

Country Place News

Your Community Newsletter

A Great Place to Live

A Board Managed Community

It's Spring!



We are working extremely hard at keeping Country Place the most attractive condominium community in the area and we need everyone's cooperation. It is so important that in addition to being a good pet owner by taking your pets to the designated area, you also help by keeping your areas clean and neat.

Further, it is so important that you pass these rules on to your children and guests. Our new bushes are not to be stomped on, our lights are not to be broken, our streets are not to be used as a playground and our signs and trees are not to be climbed on. We will be weeding, cleaning and mulching in April and May.

We plan to re-stripe all the parking spaces and apply new designated numbers during the summer.

We were lucky this year with the weather and hopefully the summer will be nice. Remember, all persons using the pool must wear a Country Place pool band.

Have You?

The Country Place Condominium Association requires all residents, whether owners or tenants, to register with the Association office, prior to moving in. Failure to notify the Association can lead to fines and other sanctions, and in some cases, the towing of your vehicles & eviction of your tenant. In order to avoid this it is important that you have done the following:

1. Register your name and all occupants living in your unit.
2. Register your vehicle, obtain all proper permits.
3. Read & obey your Rules & Regulations.
4. If you are a tenant, a current copy of your lease must be on file.
5. Pay your condo fees on time.
6. No leasing of a unit during the first year of ownership.

If you have not yet registered, you are not in compliance and therefore you are subject to the fines, penalties and sanctions as referenced above.



APRIL 2023

Year 2023

Country Place Condominium

Board of Directors

Barbara Rebish, President

Alex Stoyko, VP

Stewart Gladstone Tres

Tina Coultier, Sec

Kevin Flannigan Director

Andy Fisher, Director

Joe Bottino, Director

ASSOCIATION OFFICE

6640 Black Horse Pike

Egg Harbor Township, NJ 08234

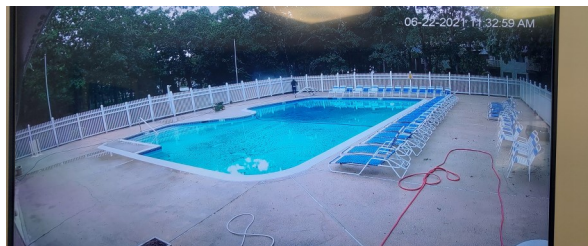
Office: 609-641-7870

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Country-place@comcast.net

www.countryplacecondos.org

Pool



The pool will be open daily starting June 17th thru Labor Day from 12 noon to 7PM.

Pool Bands are required. Enjoy a wonderful summer.

Common Sense . . . For Common Areas!

Common areas are for the use and enjoyment of everyone in our community. All members, residents, family members, invitees and guests (collectively; "You" and "Your") must comply with our common area rules.



- **Definition.** Common areas include all community property not contained within or have the exclusive use of individual units. These areas include roofs, building exteriors, lawns, streets, sidewalks, pools, tennis courts, clubhouse and any amenity areas.

- **Laundry, trash, refuse.** Please do not hang laundry on your patios or decks.

Dispose of trash or refuse of any kind properly so that it does not obstruct any common area or create a hazard of nuisance. Prior to disposal, please keep these items in your bin.

Until bulk trash is picked up by the township, you must arrange to have large, bulk items removed.

- **Unattended personal property.** You may not leave personal property unattended in or on the common areas. Personal property left unattended in common areas may be removed by our community staff. If personal property is chained or secured in common areas, the staff may cut the chain or lock in order to remove the item. The community will store and dispose of property that is removed at your expense, and you must pay any fees that accrue prior to claiming the property. After seven (7) days it will be disposed of. Only Electric Bar-B-Q Grills are permitted.
- **Nuisances.** You may not create a nuisance in common areas. Nuisances may include, but are not limited to, loud vehicle noises, antisocial conduct, running, skating, riding skateboards or bicycles in the roadways, and not placing trash correctly at the street. Trash and recycle may not be placed on the street before 5PM the evening before pick up.
- **Joint liability.** Homeowners are jointly and severally liable for all violations of the rules and for any fine imposed as a result. This is true whether they committed the violation or whether it was committed by their tenants, family members, guests, or invitees.
- **FOYERS & PATIOS.** Please keep your foyers clear of all debris and personal items. Do not throw trash on the ground. No gas or charcoal grills are permitted anywhere in country place. No Boats, trailers, vehicles with ladder racks are permitted.

Water usage in your building

As many of you know, each building has a separate water meter, and each building has a yearly water budget. Home owners who have leaky toilets and plumbing fixtures cause the water bill associated with their building to incur higher costs. This in turn can cause your building to incur an expense over and above your annual water budget for your building which in turn will cost each unit owner in that building excess water charges. Please check your plumbing, fixtures, water heater and washer hoses on a regular basis. Leaks will increase your Condo Fee!

Parking Rules

Unit owners are entitled to one designated parking space and may use unassigned parking spaces for approved vehicles together with the right of ingress and egress upon that parking area. The unassigned parking spaces are on a "first come, first serve basis". The storage of vehicles is strictly prohibited. Any vehicle left in an unassigned parking space for more than 72 hours shall be considered "stored" and will be subject to towing. Vehicle must display a valid Association Parking Sticker. Vehicles should be parked so as not to obstruct the spaces for other vehicles or, as applicable, the sidewalks or common areas.

NO trailer, Commercial Vehicle, free standing camper, bicycle or boat may be parked in the complex. No junk or derelict vehicle or other vehicle on which current registration/inspection and required permits and stickers are not displayed shall be kept upon any of the streets or common elements. No vehicle shall be parked with "For Sale" signs.

Plans for Year 2023

We will continue this year with adding landscaping enhancements. Major replacements are going to continue in 2023 with additional roof replacements. We continue to remove trees that are close to or hanging over the buildings.

Just a Reminder!



Please don't forget to check your hot water heater, washer hoses and plumbing to make sure they are in good condition.

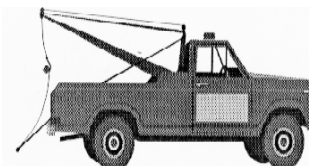
Severe damage can occur to the common elements or your neighbors unit due to a water leak.

Remember, you are responsible for damage caused by your systems. Be safe, not sorry. Check all your appliances and plumbing fixtures today!

Insurance

If your mortgage company has requested a copy of the Association's master insurance certificate you may get one by contacting JGS Insurance, 877-547-4671. We urge all owners to obtain their own policy

The 11th Commandment



Those residents that have lived in Country Place for some time know the 11th Commandment by heart. For you "Newcomers" it goes;

Thou Shall Not Covet another persons parking spot. Please do not park in any marked space unless it is your own. Make sure your guests know also, or otherwise you may feel the wrath of the tow truck man!

A Great Place to Live

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6640 Black Horse Pike
Egg Harbor Township, NJ 08234

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“A Great Place To Live”



Dear Resident:

It's almost time for lawn cutting and irrigation!

PLEASE KEEP YOUR VEHICLE AT LEAST 12 INCHES FROM CONCRETE CURB FROM May 1 to October 15.

THE FRONTS or REAR OF VEHICLES MUST NOT BE HANGING OVER THE CURB OR THE LAWN

DOING SO WILL RESTRICT THE IRRIGATION HEADS OR POSSIBLY DAMAGE THEM AS WELL AS OUR LAWNS.

Thank you and have a wonderful spring and summer.
