

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.)

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The Village Voice

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Winter 2015

WINTER REMINDERS

Winter season is upon us and Associa Mid-Atlantic (VABCA's management company) and your Board of Trustees once again are reminding residents of the procedure for clearing snow and ice in your community as well providing some helpful hints for the winter season. Please contact Community Manager Dan Gonzalez at 856.415.1330 or by email at Daniel.gonzalez@associa.us with any concerns.

- The VABCA's snow removal policy is: Any clearing or plowing of snow will start when the storm is finished and snowing has stopped. Snow will be cleared from the walkways and sidewalks only if two (2) inches or more accumulate in these areas. Please be patient and understand that all walkways and sidewalks will be shoveled as quickly as possible. The streets will also be plowed if two (2) inches or more accumulate. Should you have any questions or complaints during the clearing process, please contact the management office at 856.415.1330 at any time. Voice mail is monitored periodically throughout all snow events. All complaints will be forwarded to the snow removal contractor.
- As many VAB residents have work, appointments, and other daily obligations to meet, every effort will be made to ensure that snow is cleared in time for morning or afternoon commutes. Again, please be patient and allow the contractor's laborers time to get to the property to begin work. Obviously the deeper the snow, the more time it takes to clear. The contractor has been instructed to begin clearing in different locations for each storm so the same areas are not always the first or last to be dug out.
- Sidewalks and walkways will be treated with calcium ice melt wherever and whenever necessary and will be done as quickly as possible. Residents are reminded to proceed with caution when outside of homes as conditions can change quickly resulting in slippery and sometimes treacherous walking conditions. Ice melt is located at all trash sheds for resident use. Please use only what you actually need. When buckets are empty please call the management office and they will be refilled. If and when purchasing ice melt for personal use, please use only calcium. This will prevent damage to the sidewalk concrete.
- Please remove all flower pots and other decorative items from outside your home that could be subject to damage during snow removal. Associa Mid-Atlantic, the VABCA, and the snow removal contractor will not be responsible for damage to items left outside during the removal.
- For those residents deciding to shovel themselves, please do not throw or push snow into streets (before or after plow trucks come through). And refer to SNOW REMOVAL GUIDELINES in VABCA Rules & Regulations.
- Unfortunately, management & the VABCA cannot cater to individual resident medical needs. Those residents with special needs should have a phone ready and contact 911 if they feel they require medical attention.

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 homeowner's 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 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
Inspira Hospital	845-0100	Police Dept.	468-1920	Post Office	468-1600

Heating of Units in Colder Months

In order to prevent breakage of water pipes during the colder parts of the year, thermostats within the units should be set to "on" at a minimum temperature of 55° F any time the outside temperature is forecasted to or does reach 32° F or below. Exceptions to this rule are allowable only during power outages or periods when heating equipment is broken.

Owners/residents should inspect their water pipes in the outside storage closet. We had several reports of pipes freezing in the storage closets. Also each owner/resident should know where their main water shut off valve is located. This could make the difference of 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. Also if you are aware of a vacant unit please contact the office so we can verify if the unit has been winterized.

- ◆ *Please remember the Association is not responsible for frozen or leaking pipes. If you suspect a leak or frozen pipe you should immediately call a plumber.*

(Information provided by State Farm)

By taking a few simple precautions, you can save yourself the mess, money and aggravation frozen pipes cause. Here are a few simple steps to protect your home.

Before the Cold Hits:

- Insulate pipes in your home's crawl spaces and attic.
- Seal leaks that allow cold air inside, near where pipes are located.
- Disconnect garden hoses and, if practical, use an indoor valve to shut off and drain water from pipes leading to outside faucets.

When the Mercury Drops:

- A trickle of hot and cold water might be all it takes to keep your pipes from freezing. Let warm water drip overnight, preferably from a faucet on an outside wall.
- Open cabinet doors to allow heat to get to un-insulated pipes under sinks and appliances near exterior walls.

If You're Away

- Set the thermostat in your house no lower than 55 degrees (12 degrees Celsius).
- Ask a friend or neighbor to check your house daily to make sure it's warm enough to prevent freezing.
- Have your unit winterized by a plumber or contractor.

If Your Pipes Freeze:

Don't take chances. If you turn on your faucets and nothing comes out, leave the faucets turned on and call a plumber. If you detect that your water pipes have frozen and burst, turn off the water at the main shut-off valve in the house; leave the water faucets turned on. (Make sure everyone in your family knows where the water shut-off valve is and how to open and close it.

Reminder to Townhouse Residents:

Cardboard is to be recycled curbside with your glass, cans and plastic on Fridays and NOT placed in the dumpsters. Residents that continue to dispose of cardboard by placing it in the dumpsters will be fined.