

GREATE BAY VILLAS
Association Newsletter
November 1, 2019

Dear Fellow GBV Owners!

Thanks for signing up for our GBV Community Newsletter. This is our November 2019 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.

Meeting Highlights

The October 17 board meeting was well attended with over 15 owners joining the Board at Greate Bay Country Club.

- The Board welcomed GBV Owner and city councilperson Janice Johnston (unit # 41), who asked for support for her candidacy for Somers Point City Council for Ward One.
- Treasurer Guy Lanni provided a report on the operating (\$42,191.21) and reserve account (\$117,665.55) cash balance at 8/31/19 and all bills received have been paid.
- Property Manager Bill Burns addressed several operating issues and maintenance items including final insect inspections (bat, termite, carpenter ants), pending owner violations, approved paint colors and cedar shake roof repairs.

- The Board provided an overview of its recent inspection activities and discussed revised rules and regulations, proposed tree trimming, recycling issues, and other common area activities.

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.

Trash Enclosures-All GBV owners recently received a recycling letter by mail, explaining the need for owner engagement and action on recycling and trash enclosure use and upkeep.

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.

Lock Your Cars-As we noted in prior newsletters, there have been recent instances of open cars being vandalized. **Please Lock your Cars and if you see any strangers on the property, please call 911.**

Revised Rules, Regulations and Policies-At the October meeting, the Board formally adopted, pursuant to the Association Master Deed and By-Laws, revised rules, regulations and policies governing the operation, use, appearance, maintenance and administration of buildings, common elements and limited common elements on the property. Revisions included new ADR procedures, parking of commercial vehicles, prohibition

on the use of fire pits, and approved paint colors for doors, windows, storm doors and decks,

Handymen and Contractor Information-We get a lot of inquiries from owners on where to find good plumbers, electricians, painters etc. If you have had a good experience and want to recommend to other GBV owners someone for repairs and small jobs, send their contact information to Guy Lanni at guylanni@comcast.net. Their information will be placed on the website under the tab “Neighbor Recommendations”.

Holly Hills Entrance-The City is planning on road repairs to the Holly Hills Drive entrance of the GBV property to repair the potholes and improve drainage. The work is expected during the month of November.

Next Board Meeting-The next Association Board Meeting is December 19 at 6 pm at GBCC.

Website Updates-Please visit the Association website for recent announcements, new information and important meeting dates. Access, log on instructions and questions on the website can be addressed to Guy Lanni at guylanni@comcast.net.

Property Manager Office Contact Information

Call Tiffany at the Management Office at 609 398-4581 or email: tiffanyburnscpm@gmail.com or Bill Burns- email: burnscpm@comcast.net