



**DILUCIA**  
MANAGEMENT CORPORATION

# TIMBER GLEN CONDOMINIUM ASSOCIATION APRIL 2019

**Norma Meyer**  
Regional Manager

**Michele Balch**  
Community Manager

**Bobby Puglise**  
Maintenance

**Phone**  
609-804-3311  
**Fax**  
609-804-3310

**Email**  
m.balch@dilucia.com

**Website**  
www.dilucia.com/tg

**Online Billing**  
www.rentcafe.com

**OFFICE HOURS**  
Tuesday—9-1  
Thursday—9-5

## The Annual Homeowners Meeting and Election will be in July

In July 2019, elections will be held for two positions opening on the Board of Trustees. The Association is currently seeking candidates who are interested in making a contribution to their community.

If you are an owner in good standing with the Timber Glen Condominium Association and are interested in serving your community as a board member, please complete the enclosed Candidate Statement and return before April 15, 2019.

If interested or have questions contact Michele Balch 609-804-3311 or email m.balch@dilucia.com

## REMINDER

With Spring upon us, parents please be sure to mind your children when they are outside playing. Please refrain from allowing children to play in the parking areas.

If you see any suspicious or malicious behavior, please call the Hamilton Township Police!

There has been a few vehicle break-ins with in the Timber Glen Community. The Hamilton Police is asking for everyone to lock your cars and keep anything valuable out if site.

Please report all suspicious activity to the Hamilton Township Police Department and notify the Timber Glen office.

Let's work together to keep our neighborhood safe!

## PET REMINDER

Pets are not permitted to roam free, all dogs & cats must be leashed at all times. Dogs may be walked only on the east (inside) side of Timber Glen Drive on the grass between the walking path and Timber Glen Drive. All solid waste must be cleaned up.



## Timber Glen Condominium Association Board of Trustees

Steve Hazzard, President • Clem Thomas, Vice President •

Doug Clark, Treasurer • Rosemary McGloin, Secretary • Frank Tummillo, Trustee

## Calendar of Events

April 1- Association Fees Due

April 11- Late Fees Assessed

April 15—Candid Statements Due

April 19 — Passover Begins & Good Friday

April 21- Easter

April 22—Earth Day

Please refer to the Community Sign for the next scheduled Board Meeting.

Meetings are held in the Clubhouse and are open to homeowners at 6:00 pm

### Spring Clean Up !

Spring season is here! Time to clear your patios and porches of any items not needed! Clean up any old pots or dead plants!

### DID YOU KNOW YOUR DRYER VENT IS YOUR RESPONSIBILITY? DRYER VENTS ARE NOT CONSIDERED A COMMON ELEMENT.

Few people think it is necessary to clean a clothes dryer vent. However, according to the U.S. Consumer Product Safety Commission, there are an estimated annual 15,500 fires, 30 deaths and 430 injuries associated with the clothes dryer vent. Several hundred people a year are also subject to carbon monoxide poisoning from improper clothes dryer vent setups. The financial costs come to nearly 97.3 million dollars annually in property damage. In some cases faulty appliances are to blame, but many fires can be prevented with proper dryer venting.

#### With a clean dryer vent:

- **The dryer will run more efficiently.**
- **The cost of energy would significantly reduce.**
- **The dryer would last longer.**
- **Your clothes would dry much faster.**

***Avoid tragedies by having your dryer vent cleaned now!***

### As Spring Approaches.....

Please email the office with any landscaping or sprinkler concerns, and we will coordinate with the landscapers to try to fix the issues.

m.balch@dilucia.com



## LEASING POLICY

**All rental units must be registered with the Association.**

**The following documents must be provided along with a check made payable to Timber Glen Condominium Association in the amount of \$100 for administrative fees:**

**(\$25 Renewal fee annually )**

- Fully executed copy of the Lease and Lease Rider
- Fully executed Tenant Census Form
- Residential Rental Unit License as required by the Township of Hamilton.
- Tenant Occupancy Permit as required by the Township of Hamilton.
- Copies of an approved Criminal Background Check on all occupants 18 years and older.

**Please contact the office with any questions.**