

GREATE BAY VILLAS

Association Newsletter

July 15, 2020

July Headlines!

- **June Board Meeting Highlights**
- **Reminder Special Assessment payment #2 due 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 July 2020 edition and it contains news and important information about our Greate Bay Villas community, the City of Somers Point and the surrounding area. See below for who to contact for work requests, maintenance issues and landscaping questions.

June 2020 Board Meeting Highlights

The June 25 Board meeting was held at Greate Bay Country Club with 15 owners in attendance. The meeting was held in strict compliance with COVID19 health safety protocols.

Financial-The Board provided a report on the financial results for the twelve months ended May 31, 2020, noting the operating account (\$34,948) and the reserve account (\$178,751) cash balances at 5/31/2020. The Board noted the importance of maintaining an adequate reserve account to assure financial stability. Owners were reminded to remit the

special assessment payment by September 1. The Association fiscal year runs June to May and the Board will be finalizing the 2020/2021 operating budget shortly. A copy of the budget will be made available to all owners once approved.

Operations-Property Manager Bill Burns briefed the Board on ongoing projects around the community. The projects include ongoing chimney repairs, parking lot restriping, placement of speed limit signs, rules violations and landscaping issues. Bill noted that the Property Management Office would be contacting all owners in advance regarding the upcoming parking lot restriping and NJDCA inspections.

Committee Reports-GBV currently has three standing committees....Landscaping, Welcome and Alternate Dispute Resolution. The Board thanks those currently serving on these committees and indicated more volunteers were always welcome.

- **Landscaping Committee**-Landscaping Committee Chair Teddie O'Keefe Viola provided the Board with an update on landscaping issues and policies. Please contact the property management with specific requests or questions on landscaping around your villa.
- **Welcome Committee**-The Board noted the ongoing activities of the Committee and thanked its volunteers. Outreach to new owners to assist with answering questions or concerns is the Welcome Committee's focus, and more volunteers are needed to help out. Contact the Property Management Office if you would like to assist.

An Important Issue-The Board discussed the New Jersey Turnpike Authority proposal for Parkway Exit 30. As a reminder, The New Jersey Turnpike Authority has 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 the NJTA plan is 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. This NJTA approved plan would be extremely

detrimental to the GBV community in terms of negative impacts to property values, safety and the overall quality of life here in our community. 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/>. Please send any comments on the plan 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. The Board is continuing to follow this issue and seek changes to the NJTA plan.

More Important Information, A Few Reminders and FYI's

Unit 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 Tiffanyburnscpm@gmail.com.

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 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".

Website information-Please visit the Association website for board minutes, 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