



**BOARD OF DIRECTORS**

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

**FINANCE COMMITTEE**

Diana Capers  
Edelmira Cortez

**FISCAL 2010 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 SPRING**

Parking lot clean up of weeds for all courts  
throughout June.

Spring clean up of leaves, twigs, branches, and  
stormed downed trees schedule for late March

Lawn cutting, edging, and trimming will begin as weather  
necessitates in April.

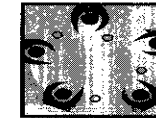


**INVESTORS UPDATE**

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 in No-  
vember 2010 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 1 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 CO<sub>2</sub>, and a fire extinguisher.

## 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.**

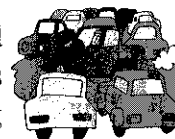
Also please do not leave your trash at the pool house or in that area and **DO NOT TOSS YOUR TRASH OVER THE FENCE ONTO THE COMMON GROUNDS.**

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 in November.**

## 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 old 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 Vanderbilt. 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 2009-2010

Copies of financial 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

Four more street lamps are scheduled for repair on Vanderbilt Court this spring. Last year underground wiring had to be replaced as well as new light sensors, ballasts, and bulbs. The cost to the association was over \$3000 and we expect the same issues to be addressed on the Vanderbilt street lamps that are not currently working.

## THE FENCED POOL HOUSE SITE

As many of us know, an arsonist set fire to the pool house the first week in August... So we made a claim with our insurance carrier, State Farm, to have the pool house site rebuilt. We will restore the office. Also, create a maintenance and supply area to be used for tools, ice melt, etc. that are used on the property. We will start work on/around April 1st. It will be completed by mid-may. As previously stated, the pool house project will be the beginning of our community center building program. At a later time, the plan is to add a large conference room to complete the project. This facility would be for the use of Victoria Manor residents only.

## **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.

## **RECORD SNOW FALL CAUSES BUDGET DEFICIT**

This year's snow budget was for \$8000, the same as the 2 previous years; removing approximately 8 inches of snow. However, this year we received record breaking snow accounting for over 70 inches that fell in our development. The total bill for snow removal for this year came to \$34,500! However, the Board renegotiated the price down to \$24,500 in lieu of some service issues. Also, another economic factor is that cost of our insurance increased by 1/3 after the fire at the pool house. So therefore in order for us to meet our financial obligations and provide basic services, the Board has voted to increase the monthly maintenance fees from \$50 to \$60 per month effective July 1, 2010. Your new coupon booklet will arrive in mid-June at your home reflecting this change.