

# *The Village Voice*

Spring 2010

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

Volume 13, Issue 1

## **2010 Villages at Berkley Swimming Pool Season**

**The 2010 pool passes need new stickers.  
(Please read entire letter for pool pass procedure & fill out the form on the back)  
Your current pool pass is not valid and needs to be updated.**

### **Registration**

All residents wishing to utilize the pool this year **MUST** receive an updated pool pass in addition to a key fob to enter the pool area. To register for the pool please bring your 2009 pool pass, key fob, pool registration form and ID to the office. 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 Passes**

To obtain a pool pass you must bring a 1"x1" color 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 21st. 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 10:00pm 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 29, 30 & 31st<sup>th</sup>) to June 20th,  
12:00PM to 8:00PM**

**Full time (seven days a week) starting June 21st through Labor Day.**

**Hours are: Monday through 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)

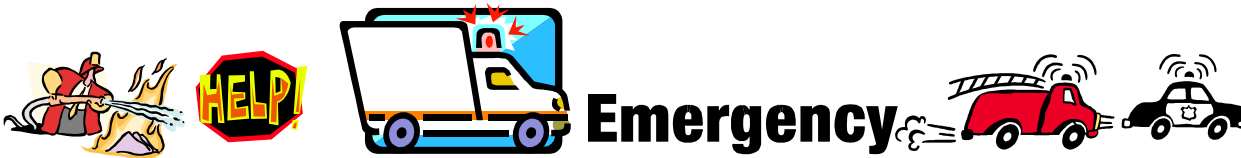
**\*\* All homeowners must be in good standing with the association in order to access the pool. \*\***

**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>Atlantic City Electric...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.

## Special Assessment

During the winter months the entire South Jersey area was overwhelmed with record amounts of snow. Several storms have crippled the area and caused problems for almost every city, county and state in the region, as the tri-state area records its snowiest winter of all time!

The large amounts of snow and costs for removal have put the Association in a position where it simply does not have the ability to pay for the removals. The annual budget allows for the removal of four (4) storms at 3 – 6 inches each. Over 70 inches of snow fell this past winter and the resulting bills cannot be paid with normal assessment funding. The Association needs \$101,750.00 to cover the current bills and pay back the amount over budget. At the April 28, 2010 meeting the Board of Trustees approved the special assessment.

Break Down:

\$101,750.00 divided by 550 units = \$185 over four (4) monthly payments of \$46.25 a month.

Please understand that the Board of Trustees and Management would certainly prefer to have found a way to absorb these costs and not have to charge our owners additional money for the removal of the snow. However, we are dealing with circumstances that could not have been foreseen and in turn must react to those circumstances, allowing the Association the ability to continue its day to day operations.

In an effort to help those who are on a tight budget, we will break out the special assessment over four months (June, July, August and September). Each month, a payment of \$46.25 will be due, **IN ADDITION TO** the regular assessment. Owners who currently have their accounts automatically debited for assessment payments will also have the special assessment automatically debited from their account on the same date. If you will not have sufficient funds in your account to cover the monthly assessment, please contact the Management Office.

We cannot break out the payments longer than the 4 month period as we must pay our contractors. We have worked out payment plans that are agreeable to both parties without the adding on of any finance charges, however stretching the payments past 4 months will not allow us to honor those agreements and will force the Association to pay interest on the debt, costing our owners even more money.

The best, and most efficient, way to conduct the special assessment will be to order coupons and have owners make their special assessment payments the same as they do their regular payments. They will have the ability to send in their payments to the lockbox and have them credited to their account.

We have worked tirelessly in the past several weeks to try and avoid this situation; however, Mother Nature has left us with no other choice.

Should you have additional questions, please forward your concerns **IN WRITING** to the Management Office. Those concerns will in turn be forwarded to the Board of Trustees.

VABCA Management and Board of Trustees.

## **Gutter Cleaning**

The majority of building gutters are cleaned on an annual basis. All others will be cleaned upon resident request or on an 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.

## **Mulch**

Each year the Association mulches the entire property. With the current financial position from the abundance of snow and the fact that so much mulch has been installed around the builders over the years (which does not help with termites and bugs) the Board of Trustees and Management has decided not to mulch this year. If you would like to mulch your area please only use black-dye mulch.

## **Parking**

Reminder: All resident vehicles need to be registered with management. The 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.

## **Trailers**

Parking Rule # 24: Parking of the following vehicles anywhere on the Villages at Berkley property is strictly prohibited: trailers of any type; campers or camper-type add-ons; boats; school buses and the like; ambulances and the like; recreational vehicles; temporary structures; oversize vehicles (GVW over 10,000lbs or 25ft in length). **Any commercial vehicle parked on the Villages at Berkley property must be registered with the Association or it will be towed with no notice. Commercial vehicle registration form attached.**

## **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.

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).

# VILLAGES AT BERKLEY BOARD OF TRUSTEES

President: Rodney Hunt  
Vice President: Park Hitchins  
Treasurer: Ken Kunz  
Secretary: Michaelena Lydon  
Member at Large: Richard McCrea  
Member at Large: Kevin Hale  
Member at Large: Lynne Sbaraglia

## 2010 VABCA BOARD MEETING SCHEDULE

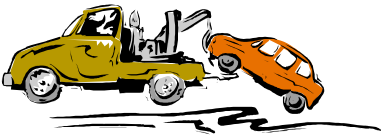
Meetings begin at 7:00 PM at the clubhouse unless otherwise noted

April 28 - Open Meeting

June 30 – Open Meeting

August 25 -Open / Budget Meeting

November 17 - 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 have 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**

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



## **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 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. All pet owners are encouraged to keep their animals from relieving themselves on shrubbery, bushes, flowers, and the like. 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.

## **WATER HEATERS**

Most water heaters last 8 to 15 years. As they get older, they leak. A leak can spray hundreds of gallons of water per hour across your basement or laundry room causing enormous damage. The Association is suggesting you inspect or have a professional inspect your water heater and replace it prior to the end of its life expectancy suggested by manufacturer.

**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.

## **WASHING MACHINE MAINTENANCE**

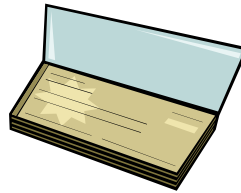


Most washing machine hoses are made of reinforced rubber. As they get older, they lose some of their resiliency and may be subject to bursting. A burst hose can spray hundreds of gallons of water per hour across your basement or laundry room causing enormous damage.

**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.

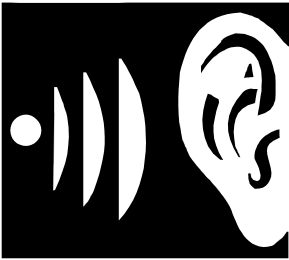


## Reminders

Some of us continue to stage trash bags **on or near** our steps or porches prior to bringing them to Trash Sheds. 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.



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 8 a.m.

**VILLAGES AT BERKLEY TOWN WATCH GROUP  
2010 MEETING AND ACTIVITIES SCHEDULE**

**NOTE:** ALL MEETINGS BEGIN AT 7:00 PM ON THE DATE INDICATED (TUESDAY).  
DATES AND TIMES ARE NOTED BELOW FOR ALL PARTIES.

JANUARY 19      FEBRUARY 16      MARCH 16  
 APRIL 20              MAY 18              JUNE 15  
 JULY 17 (Barbecue 1-5 PM)      AUGUST (NO MEETING)  
 SEPTEMBER 21      OCTOBER 19      NOVEMBER 16  
 DECEMBER 4 (Christmas Holiday Party) 6-9 PM

**THE VILLAGES OF BERKLEY ACTIVITIES COMMITTEE  
MEETINGS ARE HELD THE 2<sup>ND</sup> TUESDAY OF EACH MONTH AT THE CLUBHOUSE @ 7:00 PM  
(NEW MEMBERS ARE WELCOME).**

**2010 SCHEDULED MEETINGS ARE:**

MAY 11      SEPT 14      JUNE 8  
 OCT 12      JULY 13      NOV 9  
 AUG 10      DEC (NO MEETING)

ALL UPCOMING EVENTS WILL BE POSTED ON THE BULLETIN BOARD IN FRONT OF THE CLUBHOUSE,  
VABCA WEBSITE ([WWW.VABCA.COM](http://WWW.VABCA.COM)) AND POSTED THROUGHOUT THE COMMUNITY.

**CONTACT PERSONS:**

<b>CHAIRPERSON:</b>	<b>MARY (PENNY) FORD</b>	<b>609-970-0040</b>
<b>CO CHAIRPERSON:</b>	<b>REGINA PALASTRO</b>	<b>856-415-0195</b>
<b>SECRETARY:</b>	<b>ANN NARDELLO</b>	<b>856-468-3473</b>
<b>TREASURER:</b>	<b>FELICIA PETKA</b>	<b>fp2972@msn.com</b>

**www.vabca.com**