

## Neighborhood News

- (1) From the BOARD – The next BOARD meeting is 6/18/2024, 6:30pm. (Please make sure to read #7 below.)
- (2) The ice cream truck arrived on 6/6/2024, 4pm, at the bus stop on Pipers near the square. It was very successful. Huge turnout!!
- (3) Spring inspections - We continue to ask you to please inspect your own property. Please rid all mold or mildew on the siding, stucco, fences, steps, rid all weeds in the lawn and beds, check between the curb and road, check your mailbox, trim hedges and trees and anything over grown and pick up what falls to the ground. We don't like sending out violation letters and I am sure you don't like getting them.
- (4) Communicating to the BOARD with your thoughts, questions and comments is still the same process, an email to [bedminsq@gmail.com](mailto:bedminsq@gmail.com).
- (5) Townhome unit owners are required to clean their dryer vents before Sept ends. This has not been followed up in the past but it is a fire hazard and should be done. Proof of cleaning must be provided to the Association. (usually, proof is a dated receipt from the cleaning company and sent to CPM). Please comply and again we don't want violation letters to be send out.
- (6) Larger project where some of your money is going to go:
  - Drive lanes – (in June) between 110-128 Pipers Inn, 5-15 Croft and Pipers Inn the drive lane and overflow parking lot behind their houses 143, 145, 147, 149, 151 & 153 Pipers Inn. (All will need to park in the street for 2 days. Your drive lanes will be roped off after repaving.
- (7) Monthly dues increase – this is a reminder, an uncomfortable reminder, but it is coming: Starting in 2025 our 5-year garbage contract runs out. We will be asking for multiple garbage company bids before it does. This process will start around September 2024. The bids will come from large companies and small companies trying to break into neighborhoods like ours. But know this, communities we researched without a contract are getting hit with up to double our current contract cost. A 5-year contract worked well for us for the last 5 years but when that contract is up our cost will go up, a lot. Again, this is a best guess for now, but plan for a large increase solely due to our trash cost increase (approx. \$20 per home, per month). I am communicating this information now so it is not a total surprise in 2025 and beyond.

### 8 Reminders:

- a. Property modification forms – they are needed for EVERY home change.
- b. Please keep dogs on a leash and curb them. Curb your dog means the strip between the street and sidewalk, and pickup your dog's business.
- c. No signs are allowed in yards. If selling your home, 1 for sale sign is allowed in a window.

d. Cut sidewalk tree limbs so residents/neighbors can walk on the sidewalks. Approximately 7ft high should be plenty.

### **Frequently asked questions**

**\*\* I have a car that I won't be using for a while; where can I park it?**

If a homeowner has an inoperable vehicle or a vehicle that is not used for longer than 2 weeks, it must be parked in your driveway or garage. All vehicles must be currently registered and inspected. For violators, if an owner can be identified, they will receive notice via a letter that the vehicle must be moved. If no owner can be identified, a notice will be placed on the car with instructions/directives to remove the car or risk being towed. Towing will be billed back to the vehicle owner

**\*\*Can the hedges in front of Village singles be removed?**

No. Our community was approved by Bedminster township for development under a Village Concept design. The specifics of this include the hedges in front of the village singles. You can get more details about this from the Bedminster township solicitor.

**\*\* Can I rent my home?**

Yes. You can for a minimum of 1 year at a time. Proof of lease is required to be given to Continental Property Management before renters arrive.