

Country Place News

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Country Place
Condominium
Association

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Annual Meeting Of The Homeowners and Social Event

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 **Wednesday December 14, 2022 at 6:00 P.M.** in the Clubhouse.

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.

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.

To vote, if needed, all fees, including late fees due the Association must be current and in good standing. 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 .

Enclosed on page 3 you will find your proxy. If you *do not* plan to attend the meeting, complete the proxy and fax to 609-383-3913

Tina Coulter

Tina Coulter, Secretary
Country Place Condominium Association, Inc.



"A Great Place to Live"
November 2022

YEAR 2022

COUNTRY PLACE CONDOMINIUM

OFFICERS & DIRECTORS

JOSEPH BOTTINO, PRESIDENT

BARBARA REBISH, VP

STEWART GLADSTONE, TREASURE

TINA COULTER, SEC

KEVIN FLANNIGAN, DIRECTOR

ANDY FISHER, DIRECTOR

ALEX STOYKO- DIRECTOR

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

Inside this issue:

Did You Know? 2

Call a professional 2

Water Costs 2

*The OFFICIAL
PROXY* 3

Information 4

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!

OFFICIAL
Year 2022 Annual Meeting 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 14, 2022 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.

PRINT NAME: _____

NOTICE: Return by: December 14, 2022 at 6:00 PM

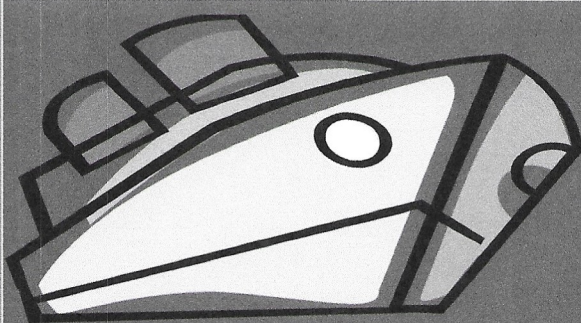
You may fax this proxy to 609-383-3913
Mail to: 6640 Black Horse Pike, Egg Harbor Township, NJ 08234
E-Mail: office@countryplacecondos.org
OR Drop it off in person at the office

COUNTRY PLACE CONDOMINIUM Association

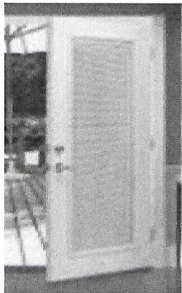
Office of the Administrator
6640 Black Horse Pike
Egg Harbor Township, NJ 08234-1881
Phone: 609-641-7870
Fax: 609-383-3913
Maint: 609-641-1944
Email: office@countryplacecondos.org



WWW.COUNTRYPLACECONDOS.ORG



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



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 IN-SWING 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. Contact Andy to paint your new door. **NOTE:** *White Doors, Windows, and Sliding Glass Doors are Prohibited!* Call for current price. * Installation is extra.