

CELL TOWER

During our June open meeting in our clubhouse a petition was submitted by a group of residents protesting the board of trustees **exploring** the possibility of Verizon installing a cell tower in our community. It is the opinion of the board that in obtaining signatures for this petition from numerous residents this “committee” that obtained those signatures engaged in **fear mongering** and **misinformation**. Furthermore, at the very least, the information supplied to the residents that signed this petition was biased and one sided.

While the residents that signed this petition did so based on the biased information given to them here are some **FACTS** you should be aware of:

1) Structural Safety factor & fire hazard- How many cell towers in the state of NJ have collapsed? **The answer is ZERO**. Regarding any fire hazard we doubt it’s any greater than the hazard presented by the 10-15 house generators that exist in our community at present. **Do we want to disallow house generators?**

2) Health hazards- “Radiofrequency (RF) emissions from antennas used for cellular and PCS [personal communications service] transmissions result in exposure levels on the ground that are typically **thousands of times below safety limits**. These safety limits were adopted by the FCC based on the recommendations of **expert organizations** and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is no reason to believe that such towers could constitute a potential **health hazard** to nearby residents.”

X-rays are far more hazardous than RF waves, Following the belief that cell tower emissions are hazardous & because of that you’re against it, would you discontinue having an X-ray taken??

3) Increased commercial traffic & congestion in the community-while there would definitely be an increase in commercial vehicles while the tower is being constructed it would be temporary. There would be **no** discernible increase going forward, in fact the commercial traffic that ensues as a result of the tree service we engage to maintain our common grounds far exceeds any commercial traffic that will be required to maintain the cell tower. The tower will be monitored 24/7 remotely. An unmarked white van will probably visit the site once every other month

4) Visual Blight- to say this statement is an exaggeration is an understatement. If it’s “visual blight” you’re concerned about look no further than the lawns of about 2/3 of the community that have rusting greenish metal boxes on them. **That’s visual blight**, not a single tower that’s properly maintained

5) Noise nuisances- The cooling fans associated with a cell tower do give off an audible hum, however that noise isn’t any greater than the noise generated by traffic on the Garden State parkway. There are steps that can be taken to mitigate the sound of the cooling fans e.g. additional shrubbery & trees placed around the cell tower site.

6) Decreased property values-The value of homes in Pheasant Run has never been higher. We believe the presence of a tower will not have any material effect on the house values in Pheasant Run. This belief is based on the negligible effect a nuclear power plant has had on the house values. We believe the **affordability** of living in OUR beautiful community **far outweighs** any negative effect a NUCLEAR power plant or for that matter a cell tower would have.

Lastly let’s mention one important **fact that has been conveniently ignored**, why the board of trustees would entertain a proposal like this. **Money**. In the 1st 5 years alone, Verizon would pay the HOA between \$105,000 & \$120,000 minimum in rental fees. They would bear **all costs** associated with constructing the tower &

maintaining it including landscaping the grounds at the tower site. We would simply supply the site and collect a monthly rent.

While this income in and by itself wouldn't necessarily obviate any future dues increases one fact is indisputable, Pheasant Run residents will have to contribute that much less to maintain our community.

The **sole purpose** of the aforementioned is to give you the pros of this situation, until now you've only heard the **misleading** cons.

Respectfully submitted

The Board of Trustees