

Annual Assessment of Fines and Fees

Resolution	Fine Imposed	Late Fees
Resolution Concerning Dryer Vents Adopted November 16, 2005	\$100.00	\$100.00 additional Fine for every 30 days late
Policy Resolution 005-01 Use of Certain Common Facilities Adopted May 16, 2001	\$25.00	
Administrative Resolution No. 1-2000 Regarding Unit Owner Registration Form Adopted November 15, 2000	\$25.00	\$25.00 additional fine for every 30 days late
Policy Resolution 002-99 Enforcement of Parking Rules – Towing Adopted July 21, 1999	\$50.00 – 1 st offence \$75.00 – 2 nd offence \$100.00 – 3 rd offence	plus, Towing Expense paid directly to towing company
Resolution Concerning the Use of Fireplaces Adopted November 24, 1990	\$100.00	\$100.00 additional fine for every 30 days late
Pet Resolution Adopted May 19, 2015	\$25.00	\$25.00 additional fine for every 30 days late / up to \$100 if continual violations
Pet Registration from Borough not current w/ Spruce Hills office	\$25.00	\$25.00 additional fine for every 30 days until current
Photo of pet not in the office	\$25.00 per pet	\$25.00 additional fine for every 30 days until current
2 nd pet in the office before July 31, 2015	\$100.00 per year/per pet	
2 nd pet in the office after July 31, 2015	\$250.00 per year/per pet	
Owner has no pet and is pet sitting or visitors with 1 pet, with registration in the office	FREE	
Owner has a pet and is pet sitting or visitors with a pet and register in the office	\$5.00 per day per pet up to 14 days for year	
Owner has a pet and is pet sitting or has a visitor with a pet, not registered in the office	\$50.00 per pet	
Violation of dog pick-up	\$100.00	Can double with more than 1 offence
Storing or use of gas/propane and/or charcoal grills on property	\$100.00 plus additional fine if not remediated immediately	Must be removed immediately
Resolution Relating to Late Fees Adopted October 27, 1986	\$50.00	
Policy Resolution Window Covering Adopted July 24, 1991	\$25.00	
Violation of Pool rules	\$100.00	May result in suspension
Questionnaires for prospective buyers	\$100.00	
Bill posting/solicitations	\$25.00 per violation	

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<p>Resolution Adopting Procedures Regarding Leasing of Units Adopted June 14, 1995 Amended – Resolution No. 001-2000 Adopted February 16, 2000</p>	<p>\$25.00 lease or lease renewal not in on time \$25.00 rider lease not in before tenant moves in \$25.00 for off-site owner sheet not current \$25.00 for tenant info sheet not current or complete</p>	<p>\$25.00 for every 30 days after the original fine \$25.00 for every 30 days after the original fine \$25.00 for every 30 days after the original fine \$25.00 for every 30 days after the original fine</p>
<p>Resolution Adopting Procedures Regarding Leasing of Units For owner not adhering to a one year signed lease by one tenant You will be fines from the day the new tenant moved in to the unit until the end of the first tenants lease</p>	<p>\$120.00 \$110.00 \$100.00 \$ 90.00 \$ 80.00 \$ 70.00 \$ 60.00 \$ 50.00 \$ 40.00 \$ 30.00`</p>	<p>10+ months remains on lease 9 months remains on lease 8 months remains on lease 7 months remains on lease 6 months remains on lease 5 months remains on lease 4 months remains on lease 3 months remains on lease 2 months remains on lease 1 month remains on lease</p>
<p>Administrative Resolution No. 4198 Regarding Bill backs for Recycling Violations Adopted September 16, 1998</p>	<p>\$25.00</p>	
<p>Resolution Relating to Dog Run Adopted January 18, 2011</p>	<p>\$10.00 Yearly Fee \$25.00 violation fee</p>	
<p>Improper Disposal of Large Items in Dumpster</p>	<p>\$25.00</p>	
<p>Failure to Correct Defective Water Meter</p>	<p>100.00</p>	<p>\$100.00 additional fine for every 30 days late</p>
<p>Disturbing the Peace</p>	<p>\$100.00 (Requires Court Summons)</p>	
<p>Violation of Entrance Way Rules</p>	<p>\$25.00</p>	
<p>Violation of Condominium Color and Style Guidelines for Door(s) and Window(s)</p>	<p>\$100.00 per Door/window</p>	<p>\$100.00 additional fine for every 30 days late</p>
<p>Violation of having any combustible items in your unit</p>	<p>\$100.00 for each item in unit</p>	<p>\$100.00 every 30 days until the item is removed</p>
<p>Violation of snow procedures</p>	<p>\$100.00 for every offence</p>	


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Reimbursement / Pass-along Fees		
Item	Payable to	Amount
Replacement of Master Deed, By-Laws and Resolutions	Spruce Hills Condominium Association	\$100.00
Replacement of Pool Badge(s)	Spruce Hills Condominium Association	\$10.00
Tennis Court key and every Replacement of Tennis Court Key	Spruce Hills Condominium Association	\$10.00
Replacement of Mailbox Key	Post Master – Glen Gardner ***	\$ 35.00
Convenience Fee for Credit Card use	Your personal Visa/MasterCard	\$8.75 for \$265.00 charged on credit card
Monthly Maintenance Fees	Spruce Hills Condominium Association	\$265.00
Closing Cost for new buyer	Spruce Hills Condominium Association	\$150.00
Capital Contribution for new buyer	Spruce Hills Condominium Association	\$675.00
Replacement of Dog Run Key	Spruce Hills Condominium Association	\$10.00
Bounced Check Fee	Spruce Hills Condominium Association	\$50.00

*** Please note this is for informational purposes only. Spruce Hills Condominium Association cannot obtain a new mailbox key for you and it must be obtained through the United States Post Office at the fee set by the USPS.

I certify that the foregoing Annual Assessment of Fines and Fees was duly adopted by the Board of Trustees of the Association at a meeting held in accordance with the By-Laws thereof on the 21st day of November 20, 2018 and shall be effective as of January 1, 2019.

Attest:


 William Palaferro, Treasurer


 Janet Traphagen, President