

COUNTRY PLACE NEWS

Your Community Newsletter

COUNTRY PLACE

A Board Managed Community

It's time to check your Water Heaters & Plumbing!



Its near that time again and the temperature will be dropping. We would like to remind everyone how important it is to keep your thermostat at a minimum of 55 degrees.

Remember that you must maintain your heat at a minimum of 55 degrees in order to protect yourself against water pipe freeze-ups. Wrap your water pipes in your heater room.

If you are going to be away during the winter months please inform a trusted neighbor and leave a phone number where you can be reached by the Office in the event of an emergency.

Always use caution and be very careful when walking or driving in ice or snow.

However, keep in mind that in no event can we predict the severity or time of any future storm. We will make every effort to have the snow and ice removed expeditiously. Also, 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!

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.



September 2018

*Year 2018
Country Place Condominium*

Joseph Bottino, President

Tina Coulter VP, Sec,

Stewart Gladstone Tres

Kevin Flannigan Director

Dave White, Director

Qiao Du, Director

Paul Mazzone, Jr, Administrator

Andrew Fisher- Maintenance

ASSOCIATION OFFICE

6640 Black Horse Pike

Egg Harbor Township, NJ 08234

Office: 609-641-7870

Fax: 609-383-3913

Country-place@comcast.net

Contribute to your Community, Volunteer !



In January 2019, Committee chairpersons and members are needed for the Covenant Committee, Rules Committee and Neighborhood Watch Committees and Landscaping Committee. **You are encouraged to volunteer for Director positions available on the Country Place Condominium Association Board of Directors.** If you are

in good standing, all fees are current and you are interested in submitting your name for consideration, please send a short note and your reasons why you would like to serve. All parties interested must submit their names to the Association Office, 6640 Black Horse Pike, Egg Harbor Township, NJ 08234, no later than Noon, October 31, 2018.

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 noises, antisocial conduct, running, skating, riding skateboards or bicycles in the roadways, and playing loud music.
- **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.

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!

Be Proud. . . And Be Considerate!

We are working extremely hard at getting Country Place to be 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 , 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.

Nothing , may be placed on the common elements unless approved, in advance and in writing, by the association.

Plans for Year 2019

We will continues next year with adding landscaping, trees and lawn treatments. Major replacements are going to continue in 2019 with additional foyer roof replacements, and facia, soffit and rain gutter replacements. Our new maintenance garage is up and the debris around and behind the clubhouse is removed.

Please remember that nothing may be placed on, in or above the common elements or attached or placed on any building without approval in writing from the association.

Insurance

If your mortgage company has requested a copy of the Association's master insurance certificate you may get one by contacting JGS Insurance, 732-834-9800

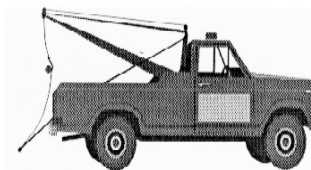
Just a Reminder!



We know we have said this before, But . . . Please do not attach anything to the new siding or to your decks or

railings. No locks, other than one approved by the Association may be placed on your trash doors. We want to keep everything here looking new. If you cause any damage, the repair is on you. If you have a question or need an exterior repair, contact maintenance at 641-1944 .

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!

COUNTRY PLACE

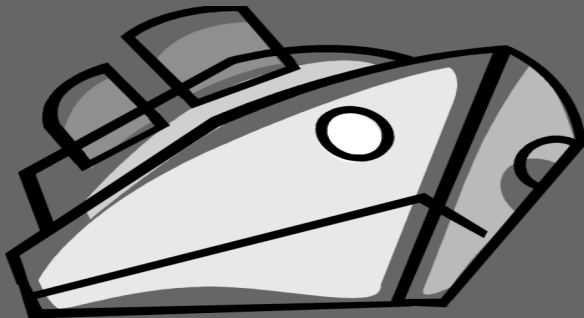
Office of the Administrator
6640 Black Horse Pike
Egg Harbor Township, NJ 08234

Phone: 609-641-7870
Fax: 609-383-3913
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Email: office@countryplacecondos.org
www.countryplacecondos.org

“A Great Place To Live”



Don't Miss the Boat! Call the office to Order at 609-641-7870



New Approved Full Glass
Entry Door. Order Today
while supplies last. \$ 425.00*



How to determine a left or right door. Standing outside of door if door knob is on right & hinge on left you have a LEFT INSWING DOOR.
OR

Standing outside of door if door knob is on Left & hinge on Right you have a Right INSWING DOOR.

PLEASE READ: No other entry door style is permitted other than the door style above. You may still use your existing solid Steel Entry Door if you choose, however All future Replacement doors will be Full Glass Only. All Doors MUST be painted the approved Country Place Door Color.

* Installation is an additional charge.