

## Spring REMINDERS

### OUTSIDE STORAGE PERMITTED

Outdoor furniture in good repair

Flower pots must be in good repair and filled with plants

No planting of fruit or vegetable plants - attracts bears

BBQ Grills in good repair.

**\*\*anything other than the above found outside will be subject to removal by the Association without notice.**

Fire pits, chimineas, tiki lights or any other items with a flame are strictly prohibited.

No flammable, combustible or explosive fluid, chemical or substance may be kept in any unit, garage or basement.

Automobiles may not be repaired on common ground or in garages.

Hallways may not be used for storage.

Sidewalks and stairs may not be obstructed.

Any modification to the exterior of the building requires prior approval from the Board of Trustees.

Window AC units are strictly prohibited.

The Association will not be responsible for any personal items stored in the basements or garages.

Automobiles may not be parked in a way which obstructs garage doors, rear entrances or access to sidewalks.

Parking is permitted in properly designated parking spots and along the left side of the road only.

Automobiles parked on the property must be operable, registered and insured.

All pets (resident and visiting) must be leashed and accompanied by the owner at all times when outdoors. Tying an animal outdoors, for instance to a stake in the ground or to a railing, is not permitted.

Owners must clean up after their pets immediately.

All dogs and cats must be registered with the township.

Pet owners are responsible for controlling their pets from disturbing others.

No bird houses and/or feeders are permitted anywhere in the community - this attracts bears!

### RESERVE STUDY REQUIREMENTS

The State of New Jersey passed a law requiring that every Community Association have a reserve study performed every 5 years.

This study reviews the structure of the buildings, common areas, and financial health of the Association. With this law being passed, we will need to reassess contribution to the reserve which may cause an increase to the assessment in the future.

### WASHER & DRYER RESOLUTION

The Board has recently passed a washer and dryer resolution enabling owners to have their own washer/dryers within their units. There are VERY specific rules that must be followed in order to be in compliance with the Association and Rockaway Twp. Please note that ALL washers & dryers must have an approval permit from Rockaway Township in order to be in compliance. Washers and dryers installed prior to this resolution are not grandfathered in.

The washer/dryer resolution can be found on the Mountainview Manor website: [www.MVMCA.com](http://www.MVMCA.com)

If you have specific questions regarding the resolutions, please contact the management office at 908-852-0064.

### COMMUNITY UPDATES

The Association will be performing an inspection on the stoops and concrete around the community. Areas that need to be repaired will be addressed this year.

The Board has received and reviewed pricing for signage to indicate different buildings within the community. We intend to have those up prior to Summer 2024.

### ANNUAL MEETING & ELECTION

#### JUNE 25, 2024 - VIA ZOOM

The Mountainview Manor Annual Meeting and Election is scheduled for **June 25, 2024**. Please note that we are now accepting nominations to the Board of Trustees until April 12th. If you would like to run for the Board, please send [Erin@matrixpmggroup.com](mailto:Erin@matrixpmggroup.com) a brief paragraph explaining your qualifications and reasoning for wanting to be on the MVM Board. Ballots will go out one month prior to the annual meeting and election date and will be due back to the management office on June 24th.

*Mountainview Manor*  
CONDOMINIUM ASSOCIATION

c/o Matrix Property Management Group - 908-852-0064