



Timber Glen Condo Association



**Norma Meyer**  
Regional Manager

**Beatrice Cantrell**  
Community Manager

**Bobby Puglise**  
Maintenance

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**Website**  
Dilucia.com/tg

**Online Billing**  
Rentcafe.com

**Office Hours**  
Monday: 9—1  
Wednesday: 9—5

**Board of Trustees**

Rosemary McGloin, **President**

Robert Cavotto, **VP**

Beth DiBenedetto, **Treasurer**

Frank Tummillo, **Secretary**

Christina Riley, **Trustee**

- IN THIS EDITION:**
- January 2025 Calendar
  - 2025 Budget
  - Census Form
  - Meeting Calendar
  - IDesign Ad
  - Holiday Décor
  - Winter Ready?
  - Trash updates

- JANUARY CALENDAR:**
- 1st— Association Fees Due
  - 1st— New Year’s Day  
(DiLucia Offices Closed)
  - 10th— Late fees assessed
  - 20th— Martin Luther King, Jr. Day



**2025 BUDGET**

<i>Current Fee 2024:</i>	<i>Fee Increase 2025:</i>
\$230.00	\$266.00
\$246.00	\$284.00
\$251.00	\$291.00
\$274.00	\$316.00
\$275.00	\$318.00
\$293.00	\$338.00
\$306.00	\$353.00

**Your new maintenance fee will be reflected on your 1/1/2025 statement. Please note: You MUST change your payment amount for your Condo Dues. We CAN NOT automatically do it for you.**

## CENSUS FORMS

Census forms are required yearly by all homeowners and tenants.

You can find it online at [dilucia.com/tg](http://dilucia.com/tg) to complete one ahead of time. You may also pick up a blank form at the clubhouse.

They are due by March 10th. There is a \$15 violation fee assessed monthly (for each form if an owner and tenant are required) if not fully completed and sent to the office.

## 2025 Open Meeting Calendar

January 28, 2025

March 25, 2025

May 20, 2025

July 29, 2025

September 30, 2025

November 25, 2025

**Starting on January 28th the meeting time has changed to 7:00 PM at the Clubhouse.**



**IDESIGN**  
HAMILTON MALL  
609-677-6099

**WE CUSTOMIZE:**

- SHIRTS, HOODIES, LONG SLEEVES, HATS, SWEATERS ETC.
- CAR STICKERS
- MUGS, FRIDGE MAGNETS
- KEY CHAINS
- CELLPHONE CASES
- CHRISTMAS ORNAMENTS
- BLANKETS
- DOG TAGS ETC.

**GROUP ORDER DISCOUNTS!**

IDESIGN HAMILTON MALL | IDESIGNHAMILTONMALL

## HOLIDAY DECOR

- Decorations should not be attached to common elements.
- They should not block sidewalks, paths, walkways, or any part of the common elements.
- No distasteful or offensive decorations.
- Wreaths may be placed on exterior doors using magnets or regular wreath hangers.
- Exterior lighting may be used, provided that it is UL-approved. This lighting must have been manufactured for exterior use and, if an extension cord is used, it must also be UL-approved for exterior use.
- Holiday lights may be illuminated between the hours of 5 PM and 11 PM only.

## WINTER READY CHECKLIST

- ◆ Change your furnace filter.
- ◆ Reverse ceiling fans to help push warm air down.
- ◆ Inspect and replace brittle or damaged extension cords.
- ◆ Remove and re-apply fresh caulk around windows and doors.
- ◆ Disconnect hoses and shut off exterior faucets.
- ◆ Check smoke and carbon monoxide detectors for battery replacement, damages or age. It is recommended to replace units ten years from the date of manufacture.



## **IMPORTANT INFORMATION REGARDING TRASH**

Trash cans should be stored in the back of your unit on your patio or in the utility closet. You may also put your cans along the tree line in the back of your building. Please do not put trash or recycling out prior to trash day. ACUA will not pick up small recycling bins.