



ARBOR TERRACE

735 Greens Ave Long Branch, NJ 07740



WINTER NEWSLETTER 2019

TRASH & RECYCLING REMINDERS

Two new recycling dumpsters have been added to the newly extended dumpster enclosure! All of the old recycling totes have been removed. Please use the recycling dumpsters for all co-mingles and paper/cardboard products. **Each dumpster is clearly labeled as to what belongs in each.**

PLEASE DO NOT THROW PLASTIC BAGS IN ANY MANNER INTO THE RECYCLING DUMPSTERS! **These belong in the REGULAR TRASH DUMPSTERS.**

Please sure to **break down all cardboard boxes** before placing them into the recycling containers! The holiday seasons are approaching and there will likely be a lot of online purchases. If the cardboard is not broken down or flattened, the dumpsters will fill up faster, which will cause others to leave their cardboard on the ground because the bins are full of boxes that have not been flattened. **PIZZA BOXES MUST BE DISPOSED OF IN REGULAR TRASH DUMPSTERS!**

Styrofoam is not recyclable and must be disposed of in the regular trash.

Trash Pickup is performed on **Mondays and Thursdays.**

Recycling Pickup for Co-Mingles is performed on **Thursdays.**

Recycling Pickup for Paper/Cardboard is performed on **Mondays.**

Bulk Pick Up is collected on the **1st and 3rd Wednesday each month.** **Bulk must be placed curbside on Greens Avenue after 6PM the Tuesday evening before pick up.**

Please be sure to wrap your mattresses - they will not be picked up if they are not wrapped and a **citation will follow!**

If bulk items are placed out before that time, or any other time/day, we will get a citation/fine from the city. This happens frequently and costs the Association money every time, as it is a mandatory court appearance citation.

Pet Rules...

It is very important that the pet rules, specifically pertaining to **dogs and feeding stray animals** be addressed.

Currently, there two household pets are permitted, **with a dog weight restriction of 50LBS.** Fines can/will be assessed for failure to comply with the rules. A future mailing of the Pet Resolution and new Pet Registration Forms will be mailed out soon!

There has been issues in the past as well as recently with the feeding of stray animals. **We understand that you may be an animal lover,** but feeding ALL stray animals is not permitted. There are many reasons why this is a problem, but to name a few:

- Unpleasant odors
- **Unwanted "visitors" in the common areas (Like racoons!)**
- The food opens the door for other animals like racoons, opossums, etc. These animals can attack and cause harm to others and can carry diseases, putting other residents at risk.
- **It is expensive to remedy pest issues.**
- It also costs the Association additional expenses when work tickets have to be issued for the clean-up of these animals.

Please be considerate of the rules of the Association and do not feed stray animals! Any residents reported to Management will be issued violations and fines!



ACCREDITED
MANAGEMENT
ORGANIZATION®



List of Completed Capital Improvement Projects!

- Breezeway Project
- Balcony Project - **In Progress**
- LED Lighting Project
- Building #2 Drainage Project
- Painting Work: Shutters, Bump Out Walls, Unit Stenciling.
- Shrub Removal at Entryways
- Laundry Room Renovation and New Machines
- Seal Coating of the Parking Lot
- Line Striping of the Parking Lot
- Dumpster Enclosure Extension & New Recycling Dumpsters
- Mailboxes - **In Progress**



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Vehicle Rules Reminder

All vehicles must be in working condition, registered, insured and have a current inspection sticker (except for vehicles made prior to 1995). Vehicle storage is not permitted on the property at any time, meaning **ALL** vehicles must move on and off site on a regular basis. **Residents that violate these rules will risk being towed at the owners' expense and any vehicles violating these rules will be tagged for towing purposes.**

NO COMMERCIAL VEHICLES ARE PERMITTED TO BE PARKED ON SITE - THEY MUST BE PARKED ON GREENS AVENUE!

HOMEOWNERS/RESIDENTS WITH MORE THAN ONE VEHICLE MUST PARK ONE VEHICLE IN THE ASSIGNED PARKING SPOT FOR THAT UNIT AND ANY ADDITIONAL VEHICLES MUST BE PARKED ON GREENS AVENUE. OCCUPYING VISITOR SPOTS FOR ADDITIONAL VEHICLES IS NOT PERMITTED!

One Call Now Service

This is very important! We strongly encourage **ALL** residents to sign up for the One Call Now service. **This is an email, text, and phone blast service that we use to notify the community of important information** like snow updates, meeting dates, work being done around the community and when vehicles need to be removed or moved off site for projects.

You must **OPT IN** to this service to receive notifications by completing the information below, detaching it, and sending it to the management office by way of mail, email, or fax.

Your Community Manager is...

Holly Foley, Community Portfolio Manager
RMG, Regency Management Group, Inc.
605 Candlewood Commons
Howell, NJ 07731

Tel: 732-364-5900ext. 220
Fax: 732-905-8606

Email: hfoley@regencymanagementgroup.biz

If you are new to ARBOR TERRACE and have any questions pertaining to the property, budget, Association Responsibilities vs. Homeowner Responsibilities, payments, or anything else - please reach out to Holly Foley at the management office for any information you need!

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 732-222-1000 or call 911!



ONE CALL NOW FORM - COMPLETE & SEND BACK TO MAMNAGEMENT FOR COMMUNITY NOTIFICATIONS

Name #1: _____ Name #2: _____

Unit Number: _____ Address: (if different than BEACON PLACE) _____

Tel #1: _____ Tel #2: _____

Email #1: _____ Email #2: _____

Select ALL methods of communications you wish to opt in for:

TEL #1 _____ TEL #2 _____ Email #1 _____ Email #2 _____