



ARBOR TERRACE NEWS

735 GREENS AVENUE
LONG BRANCH, NEW JERSEY

WINTER 2019

Current Projects & Updates

Jesan Construction and Maintenance Services has been reconstructing the breezeways since August of 2018. We are currently waiting on touch up painting and a small amount of punch list items to be finished, both of which cannot be completed in freezing and wet temperatures. Please contact the management office for updates or if you have any questions.

Picturesque Landscaping is contracted for Lawn Maintenance and Snow Removal Services for the 2018-2019 season. Please keep in mind, snow will not be removed if accumulation is less than two inches. Snow removal usually doesn't begin until snowfall is complete. However, this does vary.

The next Open Board Meeting is set for April 10, 2019. Location will be confirmed as the date approaches. We hope to see you there! We are always looking for more community involvement. Please contact management or attend an Open Board Meeting with your ideas.



Fining Amendment

The Master Deed Amendment passed at the last open session meeting on 1/9/2019. This amendment was regarding the current schedule of fines in place. Management and the Board are currently working on a fine schedule that will be fair and comparable to similar communities. The current \$10 per violation fine will remain until a new fine schedule is in place.

Cardboard

As per the Department of Public Works for the City of Long Branch, cardboard must be flattened, tied and bundled in order to be picked up. Bundles cannot exceed 50LBS in weight. The Association recently had to appear in court and pay fines for cardboard violations. Please help the community look it's best and avoid costly, repetitive fines by complying!

Laundry Room

Please be sure to transfer your clothes from the washer to the dryer and remove dried clothes from the dryers as soon as the cycles finish. There are only 4 washers and 4 dryers, and many residents utilize the laundry room. Recently, there have been several instances where clothes are being left in the washers and dryers for extended periods of time, sometimes even overnight. Please be courteous to your neighbors and complete your laundry in a timely manner.



A Few Reminders:

There have recently been mattresses and other items left outside of the storage units in the basements. Please keep in mind that anything left on the outside of the storage units can be disposed of at the Association's discretion. Also, as per the Rules & Regulations, items stored inside of the storage units are the responsibility of the homeowner and the Association is not responsible for damaged or missing items.

Please keep breezeways free of all personal items, debris, and garbage. When moving furniture or heavy items to/from your unit, please place drop cloths under the items so the new paint doesn't chip and scratch.

Please contact Holly Foley, your Community Manager for any issues, questions, or concerns. You can reach Holly at 732-364-5900 ext. 220 or by email at hfoley@regencymanagementgroup.biz RMG has a 24-Hour Emergency Service. The emergency phone number for after hours, holidays, and weekends is (732)364-5900. If you have an emergency condition that requires immediate attention, call LBPD at 222-1000.