

2015 BOARD OF TRUSTEES

PARK HITCHINS

KENNETH KUNZ

LYNNE SBARAGLIA

BELINDA ROSE

ANNE ABRUZZESE

MARYANNE COMUSO

2015 MEETING SCHEDULE

MEETINGS ARE HELD ON THE LAST WEDNESDAY OF THE MONTH UNLESS OTHERWISE NOTED AT 7:00PM IN THE CLUBHOUSE.

JANUARY 28

FEBRUARY 25

MARCH 25

APRIL 29

MAY 27

JUNE 24

JULY 29

AUGUST 26
BUDGET MEETING

SEPTEMBER 30

OCTOBER 28

NOVEMBER 18
ANNUAL MEETING
(3RD WED.)

VABCA
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WWW.VABCA.COM

The Village Voice

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FROM THE DESK OF DAN GONZALEZ

- * **Inspections:** Management will continue to do routine property checks. Things inspected include needed repairs and maintenance such as fixing broken windows and blinds, re-hanging screen doors that have fallen off hinges, sagging/leaning fences in need of propping/securing, cleaning vinyl fences, re-stacking garden stones or trim in disarray, painting faded exterior doors or those not having an approved color. Also on the list will be any unauthorized exterior improvements. ANYTHING done outside the unit – a new light, a satellite dish, for example – must have prior ARB approval PRIOR to installation. Residents are subject to fine if work is done without approval.
- * **Grills:** Propane and/or charcoal grills are not permitted on any condo balcony per the Mantua Fire Code. These items also cannot be stored or used within five (5) feet of the building. Any fines issued by the Fire Marshal will be charged to the individual homeowner's account.
- * **Landscaping:** The landscaping season is now underway. The scheduled cut day is Tuesday unless there is heavy rain. If you have a fence and would like the inside cut the gate must be left fully open. The landscapes will not open or close a gate.
- * **Mulch:** Mulch is scheduled to be installed the last two weeks in May.
- * **Power Washing:** The buildings that were not power washed in 2013 or 2014 will be cleaned this year. Power Washing is tentatively scheduled for July.
- * **Pool Passes:** Pool passes will not be validated for residents that are not in good standing. This includes past due assessments and non compliance with the Rules and Regulations (violations, have not returned the Occupant Registration Form or provided your homeowner's insurance information).
- * **RECENT COMPLETED PROJECTS:**
 - Trees have been cut away from the buildings
 - Three buildings on Tristram had the roofs replaced in March.
 - This brings the total number of roofs replaced in the development to 22.
 - Drainage repairs have been completed at the 1030, 1350 & 1330 Tristram buildings.

Emergencies

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, plumbing, electrical etc. are the homeowners responsibility. For common element maintenance emergencies that can't wait until normal office hours please call the Emergency Number 856-996-1699. The VABCA Association is charged \$93.63 for all calls to this number whether an emergency or not. If the Board feels the call was not a genuine emergency, the charges will be assigned to the homeowner. 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 4 p.m. Thursday hours are 12 p.m. to 7 p.m.

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

INSURANCE

Villages at Berkley Condominium Association 2015 Insurance Summary

	14-15 EXPIRING	15-16 RENEWAL
Package	\$84,824.00	\$135,040.00
	763.41S/C	1,215.36S/C
Fidelity	Included	Included
D&O	Included	Included
Umbrella	5,898.21	5,665.40
Workers Comp	850.00	900.00
TOTAL	\$92,335.62	\$142,870.76

THE COST OF CARDBOARD

What would you do with an extra \$4000 a year? That's the approximate annual cost it takes for our maintenance guys to prep cardboard left at townhouse trash sheds every week that is not broken down and left for recycling! A job they are really not supposed to do and would not have to do if everyone took personal responsibility of recycling their own cardboard. \$4000 a year would cover numerous line

item expenses in the VAB's operating budget. So once again, we need to remind those residents using the trash sheds without recycling areas that cardboard is not to be placed in dumpsters or outside of sheds. All cardboard must be flattened, cut down, and put out for recycling with other recyclables or brought to a trash shed with a recycling area. Anyone seen putting cardboard in or about the

townhouse trash sheds will be fined accordingly.

So what would you do with the extra cash? You can let your Board know at BOT@vabca.com, contact Management at MAMCO@vabca.com, or bring your ideas to a monthly Board meeting.

“What would you do with an extra \$4000 a year?”

**SPEED
LIMIT
15**

STREETS, SPEED, & SAFETY

We have been quite fortunate over the years and it is comforting to know that most of us pay attention to and heed the 15MPH speed limit throughout the VAB. We've been spared serious accidents and/or injuries. Let's keep this up! It may seem a bit slow, especially when you are running late or need to attend to a personal emergency, but the quickest and most prudent way to get where you need to go is to drive carefully and at the posted speed limit at ALL

times. And parents, please remind your children that all of the roadways running through the VAB are actual streets even though some areas look as if they are parking lots. All too often we see our young people playing or skateboarding in the streets, with little or no regard to the traffic. Drivers cannot always see the children. Children are a precious resource –

let's remember to protect them and make sure they are always careful in the streets.

PET WASTE/LEASH

Management has received numerous complaints about pet waste and pets not being on a leash. An inspection of the property has been completed and 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.

Any resident that is caught violating the VABCA Rules and Regulations on pet waste or not having their pet on a leash

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. If you witness anyone walking his or her dog (adults and/or children) and not picking up after it, 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. Accordingly, violation letters and/or fines can be issued.

Thank you to those pet owners who responsibly walk their pets and use the mutt mitt stations. The mutt mitt stations are regularly maintained, but if they need attention, please call the office.



Dryer Vents & Exterior Improvements (ARB)

A reminder to residents that the dryer vent and cleaning of the vent is the responsibility of the homeowner. Dryer vents should be cleaned at least every two years to prevent dangerous build up of lint. Lint build up will block the airflow from the dryer slowing dry time and overheating the dryer. It is a leading cause of house fires. If there is lint build up on the exterior vent opening contact a dry vent cleaning company as soon as possible

ANY improvements considered for the outside of your residence must be PRE-APPROVED by the VABCA ARB Committee. To be clear, and safe, no matter what the improvement, from staining a deck to removing or adding a shrub, changing a light fixture to installing a satellite dish, a properly executed ARB application must be submitted for approval before any work is begun. Applications can be obtained from the Management

Office or on line at VABCA.com. Any improvement performed without prior approval can and will be subject to appropriate fines.

BUS STOP

We'd like to remind parents dropping off kids at the bus stop at the entrance that you can NOT park AT the stop sign to drop them off and sit and wait for the bus to load.

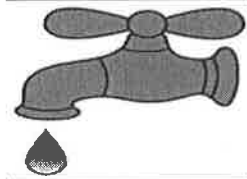
Parking at the stop sign is a TRAFFIC VIOLATION for which you can be ticketed. In addition, not only is this dangerous for the kids to jump through outbound traffic but it is inconsiderate to other driv-

ers in line behind you waiting to turn [right]. Parents are advised to park a MINIMUM of 50 feet from the stop sign (by law).

Alleviating the outbound congestion was one of the reasons the bus stop was moved and this is defeating that goal. Most parents are following the proper procedure and we appreciate their cooperation, but there a few that still need to be

warned about this type of violation. Please pass the word to other parents. We want our children safe and drivers calm as they depart Berkley!

**“Clogged
dryer vents
are a leading
cause of
house fires.”**



Mandatory Water Restrictions are now in Effect.
All water users must restrict the use of nonessential water between the hours of 11 A.M. and 6 P.M. Nonessential water use such as lawn watering, pool filling, washing vehicles shall be restricted during those hours.

**2015 VILLAGES AT BERKLEY SWIMMING POOL SEASON
REGISTRATION**

All residents wishing to utilize the pool this year **MUST** have a pool pass with a 2015 sticker **IN ADDITION TO** a key fob to enter the pool area. You will be required to show your pool pass to the lifeguard when signing in.

SWIMMING POOL PASSES

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

GUARDS CANNOT VALIDATE YOUR PASSES OR MAKE NEW PASSES.

Each resident will be required to have the following to gain entrance to the pool:

Photo pool pass with updated (2015) sticker & A key fob to provide access through pool gate

RESIDENTS NEEDING PHOTO POOL PASSES: Please bring a 1" x 1" photo (approximate size). Photos will be cut to size and will not be returned. We will also need a valid form of identification with your Villages at Berkley address (i.e., driver's license, car registration, phone bill or electric bill). Pool passes will be made once a week and be ready for pick up after 3:00pm on Thursdays until the pool is open daily.

RESIDENTS NEEDING KEY FOBs: We do charge a refundable deposit of \$7 payable by check or money order to VABCA (we are unable to accept cash).

RESIDENTS ARE ALLOWED TWO GUESTS AT NO CHARGE. THERE IS A CHARGE OF \$3 FOR ADDITIONAL GUESTS.

SWIMMING POOL HOURS OF OPERATION

POOL OPENS MEMORIAL DAY WEEKEND

MAY 23TH, 24TH AND 25TH.

WEEKENDS ONLY May 30th TO JUNE 21st.

FULL TIME DAILY OPENING STARTS JUNE 22nd TO SEPTEMBER 7th.

MAY, JUNE AND JULY HOURS ARE: 12 P.M. - 8 P.M.

AUGUST AND SEPTEMBER HOURS ARE: 11 A.M. - 7 P.M.

SWIMMING POOL RULES

It is important that everyone read the swimming pool rules which will be given to you when you update or receive your pool pass. Any resident or guest that does not adhere to these rules may be asked to leave the pool area and may be subject to suspension of pool privileges.

NO Alcohol is allowed in the pool area at any time. If anyone is found to be in possession of alcohol or intoxicated they will be asked to leave the area immediately.

Effective May 2014 there is NO SMOKING in the pool area.

SWIMMING POOL RULES

43. So that everyone in the pool area can enjoy their time at the pool, all residents and their guests are urged to use the facilities with consideration for their neighbors. It is imperative that you read and understand the swimming pool rules and regulations. Any resident or guest that does not adhere to the pool rules and regulations or heed instructions of the lifeguard on duty may be subject to suspension of pool privileges.

44. Pool passes (ID Cards) will be issued or renewed annually. Only residents in good standing with activated fobs AND valid VABCA ID's will be permitted access to and use of pool. ID's and fobs are not transferable. Any person delinquent in VABCA fees will have fob deactivated and will be denied access to and use of pool. **LIFEGUARDS CANNOT VALIDATE PASSES OR MAKE NEW PASSES.** Residents in good standing are allowed 2 adult guests; there is an additional \$5.00 charge for each additional guest up to 4 with a total of 6 adults maximum per adult resident.

45. Behave responsibly - remember this is your pool! Treat it as you would your belongings at home and treat people as you would your guests.

46. Be concerned about the welfare of yourself and others. Avoid behavior which would endanger yourself or others or which would cause discomfort to others.

47. No running or diving is allowed.

48. Consume only non-alcoholic beverages and use only paper or plastic containers. Please be sure all trash is disposed of properly.

49. Use the pool only when a lifeguard of the pool management company is on duty and during posted hours. Please do not park vehicles in front of clubhouse when using pool.

50. Children under 12 must be accompanied by an adult resident in good standing (18 years or older) **at all times.** Adults cannot bring children to the pool and leave the pool area. Any children left without adult supervision for a period of no more than 15 minutes will be refused use of pool. No more than 6 children per adult resident in good standing will be permitted.

51. Smaller floating devices can be used in shallow end of pool at the discretion of the lifeguard on duty.

52. Any use of audio devices which may cause an annoyance to any resident is not permitted. Use of headphones on such devices are encouraged.

53. All children in diapers must wear protective rubber pants.

54. Do not remain in pool during thunder and/or lightening.

55. When and where appropriate, leave a swimming lane open for swimmers.

56. Children will be required to swim one length of the pool under lifeguard discretion and supervision to be admitted to deep end of pool.

57. Smoking is prohibited in the entire enclosed pool area. "Smoking" means the burning of, inhaling from, exhaling the smoke from, or the possession of the lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco or any other matter that can be smoked.

58. The use of cooking devices of any sort is strictly prohibited.

NOTE: Responsibility for enforcing the rules belongs to all residents, the lifeguard on duty, the pool management company, the property management company and the Board of Trustees. Anyone not adhering to the rules and regulations may be asked to leave by the lifeguard, the pool management company, the property management company and/or any member of the Board of Trustees and may, if necessary, lose pool privileges.

VABCA POOL REGISTRATION 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 (must be a resident of VABCA)

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.

FOR OFFICE USE ONLY

Condo Association Fees are Paid to Date In compliance with Rules and Regulations

Date approved Approved by: Key fob activated

Key Fob #/Designation / / /

Please return this form back to VABCA when completed.

VABCA OCCUPANT REGISTRATION FORM

INFORMATION TO BE COMPLETED BY OWNER(S):

UNIT OWNER(S):	UNIT OWNED:
MAILING ADDRESS:	EMAIL ADDRESS:
Home Phone #:	SETTLEMENT DATE:
Cell Phone #:	Work Phone #:
ADD. OCCUPANTS: NAME/AGE	1.
2.	3.
4.	5.

INFORMATION TO BE COMPLETED FOR RENTER:

RENTER NAME(S):	UNIT ADDRESS:
Home Phone #:	Work Phone #/ Cell:
ADD. OCCUPANTS: NAME/AGE	1.
2.	3.
4.	5.

ADDITIONAL INFORMATION REQUIRED:

VEHICLE INFORMATION					
1. Vehicle Tag #	MODEL	COLOR	2. Vehicle Tag #	MODEL	COLOR
3. Vehicle Tag #	MODEL	COLOR	4. Vehicle Tag #	MODEL	COLOR
PET REGISTRATION					
TYPE	BREED/COLOR	TYPE	BREED/COLOR		
TYPE	BREED/COLOR	TYPE	BREED/COLOR		

SIGNATURE OF OWNER(S)

File: HO

DATE

Ent'd by _____ On _____