

LONDON COURT NEWS

Your Community Newsletter

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.

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 London Court 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.



December 2020

*Year 2020
London Court Condominium*

Nancy Lacey, President

Jane Malia, VP,

Lucille Robison, Tres

Ann Allen, Director

Josie Gaultieri, Director

Paul C. Mazzone, Administrator

Michael Bova, Maintenance

ASSOCIATION OFFICE

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Egg Harbor Township, NJ 08234*

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Contribute to your Community, Volunteer !



In January 2021 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 London Court Condominium Association Board of Directors.

Unit owners they have the right to nominate themselves or other association members in good standing to run for the board. 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.

If you were a homeowner and are in good standing, all fees are paid and interested in submitting your name for consideration, please send a short note stating you would like to serve.

All parties interested must submit their names in writing to the Association Office, 6839 Old Egg Harbor Road, Egg Harbor Township, NJ 08234,.

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 unit. 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.
- **NO WINDOW AIR CONDITIONERS, CHARCOAL GRILLS OR GAS GRILLS ARE PERMITTED !**

Leasing?

Planning on leasing out your unit? It is important that leasing rules are followed.. First and foremost is that *"no person shall occupy any unit prior to acceptance by the Association"*. All unit owner fees must be current and all required documentation must be on file in the Association office before a tenant can move in.

All processing fees, pet fees and other required fees must be submitted to the Association before any approval to occupy a unit or permits to use facilities or parking can be granted.

No more than two occupants are permitted in a one bedroom and no more than four persons are permitted in a two bedroom unit. **No Leasing during the first year of ownership.**

Please request a tenant kit prior to letting your tenant move in!

Be Proud. . . And Be Considerate!

We are working extremely hard at getting London Court 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. Also, all un approved items placed on the common elements must be removed By October 1. Nothing , other than plants & shrubs are permitted on the common elements unless approved, in advance, by the association.

Plans for Year 2020

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 wish 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.

Just a Reminder!

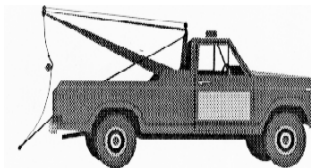


We know we have said this before, But . . . Please do not attach anything to the new siding, fences or to your decks or railings. We want to keep everything here looking new. If you cause any damage, the repair is on you. If you have a question or need an exterior repair, contact maintenance.

Insurance

If your mortgage company has requested a copy of the Association's master insurance certificate you may get one by contacting JGS Insurance, 732-894-9800

The 11th Commandment



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 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!

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“A Wonderful Place To

**Visit us on the web
www.londoncourt.org**



SPECIAL NOTICES

Pets are not to be curbed along any of the streets, , the lawn areas, sidewalks, act. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property. Pets must be registered with the Local Municipal Government.

Failure to adhere to the rules can result in an action against you before the covenant committee.

Don't forget to inspect your hot water heater, all appliance hoses, pipes, dryer ducts, fireplaces and plumbing fixtures to make sure they are in good condition, on a regular basis.

Severe damage can occur to the common elements, your unit or your neighbors unit due to a water leak. Remember, you are responsible for all damage caused by your systems.

Be safe, not sorry. Check all your appliances, heating and plumbing fixtures today! Dryer ducts and chimney flues must be cleaned regularly, and make sure your storage areas and heater rooms are kept clean to avoid rodents or a possible fire.
