

# COUNTRY PLACE CONDOMINIUM ASSOCIATION, INC.

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**Annual Meeting- December 14, 2022**

Call to Order:  
By President Bottino

**6:00 PM**

**Welcome Message- President Bottino**

**6:05 PM**

**Administrators Report**

**6:15 pm**

- Financial Report - Summary Report
- Replacement Report
- Future Repairs 2023
- Tree Removal 2023

**PUBLIC PORTION-** (limit to one question per person, max 3 minutes).

**6:35 PM**

**ADJOURNMENT**

**7:00 PM**

**Holiday Social: REFRESHMENTS SERVED at 7:00 PM.**

## Country Place

### BUDGET PROFIT & LOSS BY RANGE

#### Fiscal Year 2023

Accounts	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>INCOME</b>													
Income													
61000 - Maintenance Fees	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$384,000.00
65000 - Miscellaneous Income	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$1,000.00
66000 - Replacement Res Fees	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$96,000.00
68000 - Utility Charges	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$180,000.00
Sub Total Income	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$661,000.00
<b>TOTAL INCOME</b>	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$55,083.33	\$661,000.00
<b>EXPENSES</b>													
<b>UTILITIES</b>													
70100 - Water	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$7,333.33	\$88,000.00
70200 - Sewer	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$5,833.33	\$70,000.00
70300 - Gas	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
70400 - Electric	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$27,000.00
Sub Total UTILITIES	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$15,541.66	\$186,500.00
<b>BUILDINGS &amp; GROUNDS</b>													
74000 - Recreation Facilities	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$27,000.00
74100 - Pool Equipment	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$1,000.00
74125 - Auto Expenses	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$5,000.00
75050 - Replacements & Repair Res	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.67	\$1,741.63	\$20,900.00
75150 - Maintenance Equip-- Supply	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00
76000 - Snow Removal	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.74	\$5,000.00
76050 - Sprinklers	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00
77000 - Lawn Care & Supplies	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.37	\$40,000.00
77100 - Misc. Expense	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00
78000 - Inspections & Fees	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
78100 - Bank Charges	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
Sub Total BUILDINGS & GROUNDS	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,974.99	\$8,975.11	\$107,700.00
<b>TAXES</b>													
79000 - Property Taxes	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.74	\$11,000.00
Sub Total TAXES	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.66	\$916.74	\$11,000.00
<b>ADMINISTRATIVE</b>													
80500 - All Insurance	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.63	\$110,000.00
81500 - Accounting Fees	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00

Accounts	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
82000 - Legal Expense	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$5,000.00
83000 - General Net Payroll	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$9,166.67	\$110,000.00
83050 - Company SImp Contributions	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$2,000.00
83500 - State/Fed Taxes	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.37	\$25,000.00
83600 - Corp Taxes	\$916.67	\$916.67	\$916.67	\$916.67	\$916.67	\$916.67	\$916.67	\$916.67	\$916.67	\$916.67	\$916.67	\$916.63	\$11,000.00
<b>Sub Total ADMINISTRATIVE</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,124.99</b>	<b>\$22,125.11</b>	<b>\$265,500.00</b>
<b>OFFICE EXPENSE</b>													
84000 - Office Supplies & Printing	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$2,000.00
84600 - Security	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
84700 - Meetings	\$41.66	\$41.66	\$41.66	\$41.66	\$41.66	\$41.66	\$41.66	\$41.66	\$41.66	\$41.66	\$41.66	\$41.74	\$500.00
84750 - Dues/Subscriptions	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
85000 - Postage	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
85500 - Communications	\$383.33	\$383.33	\$383.33	\$383.33	\$383.33	\$383.33	\$383.33	\$383.33	\$383.33	\$383.33	\$383.33	\$383.37	\$4,600.00
<b>Sub Total OFFICE EXPENSE</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,274.99</b>	<b>\$1,275.11</b>	<b>\$15,300.00</b>
<b>RESERVE FUND</b>													
87200 - Reserve Account	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.33	\$5,583.37	\$67,000.00
88000 - Bad Debt	\$666.66	\$666.66	\$666.66	\$666.66	\$666.66	\$666.66	\$666.66	\$666.66	\$666.66	\$666.66	\$666.66	\$666.74	\$8,000.00
<b>Sub Total RESERVE FUND</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,249.99</b>	<b>\$6,250.11</b>	<b>\$75,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.28</b>	<b>\$55,083.92</b>	<b>\$661,000.00</b>
<b>CURRENT YEAR NET INCOME</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>(\$0.55)</b>	<b>\$0.00</b>



# Live Well, Work Well

Health and wellness tips for your work, home and life—brought to you by the insurance professionals at JGS Insurance

The holiday season is a good time of the year to check your home's smoke alarms to ensure they are in working order and to replace batteries as needed. Thousands of individuals are injured each year due to accidental fires during the holiday season.

## Holiday Safety:

### Decorating

While decorating helps add to the beauty of the holidays, it also brings an increased risk of fire hazards in the home. The following decorating tips will help you celebrate safely during the holiday season.

#### Christmas Tree Safety

- Keep a fresh-cut tree outdoors and cover the trunk in snow, or immerse it in a bucket of water until you are ready to decorate it.
- When you are ready to put up a live tree, cut a 1- or 2-inch diagonal off the bottom of the trunk. The new cut will help the tree to absorb water, which preserves its freshness.
- Select a spot for the tree that is at least three feet away from a heat source.
- Put the tree in a sturdy, water-holding stand with widespread legs, and keep the stand filled with water.
- Once a tree becomes dried out, do not keep it in your home or garage, as it is highly flammable.

#### Holiday Lighting Safety

- Mixing and matching lights can create a fire hazard, so keep outside lights outdoors and inside lights indoors.
- Always buy lights and electrical decorations bearing the name of an independent testing lab, such as UL, and follow the manufacturer's instructions for installation and maintenance.
- Carefully inspect new and previously used light strings before using them. Throw away any that appear damaged.
- When hanging your lights, string lights together using built-in connectors. Do not join more than 200 midget lights or 50 larger lamps through one string or cord.

- Do not connect more than three sets of lights to one extension cord.
- Remember to unplug all decorations and lights, both inside and outside your home, before leaving or going to bed.
- If you blow a fuse, unplug the lights from the outlet and immediately replace the blown fuse. If the replacement fuse blows again, a short circuit may be present. Throw the faulty light string or decoration away, or if it is new, return it for a refund.

#### Candle Safety

- Place candles in stable holders and in a spot where they cannot be easily disturbed.
- Never use lit candles to decorate your Christmas tree.
- Never leave a burning candle unattended, and always extinguish candles before leaving the room or going to bed.
- Avoid placing candles near flammable objects.
- Keep burning candles out of the reach of children.

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INSURANCE

# HOME MATTERS



Loss prevention tips for all your home matters provided by: JGS Insurance

## Did You Know?

One of the messiest and most costly homeowner repairs is fixing a burst frozen pipe. Water from a burst pipe can cause damage to carpeting, short out electrical appliances and ruin furniture. Luckily, there are several products on the market that offer some security against these nightmares.

## PREVENTING FROZEN PIPES

**Spray Foam** – Foam is sprayed into the wall to fill cavities around pipes when the temperature cools.

- Foam insulates walls and blocks airflow.
- Make sure you also caulk exterior joints on the outside wall near pipes.

**Heat Tape** – The tape plugs into a grounded outlet and is then spiral wrapped around pipes.

- Tapes have built-in thermostats that automatically call for power when the temperature drops near freezing.
- When the temperature rises, the power cuts off.

**In-pipe Heating Elements** – Devices are placed in water and sewer pipes and conduct heat directly into the pipe as needed.

**Valve Units** – Products are screwed onto faucets (usually outside) and prohibit water from going through when temperatures are too low.

- The valve sensor detects low and high temperatures.
- When the low temperature is detected, the sensor opens a micro-valve to produce heat.
- As the temperature rises, the valve closes.

## Safety First

Water expands as it freezes and puts significant pressure on the metal or plastic pipes that hold it. Pipes that are exposed to extreme cold can burst when water expands; these include outdoor hose bibs, swimming pool supply lines, water sprinkler lines and water supply pipes in basements, attics and garages.

JGS Insurance

<http://www.jgsinsurance.com>

877 547 4671

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## Country Place Condominium Association Trash Rules

TRASH WILL BE COLLECTED ON MONDAYS ONLY.

**TRASH MAY BE PUT OUT ONLY AFTER 5 PM ON SUNDAY EVENINGS.**

TRASH MUST BE PLACED IN THE STREET, AT THE FRONT OF THE WALKWAYS BETWEEN THE ASSIGNED PARKING PLACES AS PER THE DIRECTION OF THE EGG HARBOR TOWNSHIP PUBLIC WORKS DEPARTMENT. TRASH NOT PROPERLY PLACED WILL NOT BE PICKED UP.

ALL TRASH BAGS MUST BE PROPERLY SECURED.

DO NOT MIX RECYCLABLE ITEMS WITH TRASH. THE TOWNSHIP WILL NOT PICK UP ANYTHING THAT CONTAINS RECYCLABLE MATERIALS.

IF YOU MISS THE PICK UP YOU MUST STORE THE TRASH INSIDE YOUR SHED UNTIL THE NEXT PICK UP DAY.

YOU ARE EXPECTED TO BE GOOD NEIGHBOR AND CLEAN UP IF ONE OF THE ANIMALS GETS TO YOUR TRASH OR YOUR BAG GETS TORN.

**RECYCLING IS EVERY OTHER FRIDAY**

YOU ARE RESPONSIBLE TO MAKE ARRAIGNMENTS FOR ANY BULK PICK UP OF ITEMS NOT CONSIDERED REGULAR TRASH.

ITEMS NOT CONSIDERED REGULAR TRASH ARE CARPETING, APPLIANCES, FURNITURE, ETC. WE SUGGEST YOU CALL THE EHT PUBLIC WORKS AND MAKE ARRAIGNMENTS ON YOUR OWN.

IF THE ASSOCIATION HAS TO REMOVE ITEMS YOU OR YOUR TENANT ARE RESPONSIBLE FOR DISPOSING, THE UNIT OWNERS ACCOUNT WILL BE CHARGED.

MATERIALS SUCH AS MOTOR OIL, TIRES, AND BATTERIES CAN NOT BE DISPOSED OF BY THE ASSOCIATION. YOU MUST CONTACT THE ATLANTIC COUNTY RECYCLING CENTER.

**PLEASE COOPERATE !!**

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

## Just a note !

We will continue to operate with your interests in mind, and will strive to meet your expectations in 2023. Coupon Books will be mailed in late December.

Please obey our stop signs located along our streets. As you know all streets and parking areas are owned and under the control of the association. In an effort to reduce our liability, these signs have been placed along Country Lane and at each street. Please obey our speed limits.

Pets must be leashed at all times and pet waste must be picked up. We have installed two pet stations for your convenience. Please take your pet to the designated pet areas.

All windows, & sliding glass rear patio doors must be factory painted brown in color with solid glass, no individual panes. Storm doors must be kept in good condition and dark brown in color. Installation of New Front doors must be full glass and purchased from the association. New Storm Doors must be full Glass and dark brown in color.

Have a Happy, Safe and Prosperous Holiday Season.



### Have your systems inspected Professionally!

*Be Safe. Not Sorry, Failure  
to maintain your  
Plumbing, Heating &  
Electric systems may cause  
damage and you are liable  
for all costs!*

The fall weather is setting in and who knows what we face ahead. Have a professional check your plumbing and heating fixtures, washer hoses, dishwasher hoses, ducts & pipes to make sure they are in good operational order. Always maintain your heat at a minimum of 55 degrees when you are away from home and let us know if you are heading for warmer climates.

### Utility Costs



As many of you know, each building has a separate water meter, and the buildings have 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 will cause each unit owner additional utility fees. Please fix leaks immediately.

Please check your plumbing, fixtures, water heater and washer hoses on a regular basis. Thank you!

# Country Place Condominium Association, Inc.

Office of the Administrator  
6640 Black Horse Pike  
Egg Harbor Township, NJ 08234  
609-641-7870  
Country-place@comcast.net

Dear Resident:

We have had complaints regarding the parking of unregistered and non-permitted vehicles on our property, including residents having more than two vehicles. No vehicle may be stored or repaired on our property. Violators will be towed at the vehicle owners' expense.

**Further, you may not park a single vehicle in a guest space and leave your marked space empty.**

If you have one vehicle, that vehicle must be parked in your designated space. Each unit has one designated space. Unmarked spaces are for second vehicles and guests. Second vehicles and guests may park in any unmarked space, anywhere in the complex.

Any vehicle without a parking permit, in violation of the rules, or not moved for more than 72 hours which is considered stored, shall be towed, at the owner's expense. Homeowners may have a vehicle towed which is parked in their designated space without notice to the offending vehicle owner.

Below are our parking regulations. Please adhere strictly to them. Violators will be towed without notice. To be eligible for parking & parking permits,

Unit Owners must be in "good standing." Good standing is defined as follows:

- All maintenance fees, late fees, legal fees, and violation fees must be paid up to date.
- All resident vehicles (max 2) must be registered with the Association office.
- ALL vehicles must display a parking permit, valid state registration, license plates & valid NJ inspection sticker. No Parking permitted in no parking areas.
- A proper up-to-date lease with valid lease rider & other required documentation must be on file with the Association office.

( over )

Country Place  
"A Great Place to Live"



## **RULES FOR VEHICLES:**

3. Vehicles will not display any exposed material or equipment, such as ladders, tubing, cabling, ropes, wheel barrels, trash, material etc. Truck beds must remain clean and empty.
4. No For sale, signs or other signs are permitted in vehicle windows.

### **No Vehicle Repairs are Permitted.**

5. No vehicle repairs of any kind are permitted anywhere on the streets, common elements or anywhere in the community. Vehicles will not be disassembled, repaired, rebuilt, painted, or constructed. Vehicles not moved for 72 hours shall be deemed a "stored vehicle" and will be towed at the owner's expense.

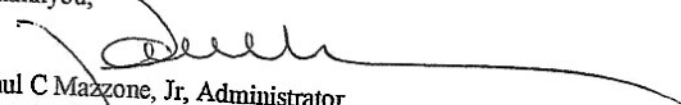
### **6. Limitations on Use.**

There is space for two vehicles per residential unit. Vehicles must be registered in order to permanently park on the premises. Parking areas will be used for no purpose other than to park passenger motor vehicles, loading, or unloading. Trucks, commercial vehicles, trailers, and boats may not be parked on common elements, and they are prohibited in the general parking areas and drives, except for temporary loading and unloading.

### **7. Trucks, Vans, Trailers, and Commercial Vehicles.**

The following types of vehicles are prohibited in the parking areas or drives, except for temporary loading or unloading, commercial vehicles (carrying a sign advertising a business); trucks, vans, motor homes; vehicles having capacity of over one ton or having more than four wheels; trailers of any kind; and vehicles with more than four single-tired wheels.

Thankyou,



Paul C Mazzone, Jr, Administrator  
Country Place Condominium Association, Inc.

Country Place  
"A Great Place to Live"



# NOTICE

TO: \_\_\_\_\_

Address: \_\_\_\_\_

It is our understanding that you desire to maintain, plant and mulch a portion of the common elements which is owned and under the sole control of the Association. As you know we encourage our homeowners to plant and maintain our areas and we greatly appreciate it.

The Association prohibits a unit owner of maintaining and/or placement of anything on, in or above the common elements of the Association without written permission of the association. All lawns and gardens, whether in front of a unit or not, are the exclusive property of the association and the association retains sole authority to maintain these areas.

Planting of Vegetables of any kind are strictly prohibited.

The Governing documents require that if you desire to add plants, shrubs and/or personally maintain an area in front of your unit at your own cost, you must first submit in writing a detail proposal of how you intend to maintain the area and/or a list of plantings you propose to install. You also understand that anything you plant or place in a garden, immediately becomes the property of the association and may be removed by the association, without notice.

Any approval given by the board should not be construed as a granting of an exclusive right to use any common element of the association and said approval may be rescinded at any time at the discretion of the association.

Country Place Condominium Association, Inc.

609-641-7870

# HOME MATTERS



Loss prevention tips for all your home matters provided by: JGS Insurance

## The Importance of Smoke Detectors

Smoke detectors are one of the most important safety devices you can install in your home. Once you've installed smoke detectors, it's absolutely vital to test them regularly to ensure that they will work during a fire. After all, what good are they if they aren't working when you need them the most!

## SMOKE DETECTOR MAINTENANCE

When selecting a smoke detector, keep the following in mind:

- Photoelectric units are better for smoldering fires—such as electrical fires in the walls—so they're ideal for kitchens and bathrooms where these fires tend to occur.
- Ionization units give the surrounding air an electrical charge and then measure whether the charge remains constant or if a fire consumes the oxygen in the air. These units are better suited to areas where fires get out of control, such as a basement or near a furnace.

Use this guide to ensure that your smoke detectors are working properly:

- Press the test button on the unit and wait for it to sound.
- Light a candle and hold it six inches below the detector so the heated air will rise into the detector.
- If the alarm doesn't sound within 20 seconds, blow and the candle and let the smoke rise.
- If the alarm still doesn't sound, open the detector and clean the unit. Then, test the unit again.
- If the detector still isn't working, it should be replaced immediately.

### Safety First

Replacing smoke detector batteries is critical to their usefulness. A great way to remember to change your smoke detectors' batteries is to do so twice a year during Daylight Saving Time. When you set your clocks forward or back an hour, also change your smoke detectors' batteries to keep your home and your family safe.