



December

Spruce Hills HOA Newsletter



Community Announcements

Thank you for staying informed and engaged in our community! If you have any questions or suggestions, feel free to reach out to the office!

We are taking donations for a local food bank

Donations can be placed in the box in front of the office door.

We are collecting
11/3-12/3

Our Chosen Food Bank

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Open Cupboard Food  
Pantry & Thrift Shop  
Clinton

#### Office Hours

Monday, Tuesday, Thursday  
& Friday  
9:30am -1pm

Wednesday  
10am-1pm

\*Hours are temporary as we  
are implementing a new  
system. \*

The office will be closed on  
December 24<sup>th</sup>, 25<sup>th</sup> 26<sup>th</sup>.



### UPCOMING EVENTS

Christmas Parade 7pm-9pm  
Downtown Clinton  
December 5<sup>th</sup>

Winter Village at the Red Mill Museum  
November 28<sup>th</sup> to December 7<sup>th</sup>

Santa Comes To Town  
Downtown Clinton  
1-3 pm December 14<sup>th</sup>

Cookies & Cocoa with Santa  
Glen Gardner Firehouse  
December 6<sup>th</sup> 6-8pm

Rabies Clinic  
at Glen Gardner Firehouse  
January 3<sup>rd</sup> 2026  
1-3pm



### Mark Your Calendars

December 2025

| SU | MO | TU | WE | TH | FR | SA  |
|----|----|----|----|----|----|-----|
|    |    | 1  | 2  | 3  | 4  | 5 6 |
| 7  | 8  | 9  | 10 | 11 | 12 | 13  |
| 14 | 15 | 16 | 17 | 18 | 19 | 20  |
| 21 | 22 | 23 | 24 | 25 | 26 | 27  |
| 28 | 29 | 30 | 31 |    |    |     |



**OFFICE STAFF:**  
**TERRI SLAGLE**  
**MAY MASTAPETER**

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## Snow Rules

- Salt buckets will be refilled with Pet Safe Ice melt. You will notice the crystals are green this year.
- DO NOT PARK IN YELLOW LINES, they are used for excess snow. Fines will be imposed.
- Cleaning off your vehicle as well shoveling around it is the resident responsibility.
- Stay in your assigned spot, clean your vehicle off within 24 hours then please move to visitor area. This will help maintenance when they do extra snow removal the following day against the building.



## Community Updates



### HOA Fee Changing

HOA monthly fee increasing  
January 1st, 2026  
HOA is changing from \$295.00  
to \$315.00

### Pet Renewal License

All Residents are required to abide by the ordinances of the Borough of Glen Gardner, the laws of the State of New Jersey and the rules herein. The term "Pets" used herein refers to all cats and dogs.

Unit Owners are required to register all pets with the Borough of Glen Gardner upon move-in and then in January of each year.

A copy of this registration along with a photo of their pet/pets must be delivered to the Property Manager no later than **January 31<sup>st</sup>** of every year.



### Maintenance Requests

Are to be communicated to the **Property Admin and Admin Assistant only**.  
Not to the maintenance personnel or a Board Member.

It is not their responsibility to communicate this with the office, as your request may be forgotten or overlooked for more significant requests.  
Please call or email with requests.



### Dues Payment Reminder:

Friendly reminder that Hoa dues are due by the 1<sup>st</sup> of the month. After the 10<sup>th</sup> of the month \$50 late fee applies.

Assessment fee is due the 15<sup>th</sup> of the month. Payments after the 26<sup>th</sup> \$50 late fee applies.