

Morris Place Newsletter

Special News Update

November/December 2004

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Visitor Parking Areas: Line Painting

Lines will be painted in the visitor parking areas on Tuesday, November 30. If it rains, they will be painted on Wednesday, December 1.

All vehicles must be removed from the visitor parking areas by 8:00 a.m. Tuesday. (Or by 8:00 a.m. Wednesday if it rains on Tuesday.)

Morris Place Vehicle Registration

Check your Morris Place Vehicle Registration Status for a list of units for which we have **not** received any vehicle registration information: www.morrisplace.net/main/news/vehicle_reg.htm

- If your unit is listed, please register your vehicle(s) immediately.
- If your unit is listed, but you *have already* registered your vehicle(s), please [contact us](#) or [Candice Bladt](#) immediately.

Extended Vehicle Registration Deadline

The vehicle registration deadline has been extended to November 30, 2004. On December 1, 2004, owners of units who have *not* registered any vehicles will be charged for two Morris Place parking permit stickers at \$60 each. To register your vehicle online, go to: http://www.morrisplace.net/forms/vehicle_registration/index.htm

Registering a Third Vehicle with the Association

A third Morris Place parking permit may be purchased for \$60 per year. To qualify for a third parking permit, you must provide evidence that all three vehicles associated with the unit are registered to individuals whose primary residence is at Morris Place.

To register a third vehicle with the Association, complete the online vehicle registration form (http://www.morrisplace.net/forms/vehicle_registration/index.htm) and then send or fax a copy of the three Vehicle Registration cards to Candice Bladt at Community Services. The \$60 will be added to your next monthly association bill.

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

- Roadways
- Driveways, fire hydrants, and mail boxes
- Building walkways
- Sidewalks
- 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.

Faulty Carbon Monoxide Detectors

Most residents have experienced the initial panic when a the shrill carbon monoxide alarm in your unit or a neighbor's sets off for no apparent reason.

According to one Board member who called the CO detector maker, carbon monoxide detectors stamped with August 21, 2003 or earlier may be faulty, and can be exchanged for a newer, less bug-riddled model. (These include CO/Smoke detector combos.)

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.

Please check the date stamped on your CO detectors and have them exchanged for the newer model.

Morris Place Dog Registration Procedure

As noted in the Association's governing documents and the Rules & Regulations section of the website, residents of Morris Place are required to register their dogs with the Association.

To register a dog with the Association, Dog owners must read the Dog Resolution, sign the Agreement, and provide the following supporting materials:

- Copy of the dog's Morristown Township license
- Certificate of Insurance in the amount of \$500,000* for damages that would result from the dog attacking or biting someone or something. (*See the rules and regulations for more specific information.)
- Color photo of the dog

Applications should be sent or faxed to Candice Bladt at Community Services for processing.

You can download the Dog Resolution and Agreement from the website.

Becht Engineering Property Inspection

Before the transition from the builders to the Association is finalized, Becht Engineering will be inspecting the property to ensure that M&M lived up to their end of the bargain. They will be checking the structural integrity of the buildings and ensuring that common elements have been completed according to specifications.

Becht Engineering sent out a survey to residents early October. If you have not completed the form, please do so immediately and send back to Becht. Inspections will begin within the next few weeks.

****Update**** Inspections are expected to begin the week of December 06, 2004.

November Open Board Meeting

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

Date: Thursday, November 18

Time: 7:00 pm

The November Open Board meeting was held Thursday, November 18 (a week earlier than usual because of Thanksgiving).

Important topics discussed at this month's meeting included:

- Snow removal parking rules
- Replacing numbers above front doors and garages
- Proposal to power-wash community
- Status on request for sound barriers along the 287 perimeter of community
- Resolutions:
 - Alternative Dispute Resolution
 - Collection Resolution
 - Fines Resolution
 - Waste Disposal Resolution

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.

Next Open Board Meeting

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

Date: Thursday, October 22, 2005

Time: 7:00 pm

An open Board meeting session will not be held in December. The next open Board meeting will be held on Thursday, January 22. Check back here for more information in January.

Next Newsletter

The newsletter will not be published in December. Important information, if any, will be posted to the News section of the website, so be sure to check in from time to time.

The next issue of the newsletter will be published mid-January.

Residents Needed

If you're willing to appear in the Resident Focus section of the newsletter, please [let us know!](#) We're not sure how many more "[Colors of Fall](#)" stunts we can pull before everyone loses interest. Please consider. We have a very diverse, interesting community. Let us know who you are!

Pete Pangis Resigning from Board

Pete Pangis will be resigning from his Board position at the end of this year. His recent promotion at Merrill Lynch has left him with little spare time. We wish Pete the best of luck with his advancing career, and thank him for the valuable contributions he's made to the Association since becoming one of the first members to join the Board back in January, 2004.

New Board Opening

With Pete retiring, we will soon have a new Board position opening. We are taking applications for the Board position through **December 31, 2004**. In the event that no applications are received, the Board reserves the right to appoint a resident to the position at its own discretion.

The position will open in February. The elected trustee will serve until the July elections, when all seats will be up for re-election.

If you are interested in applying for a position on the board, please fill out the online [Board Member Nomination Form](#).