

# London Court Times

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## Annual Meeting Of The Homeowners

London Court Condominium Association, Incorporated 1982

**NOTICE IS HEREBY GIVEN** that the Annual Meeting and social gathering of the Unit Owners of the London Court Condominium Association, Inc., shall be held on **Monday, November 21, 2022 at 5:00 P.M.** in the Clubhouse.

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

If a vote is needed, all 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.

*Lucille Robison*

Lucille Robison,, Secretary-Tres  
London Court Condominium Association, Inc.



London Court  
Condominium  
Association

*"A Wonderful Place to  
Live"*

October 2022

ASSOCIATION OFFICE  
6839 OLD EGG HARBOR ROAD  
EGG HARBOR TOWNSHIP, NJ 08234  
OFFICE: 609-272-9975  
FAX: 609-272-0886  
MAINT: 609-272-9968  
E-MAIL: OFFICE@LONDONCOURT.ORG

NEW LEASING REGULATION  
INCLUDED IN THIS EMAIL.  
AND EFFECTIVE DECEMBER  
31, 2022

PETS MUST BE LEASHED  
WHEN ON THE COMMON ELE-  
MENTS AT ALL TIMES!

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# Community Information Please Read!

**SATLITE DISH INSTALLATIONS:** No one is permitted to attach anything to the roofs, siding, exterior doors or any other common or limited common element without the written permission of the Association. Please contact the office at 272-9968, prior to any installation.

*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 outside your unit.
- **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 unit. 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.
- **ALL PETS ON THE COMMON AREAS MUST BE LEASHED AT ALL TIMES!**
- **Violators will be reported to the EHT Police for violation to the Leash Laws**

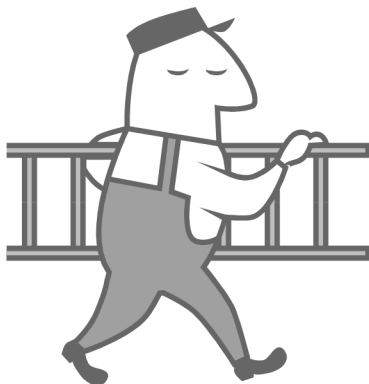


## Have your systems inspected Professionally!

*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, HVAC, Chimney, washer hoses, dishwasher hoses & 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.

## NEW LEASING SUMMARY RESOLUTION



Enclosed please find the new Leasing Resolution Summary regarding the updated procedures when renting your unit. In order to comply with mortgage lending and insurance requirements the association has amended the policy for leasing. The associations failure to regulate the number of units rented at any time can cause a lender to refuse a mortgage to a buyer or cause an insurance company to deny or increase our insurance premiums. The resolution is effective December 31, 2022.

OFFICIAL
Year 2022 Annual Meeting Proxy
London Court 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 London Court 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 London Court Condominium Association, Inc.

This designation of proxy shall be effective for the Annual Meeting of the London Court Condominium Association, Inc. to be held on November 21, 2022 at 5:00 PM, and at all adjournments of such meeting. The use of this proxy is voluntary and the unit owner may rescind this proxy and vote in person before the proxy holder casts a vote.

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.

Date of Signing: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_

Owner: \_\_\_\_\_ L.S.

NOTICE: RETURN BY November 21, 2022 at 5:00 PM

You may fax this proxy to 609-272-0886
Mail to: 6839 Old Egg Harbor Road, Egg Harbor Township, NJ 08234
E-Mail: office@londoncourt.org
OR Drop it off in person at the office, in the condo fee slot.

**LONDON COURT CONDOMINIUM ASSOCIATION**

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Office of the Administrator  
6839 Old Egg Harbor Road  
Egg Harbor Township, NJ 08234-1881

Phone: 609-272-9975  
Fax: 609-272-0886  
Maint: 609-272-9968  
E-mail: [office@londoncourt.org](mailto:office@londoncourt.org)



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**Plans for year 2023**

The association has been working on an extensive lawn and irrigation program to beautify our lawns and landscaping. We will continue next year with adding landscaping and lawn treatments. Anyone who wishes to join our landscaping committee and donate some time to the association should contact the office.

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.

The planting of vegetables or placement of bird feeders which attracts rodents is prohibited and will be removed without notice. ALL PETS MUST BE ON A LEASH AT ALL TIMES.

Those residents that have lived in London Court for some time know the 11th Commandment by heart. For you "Newcomers" it goes; Thou Shall Not Covet another person's 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!

If the front of the dumpster is full open the rear lids and place your trash in the back of the dumpster.

**[www.londoncourt.org](http://www.londoncourt.org)**