

Country Place News

Your Community Newsletter

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Annual Meeting Of The Homeowners

Country Place Condominium Association, Incorporated 1981

NOTICE IS HEREBY GIVEN that the Annual Meeting of the Unit Owners of the Country Place Condominium Association, Inc., shall be held on **December 6, 2023 at 6:00 P.M.** in the Club-house.

The purpose of the meeting shall be for conducting the usual business of the Board of Directors of the Country Place Condominium Association, Inc. and to transact such other business as may properly come before the Board.

No Election ballots will be necessary as four persons have submitted their names to fill the four open seats available on the Board. They are Joe Bottino, Kevin Flannigan, Stewart Gladstone and Amy Druding.

The Annual Meeting will take place to discuss business, such as plans for the community, safety issues, and to get together and meet your neighbors.

Further, all attendees must be a unit owner.

The By-laws state that we must have a quorum for the meeting to be valid. The presence in person or by proxy of Unit Owners holding at least twenty-five percent (25 %) or more ownership interest in the common elements shall constitute a quorum at the meeting of the Unit Owners. It is, therefore, important that you attend or mail, fax or email us your proxy included on the reverse side of this notice.

Enclosed you will find your proxy. If you *do not* plan to attend the meeting, complete the proxy and fax to 609-383-3913 or email to office@countryplacecondos.org.



Country Place
Condominium
Association

"A Great Place to Live"

October 2023

ASSOCIATION OFFICE
6640 BLACK HORSE PIKE
EGG HARBOR TOWNSHIP, NJ 08234
OFFICE: 609-641-7870
FAX: 609-383-3913
EMAIL: OFFICE@COUNTRYPLACECONDOS.ORG

PROXY INCLUDED
ON THE REVERSE

COUNTRY PLACE

OFFICIAL PROXY

Country Place Condominium Association, Inc.

A QUORUM IS REQUIRED TO CONDUCT OFFICIAL BUSINESS. IF YOU ATTEND THE MEETING, YOU MAY VOTE IN PERSON. IF YOU DO NOT PLAN TO ATTEND, DESIGNATE A PROXY TO VOTE FOR YOU AND PROVIDE HIM/HER WITH THIS PROXY.

I the undersigned Homeowner (YOU"), _____, is entitled to vote at any special or annual meeting of Country Place Condominium Association, Inc. as authorized in this Proxy.

The undersigned designates and appoints _____ or the Secretary of the Association, (the "Proxy"), as the Proxy for the Homeowner.

By this designation of proxy, the Proxy may attend and represent the Homeowner with the full power to vote and act for the Homeowner in the same manner, to the extent and with the same effect as if the Homeowner were personally present.

This designation revokes any prior designation of proxy that the Homeowner may have given previously with respect to the Homeowner's ownership interest in Country Place Condominium Association, Inc.

This designation of proxy shall be effective for the Annual Meeting of the Country Place Condominium Association, Inc. to be held on **December 6, 2023 at 6:00 PM**, and at all adjournments of such meeting.

The Proxy shall have the full power, as the Homeowner's substitute, to represent the Homeowner and vote on all issues and motions that are properly presented at the meeting's for which this designation of proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy. *(The use of this proxy is voluntary and the unit owner may rescind this proxy and vote in person only before the proxy holder casts a vote.)*

Date of Signing: _____

Unit Address: _____

Phone Number: _____

Owner: _____ L.S.

NOTICE:
You may fax this proxy to 609-383-3913
Mail to: 6640 Black Horse Pike, Administrator Office,
Egg Harbor Township, NJ 08234
E-Mail: office@countryplacecondos.org
OR Drop it off in person at the office

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 2023

Year 2023

Country Place Condominium

Barbara Rebish, President

Stewart Gladstone Tres

Kevin Flannigan Director

Andrew Fisher Director

Joseph Bottino, Director

Alex Stoyko Director

ASSOCIATION OFFICE

6640 Black Horse Pike

Egg Harbor Township, NJ 08234

Office: 609-641-7870

Fax: 609-383-3913

Country-place@comcast.net



Country Place Condominium Association Trash & Re-Cycle Rules

TRASH WILL BE COLLECTED ON MONDAYS ONLY.

**TRASH MAY BE PUT OUT ONLY AFTER 5 PM ON SUNDAY EVENINGS,
NO EXCEPTIONS!**

TRASH MUST BE PLACED IN THE STREET, AT THE FRONT OF THE WALKWAYS BETWEEN THE ASSIGNED PARKING PLACES. TRASH NOT PROPERLY PLACED WILL NOT BE PICKED UP.

ALL TRASH BAGS MUST BE PROPERLY SECURED.

Do Not leave loose trash bags or unsecured trash at the street.

DO NOT MIX RECYCLABLE ITEMS WITH TRASH.

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.

YOU ARE RESPONSIBLE TO MAKE ARRAIGNMENTS FOR ANY BULK PICK UP OF ITEMS or building materials NOT CONSIDERED REGULAR TRASH.. Contact EHT Public works at 609-926-3838

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.

See recycle rule on reverse side of this notice!

RECYCLING is MANDATORY

Recycling is collected by the Atlantic County Utilities Authority (ACUA) every other week Fridays. Recycle can only be placed on the street AFTER 5PM on Thursday! NO EXCEPTIONS!

Atlantic County Residential Recycling

Recycle everything together in the same container without sorting or separating with ACUA's single-stream recycling!

ACCEPTED ITEMS INCLUDE:

Plastics

Plastics (#1 and #2)
Soda/Juice bottles

Glass

Glass Bottles/Containers

Paper

Envelopes (business and manila)
Cereal Boxes
Cartons (juice, milk, etc.)
Junk Mail
Magazines/ Newspapers
Telephone Books

Cardboard

(corrugated must be flattened and tied with twine)

Metals

Aluminum/Steel/Tin cans

UNACCEPTED ITEMS INCLUDE:

Hazardous waste (Household Hazardous Waste and Medical Waste)
Paper plates, towels, and utensils Styrofoam
Plastic Bags
Aluminum Foil
Wire Clothes Hangers
Pots and Pans
Tire Rims
Blue Prints
Light bulbs
Broken Glass
China/Dishware
Mirrors
Rigid Plastics, Toys, Chairs