

**GREATE BAY VILLAS**  
**Condominium Association**  
**NEWSLETTER #7**  
**September 17, 2019**

Dear Fellow GBV Owners!

Summer's almost over, Fall is coming. .... Hope everyone had a great summer and enjoyed living here at Greate Bay Villas. Golf, Dining, Beach, and Bay.....it's all right here in our backyard.

Thanks for signing up for our GBV Community Newsletter. This is our seventh community newsletter designed to bring you updates and important information about our Greate Bay Villas community, the City of Somers Point and the surrounding area. Send any suggestions for topics to [bobmarshall20@comcast.net](mailto:bobmarshall20@comcast.net).

**2019 Annual Meeting Highlights**

Over 40 owners joined the Board of Directors and Property Manager September 14 at Greate Bay Country Club. Highlights of the meeting included:

**Revised GBV Rules, Regulations and Policies**-President Bob Viola advised attendees of pending changes to the Rules, Regulations and Policies that govern the GBV Association Common Areas and guidelines for owner actions. The revised Rules were distributed to owners at the meeting and will be placed on the GBV website for owner review. At the next board meeting, tentatively scheduled for October 17, 2019, the Board will take owner comments and proceed to approve the new Rules.

**Property Manager Report**-Property Manager Bill Burns delivered his annual Operations Report, highlighting key issues and projects undertaken and being completed on the GBV property. He highlighted trash removal and recycling, chimney work, recent pest inspections, as well as answered questions from owners.

**Treasurer Report**- Treasurer Guy Lanni reported on the GBV financial conditions, operating budget, capital project reserves and the Board's prudent financial planning for keeping our community in good repair and looking nice.

**Board Members Elected**-Jeanne Crevina, Guy Lanni (3yr terms), Tom Dil and Bob Marshall (2yr terms) were elected by the owners.

**New Association Officers Elected**-Following the Annual Meeting, per the Association By Laws, the Board convened its reorganization meeting. As a result, the following were elected officers for 2019/2020. President-Bob Marshall; Treasurer-Guy Lanni; Vice President-Tom Dill;

Secretary-Bob Viola.

**Janice Johnston New City Council Member**-Congratulations to Janice Johnston (unit 41) on her appointment to Somers Point City Council for Ward One. We are lucky to have our own fellow owner on the municipal governing body. Janice will be a great addition to City Council !

**Important Info for GBV Owners**

**Window Maintenance**-Owners are reminded that the painting and maintenance of your villa's windows are your responsibility. Damage to the interior of your unit from failing to properly paint and maintain your Andersen windows will not be reimbursable by the Association.

**Paint and Deck Colors**-Owners are reminded that entry doors, storm doors, shed doors and windows must be painted in the GBV approved colors. Painted or stained decks are to be done in an earth tone color or grey. The approved GBV Paint Colors and locations for buying the approved colors are available from the property management office

**Owner Work Requests**-All Owners must send all inquiries and work requests to the property management office in writing (by email or mail). Any outside work or landscaping must be approved. Please contact Tiffany at the office at at [Tiffanyburnscpm@gmail.com](mailto:Tiffanyburnscpm@gmail.com).

**GBV NEWSLETTER & WEBSITE**- Don't forget our website..... It has lots of important owner information too. For website access and issues, contact Guy Lanni at [guylanni@comcast.net](mailto:guylanni@comcast.net). Newsletter suggestions are always welcome. Send newsletter items to [bobmarshall20@comcast.net](mailto:bobmarshall20@comcast.net).

**Around Town**-For community events, beach concerts, Gateway P Layhouse schedule, and other things to do, go to <https://visitsomerspoint.com/somers-point-events/>

**JUST A REMINDER.....**

**Know Your (Parking Space) Numbers**-Each unit is assigned two (2) Parking Spaces. Please remember yours and advise any visitors and guests to use the assigned "guest" spaces located near your units.

**Trash Enclosures**-Unit Owners are reminded that all trash must be placed in bags whenever possible and placed in the dumpsters. Recycled materials must also be placed in the blue containers provided for that purpose. Cardboard boxes must also be disassembled and placed in the blue containers. We are being charged for cleanup of the trash areas so please take the time to follow these requirements. Please note that large items-refrigerators, mattresses, furniture etc- cannot be placed in the dumpsters. **Organic materials (plantings, weeds, old flowers etc) should be bagged and placed in the dumpster.**

Please call the property management office to arrange for pickup of large items. Unit owners will be billed for the disposal. Household trash pickup days currently are Monday, Wednesday and Saturday.

**Clean Up After Your Dog-** 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!

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**Property Manager Office Contact Information**

Management Office 609 398-4581

email: [tiffanyburnscpm@gmail.com](mailto:tiffanyburnscpm@gmail.com) or Bill Burns- email: burnscpm@comcast.net

**Thanks to GBCC-**A big thank you to Ron Ralston and the Greate Bay Country Club staff for hosting our annual meeting, board meetings and board work sessions!

Submitted By:  
Bob Marshall  
Unit 70