



BOARD OF DIRECTORS

Todd Hayes - President
Leonard Hansford - Vice President
Rhona Forest - Trustee
George Brown - Trustee
Lorraine Wallace - Trustee

FINANCE COMMITTEE

Diana Capers
Edelmira Cortez

FISCAL 2009 PROFESSIONAL SERVICES PROVIDED TO THE HOMEOWNERS ASSOCIATION

Attorney - Shivers, Spielberg, Gosnay, Greatrex, Cherry Hill
Accounting - Accurate Accounting Services-Williamstown
Management Co. - M&M Property Management, W. Berlin
Municipal Liaison - Marie Lawrence, Deputy Mayor

MAINTENANCE FOR FALL & WINTER

Parking lot clean up and sweeping for Vanderbilt and Victoria Manor Courts.

Fall clean up of leaves, twigs, and branches scheduled for late November



Sidewalk and walkways snow and ice removal as needed. Once again Johnny's Landscaping will do the work. Courts will be handled on a rotating basis.

INVESTORS UPDATE

Approximately 70 town homes here are owned by real estate* investors. Please be reminded that Winslow Township requires
1. An inspection for a certificate of occupancy each time a unit is rented or every year; whichever comes first, **2.** Out of town owners must have a resident in Camden County to handle repairs as needed and to represent the owner.

ANNUAL ASSOCIATION MEETING

and board elections are scheduled for 7 PM, Tuesday, November 17, 2009 at the Methodist Church on Sicklerville



Road next to the Diner. In order to run for office, maintenance fees must be paid in full and any rules violations must be abated. If you have a balance on your account and want to vote or volunteer to serve on the Board, please call M&M Property Management, at (856) 753-1250, to receive your balance due. Write that check now to insure your vote!! **We now have 4 openings on the Board and they are asking for volunteers to serve.

RULES VIOLATIONS

If you are moving in or moving out and the "contents" of your home gets dumped onto the curb, your fine will be \$500.00. No excuses! No Exceptions!

Abandoned vehicles will be ticketed and towed by Winslow Police Department.

Protect our kids - obey the 15 MPH speed limit on the Courts at all times.

Code Enforcement Update: Each home must have a smoke detector, a CO₂, and a fire extinguisher.

LAWN SERVICE

You are not allowed to obstruct the walkways. All walkways must remain clear for grass cutting & snow clearing.



MONTHLY NEWS YOU CAN USE

Association Insurance

The Association is insured by State Farm and anyone needing certificate of insurance, please contact State Farm at (856) 227-6666.

REMINDERS

In order to protect the safety of your children and the landscape, it is important that children do not climb and/or swing in any of the trees.

Also, please instruct your child to stay away from the pool area. Someone is cutting holes in the fence. The association is working diligently to secure this area.

TRASH RULES VIOLATIONS

We are asking the Court Captains and any other civic minded residents to take pictures of those who choose to "dump trash" illegally. The snap shots would be used to fine the offender and for Winslow Twp. Code Enforcement to cite the individuals involved. The Association would provide disposal cameras for 2 or 3 residents in each court to catch those dumping in the act and on film. If you have the time, please give us a call so that we can stop by and get you started.

COURT CAPTAIN REPRESENTATIVES NEEDED

Court Captain Representatives are needed to help close the gap in communication. Please call the M&M Management at (856) 753-1250 if you are interested. We urge you to attend Association Meetings, so we all can help make a difference in our community. Most improved Court has been Villanova. Thanks for your efforts.

RECREATION

We opened our "Tot Lot" for children 4yrs-8yrs of age, Please be reminded that children playing in the Lot must have adult supervision.

ADVERTISE

It pays to advertise your Business in "THE VOICE". Reach over 300 potential customers in our courts! Call (856) 753-1250 for details.

FISCAL REPORTS 2008-2009

Copies of financials and budgets are available to all residents of the community. Call (856) 753-1250 for your copy.

CURFEW FOR AGES 17 & UNDER

To be enforced by the HOA & Winslow Township Police
Sun. - Thurs. = 10:00 PM
Fri. - Sat. = 11:00 PM
Violators will be prosecuted.
Parents/ Guardians will be fined.
Call 911 to report curfew violations.

ELECTRICAL REPAIRS

Six street lamps were repaired on Vanderbilt Court this summer. Underground wiring had to be replaced as well as new light sensors, ballasts, and bulbs. The cost to the association was over \$3000 and at this point all street lamps are operational.

THE FENCED POOL HOUSE SITE

As many of us know, an arsonist set fire to the pool house the first week in August. Luckily for us all of the old pool chemicals, including chlorine and muriatic acid were removed and disposed of two weeks earlier. At this time the Board has decided to file an insurance claim with State Farm with hope of rebuilding the area and converting it to an onsite management office. Our future plans still call for adding a large community room on the back of the new offices later next year for the use of the residents of this community.

VANDALISM

Up to \$1000 cash reward! Vandals caused over \$5200 in damage to common areas, signs, fences, and shrubbery this year and much more to homeowners' personal property. Isn't it time we said "Enough is Enough"? If you see an act of vandalism in progress, dial 911. To report vandals after the fact call 609-561-3300. Call 856-753-1250 to start the process to arrest & convict vandals ---and claim your reward.

SECURITY ALERT!

Several properties in our community have been broken into! Homes are being broken in by way of the patio door and front window. Please make sure all doors and windows remain locked. Also, the patio door can be reinforced by placing a rod in the track on the floor to help prevent the door from sliding open.

If you notice anything suspicious in the neighborhood, please contact the Winslow Township Police at (609) 561-3300 or Emergency 911. Please notify the M&M Management as well by calling (856) 753-1250

When you have a **complaint or concern**, please contact the M&M Management via mail or by calling (856) 753-1250. Please include your name, address, and phone number when doing so. All information received is confidential.

LOOSE DOGS



All dogs must be walked with a leash! Loose dogs have chased adults and children. Also, residents living here should not be subject to having dog poop on their lawns or walkways. Children need a clean place to play as well! The Township Animal Control Dept. will be called to pick up stray dogs!

TRASH

Trash Day is every Wednesday. All trash should be placed outside for pick up no earlier than Tuesday evening and trash cans should be put away no later than Wednesday night. **Please secure trash to prevent it from blowing or spilling.** Large items (e.g. furniture) should be picked up on this day as well. Appliances (e.g. Washers, Dryers) will be picked up on Fridays. Please call (609) 567-0700 to schedule a time for pick up. When trash includes trees or shrub trimmings or old carpet and padding, please make bundles no more than 4 feet in length and not to exceed 50 pounds in weight. Bundles must be tied or duct taped. This is required by the township.

Please place your house number on your trash cans. Trash cans are to be kept in your backyard.

Also please do not leave your trash at the pool house or in that area and **DO NOT TOSS YOUR TRASH OVER THE FENCE ONTO THE COMMON GROUNDS.**

Please help to keep our community clean by picking up any type of trash around your home or common grounds. Remind children to discard trash in appropriate trash receptacles.



PARKING SPACE

Each unit has one assigned parking space. Blank spaces are for additional parking needed and for guests.



PLEASE RESPECT YOUR NEIGHBOR BY PARKING IN YOUR OWN SPACE!

NO COMMERCIAL VEHICLES ARE PERMITTED TO PARK OVERNIGHT.

PARKING LOT

It is against the law to park around the medians. Cars will be towed at owners' expense. A 15 MPH speed limit is posted for the safety of all. Police action will be taken against children who play in the parking lots. This is to protect them, as well as to help prevent damage to automobiles and personal properties.

COMMUNICATION....

Association Meetings will be held at our meeting location: United Methodist Church, Sicklerville-Williamstown Rd., Sicklerville, NJ. On the same side of the street next to the diner. Entrance at rear of church parking area. Check the notices on your mailbox for the time and date. Don't forget our annual meeting November 17th.

VERIZON FIOS SERVICE

Service was originally slated to be installed this fall. Surrounding communities had experienced severe problems with the installation process. That coupled with tough economic times caused Verizon FIOS to cancel all new installations for the remainder of 2009. Provided they get their act together, we will be at the top of their list for Spring 2010. Your Board of Directors is watching these developments very carefully and you will be kept advised.