Drive | 572 Westgate Drive | 31 Westgate Drive    |
| 112 Westgate Drive |                    | 224 Westgate Drive   |

Call Pam Chiola@732-887-0917 OR Rupal Desai@732-423-7907

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"The information contained herein has not been compiled or approved by the Middlesex County multiple listing system"

# WESTGATE SQUARE RULES AND REGULATIONS REMINDERS

1. **DRYER VENTS:** It is imperative that you clean the lint from your dryer each time you use your dryer. In addition, on an annual basis, you should check and clean any lint or debris that may be clogged in the hose connecting the dryer to the outside dryer vent. These measures may prevent fires from occurring.
2. **Washing machine hoses:** Our units are over 20 years old and original washing machine hoses are still in use. We suggest that this hose be replaced since some have failed and caused flooding. It is also a good idea to keep the water to the washing machine shut off until needed. Hoses are available at the hardware store.
3. **Trash cans/garbage:** As a reminder, please put out your garbage the night before pickup or morning of pickup. Due to crows and birds that have been tearing the plastic bags in courtyards we require that everyone purchase and use trash cans with lids. These will help keep your courts clean and neat. Your cooperation is appreciated.
4. **Recycling:** Edison Township picks up recycling every other Wednesday. Newspapers are to be bundled and tied. Computer and other paper is to be placed in one container and glass, plastic, and aluminium in a separate container. Cardboard must be separated from regular garbage, placed on side of cans or bags, NOT IN THEM.
5. **Signs:** Real Estate or any other type of signs are not permitted in units, vehicles or anywhere in the Westgate Square Community.
6. **Towing:** Towing of illegally parked vehicles is in full force. It is the responsibility of all residents to notify guests and visitors of the Westgate Parking regulations (posted at the entrance to the complex): No parking in courtyard entrances or anywhere else in courtyard other than designated parking areas. Vehicles parked on Westgate Drive must be parked no closer than one car length from an entrance to a courtyard or intersection. VIOLATORS WILL BE TOWED AT OWNERS' EXPENSE! PLEASE DO NOT PARK IN OTHER RESIDENTS' PARKING SPACE WITHOUT THEIR PERMISSION.
7. **Firewood:** As a reminder, please store firewood in a metal rack on the cement patio, not on the decks.
8. **Attic Storage:** Storage is not permitted in the attic areas as per the Edison Township Building Department. Please be sure no items are up there. The truss system in the roofs may not be able to support the storage and can weaken causing roof problems.
9. **Additional Lights**
  - A. *Garage Doors:* Light fixtures must be installed 8 feet from the ground level centered over the garage and may be ordered at Home Depot. The Imperial Lighting Style #37006BW (black color) maximum wattage is 60W.
  - B. *Chimney Corners:* Only one light is to be installed by chimney corner, so check with your neighbor if you wish to put one up. Light fixtures must be installed in the corner of both chimney walls, 8.5 feet from ground level and 1.5 feet from the corner of the units. Model #SL 5511-B Bronze: Regent/Copact 150 watt Motion Sensing Halogen.
  - C. *Front Door:* Do not remove existing light: Light fixture must be installed 2 feet from the door (right or left, depending on which way your door opens) and 8 feet from the ground level, installed under the eave of the overhang. Fixtures can be purchased at the on-site office.
10. **Storm Doors:** Anyone wishing to install a storm door must ensure that the door complies with approved specifications: hardware can be black, antique brass/brass, kickplate no more than 8" also may be brass/antique brass or brown. Association to be notified, in writing, prior to installation to ensure compliance and to prevent potential problems after installation.
11. **Remote Control Garage Door Openers:** Can be purchased at Walgreen (Everlast Garage Opener, One For All). Also check Home Depot and Door Companies.
12. **Amendments to Rules and Regulations (effective February, 1998):** *Flower pots:* Pots must be square with the color in harmony with the siding and cannot be attached to any railings. No artificial flowers or plants permitted. *Garage Sales:* No garage sales are permitted. *Wind Chimes:* Wind chimes are permitted, unless it disturbs your neighbor. If a complaint is received, it must be removed.
13. **Water Heaters and Toilets:** As a reminder, our homes are over 20 years old and it may be time to have your water heater replaced. You can replace the water heaters yourself or contact a plumber. In addition, your toilets should be checked to make sure they are not leaking. As your homes get older, it is important to have a maintenance program in place for all plumbing, heating and electrical systems.
14. **Fireplace Check Ups:** It is imperative that your fireplaces be checked yearly by a chimney company to prevent problems with your fireplaces and chimney.



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12/29/12



## PET CORNER

Please be advised Edison Township Ordinance Title 34, Section 5, Chapter 34.16 entitled "Pet Waste" is part of the Municipal Code. All pet owners and keepers are required to immediately and properly dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person.

The Edison Police Department and Department of Health and Human Services of the Township enforce the provisions of the ordinance. Any person(s) who is found to be in violation of the provisions of this ordinance shall be subject to a fine not to exceed two thousand dollars (\$2,000).

IT IS IMPERATIVE THAT EVERYONE COOPERATE WITH THE ABOVE ORDINANCE AND KEEP OUR COMMUNITY CLEAN!



## BARBECUE GRILL REMINDERS

Outside cooking or barbecuing is only permitted on the patio which is outside the kitchen.

Any cooking that causes excessive smoke is not permitted. The barbecue/cooking unit must be kept at the outside end of the patio farthest from the structure.

**Specifications for barbecue/cooking units in Westgate Square are:**  
**MIDDLE UNITS:** Place the barbecue/cooking unit along masonry wall at least 5 feet from from the balcony overhang.

**END UNITS:** If there is wood covering the interior of the wall a barbecue/cooking unit is not allowed by Law. This wood may be removed after application to the Board of Directors and approval from the Board. The barbecue/cooking unit needs to be at least 5 feet from the balcony overhang at the angle where the wall meets the sidewalk.

UNDER NO CIRCUMSTANCES ARE PROPANE TANKS PERMITTED TO BE STORED IN THE GARAGE OR ANYWHERE ON THE INTERIOR OF YOUR UNIT.



## COURTESY OF THE COURTS

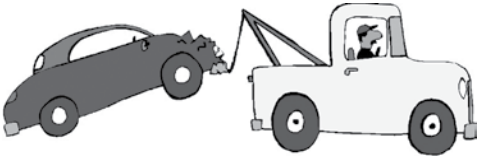
1. Players are to conduct themselves with respect for the game and players on the adjoining court. The courts are not a playground.
2. No more than 4 players per court are allowed at any one time
3. Our courts are for Westgate I residents only! A Westgate II resident can only play as a guest of a PARTICIPATING Westgate 1 player. (Unlocking the gate for Westgate II residents or anyone not a Westgate I resident and not playing does a great dis-service to Westgate I residents, limits time of play and is STRICTLY PROHIBITED. Reports of this activity can result in pool and tennis privileges being revoked for said person.
4. Children are permitted to play tennis with a supervising adult. No more than 4 players per court at any one time. (chalk, bikes, skateboards etc are prohibited in the courts). Children not playing tennis should be seated and conduct themselves respectfully of the players on court.
5. Children wishing to play anything other than tennis will kindly play outside the court area.
6. Balls going into an adjoining court will be returned by those players as a courtesy after their point is completed.
7. Smoking is prohibited.
8. There are 3 garbage cans in the tennis courts. Please dispose of all refuse and police your area on completion of play.
9. Only signup for courts if you intend to show up. People respect the signup sheet and it is a disservice to the community to reserve time that others could use.
10. Courts are reserved up until 10 minutes after the hour, and then they are considered open.

Thank you for your kind attention and courtesy. This amenity should be used only for its intended purpose and be kept pristine for all Westgate I residents to enjoy.

*Westgate Square Board of Directors*

*Please drive with care through the neighborhood!*





## TOWING REMINDERS

Parking is permitted only on the outer circle side of Westgate Drive. This includes the right hand side of Westgate Drive as one turns into the Community from Linda Lane.

Parking is not permitted on the inner circle side of Westgate Drive. This is the side with the clubhouse and pool or the left hand side of Westgate Drive as one turns into community from Linda Lane except in the designated parking spaces by the entrance.

No vehicle is allowed to park within one car length of any courtyard entrance on Westgate Drive (signs have been installed).

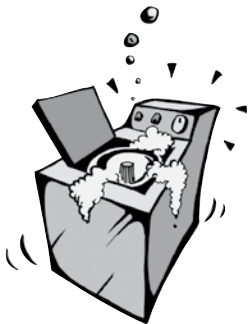
Parking is permitted on the inner circle of Westgate Drive on the following holidays to provide flexibility for residents entertaining guests:

Passover, Easter, Memorial Day Weekend (Saturday, Sunday and Monday), July 4th, Labor Day Weekend (Saturday, Sunday and Monday), Rosh Hanshanah, Thanksgiving Day, Yom Kippur, DiWali, Christmas Eve Day, Christmas Day, New Year's Eve Day and New Year's Day.

**Violators will be subject to towing by Car Guys Towing, 732-662-4540.**

The Association can also tow delinquent owners' vehicles from designated parking space, or anywhere in the common parking areas of Westgate. Adequate notice will be sent prior to towing.

*Thank you for keeping Westgate safe by abiding by the above parking rules.*



## WASHING MACHINE HOSES

Our units are over 20 years old and original washing machine hoses are still in use. We suggest that this hose be replaced since some have failed and caused flooding. It is also a good idea to keep the water to the washing machine shut off until needed. Hoses are available at the hardware store.

## SATELLITE DISH ON THE EXTERIOR

You must obtain, from the onsite management office, specifications for the installation of the satellite dish.

You will need to complete a satellite dish form and receive written approval PRIOR TO installing the dish on the exterior of your unit.



## SPACES OPEN FOR ENROLLMENT

### Yoga Classes

Every Monday and Thursday Night

7:30 to 8:30 p.m.

Westgate 1 Clubhouse

Taught by renowned teacher  
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Open to Westgate 1 residents only

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## AMERICAN FLAGS



We appreciate seeing the American flags flying around the community, however, some are in need of replacement. To discard these flags, feel free to drop them off at the clubhouse and we will arrange for the proper disposal.

## CRIME PREVENTION TIP

Going on vacation? Arrange for the newspaper, mail and other deliveries to stop, lock all doors and windows, place some lights (and maybe a radio) on timers to provide that "lived in look."



## EXIT ROAD

If anyone observes vehicles driving in through our exit road, please contact the Edison Police Department at 732-287-0700 with year, make, color and license plate number. **THIS IS EXTREMELY DANGEROUS!**

**SATURDAY, OCTOBER 27, 2012**  
**2012 CAI-NJ Conference & Expo**

**The CAI-NJ Shine Be A Star Conference**  
**LOCATION:**  
 New Jersey Convention & Exposition Center  
 97 Sunfield Avenue, Edison, NJ  
 Registration: 7:45 a.m.  
 Show Hours: 8:00 a.m.-2:00 p.m.

- Homeowners
- Unit Owners
- Community Association Volunteer Leaders
- Board Members

**FREE**  
*Pre-registration is recommended as registrations are limited.*

Visit Over 170 Exhibitors,  
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**CONFERENCE SCHEDULE:**

**7:45 a.m. REGISTRATION BEGINS**  
**8:00 a.m. TRADE SHOW FLOOR OPENS / BREAKFAST BUFFET OPENS**

**Room A • 8:30 a.m. to 9:30 a.m.**  
*Award Winning Advice – Caring for Community Association Funds*  
 This program provides board members and managers with available options to community associations regarding investing association available options funds, borrowing money, as well as information on lock boxes and bank procedures.

**Room B • 8:30 a.m. to 9:30 a.m.**  
*Working with the Directors – Getting Along with the DCA*  
 The Department of Community Affairs (DCA) has requirements with which association's must comply. This program will provide homeowners and managers with tips for interacting with the DCA, avoiding fines and penalties and making sure any violations are handled properly and expeditiously.

**9:45 a.m. - 10:30 a.m.**  
**Visit Exhibits/Coffee Break**

**Room A • 10:30 a.m. to 11:30 a.m.**  
*The Legislative Update – FHA Guidelines*  
**11:30 a.m. - 1:00 p.m.**  
**Visit Exhibits/LUNCH BUFFET OPENS**

**Room A • 1:00 p.m. to 2:00 p.m.**  
*Showcase Your Community in Style – Decks, Balconies, Trim and More*  
 The speakers will discuss the life expectancy of various alternative building products and make recommendations to board members and community managers regarding the proper maintenance of these products, tips on identification of problems and implementation of community projects.

**Room B • 1:00 p.m. to 2:00 p.m.**  
*Reach Celebrity Status – Community Association Board Meetings A to Z*  
 This program will address the policies and procedures on the proper way to run an association board meeting and the documentation that is required. The speakers of this program will tie together all components of effective management of an association board meeting.

**2:00 p.m. EXHIBITOR BOOTH BREAKDOWN**  
**2:00 p.m. SHOW CONCLUDES**

**AT THE 2012 CAI-NJ CONFERENCE & EXPO**

For Sponsorship Opportunities Contact:  
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## MODIFICATIONS

The Association must be notified in writing, prior to modifying the exterior of the unit. This would include storm door, gate, window replacement, attic, etc. Written approval is needed prior to modifications. Failure to comply could result in fines and removal of unauthorized alterations.

## BEDROOMS IN THE BASEMENT

Please be advised that the Edison Township as well as the Fire Safety Department advises us that bedrooms in the basement are a severe safety hazard.

Should there be a fire in the basement, anyone sleeping in the basement may not be able to exit the basement through the small windows.

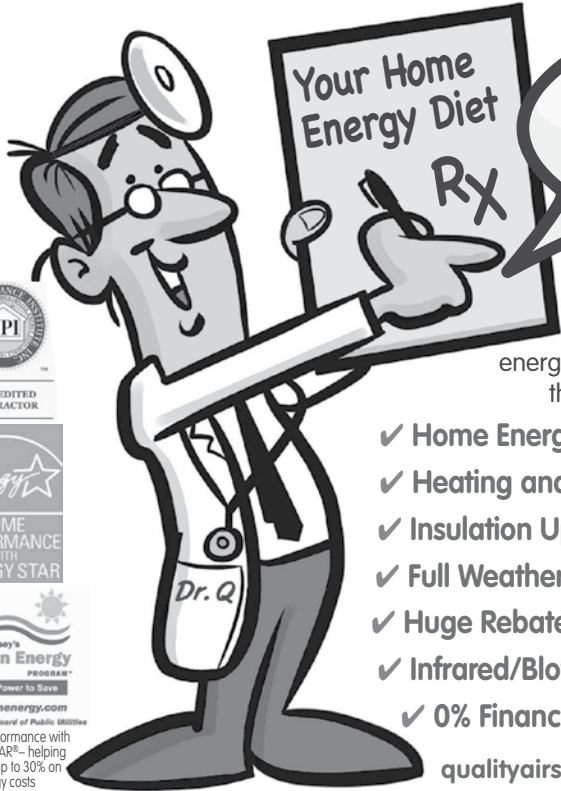
The basement is not made for sleeping quarters and/or a bedroom. This is a rule meant for your safety. **PLEASE FOLLOW IT!**

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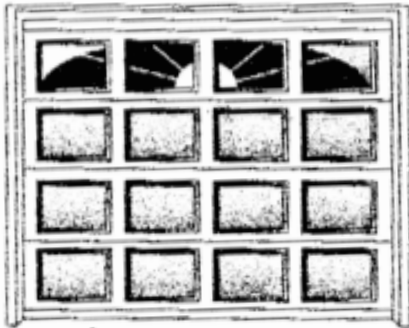
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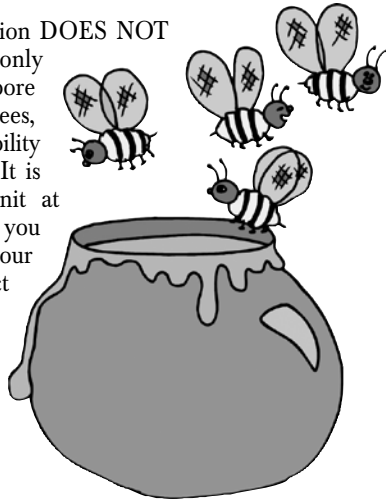
**800-234-4656**



## BEES

As a reminder, the Association DOES NOT SPRAY FOR BEES. We only treat for carpenter bees which bore holes in the siding. Bumble bees, wasps, etc. are the responsibility of the home owner to treat. It is suggested you spray your unit at sundown on a daily basis. If you are finding it difficult to spray your home, we suggest you contact a pest control company and arrange for a monthly service.

You need to be proactive so you won't have problems with bees.



## CANDLES

Please be careful with lit candles. Believe it or not, candles are the number one cause for fires in the home. They have some new wonderful smelling flameless candles out now that run on batteries. You can get them in any Home Goods, Marshalls, Home Depot, or Lowes. Try them out. They are fabulous.

## CLUBHOUSE RENTALS

As a reminder, the clubhouse can be rented by "members in good standing" at a cost of \$200 for the rental fee and \$500 security deposit.

In addition, you must provide to the Association a certificate of insurance from your homeowner's insurance company indicating a \$500,000 general liability coverage and you must sign a Clubhouse Use Agreement.

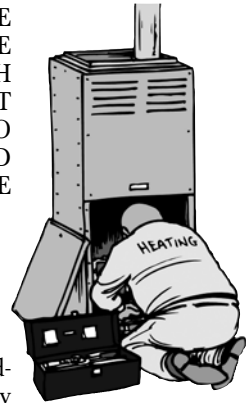
If you are interested in checking the availability of the clubhouse, please contact our on-site management office at 908-757-7015.

## ELECTRICAL PANEL BOXES IN BASEMENT

As you are aware by previous newsletters, it has come to our attention that a Federal Pacific Electric "Stab-Lok" service panel in these condominiums (basement areas) may be a fire hazard. Its circuit breakers may fail to trip in response to an over current or short circuit. Failure of a circuit breaker to trip can result in a fire, property damage or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced. The Board of Directors strongly requests you contact a licensed electrician to inspect your panel box (to be sure it is the Federal Pacific Electric panel) and make arrangements to have this replaced. We understand the cost is anywhere from \$700-\$900 for this replacement by a licensed electrician. If you would like more information please read on the internet at <http://www.inspect-ny.com/fpe/fpepanel.htm>.

## FURNACE REPLACEMENTS

PLEASE BE AWARE, IF YOU ARE REPLACING YOUR FURNACE THERE MAY BE A REBATE PROGRAM THROUGH ELIZABETH TOWN GAS. WE SUGGEST YOU CONTACT THEM FIRST PRIOR TO REPLACING YOUR FURNACE TO FIND OUT WHAT KIND OF REBATES ARE OFFERED.



## LANDSCAPING

Management is getting calls from our landscaping contractor who reported that many of the homeowners are asking the workers to remove shrubs or to prune them in a fashion to their liking. PLEASE DO NOT DO THIS!

All requests for landscaping should be put in writing. Send a note to our office at 1 Westgate Drive, Edison, NJ 08820 and Management will direct the landscaper how to proceed with the Board's approval. Thank you for your anticipated cooperation.

## WATER SHUT OFFS IN BASEMENT AND LAUNDRY ROOM

As a reminder, the PVC shut off valves in your basement should be replaced with copper fitting shut off valves as the PVC is old and can break off causing major flooding in your basements. Call a reliable plumber to have this done. Also - the hose on your washing machine should be replaced, as well. You can obtain new hoses at any Home Depot or Lowes.

## GAS SHUT OFFS

Gas shut offs are located on the meter right outside the unit next to your AC units. There are two flat metal shut offs that need a wrench to turn them off. Both of the shut offs need to be turned off to turn off the gas and also to remove the gas meter (if necessary).

## ATTIC FAN INSTALLATION SPECIFICATIONS

If you would like to install an attic fan, the following are the specifications that were approved by the Board of Directors.

- \* Masterflow Pro 3 - 160 CFM #539-250 - attic fan
- \* Installation by our contractor
- \* Forward your request, IN WRITING, to the Westgate Square Assoc., 1 Westgate Drive, Edison, NJ 08820 and we will forward you the necessary information.
- \* YOU MUST WAIT FOR FINAL WRITTEN APPROVAL FROM THE ASSOCIATION BEFORE PROCEEDING WITH THE INSTALLATION.

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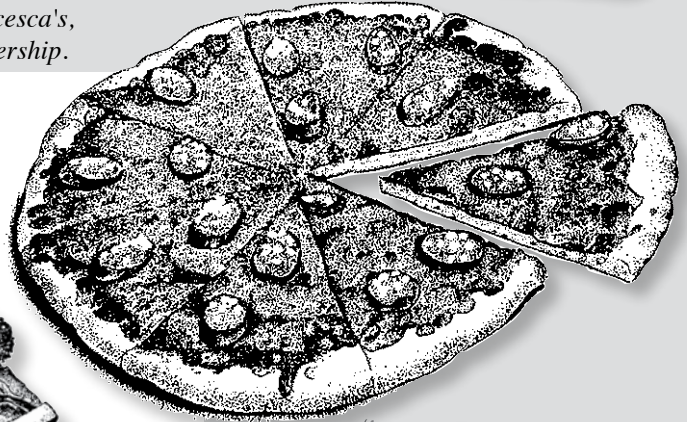
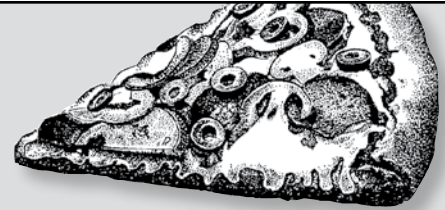
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