

GREATE BAY VILLAS
Condominium Association
NEWSLETTER #3

January 2019

Happy New Year! This is the third edition of our GBV community newsletter.

Comments and suggestions are always welcome. Send them to bobmarshall20@comcast.net. For website access and issues, contact Guy Lanni at guylanni@comcast.net.

ADR Committee Formed

As we noted in the last edition, the Board has formed an Alternate Dispute Resolution (ADR) Committee to resolve owner disputes. Thanks to those owners who volunteered to serve two year terms to help with the committee. For additional info on ADR, see the GBV website or call the property management office.

January 10 Meeting report and Important Issues

The January 10, 2019 board meeting was well attended with 13 owners joining the Board and Property Manager Bill Burns at Greate Bay Country Club.

Highlights of the meeting included:

-Welcoming new owners Dave and Susan Skeels (Unit 42) to our Greate Bay community and new Board member Jeanne Crevina (Unit 66) to the Board.

-The need for all inquiries and work requests to be sent to the property management office in writing (by email or mail).

-The recent Board property inspection and related violation letters sent out in November which, depending on the severity of the violation, require owners to correct those items noted in their letter. The Board stressed the importance of keeping our Greate Bay property in good repair and looking good to current owners, visitors and future owners.

-The plans for having our Greate Bay buildings power washed. Bill Burns will be getting proposals for performing this work, to be done as the weather improves.

-The recent problem of an owner using AirBNB to rent out their property nightly, which is strictly prohibited by our Association By-laws.

Special Assessment Discussion

Based on Treasurer Guy Lanni's presentation at the Association's Annual Meeting last September and a careful review of future projects, there is a need for continuing to improve the Association finances and reserves. At the January 10, 2018 board meeting President Bob Viola

reiterated that this special assessment was necessary to reinforce the Association reserve fund to provide for future needs and unexpected financial circumstances. You will receive additional information soon on the Association's current plans and future needs, including more on the special assessment.

Around Town

Plastic Bag Fee

The City of Somers Point has adopted an ordinance requiring all town businesses to charge a 5 cent fee per bag for the plastic bags used to carry your purchased items. So.....get out your cloth and reusable bags for your trips to Shoprite, WaWa etc.

https://www.pressofatlanticcity.com/business/somers-point-bag-fee-in-effect-jan/article_f55032a2-5f7f-56a6-9a6f-205b76182a52.html

Winter Club and Pub Hours

The Greate Bay Pub winter hours are Thursday through Sunday Noon to 6 pm, with Happy Hour from 3pm to 6pm. A limited menu with daily food specials will be available. Call the Club at 609-927-5071 [Greate Bay Country Club](#)

New Recycling Guidance

Atlantic County Utilities Authority (ACUA) has begun to change its recycling materials list, go to ACUA.com for more information. [ACUA](#)

JUST A REMINDER.....Clean Up Dog Poop

GBV Owners are reminded that you are responsible for cleaning up after your dogs, either on the GBV property or along the adjacent roadways. Please note the city ordinance requiring pet owners to clean up after their pets!

[City of Somers Point, New Jersey | The Shore Starts Here](#)

NJDOT Traffic and Walkway Update

NJ Department of Transportation is planning several upgrades for our area, including Route 9 roadway widening, sidewalks, bike lanes, and signal improvements at the corner of Mays Landing Road and Route 9. NJDOT estimates that the project construction will begin in 2022. For additional information contact Kimberly Nance at NJDOT at 609-530-2110 or by email at Kimberly.Nance@dot.nj.gov

Property Manager Office Contact Information

Office 609 398-4581 email tiffanyburnscpm@gmail.com

Bill Burns email burnscpm@comcast.net

Next Board Meeting

The next board meeting is scheduled for April 2 at 6 pm at Greate Bay Golf Club. Owners are encouraged to attend.