



The Villager

Olde Mill Village homeowners Association of Mt. Holly, NJ Inc.
P O Box 125, Mt. Holly, NJ 08060-0125
Oldemill-village.org mail@oldemill-village.org 609-261-1880

From the President's Desk Quinchetta McClellan

On behalf of the Board of Directors of the Olde Mill Village Homeowners Association (OMVHOA) of Mount Holly, Inc., I would like to extend a warm welcome to all new residents of the development.

You have probably seen a neighborhood where one Townhome with neglected maintenance affected the appearance (and property values) of nearby Townhomes. Our Covenants & Restrictions protects our property values by requiring each of us to maintain in attractive condition the exteriors of our Townhomes and of our landscaping.

Please keep the outside of your Townhome clear of debris and do not store materials where they will be visible from the outside. Each homeowner is responsible for the irrigation and maintenance of his or her yard. Please review the *Landscaping Guidelines* section of the Covenants & Restrictions.

Some vandalism does occur every year to Association property and as you can imagine, it is frustrating. The common areas of Olde Mill Village belong to all of us and you can help. First: what problems do we have? Usually it's damage to the perimeter fence around the community. We have a continuing problem of individuals "cutting" through the development by breaking the individual slats of fence. In most cases, these individuals don't even reside within the development. We also have had some damage to the multipurpose courts in the past. The vandalism has even affected individual homeowners. The damage can range from hundreds to thousands of dollars per year, but there is also a time cost to vandalism when the homeowner must spend precious time dealing with the aftermath that does not directly show up in dollars. If you witness any vandalism please call the Mt. Holly Police. Extra eyes can go a long way to discouraging vandalism.

A message from the Treasurer Marge Romero

Currently 7 homeowners have not paid their 2022 annual assessment. This represents a deficit of \$2555.00 for the current operating year.

Although we have given these homeowners more than ample time to pay their obligated fees, these homeowners continue to refuse to pay.

These accounts have been forwarded to the Association's attorney for collection proceedings and property liens. They have or will encounter late fees and interest fees along with additional attorney fees and court costs.

Landscaping Service

S & E Landscaping service has been selected for this season's common area landscaping. If you have any issues with this contractor please notify the Association immediately.

Property Modifications

If you are planning on making an exterior alteration to your property such as adding a deck, painting your door or shutters, adding a tree or a shed, installation of a satellite dish, or removing a tree; submission of a completed Architectural Improvement request form is required prior to beginning the change. Architectural Improvement Request Form (A.I.R) must be completely filled out according to the instructions included on the application and mailed to the Associations prior to the start of any improvements. A letter reporting on the acceptance/denial of the proposed alteration is generally mailed out within 7 days of receipt of the original request. If you have any questions regarding your architectural Improvement form please call or email the Association.

Reminders

All dogs must be kept on a leash at all times. No exceptions! We've had some complaints about dogs wandering around the community doing their "business" on other homeowner's properties. Please take responsibility for your pets and clean up after them.

Association Rules on Trash



- Always secure your trash in closed containers, especially those containing leftover food or personal hygiene items. This prevents animals and birds from ripping open bags and allowing garbage to litter the community.

- Do not put your trash out until after 6:00 PM the day before trash collection day (Thursday) or at least by 6:00 AM on trash collection day (Friday).

NOTE: All trash/recycling containers must be removed from front of property by 7:00pm that evening. We will begin fining those residents who do not comply with the current Covenants & Restrictions.

Property Inspections

A walk through of the development will take place in the next coming weeks. Previous inspections have highlighted a mounting issue of some homeowners not maintaining their properties. This non-maintenance of a property in the community affects each of our property values. Some of the maintenance issues are lawn care, dead bushes/trees, side and rear yard fence sections leaning /missing slats, old rusted sheds, mold growing on aluminum siding as well as the exterior house wood trim/garage doors needing a fresh coat of paint. We urge everyone to please maintain the outside appearance of their respective properties. Any homeowner found in violation of the Covenants' and Restrictions will be sent a notice for repair/maintenance. Please take pride in your property and keep the values of all of our homes at the highest level we can achieve.

Lawn Care

Each resident is required to keep their front and back yards grass cut to a height no higher than 3 inches. Grass that exceeds this height is unsightly and may harbor mosquitoes or other noxious insects. If you are going to be away on vacation or a business trip please make arrangements to have your grass cut.

Please note the use of window fans and air conditioner units are **prohibited**. The only exception to this restriction is in the case of a malfunctioning central unit. If a town home's central air conditioner becomes inoperative, a resident may utilize a window fan/air conditioner for no more than 5 days.

If you see an act of vandalism, a crime being committed or a stranger in the community that may be up to no good please call the Mt. Holly police department immediately. You can remain anonymous and help your community be crime free. **The non-emergency phone number is 267-8300.**

The Association is attempting to publish the newsletter on at least a quarterly basis with the next one being published in the August/September time frame. Our goal is to provide articles/information that are of interest and use to you. With that in mind, we would like to hear from you. If you would like to contribute/share an article and/or information that would be of interest to the Olde Mill Village Community, please submit it for review via e-mail or to the Board's mailing address found below. We reserve the right not to publish any article that is inappropriate.

Contacting the Association

OMVHOA

P.O. Box 125

Mt. Holly, NJ 08060

Voice mail

609-261-1880

Email

mail@oldemill-village.org

JOIN THE ASSOCIATION E-MAIL REGISTRY!!

Interested in receiving announcements, notices, reminders, newsletters, etc. Via e-mail? If so, email us at:

mail@oldemill-village.org.

For information on the Olde Mill Village Homeowners Association log on to our website:

www.oldemill-village.org