



# Timber Glen Condo Association

## 2026 BUDGET

<i>Current Fee 2025:</i>	<i>Fee Increase 2026:</i>
\$266.00	\$412.00
\$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 fees. DiLucia Management CANNOT automatically do it for you.

**Norma Meyer**  
Regional Manager

**Beatrice Cantrell**  
Community Manager

**Bobby Puglise**  
Maintenance

**Phone:** 609-804-3311  
After hours emergency  
number 1-888-488-6587

E: b.cantrell@dilucia.com

**Website**  
Dilucia.com/tg

**Online Billing**  
Rentcafe.com

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



## 2026 MEETING CALENDAR

- January 27, 2026
- March 31, 2026
- May 26, 2026
- July 28, 2026
- September 29, 2026
- November 24, 2026

6:00 pm at the Timber Glen Office.

### Board of Trustees

Rosemary McGloin, President  
Norma Pepino, Vice Pres.  
Christina Riley, Treasurer  
Frank Tummillio, Secretary  
Renee Vala, Trustee

### JANUARY CALENDAR:

1st— Association Fees Due  
1st—New Year’s Day  
(DiLucia Offices Closed)  
10th— Late fees assessed  
19th— Martin Luther King, Jr. Day

## ACUA – Bulk Waste Collection Update Starting January 1, 2026

Bulk waste will now be collected once per month on your regular trash day during the first full week of each month if you call and schedule the pick-up.

Important Information:

- Residents must contact ACUA by 3:00 p.m. on the Friday before the first full week to schedule bulk pickup. Call 609-272-6950 or visit [acua.com/hamtwp](http://acua.com/hamtwp) to request service.
- Each household may place up to 4 bulk items per month.
- Items must be placed curbside by 7:00 a.m. on your collection day, and no earlier than 24 hours before. If you fail to call and put out bulk waste, it will not be picked up.

### Vacant Units

If you are aware of any unoccupied units in the community, please contact Management so that the necessary steps can be taken to prevent frozen pipes this winter.

Please refrain from putting grease down the drain and do not flush anything down the commode that could clog the pipes. Baby wipes, Q-tips, or anything other than toilet paper can clog the sewer lines and could cause a backup.



### 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.
- ◆ 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.