

GREATE BAY VILLAS
Association Newsletter
April 17, 2020

Newsletter Headlines!

- **April 9th Board Meeting Held by Conference Call**
- **Owners May Defer Special Assessment #2 to September 1**
- **Important Recycling Instructions**
- **Landscaping Activities, Inspections and Violations**

See details below

Dear Fellow GBV Owners!

Thanks for signing up for our Greate Bay Villas Association Community Newsletter. This is our April 2020 edition and it contains news and important information about our Greate Bay Villas community, the City of Somers Point and the surrounding area.

As we all well know, it's a challenging time for everyone and it is important to follow the COVID19 directions on avoiding infection. As a result, future public meetings of the Board of Directors have been cancelled until further notice.

But necessary maintenance projects and upgrades to our common elements continue on. See below for who to contact for work requests, maintenance issues and landscaping questions.

April Board Meeting Highlights-The April 9 Board meeting was held via conference call due to pandemic public gathering restrictions. Treasurer Guy Lanni provided a report on the operating account (\$53,200) and the reserve account (\$134,314) cash balances at 2/29/2020. The Treasurer noted that the operating budget benefitted from the lack of snow, which will allow for other necessary, overdue projects, such as chimney repairs and road work, to get done. On the call, the Board approved the following financial and maintenance items;

- In light of potential COVID 19 financial hardships, the Board has decided to allow any owner to delay the second \$500 payment to September 1. All owners have

been notified of this action by email and regular mail. Any questions, please contact the property management office.

- Due to the restriction on public meetings, the Board approved a temporary change in Board voting. Until the meeting restrictions are removed, the Board will vote by conference call voice vote and/or electronic voting.
- The Board also approved an increase in the new owner transfer fee, paid at unit closing. The new owner transfer fee of \$1,000 will be designated for the Association Reserve Account which is used for major capital projects.
- Following a report by Property Manager Bill Burns which addressed several operating issues and maintenance items, the Board approved tree trimming work and the painting of balcony railings.

Holly Hills Entrance Paving-The paving work at our Holly Hills Drive entrance has been completed by the City of Somers Point. Many thanks to Councilwoman and GBV owner Janice Johnston for her help with this.

GBV Landscaping-Now that Spring is here, landscaping around villas and in the common areas is ramping up. Mulching and cleanup by our landscaping company are underway. Please contact the property management with specific requests or questions on landscaping around your villa.

Garden State Parkway Proposal-The New Jersey Turnpike Authority has operational responsibility for the Garden State Parkway and has just released a major construction plan which includes closing the existing Parkway Exit 30 (Laurel Drive) exit to Ocean City and relocating the southbound Parkway access to Ocean City a mile south to the current Exit 29 interchange. **If constructed as proposed. ALL traffic into and out of Ocean City currently using Route 52 (9th Street Bridge) traveling to and from the Parkway would travel along Route 559 (Somers Point Mays Landing Road) right past our Greate Bay community.** We have all seen and experienced the HUGE traffic issues every day in the summer and the solid, bumper to bumper traffic as visitors come and go to Ocean City. Just imagine having that bumper to bumper traffic outside our doors every day!! We've included a link to the NJTA website and the Capital Plan which lists all the projects they are proposing, including the Exit 30/29 proposal <https://www.njta.com/>. Send your comments to NJTAPublicComment@NJTA.com. Or by mail to the Executive Director, New Jersey Turnpike Authority, 1 Turnpike Plaza, P.O. Box 5042, Woodbridge, NJ 07095.

New Records Access Policy-In accordance with New Jersey state regulations, owners may request access to and inspection of Association accounting records.

Requests should be made in writing to the Associations Board of Directors. Owners may review those accounting records at times that are mutually convenient for the owners and the Association. Owner requests for paper copies of accounting records must be accompanied by payment for those copies. Charges are \$0.25 per page plus any postage or shipping charges and must be paid in advance. Any questions, please contact the property management office.

Inspections and Violations-As part of the ongoing efforts to maintain and improve our Greate Bay Villas property, regular inspections by the property manager are performed to ensure compliance with the rules, regulations and policies. Owners are notified of any issues and allowed time to make necessary repairs or renovations that are deemed violations. If you have received a notice, please make sure that corrective action is taken as soon as practicable. As per the Association by-laws, owners are subject to fines for failing to make required actions. Owners may obtain a complete set of the revised rules, regulations and policies governing the operation, use, appearance, maintenance and administration of buildings, common elements and limited common elements on the property by contacting 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. To arrange that, please contact Tiffany at the office at at Tiffanyburnscpm@gmail.com.

A Few Reminders and FYI's.....

Clean up after Your Dog!-Just reminding pet owners that they must be diligent in cleaning up behind your dog!

Trash Enclosures-All GBV owners recently received a recycling letter by mail, explaining the need for each owner's engagement and action on recycling and trash enclosure use and upkeep. Unit Owners are again reminded that all **trash** must be placed in bags whenever possible and placed in the dumpsters.

- **Recycled materials** such as glass, plastic and cardboard must be placed in the blue containers provided for that purpose. **Your Recycle materials SHOULD NOT be placed in bags.**
- **Cardboard boxes** must also be disassembled/flattened. 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 take the time to follow these requirements so we do not have to pay for cleanup of the trash areas.

Obey the Speed Limits-GBV Owners are reminded that we have speed limits (15 mph) on our private roads and parking areas. Please use caution and obey those speed limits!

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.

Parking Your Car-Please do not block sidewalks when pulling into your assigned parking space(s).

Handyman 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".

City of Somers Point Single Use Plastic Bag Ban-the City has amended its ordinance and has banned the use of single use plastic bags, effective January 16, 2020. Don't forget your reusable bags when going grocery shopping.

GBV Approved for VA Home Loans-Greate Bay Villas is an VA-approved Condo community for new loans and refinancing.

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.

Volunteers Wanted-There are always opportunities for GBV owners to get involved in our Association and community. If you are interested in serving on the Board and/or several existing committees (ADR, Landscaping, Welcome) please let us know.

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