

Neighborhood News

(1) We are excited to announce that a resident meeting is scheduled to discuss important issues and concerns with the board and CPM.

(2) Communicating your thoughts, questions, and comments to the BOARD is still the same process: email bedminsq@gmail.com.

(3) Townhome unit owners are required to clean their dryer vents before September 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 (proof is a dated receipt from the cleaning company sent to CPM). Thanks to all who have sent them in already!!

(4) Neighborhood maintenance, where some of our dues went towards:

- Walking paths: SureSeal has been on site to mark all areas they will fix. They will be on site on 8/1/24 to start working.
- A contractor cleared the creek behind Shoemaker so water could flow freely. It was overflowing into backyards.
- A contractor removed some dead trees, and we have others on our list.
- Sidewalks in common areas were shaved to eliminate tripping hazards. Please remember that to keep our neighborhood a safe walking community for everyone,

(a) All sidewalks adjacent to a homeowner's lot are the homeowner's responsibility.

(b) Homeowners must repair or replace any block of sidewalk that has ½" or larger difference from an adjoining block. **(c)** Any block or pair of blocks that is split between two homeowners is a shared responsibility. Neighboring units must work together to ensure the work is completed.

- A contractor cleaned the walking path behind Croft to the propane tanks.
- New swings have been ordered for the tot lot on Williams Drive.

(5) Monthly dues increase – the bidding process for our garbage business will start around June of 2025 for pickup starting in 2026. We will ask for multiple garbage company bids and pick the best for the community. The bids will come from large and small companies trying to conduct business in neighborhoods like ours. Our 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 significant monthly association fee increase solely due to our trash cost increase (approx. \$20 per month). We are communicating this information now, which is unsurprising in 2026 and beyond.

Reminders:

- a. Property modification forms 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. Clean up after your dog.
- c. No signs are allowed in yards. If you are selling your home, one for sale sign is allowed in a window.
- d. Cut sidewalk tree limbs so residents/neighbors can walk on the sidewalks. Approximately 7ft high.

Frequently asked questions

**** Why do I see what looks like abandoned cars on the street or overflow lots that never seem to move?**

If a homeowner has an inoperable vehicle or a vehicle that is used for up to two 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?**

Bedminster Township approved our community for development under a Village Concept design. The specifics of this include the hedges in front of the village singles. The Bedminster Township solicitor can provide more details.

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

Yes. You can do it for a minimum of one year at a time. Before renters arrive, proof of lease must be given to Continental Property Management.