

# *The Village Voice*

Spring 2009

Website: [www.vabca.com](http://www.vabca.com)

Volume 12, Issue 2

## **2009 Villages At Berkley Swimming Pool Season**

**The 2009 pool passes have changed for the season.  
(Please read entire letter for pool pass procedure & fill out the form on the back)  
Your current pool pass is not valid and can not be updated.**

### **Registration**

All residents wishing to utilize the pool this year **MUST** receive a **NEW** 2009 pool pass 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 a pool pass or permitted in the pool area.

### **Lifeguards Cannot Make New Passes.**

To obtain a pool pass you must bring a 1"x1" photo and a valid form of identification proving that you reside in Villages at Berkley (example driver's license, car registration, phone bill or electric bill) into the office. Please fill out the form printed on the back and bring to the association office along with your pictures and proof of residency. Your completed pool passes will be ready after May 11th. Because of the volume of pool passes the office will not make up passes while you wait. They must be dropped off in person at the association office. Office hours are Monday, Tuesday, Wednesday & Friday, 10:00AM to 2:00PM:

Thursday 3:00PM to 7:00PM.

Residents are allowed 2 guests free per unit. There is a \$3.00 charge for each additional guest.

### **Swimming Pool Hours of Operation**

**Weekends Only from Memorial Day Weekend (May 23, 24 & 25<sup>th</sup>) to June 21st,  
12:00PM to 8:00PM**

**Full time seven days a week starting June 22nd 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.

**[www.vabca.com](http://www.vabca.com)**

**VABCA POOL PASS FORM**

PLEASE PRINT LEGIBLY

\_\_\_\_\_ **NEW**

\_\_\_\_\_ **RENEWAL**

**HEAD OF HOUSEHOLD INFORMATION**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home #: \_\_\_\_\_ Work/Cell #: \_\_\_\_\_

**LIST ALL IMMEDIATE FAMILY MEMBER PASS HOLDERS**

Pass #1 First Name \_\_\_\_\_ Last Name \_\_\_\_\_ DOB \_\_\_ / \_\_\_ / \_\_\_ Age \_\_\_\_\_

Pass #2 First Name \_\_\_\_\_ Last Name \_\_\_\_\_ DOB \_\_\_ / \_\_\_ / \_\_\_ Age \_\_\_\_\_

Pass #3 First Name \_\_\_\_\_ Last Name \_\_\_\_\_ DOB \_\_\_ / \_\_\_ / \_\_\_ Age \_\_\_\_\_

Pass #4 First Name \_\_\_\_\_ Last Name \_\_\_\_\_ DOB \_\_\_ / \_\_\_ / \_\_\_ Age \_\_\_\_\_

Pass #5 First Name \_\_\_\_\_ Last Name \_\_\_\_\_ DOB \_\_\_ / \_\_\_ / \_\_\_ Age \_\_\_\_\_

**EMERGENCY CONTACT INFORMATION**

Contact Name \_\_\_\_\_ Phone # \_\_\_\_\_ Alternate # \_\_\_\_\_

**WAIVER AND RELEASE**

In consideration of your permitting me, my child, ward or heir to participate at or in the pool or event(s) pertaining to The Villages at Berkley Condominium Association or its affiliates or subsidiaries, officers, directors, management, agents, or employees (hereinafter "VABCA"), I, the undersigned, or if under 18, my parent or guardian, shall indemnify the VABCA and hold VABCA free and harmless from all claims for personal injuries, including death, and all property damage, including damages alleged to have been caused by VABCA's negligence or gross negligence, my own negligence or gross negligence, the undersigned negligence or gross negligence, or third party's negligence or gross negligence, whether such claims are made by myself, the undersigned, or by third parties. **I understand that I am indemnifying the VABCA from any and all claims arising from myself or third parties.**

**Furthermore, the VABCA shall not be liable to the undersigned on any theory of legal liability, including, but not limited to VABCA's sole or concurrent negligence or gross negligence, for any property damage or personal injury, including death.**

I hereby consent to the security photograph of myself, child and third party, use of these security photographs and/or recordings singularly or in conjunction with or other security photographs and/or recordings for Association security purposes. I do understand the term "photograph" as used herein encompasses both still and motion video footage, either in film or electronic format.

I verify that the participant is in good physical health and able to participate in and/or complete the following program(s) or event.

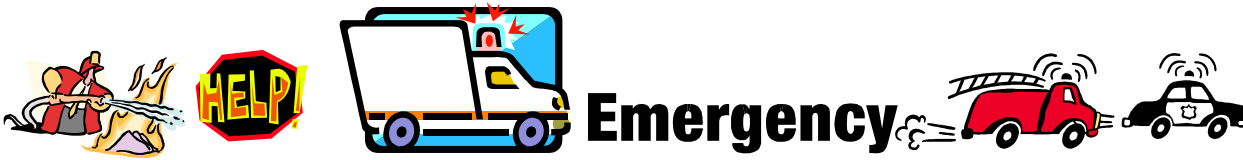
Signature \_\_\_\_\_  
(Signature or if under 18, signature of parent or guardian)

**\*\* All homeowners must be in good standing with the association in order to access the pool. \*\***  
**All members of the pool are required to follow the pool rules.**

**OFFICE INFORMATION**

Condo Association Fees are Paid to Date \_\_\_\_\_ Initial here if approved \_\_\_\_\_

Please return this form back to VABCA when completed.



# Emergency

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.

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

## 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](http://www.vabca.com).

### **2009 VABCA BOARD MEETING SCHEDULE**

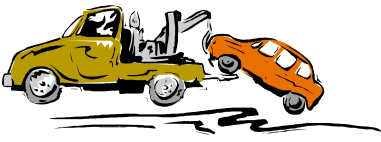
**Meetings begin at 7:00 PM at the clubhouse unless otherwise noted**

April 29 - Open Meeting

June 24 – Open Meeting

August 26 -Open / Budget Meeting

November 18 - 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**



## FIRE SAFETY - SMOKE DETECTORS

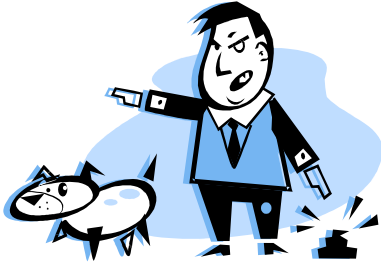
### **Check Smoke Alarms Regularly**

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.



## 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.



## 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.



## **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.



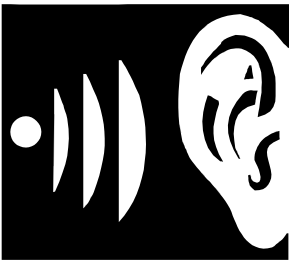
## Reminders

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 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.

## DCA INSPECTION FOR COMPLIANCE

Recently the DCA (Department of Community Affairs of NJ) inspected The Villages at Berkley Condominium Association. If you receive a violation from the DCA for: **smoke detectors not installed /or not working, carbon monoxide detector not installed /or not working or unable to inspect no admittance.**

You have 30 days to make the necessary corrections to be in compliance. The DCA will be setting up an inspection with the Association to make sure that all of the violations have been corrected. The Association will mail out a second notice to those in violation with the date of the inspection.

If your violation is for a smoke detector you are required to purchase a smoke detector and have it installed and operating in your unit before the inspection. If your violation was for a carbon monoxide detector you are required to purchase a carbon monoxide detector and have it installed and operating in your unit before the inspection. If your violation was for unable to inspect no admittance, you need to make arrangements for somebody to be home (relative, friend or a neighbor) to allow the inspector to gain entry to the unit for this inspection and you must have a **working smoke detector** and a **working carbon monoxide detector installed.**

The DCA inspector will be inspecting your unit to make sure you are in compliance with the state code and they will only be doing one inspection so **this is your last chance to avoid a fine from the state up to \$5,000.00 dollars.** Each owner needs to allow the inspector access to your unit to make sure you have corrected the violations. For those that did not allow access the first time the inspector will inspect your unit to make sure you are not storing any items that could affect your neighbors and also to make sure your unit has a working smoke detectors and a carbon monoxide detector. Each unit owner must make arrangements for somebody to be home (relative, friend or a neighbor) to allow the inspector to gain entry to the unit for the inspection. If you do not make arrangements for somebody to be home and the inspectors can not gain entry to your unit or you have not corrected the violations the association will be fined (up to \$5,000). The association will pass that fine onto the owners that did not allow access or correct the violations cited by the DCA of NJ.

**This is a very serious inspection for the safety and well being of everyone in the building.** The DCA wants to make sure every unit has a working smoke detector, a working carbon monoxide detector and that flammable items are not being stored inside the unit. The Association understands that it is difficult to take a day off from work but this inspection needs to take place and the Association is giving plenty of notice for unit owners to make arrangements to have somebody available to allow the inspectors into your unit.

It is important that you understand **you are required by the state of New Jersey** to allow the inspector access to your unit for this inspection. You should check your smoke detector and carbon monoxide detector before the inspection to make sure it is working.

**The association can not make appointments.** The inspector is coming out on a certain date and will walk the development in address order. The inspection is very quick as long as everybody has a working smoke detector and a carbon monoxide detector installed.