

2008 Villages at Berkley Swimming Pool Season

Registration

All residents wishing to utilize the pool this year **MUST** have a pool pass with a 2008 season sticker in addition to a key fob to enter the pool area. Guards will be required to inspect pool passes before entering pool area.

Swimming Pool Passes

Any resident or owner in good standing can receive a pool pass. Passes should be obtained for anyone residing in the unit that may wish to use the pool. Children under 2 are not required to have a pass. Owners or occupants of units with delinquent assessments or ARB violations will not be issued season stickers or permitted in the pool area.

GUARDS CANNOT VALIDATE YOUR PASSES OR MAKE NEW PASSES.

If you do not have a picture pool pass, please bring a 1"x1" photo and a valid form of identification proving that you reside in Villages at Berkley (example drivers license, car registration, phone bill or electric bill) into the office. We will make a pool pass for you and a 2008 sticker will be applied.

To update your current pool pass or passes, please bring your pass and valid form of identification proving that you reside in Villages at Berkley (example drivers license car registration, phone bill or electric bill). Office hours are Monday, Tuesday, Wednesday & Friday, 10:00AM to 2:00PM: Thursday 3:00PM to 7:00PM.

Residents are allowed 2 guests free. There is a charge of \$3.00 for additional guests.

Swimming Pool Hours of Operation

**Weekends Only from Memorial Day Weekend (May 24, 25 & 26th) to June 21ST,
12:00PM to 8:00PM**

Full time seven days a week starting June 23RD thru Labor Day.

Hours are: Monday thru Friday 12:00PM to 8:00PM

Saturday and Sunday 12:00PM to 8:00PM

In August and September the Hours will be 11:00AM to 7:00PM

Swimming Pool Rules

It is important that you read and understand the swimming pool rules. Any resident or guest that does not adhere to the regulations may be subject to suspension of privileges.



For emergencies call 911 to notify the proper authorities. For true maintenance emergencies concerning the common elements please contact the VABCA office. The VABCA is responsible for the repair and the maintenance of the common elements. The inside maintenance/repairs such as appliances, water heater, electrical etc. are the homeowners responsibility. For common element maintenance emergencies that can't wait until normal office hours please call the **Emergency Number 856-439-4304**. The VABCA

is charged for all calls to this number whether an emergency or not. Here is a list of additional numbers that you may find helpful. VABCA Office hours are Monday, Tuesday, Wednesday and Friday between 10 a.m. and 2 p.m. Thursday hours are 3 p.m. to 7 p.m.

Mantua Township.....468-1500 South Jersey Gas..... 561-9000
MUA- Sewer & Water. 468-1111 Underwood Hospital..... 845-0100
Police Dept..... 468-1920 Post Office..... 468-1600
Fire Dept.....468-9810 Public Works..... 468-1502
Conectiv 1-800-642-3780

Cardboard, Pizza Boxes & Townhouse Trash Sheds

All too many of us continue to clutter the Town House Trash Shed Dumpsters and areas around the Trash Sheds with cardboard. This not only violates VABCA Rules & Regulations but it is also contrary to Township recycling guidelines. ALL cardboard must be cut down, flattened, and bound and put out for Municipal collection on designated recycling days. The VABCA has and will continue to fine any resident seen placing cardboard in Trash Shed Dumpsters or outside Trash Sheds. If you can't keep cardboard in your residence until recycling day, break it down and bring it to a recycling area at one of the Condominium Trash Sheds. For some reason, Pizza Boxes can't be recycled. This means they are TRASH. Break them down, place them in with your normal trash in plastic bags and place in Trash Shed Dumpsters. DO NOT throw them in the Dumpsters by themselves. There are two (2) dumpsters in every Trash Shed throughout the Village. Many of us fail to see this and toss trash only in the front dumpster and then on the floor at the Trash Shed door. Remember to toss your trash all the way into the Trash Shed. There is often space in the rear dumpster that remains under utilized. The Sangreal Court/Castle Drive Trash Shed has two (2) access doors and a total of four (4) Dumpsters. Take the time and walk to the south side when the other side is full.

Satellite Dishes

If you decide to purchase satellite television service make sure you submit an ARB (Architectural Review Board) application well in advance of scheduling dish installation. Any installation done prior to receiving approval can and will result in a fine. No installation on building facades will be approved.

Gutter Cleaning

The majority of building gutters are cleaned on an annual basis. All others will be cleaned upon resident request on a as needed basis, i.e. if there is any possibility of damage to the unit due to the gutters needing clean up. Such requests, as all maintenance requests, are generally attended to within 2 weeks of said request except in extreme emergency-type cases.

Building Siding Power Washing

Each year a cluster of buildings is power washed. Nearly every single building has been done in recent years. Due to the abundance of trees around certain buildings, power washing is required on those units nearly every year. Residents are also encouraged, where safely possible, to 'rinse' off their unit sidings with a garden hose to forestall any dirt build up while awaiting actual power washing. Remember to use common sense and safety precautions if you do this.

Parking

A reminder to all that all resident vehicles need to be registered with management. Necessary forms can be acquired from the office. Also, remember to display your parking tag when your vehicle is parked in your assigned spot. All non-assigned spots can be used by any resident or visitor at any time with no prejudice. VABCA has more than its required handicapped spaces. No additional handicapped spots will be designated. ANY handicapped space can be used by ANY vehicle with a handicapped license, sticker, placard or tag. Handicapped spaces, by law, are earmarked on a first come first serve basis. NO INDIVIDUAL RESIDENT has exclusive use of any handicapped spot throughout the Village.

Rules & Regulations

As our Village evolves so do VABCA Rules & Regulations. The Board continually reviews and revises the R&R's for the betterment of the Village. **Recent updates include outside storage of trash & recycling containers and use of the Clubhouse Community Room.** You can obtain current copies of the R&R's from the management office or by visiting the VABCA website at www.vabca.com.

2008 VABCA BOARD MEETING SCHEDULE

Meetings begin at 7:00 PM at the clubhouse unless otherwise noted

April 30 - Open Meeting

June 25 – Open Meeting

August 27 -Open / Budget Meeting

November 19 - Open / Annual Meeting and Election

Assigned Parking

If you go to park in your assigned space (numbered space) and a vehicle is parked in your space that you have not authorized, then you should call the towing company immediately. They will come out and tow/boot the vehicle at the owner/operator's expense. Let this be a warning for any resident/guest who parks their car in a neighbor's spot without their permission, you will be towed/booted at your expense, and this will be your only warning. The only person that can call to have a car towed is the owner or tenants of a unit and

you can only call for your spot. You can't call if you see the neighbor park in somebody's spot. It is the residents' responsibility to notify guests that the Villages at Berkley has assigned parking and if they park in a numbered spot they could be towed at their expense.

The towing company information is Riehl's Towing in West Deptford, NJ. Call 856-848-0864 and tell them your name, address, space number, and your code number. They should come out within 20 minutes unless there are other pickups going on, and then it would

be within the hour. You will have to park in an open space (unnumbered) until the tow truck shows up. Do not use the association's emergency number because someone is parked in your spot. Management does not consider this a maintenance emergency.

You should always park your vehicle in your assigned spot. The assigned spots are for residents, and as you are well aware parking is limited throughout the village. We ask that residents please be considerate when parking their second vehicle in an open (unnumbered) space.

Riehl's Towing 856-848-0864

YOU ARE INVITED

About you....

Are you a woman "of a certain age" who would like to meet some of your neighbors who are of a similar age?

About us

Some of us are retired and some are not quite there yet. We all enjoy a good time, a good laugh, and a good meal.

When/where

We take turns being hostess to this informal group in our homes. The group meets once a month on a Sunday afternoon. Each person brings a covered dish to share – anything from soup to dessert – and a plan to have a good time.

For more information please call Marilyn Waite 856-415-1454

PET WASTE

Management has received numerous complaints about pet waste, and has done an inspection of the property. Many areas of the common ground were found to be full of pet waste. It is obvious that some individuals in certain buildings are not cleaning up after their pets. Those residents responsible for not cleaning up after their pets should be ashamed and embarrassed of the surrounding area.

For those pet owner's who responsibly walk their pets and use the mutt mitt stations, we would like to thank you. The mutt mitt stations are regularly maintained, but if you notice that they need attention, please call the office and notify us.

Any resident that is caught violating the VABCA Rules and Regulations on pet waste will be turned over to Mantua Township for violating a township ordinance. Management is requesting that all residents take an active role in eliminating this problem. We are asking that if you see anyone walking his or her dog (adults and/or children) and not picking up after it to call the office with detailed information (name, address, bldg number, etc). Any resident contacting management regarding pet waste will be kept anonymous without any repercussions, incriminations, etc. This way violation letters and/or fines can be issued.

As a responsible pet owner, and those residents that don't have pets, you are probably saying to yourself, "Why should I be penalized for individuals that do not clean up after their pets?" The answer is, you shouldn't. That's why we are asking you to take an active role in eliminating this problem.

Each resident keeping or harboring any pet on the premises shall indemnify the VABCA and hold it harmless against any loss or liability of any kind whatsoever arising from or growing out of having such pet on the premises.

All pets must be confined to the resident's unit. No pet may be kept which causes any annoyance of any kind to other residents.

All dog owners must use a leash of reasonable length on their pet at all times when that animal is not safely in the confines of the owner's residence. All animal waste must immediately be picked up from any common areas, streets, etc. and disposed of in proper receptacles. This includes fenced in common areas directly adjacent to units on front, side or back. Pets are not permitted to be tied to buildings, balconies, posts or any other structure outside any residence at any time.

ALL pets must be registered with the VABCA & Township.

ARCHITECTURAL REVIEW BOARD

Before any modifications, alterations and/or improvements are made to the exterior of a unit, the homeowner must file an ARB application. After the application is received and reviewed by the ARB Committee, a copy of the application will be mailed to the homeowner stating whether it has been approved or disapproved. No work may begin until approval is received. ARB applications are available at the Clubhouse office.

FIRE SAFETY - SMOKE DETECTORS

Check Smoke Alarms Regularly

First, make sure to have at least one smoke alarm on each level of the home and in or near each sleeping area. Test the alarms every month by pushing the test button, and replace the batteries as needed or at least twice a year (when you reset your clock in the spring and fall) or when the alarm chirps, warning you that the battery is low.

WASHING MACHINE MAINTENANCE

Most washing machine hoses are made of reinforced rubber. As they get older, they lose some of their resiliency and may be subject to bursting. A burst hose can spray hundreds of gallons of water per hour across your basement or laundry room causing enormous damage.

Also each owner/resident should know where their main water shut off valve is located. All of the units have outside shut off valves located on the sides of the building and some units have shut off valves on the inside. It is very important that you know where your shut off valves is in cases of an emergency you would have to call a plumber shut the water off to your unit. This could make the difference in your unit having minor damage to major damage where you could not live in the unit. If you need help locating your shut

off valve please call the office at 856-415-1330

It's a good preventive maintenance practice to check these hoses from time to time for any sign of wear or weakness. Often there's a small blister in the rubber of the hose, which could rupture. Most manufacturers recommend replacing the hoses every five years.

If your hoses are old, consider replacing them with the tougher metal hoses available at hardware stores.

As an added precaution, consider turning off the water supply to the washer whenever you'll be away for extended periods of time.

PAYMENT INFORMATION

All checks must be made payable to Villages at Berkley Condo Assoc. (VABCA) and mailed to the lock box with a coupon. The only payments accepted at the office are new residents who have not received a coupon book or residents that are delinquent. All other payments received at the office will be returned to the homeowner for proper processing.

DRYER VENT CLEAN OUT

Management has heard that several residents are having problems with clogged dryer vents. A clue to this problem is longer drying times for your clothes. If you suspect that your dryer vent may be clogged, you should contact a qualified technician as soon as possible. You should have it cleaned out immediately because clogged dryer vents are a fire hazard. The association is only responsible for the vent on the outside. The pipe that's in the wall that leads to the dryer is the homeowner's responsibility. If you have any questions please don't hesitate to call the association office.

THE VILLAGES AT BERKLEY TOWN WATCH GROUP 2008 MEETING SCHEDULE

NOTE: ALL MEETINGS BEGIN AT 7:30 PM ON THE DATE INDICATED (TUESDAY). DATES AND TIMES ARE NOTED BELOW FOR ALL PARTIES.

APRIL 22, MAY 20, JUNE 24

JULY 19 (Barbecue 1-5 PM)

AUGUST NO MEETING

SEPTEMBER 23, OCTOBER 28, NOVEMBER 18

DECEMBER 6 (Christmas Holiday Party) 6-9 PM

Reminders

Some of us continue to stage trash bags on or near our steps or porches prior to bringing them to Trash Sheds. This practice has been especially observed numerous times on Pendragon Way and Sangreal Court. Please take all trash at any time directly to Trash Shed for immediate disposal. Also, to all residents in our Townhouse section, remember that recyclables can only be put out after

6PM on the evening preceding the Friday pick-up day. BULK ITEMS should be placed by sheds for pickup no earlier than Wednesday night.

The Association has received several complaints about kids toys being stored in the common area behind units. The rules and regulation state the following: 12. No common areas, balconies and/or patios may be used for any type of storage of any unit owner's or occupant's property. All storage is confined to the inside of the unit of the unit's storage shed. 13. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand unattended in any portion of the Common Elements.

THE POSTED SPEED LIMIT THROUGHOUT THE ENTIRE VAB IS 15MPH.

Take your time! Keep our Children and Village safe.

NJ has passed a law that bans the use of hand held cell phones while driving. It is a primary offense which means an officer can pull you over for talking or text messaging on hand-held devices. Tickets for the offense cost about \$130.00 for each offense.

The proximity of our residences makes it necessary to be considerate of our neighbors. Please note that there are noise regulations that must be followed not only during the day but also especially in the morning and late at night. Think of when you hear noises from other units that aggravate you and remember when you have your sound system up louder than it should be or when your children

are causing a fuss, or when your conversations get animated your neighbor(s) have to deal with these as well. Let's all try to keep it down wherever and whenever it is appropriate.

Noise Rules and Regulations:

21. No resident may make or permit any disturbing noises in his or her unit whether by his or herself, family, friends, or servants nor do or permit anything to be done by such persons that will interfere with the rights, comforts or conveniences of other residents. No person may play

any musical instruments, audio equipment, radio or television in his or her unit, which disturbs or annoys other residents.

22. No Noxious or offensive activity shall be carried on in or about the Common Elements of or in any such unit, nor shall anything be done therein willfully or negligently which may be or become an annoyance or nuisance to other residents.

23. Unit owners may not use their appliances (for example dishwasher, garbage disposal, clothes washer/dryer, vacuum cleaner, etc.) between the hours of 11 p. m. and 8a.m.

2008 BOARD OF TRUSTEES

RODNEY HUNT, JR., PRESIDENT

PARK HITCHINS, VICE-PRESIDENT

KENNETH KUNZ, TREASURER

MICHAELENA LYDON, SECRETARY

RICH McCREA, TRUSTEE

KEVIN HALE, TRUSTEE