

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, MAY 1, 2024 at 1:00 PM WILLOW HALL

Board Meetings are an important part of running an HOA, so keeping them as efficient and productive as possible is key!
Rules of Public Comment and Participation in the open portion of the Board meeting are as follows; residents will be allowed a three-minute comment or question related to the topic on the agenda at the time it is being discussed or presented by the Board of Trustees. Everyone is to stay civil and use respectful language while also avoiding personal attacks. Maximum two times at podium.

- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL

APPEARANCE: Daniel Keane and Ashley Janson from Allied Universal

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the April 3, 2024 minutes.
3. Motion to approve the April 8, 2024 minutes from the Special Meeting for the Bylaws Amendment.
4. Motion to approve the purchase of two (2) Butterfly Premium 19 (pingpong) tables from Bowman Sports for a cost of \$2,153.98. The funds to meet this expense will be provided by account #3150 - Property Replacement Fund. The unaudited balance for this account as of 3/31/24 is \$1,174,892.33.
5. Motion to contract with FWH Associates to perform the required Reserve Study for a cost of \$10,500.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. The unaudited balance for this account as of 3/31/24 is \$694,557.80.
6. Motion to approve the revisions to the Door-to-Door Solicitation or Canvassing within Leisure Village West Policy.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS

- Architectural Committee (Barbara Owens)
- Community Services Committee (Michael Morizio)
- Finance Committee (Charles Corvo)
- Administration Committee (Linda Miller)

II. RECREATION REPORT (Mary Lighthipe)

III. COMMUNITY MANAGER'S REPORT (Jim Snyder)

IV. BOARD OF TRUSTEE'S REPORT (Fay Weinstein)

UNFINISHED BUSINESS

NEW BUSINESS

1. New Specification 1_17, "Privacy Fence (Encore models only)
2. Revisions to Specification 1_1, Landscaping in the Five-Foot Area by Residents"
3. Revisions to Policy for "Vehicle Use and Vehicle Parking"
4. Solar Data Report for FYE 9/30/2024

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, MAY 1, 2024 at 1:00 PM WILLOW HALL

The next open Board meeting will be held on Wednesday, June 5, 2024 at 7:00 PM in the auditorium at Willow Hall.

- **ADJOURN OPEN MEETING**

RESIDENT COMMENTS/QUESTIONS PERIOD:

- ★ Rules of Public Comment and Participation in the Open Forum are as follows;
 - In general, residents' questions and comments should be addressed to the interest of all residents. For resolution of personal or maintenance issues, contact the Department Manager and, if necessary, the Community Manager.
 - The Open Forum is not a debating time or a time to cross-examine our neighbors serving as Trustees.
 - This is an opportunity for residents to be heard but everyone is to stay civil and use respectful language while also avoiding personal attacks.
 - The Open Forum will be limited to one-hour but may end sooner if only a few residents address the Board.
 - Residents may make a comment or ask a question and will be allowed three-minutes to do so, there will be a two-minute comment or answer, if necessary, from the Board of Trustees and a one-minute follow-up question allowed by the resident.
 - Maximum two times at the podium.
 - If a resident was unable to ask a question or make a comment, the Board may be emailed at bot@lvwa.net. Emails will be reviewed at a Board of Trustee workshop meeting. Statements and opinions of village wide significance will periodically be addressed at an Open Board of Trustee Meeting and/or in the Manager's Corner of the LVW News Magazine.

The meeting was called to order at 7:00 PM by Board President, Fay Weinstein with the Pledge of Allegiance.

PRESENT: Trustees: Present were President - Fay Weinstein, Vice President - Wayne Steinman, Secretary - Steven Leslierandal, Treasurer - Eugene Murphy – (via phone), Trustee - Al DAmato and Trustee - Ivan Gilbert. Absent was Trustee - Charles Lupo.

Management Staff: Present were Community Manager – Jim Snyder, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe.

F. Weinstein made a statement regarding the conduct of open Board meetings.

ITEMS VOTED ON: *(continued in Community Manager's Report and New Business)*

S. Leslierandal moved to waive the reading of the minutes. W. Steinman seconded. All present were in favor. Motion carried.

S. Leslierandal moved to approve the March 6, 2024 minutes as amended. A.DAmato seconded. There was a brief discussion and a vote was called. All present were in favor. Motion carried.

I.Gilbert moved to approve releasing the funding to provide siding cleaning/restoration in condos 96 & 97 at a cost of \$11,112.64. The funds to meet this expense will be provided by account #3000 - Deferred Maintenance/Siding Painting. W. Steinman seconded. There was a brief explanation and then a vote was called. All present were in favor. Motion carried.

A.DAmato moved to approve the trade-in of the seven (7) existing mowers and purchase seven (7) 48-inch Ex-Mark Navigators from County Line Power Equipment for a total cost of \$93,830.02. The funds to meet this expense will be provided by account #3150 - Property Fund Replacement. S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve releasing the funding to replace 50 electrical panels for a cost not to exceed \$65,000.00. The funds to meet this expense will be provided by account #3295 - Capital Replacement/Unit Infrastructure. I.Gilbert seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

S. Leslierandal moved to approve the purchase of a fuel management system from Fuel Transfer Inc. for a cost of \$8,708.56, contracting with Toms River Heating and AC to do the required plumbing for a cost of \$2,332.81 and Curry Electric for the required electrical work for a cost of \$2,368.31, including Manchester Township permits for a cost of \$500.00, totaling cost is \$13,909.68. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. W. Steinman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve the purchase of the ColorSource 40 lighting console/stage lights and accessories from Hayden Production Services for a cost of \$29,056.11 and for them to install and program the lighting system in the Auditorium at Club Encore for a cost of \$3,731.88, totaling cost is \$32,787.99. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

S. Leslierandal moved to approve to contract with Fischer Roofing for labor only in the 2024 Roofing Project at a cost of \$288,805.00 and approve in-house debris removal at cost of \$10,000.00, totaling cost of \$298,805.00. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. A.Damato seconded. There was a question from the audience. A vote was called and all present were in favor. Motion carried.

I.Gilbert moved to approve purchasing the required roofing material from Beacon Exterior Materials for a cost of \$280,193.61. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. W. Steinman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

A.DAmato moved to authorize the buyout of the solar panels on the Maintenance buildings in the amount of \$35,200.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve the revisions to Policy Resolution Capital and De Minimis Expensing Policy. I.Gilbert seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

S. Leslierandal moved to approve Architectural Specification 6_7, "Installation of Natural Gas Line into Residence." W. Steinman seconded. There was no discussion and all present were in favor. Motion carried.

I.Gilbert moved to approve Architectural Specification 6_8, "Natural Gas Home Backup Generator." S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

A.DAmato moved to accept the rate level agreement from Mitchell Insurance Services, Inc. for the 2024-2025 insurance coverage for a cost of \$1,625,686.48, plus \$17,600.00 for additional ten million in coverage for a total cost of \$1,643,286.48. The funds to meet this expense will be provided by account #8100 – Insurance Expense. W. Steinman seconded. There was Board discussion, audience comments and questions and a brief explanation from the Community Manager regarding the bid process. A vote was called and all present were in favor. Motion carried.

(E. Murphy left the meeting at 7:36 PM)

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

Barbara Owens, Chairperson, gave a report for the Architectural Committee.

There was no report for the Community Services Committee since they did not have a meeting due to lack of quorum.

Beverly Craft, member, gave a report for the Finance Committee.

Mary Rose McCarthy, Chairperson, gave a report for the Administration Committee.

The Board announced the approval of Jo Ann Laudicino as a member of the Election Committee.

M. Lighthipe stated that the two (2) ping pong tables are due for replacement. The following quotes were received;

| Company | Table Description | Total Price |
|---------------------|--|-------------|
| Bowman Sports | Butterfly Premium 19 2 x \$1,076.99 | \$2,153.98 |
| Dick's Sports | Butterfly Premium 19 2 x \$1,209.99 | \$2,419.98 |
| Brunswick Billiards | Butterfly Premium 2 x \$1,225.00 | \$2,450.00 |

Management is recommending the purchase of two (2) Butterfly Premium 19 tables from Bowman Sports for a cost of \$2,153.98. The funds to meet this expense will be provided by account #3150 – Property Replacement Fund. The Board will vote on this at the next open Board meeting on May 1, 2024.

M. Lighthipe gave a report for the Recreation Department. (There was an audience question)

COMMUNITY MANAGER'S REPORT: (J. Snyder)

H. Height stated that the **pool heater** at Willow Pool is in need of replacement. It is over seven years old. The heater box is deteriorated and leaking and the heat exchanger is corroded, pitted and leaking. Management went out to bid and the following prices were received;

(Prices include tax and installation)

| Vendor | Equipment | Price |
|------------------------------|---|-------------|
| Crystal Blue Pool Renovation | Install 2 - Jandy JK1400AS 400K BTU heaters | \$14,927.50 |
| Ransom Hydronics Inc | Install 2 - Jandy JK1400AS 400K BTU heaters | \$16,192.07 |
| Baystate Pools Mid-Atlantic | RAYPACK Hi-Delta P9202C 900K heater (Heater only-installation by LVWA Staff) | \$21,474.78 |
| LVWA | Masonry work - install new concrete slab | \$400.00 |
| Manchester Township | Permits | \$500.00 |

Management is recommending contracting with Crystal Blue Pool Renovations to install two Jandy JX1400AS 400K pool heaters for a cost of \$14,927.50. This will include water and gas piping. They are also recommending performing the masonry work in-house of a cost of \$400.00. Manchester Township permits will cost \$500.00, totaling cost is \$15,827.50. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. After discussion, *A.DAmato moved to contract with Crystal Blue Pool Renovations to install two Jandy JX1400AS 400K pool heaters for a cost of \$14,927.50, approve the masonry work in-house for a cost of \$400.00 and Manchester Township permits for a cost of \$500.00, totaling cost of \$15,827.50. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. S. Leslierandal seconded. There was no further discussion and a vote was called. All present were in favor. Motion carried.*

J. Snyder gave a PowerPoint Presentation regarding the **Bylaws Amendment for Fines** which was approved by the Board on March 6, 2024. Ballots to reject this approval were sent to the membership on March 7, 2024. Anyone that wishes to remove their vote may do so prior to the April 8th meeting.

PowerPoint presentation regarding **Dogs in LVW** since there has been a rash of dog-related instances such as dog attacks, not picking up after the dog, leashes, etc. It is important when there is an incident that is reported immediately to Manchester Township and the Association office.

There will be new **overnight paid parking spaces** available to residents only with a permit from the Association office that will be located at Willow Hall and Club Encore between the hours of 10:30 PM and 7:30 AM for \$25.00 per month. An announcement will be made through Frontsteps and the community creeper channel when this will begin.

The replacement of the Club Encore **hot tub** continues.

A **sample chair** for the Club Encore patio was presented that could replace the current Adirondack chairs. Residents are encouraged to test the chair.

BOARD OF TRUSTEE'S REPORT: (F. Weinstein)

The Board **announced** the passing of former Trustee, Salvatore Tozzi and former Architectural Committee member, Leonard Greer and have extended their deepest sympathies.

The Board is interested in developing a **food pantry** in the commercial space. Should anyone be interested in volunteering, please submit a letter of interest to association@lvwa.net.

The Board has approved residents to **advertise** "Happy Birthday" or "Happy Anniversary" on the LED sign for \$25.00 per week. Any requests will be handled through the Recreation Department.

The **townhall** regarding Educational Opportunity has been cancelled at this time.

Allied Universal will be attending the next open Board meeting on May 1, 2024 to present the Metrics for 2024 and pool monitoring for the 2024 pool season.

The next **"Coffee with the Board"** will be held on Saturday, April 6th at 9:00 AM in Club Encore.

There are many **programs** offered by Manchester Township through Senior Services such as the lockbox program, senior social program, senior tax freeze and they also provide transportation for non-medical.

THERE IS NO UNFINISHED BUSINESS.

NEW BUSINESS:

1. A PowerPoint regarding the Reserve Study (Bill S2760/A4384) was presented. The new law requires more comprehensive reserve studies, reserve study funding, and 'catch-up' on underfunded reserves. The Association must hire a reserve specialist, an engineer, or a licensed architect to prepare a reserve study as described in the new law. The reserve study must be completed by January 8, 2025. Management sent out the request for this study to four qualified companies. The Board and Management met with each company for their presentation of their proposal. The following bids were received;

| Company | Reserve Study Cost |
|---------------------------------|--------------------|
| FWH Associates | \$10,500.00 |
| The Falcon Group | \$18,950.00 |
| Kipcon Engineering | \$24,750.00 |
| Association Reserve Specialists | \$37,700.00 |

After meeting with each company, it is recommended that the Association contract with FWH Associates to perform the required Reserve Study for a cost of \$10,500.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. The Board will vote on this at the next open Board meeting on May 1, 2024.

2. The Board presented the LVW Swimming Pool Rules for 2024 as attached to the agenda. Since this is time sensitive to publish in the LVW magazine, *W. Steinman moved to approve the LVW Swimming Pool Rules for 2024 season. I. Gilbert seconded. M. Lighthipe provided an overview of the rules and a vote was than called. All present were in favor. Motion carried.*
3. The revisions to the Door-to-Door Solicitation or Canvassing within Leisure Village West Policy were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on May 1, 2024.

The next open Board meeting will be held on Wednesday, May 1, 2024 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 8:37 PM.

Samantha Bowker
Administrative Assistant

Steven Leslierandal
Board Secretary

Approved: PENDING

DRAFT

LEISURE VILLAGE WEST
SPECIAL MEETING FOR BYLAWS AMENDMENT

APRIL 8, 2024
WILLOW HALL AUDITORIUM

Present were Fay Weinstein – Board President, Eugene Murphy – Board Treasurer, Steven Leslierandal – Board Secretary, A.DAmato – Trustee and Ivan Gilbert – Trustee. Also present was Community Manager – Jim Snyder. (Election Committee members to count ballots)

The meeting commenced at approximately 1:01 PM with the Pledge of Allegiance.

F. Weinstein opening remarks and L. King-Proctor explained the process for counting the ballots.

The meeting was suspended at 1:02 PM for the Election Committee to count Ballots.

The meeting reconvened at 1:42 PM. The ballots were tallied by the Election Committee and Mary Lou Doner, Election Chairperson read the results as follows:

The residents were mailed a rejection ballot on March 7, 2024 to reject the amendment which were approved by the Board on March 6, 2024. In accordance with Radburn Law, the Amendment would become effective unless 10 percent or more of the unit owners in good standing vote to reject the Amendment. Ballots needed to reject the proposed Amendment were 270.

Ballots Received: 597

Invalid Ballots: 63 (not in good standing, no identification on blue envelope, not mailed, etc.)

Total Votes Valid: 534

The proposed revision to the Bylaws Amendment relating to Fines has failed.

The Special meeting was adjourned at approximately 1:43 PM.

Samantha Bowker
Administrative Assistant

Steven Leslierandal
Board Secretary

Interoffice Memorandum

To: Board of Trustees
From: Mary Lighthipe
Date: April 2, 2024
Re: Ping Pong Table Replacement

Two Ping Pong Tables are due for replacement. Proposals were received as listed below.

| Company | Table Description | Price |
|---------------------|--|------------|
| Bowman Sports | Butterfly Premium 19 2 X \$1,076.99 | \$2,153.98 |
| Dick's Sports | Butterfly Playback 19 2 X \$ 1,209.99 | \$2,419.98 |
| Brunswick Billiards | Brunswick Smash 5.0 2 X \$1,225.00 | \$2,450.00 |

Bids were accepted on institutional use Rollaway Ping Pong Tables including delivery.

Management is recommending the purchase of two Butterfly Premium 19 Tables from Bowman Sports at a cost of \$2,153.98. Funds to meet this expense will be provided by GL#3150 Property Replacement Fund.

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees

From: Jim Snyder

Date: March 25, 2024

Re: Reserve Study Bill S2760/A4384

On January 8, 2024, New Jersey Governor Murphy signed the Association Reserve Funding and Inspection Law. The new law requires more comprehensive reserve studies, reserve study funding, and "Catch-up" on underfunded reserves.

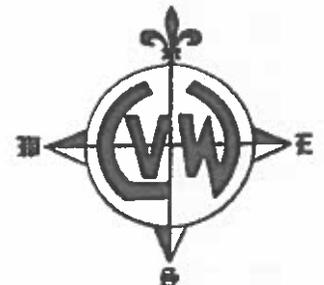
The Association must hire a reserve specialist, an engineer, or a licensed architect to prepare a reserve study as described in the new law. The reserve study must be completed by January 8, 2025.

We have sent out the request for this study to four qualified companies. We then met with each company for their presentation of their proposal.

Below are the Bids Received:

| Company | Reserve Study Cost |
|---------------------------------|--------------------|
| FWH Associates | \$ 10,500.00 |
| The Falcon Group | \$ 18,950.00 |
| Kipcon Engineering | \$ 24,750.00 |
| Association Reserve Specialists | \$ 37,700.00 |

After meeting with each company, it is recommended that we contract with FWH Associates to perform the required Reserve Study for \$10,500.00. This expense will be charged to GL # 3230 Capital Replacement Common Buildings.



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

POLICY

DOOR TO DOOR SOLICITATION AND DOOR TO DOOR CANVASSING WITHIN LEISURE VILLAGE WEST

WHEREAS, Leisure Village West is a private gated residential 55+ community and not available to the general public and;

WHEREAS, the Board of Trustees deems the security and tranquility of the Community is enhanced by the enforcement of regulations designed to control door to door solicitation and canvassing; and

WHEREAS, the Trustees of Leisure Village West Association have the obligation to establish policy and appropriate rules and regulations,

IT IS NOW THEREFORE, this 3rd day of April, 2024, declared to be the policy of the Leisure Village West that:

1. There shall **not** be any solicitation or canvassing **door to door** by residents or non-residents for any purpose within Leisure Village West except as required by law.

Definitions:

For the purpose of this resolution only, the following apply:

1. **DOOR TO DOOR SOLICITATION OR CANVASSING** - the act of approaching any or all residents' homes uninvited to sell or advertise anything or to gather or share information.
2. **SOLICITATION**
 - a) Selling or advertising goods, services, subscriptions, or merchandise of any kind
 - b) Requesting, directly or indirectly, money or any other thing of value on the representation that such money or other thing of value will be used for a charitable or religious purpose.
3. **CANVASSING** - Speaking directly to individuals to obtain or provide information about charitable, religious, educational topics or organizations, political parties, political candidates, or elections.

Board Approved: December 20, 1989
Revised: January 23, 1990
Revised: April 1, 1998
Revised: Pending



LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

Know what's below.
Call before you dig. **811**
1-800-272-1000

SPECIFICATION NO. **1_17**

LVW Permit Required

Board Approved: PENDING

Page 1 of 1

PRIVACY FENCE

ENCORE MODELS ONLY

The privacy fence is for Encore models only. This privacy fence is to be located between the Encore unit patios that have only 8 to 10 feet between them. The ownership of the Privacy fence is that of the unit owner requesting such fence. The fence must conform to the Village standards. All installation costs, maintenance costs, and subsequent replacement/removal costs are the sole responsibility of the unit owner requesting such fence.

A diagram must be submitted with the location of the fence. This diagram must be approved by the Architectural Committee volunteer prior to receiving the permit and prior to any work being started.

MATERIAL

The fence must conform to the Village standards of white vinyl. Wood fencing is **not** acceptable.

COLOR

The vinyl fence must be white to conform to the Village standards.

DIMENSION & INSTALLATION

The vinyl fence sections must be 6 feet high by 8 feet wide. Only 2 sections are allowed. The vinyl posts must be 5 inches by 5 inches. The vinyl post caps must conform to the village standards. The posts must be installed in a concrete base. The privacy fence **cannot** be attached to the unit in any manner. No exterior walls or siding can be damaged during the fence installation. Damage incurred during installation will be at the expense of the unit owner or subsequent owner.

It is requested that the unit owner, or subsequent owner, notify the Architectural Committee Volunteer (name and phone number shown on the face of PERMIT) when privacy fence installation has been completed.

It is understood, that the unit owner, or subsequent owner, is **RESPONSIBLE** for the maintenance, repair, or replacement of this improvement, and it is **NOT THE RESPONSIBILITY** of Leisure Village West Association.

INSTALLER

Installation must be made by a qualified contractor who is registered with the Division of Consumer Affairs or qualified resident. Such contractor must furnish the Leisure Village West Association office with a **current certificate of insurance before unit owner can apply for a permit, and before any work can begin.**

TERMS & CONDITIONS

A copy of the TERMS & CONDITIONS, as attached to the resident's permit, applies to all the above.

Board Approved: PENDING



SPECIFICATION FOR LANDSCAPING IN THE FIVE-FOOT AREA BY RESIDENTS

The 5-Foot Area Is the Original Space Abutting the Unit, Allocated by The Builder and Architect as a Permanent Landscaped Area.

I. GENERAL RULES

- A. Residents **must maintain** their five-foot area, which may have foundation plantings, individual pots of plants, a limited number of decorative garden ornaments, mulch, stone, or gravel but may not have pavers, bricks, or grass, as ground cover.
- B. Planting of low-growing bushes, shrubs, flowers, or ground cover is permitted in an area extending five (5) feet from the foundation of a unit and the area between unit walls and walkways.
- B.C. Within this five-foot area, only Dwarf **NO TREES** (Japanese Dwarf Maple) may be planted in the (5) foot area. The dwarf tree cannot be higher than four (4) feet and must be trimmed to maintain this height. A diagram indicating the location must be submitted and be pre-approved by the Architectural representative.
- G.D. The center of all bushes, and shrubs, and Japanese Dwarf Maples must be at least thirty (30) inches from the unit foundation and all branches, etc., including living ground cover must be kept maintained and/or trimmed to at least twelve (12) inches from the unit siding to minimize damage to siding.
- D.E. Planting in front of windows must be maintained to not exceed three (3) feet in height and preferably not higher than the windows. Plantings must not obstruct access to or from the window. Mature shrubs should be trimmed to leave the upper panes of windows unobstructed. The Japanese Dwarf Maple cannot be planted directly in front of windows.
- E.F. Planting in front of solid walls must be maintained so as not to exceed five (5) feet in height and should be trimmed to a height where they do not brush against the siding or overhang gutters.
- F.G. In order to prevent damage from rot, insect damage and/or mold, the entire five-foot area must be kept 2 - 4 inches below the bottom of any and all siding material, when possible. This includes the top of any groundcover, mulch, stones, gravel, edging material, etc., that are within the area. Edging material should not be higher than 6 inches above grade and parallel to the foundation/siding and must not block water drainage away from unit.
- G.H. Stone or gravel groundcover must have edging material to maintain border to prevent lawn mowing hazards.
- H.I. Borders if used, must not exceed six inches in height.
- H.J. **Water shutoffs and sewer cleanouts must remain visible for emergency access.**
- J.K. **No furniture or structures are permitted in the five-foot area.**



II. APPROVED EVERGREENS, SHRUBS

A. Low-Growing Evergreen Conifer:

(Species should be selected that have adjectives in the botanical names such as Compacta, Compressa, Minima, Nana, Pygmalia, Prostrada, or Pendular, Arborvitae, Pine, Spruce Cedar, Juniper, Yew.

B. Slow-Growing Broadleaf Evergreens:

| | | | | |
|--------------|------------|----------|--------------|------------|
| Andromeda | Cotonester | Heath | Oregon Grape | Coralberry |
| Holly | Privet | Barberry | Euonymus | Leucothoe |
| Rhododendron | Boxwood | Viburnum | | |

C. Deciduous Shrubs:

| | | | |
|--------|-------------|---------|----------|
| Abelia | Barberry | Deutzia | Viburnum |
| Azalea | Cotoneaster | Privet | Spirea |

D. Dwarf Trees – ONLY Japanese Dwarf Maple trees

There are 17 different varieties and colors of the Japanese Dwarf Maple.

III. PROHIBITED PLANTING

Ivy, vines, and fruit bearing trees

The only ~~(no)~~ trees permitted in the five-foot area are Japanese Dwarf Maples.

Amended: July 6, 2018

Amended: April 21, 2021

Amended: December 1, 2021

Amended: PENDING

AMENDED POLICY
FOR
VEHICLE USE AND VEHICLE PARKING
Amended: April 21, 2021

WHEREAS, the Board of Trustees is charged with the responsibility of making decisions relative to the use of all common elements within the Village,

THEREFORE, BE IT RESOLVED, where a quorum being present, this policy AMENDED, *February 3, 2016*, that the Vehicle Use and Vehicle Parking Policy set forth below is hereby declared to be the parking policy of Leisure Village West Association and that all prior policies concerning parking are hereby rescinded and superseded.

The Community Manager will be authorized to devise a system to implement this policy.

PURPOSE: To provide New Jersey State rules and regulations and to help residents use their vehicles in a manner which will provide the greatest convenience for the vehicle owner and the least inconvenience to their fellow residents.

ALL STANDARD LICENSED MOTOR VEHICLES

Use and Operation

All drivers within Leisure Village West must observe New Jersey State rules and regulations in addition to rules set herein.

- No vehicle shall be parked where it impedes pedestrians, emergency vehicles, or service vehicles.
- No parked vehicle shall extend beyond the unit driveway.
- No vehicles should block another unit's access. Residents should be mindful not to block neighboring unit's access.
- Vehicles should not park directly across from a unit's driveway.
- Drivers must adhere to the 25 MPH speed limit.
- Vehicles in a non-operative condition may not be parked on any LVW road or unit driveway.
- Vehicles which have been modified to produce excessive noise are not permitted.
- Vehicle repairs are not permitted on a resident's driveway or anywhere else within LVW other than minor repairs such as flat tire, dead battery, etc.
- Vehicle washing is allowed using environmentally friendly soap. Use biodegradable, phosphate-free soap. Phosphate can promote unhealthy algae growth, which harms local freshwater species.
- Drivers and/or Operators must possess a current driver's license, vehicle registration and proof of insurance.
- A current inspection sticker and license plate is required for each motor vehicle owned and/or operated within LVW.
- The Association may tow a vehicle, at the owner's expense, for abandonment or blocking emergency access in accordance with New Jersey Statutes or for violation of the LVW Parking Policy.

Registry of Vehicles

Residents **must register** all their vehicles with the Association Office. In addition, residents must notify the Association Office if adding or replacing a vehicle.

PARKING

Parking at Your Unit

Residents must park in their garage, in the unit driveway (apron), or for units with no garage or driveway, in the unit's designated parking space. Under no circumstances are vehicles permitted to park on the grass or sidewalks. Side by side parking in a unit's driveway is not permitted.

Recreational, Oversized and Non-Standard vehicles are allowed only brief standing in or adjacent to the resident's driveway.

No parking is permitted on any LVW street during the hours of **2:00 am to 6:00 am** except where 72 hours parking signs are posted. The Association will ticket vehicles parked overnight on the street between **2:00 am and 6:00 am**. See Violations on page 5.

Special Parking

Spaces marked SP (Special Parking) are provided for the use of service vehicles and visitors. **SP spaces are not** for parking of resident's vehicles. Overnight parking in **SP** spaces requires a permit which may be valid for up to 72 hours.

Additional Parking for Residents & Guests

- **Daytime Parking** is available at Willow, Encore and Leisure Fair parking lots.
- Overnight parking is permitted at the Administration building from 5PM until 7AM only.
- On weekends and holidays at the Administration Building.
- Resident-only Overnight Recreation Parking lot parking is available at Club Encore (10 spaces) and Willow Hall (10 spaces) between the hours of 10:30 PM and 7:00 AM with a paid permit. Permits are \$25.00 monthly and can be obtained at the Association office.

No Overnight Parking is permitted in unmarked overnight spaces at:

Willow Hall
Club Encore

72-Hour Parking in Marked Spaces for Residents & Guests

The areas listed below have spaces designated for 72-hour parking:

- Professional Building Parking lot
- Pines Golf Course Parking Lot
- Club Encore – Overflow Lot (see below)

The Overflow Lot, located under the power line right-of-way, has specific designated parking areas as follows:

- Vehicles of residents on day trips from LVW may park in the front of the lot facing Buckingham Drive.
- Daytime parking for both residents and visitors is permitted in the un-numbered parking spaces between the first and second light poles.
- 72-hours parking for both residents and visitors is permitted between the second and third pole. (Spaces marked 31-90).
- Residents requiring parking longer than 72 hours **must** contact the Association office.
- RV and boat spaces are provided and will be assigned by the Administration office.

Paid Parking

Paid Parking is available in the unpaved gravel area at the rear of the Overflow Lot. Spaces P1 – P20 are reserved for residents who require monthly storage of a vehicle or who possess a non-standard or oversized vehicle.

A resident expecting a visitor with an RV must obtain permission from the Association Office for that RV to park in a designated area at the Encore Overflow lot.

All parking in this area requires a permit from the Association Office

Snow Parking

When snow has been forecast all cars must be removed from streets and for driveways if possible, in order to enable snow removal to be accomplished as quickly as possible. With the exception of the Administration Office lot, all parking lots are available for parking until the snow has been cleared.

OTHER VEHICLE TYPES

Assistive Motor-Driven Devices

The operation of motorized wheelchairs, motor scooters, or other motor-driven devices in LVW by individuals with disabilities is governed by traffic regulations similar to those for motor vehicles. When operating these devices in confined areas in places where residents commonly assemble—such as the pool or recreational buildings, residents must reduce their speed to pedestrian speed as the ADA recommends.

Bicycles, E-scooters, E-bikes, and Mopeds are permitted in LVW. They may not be ridden on sidewalks and are governed by traffic regulations like those of standard motor vehicles. They must

be equipped with warning bell or other warning device. They must be ridden in the direction of traffic and close to the curb. They are not permitted in common buildings. They must be parked without blocking pedestrian and wheelchair access to common buildings.

Bicycles are pedal driven with no additional propulsion. Children 15 or younger on bicycles must be accompanied by a competent adult. Helmets are strongly suggested for all riders and must be worn by those younger than 17.

Low Speed Electric Scooters (E-scooter) are scooters with a floorboard that can be stood upon and allow human or electric propulsion. E-scooters are permitted in LVW. Children 15 or younger are not permitted to ride E-scooters in LVW. Helmets are strongly suggested for all riders and must be worn by those younger than 17.

Low Speed Electric Bicycles (E-bikes) are bicycles equipped with an electric motor and pedals and may also have a throttle. E-bike motors provide assistance to maximum speeds of 20 mph. Children 15 or younger on E-bikes must be accompanied by a competent adult. Helmets are strongly suggested for all riders and must be worn by those younger than 17.

Motorized Bicycles (Mopeds) are vehicles with pedals and a throttle with a maximum speed of 28 mph. To operate mopeds in New Jersey, valid DMV license, registration, and insurance are required and riders must be at least 15 years old and wear a helmet. All mopeds must be equipped with a warning device and front and rear lights. Mopeds are not permitted in common buildings and must be parked in parking lots.

Bicycles

~~Bicycle traffic is governed by traffic regulations similar to those of Motor Vehicles. Bicycles must be ridden in the direction of traffic and close to the curb. Riding is not permitted on sidewalks. Children 15 and below on bicycles must be accompanied by an adult.~~

Handicap Motorized Vehicles

~~The operation of motorized wheelchairs or scooters by disabled individuals is governed by traffic regulations similar to those motor vehicles.~~

Recreational Vehicles and Boats

The following resident owned vehicles must be registered at the Association Office:

- Campers
- Mobile homes
- Pop-up trailers
- Bus-type campers
- Other types of recreational vehicles (hereafter called RVs)
- Boats on boat trailers

The Association has designated 30 large sized spaces for RVs and spaces for boats on boat trailers. If a space is available in the RV section, a boat may be assigned that space. Residents must obtain a permit at the Association office.

RV's, tow- cars and boats may be covered by a fitted covering.

There shall be no overnight occupancy and no cooking at any time in RVs on LVW property. Discharge of gray or black water from RVs is not permitted anywhere within LVW.

Commercial Vehicles

Definition: all vehicles with commercial license plates OR with advertising or lettering on the body or windows which would identify them as commercial vehicles. Vehicles with ladder and/or equipment racks, vehicles with specialized bodies such as utility bodies, flat beds, rack bodies, etc. are considered commercial vehicles.

On a case-by-case basis, commercial vehicles may be allowed for a charge.

Commercial Vehicles providing service to residents of LVW Association will be allowed.

Oversized Vehicles and Non-Standard Vehicles

Definition: Oversized vehicles are those in excess of 18 feet in length, 8 feet in width and/or 7 feet in height. Non-standard vehicles include mini-buses, limousines and pick-up trucks without commercial identification but with a wheel base larger than that of a full-sized sedan.

Residents who possess a non-standard or oversized vehicle must request a permit to park in the Paid Parking Area. These vehicles are allowed only brief standing in or adjacent to the resident's driveway.

Tarpaulin Coverings

A permit is required from the Association office to cover a currently registered and in-use vehicle, in a driveway or in the unit's assigned parking space, with an appropriate form-fitting cover.

Permits

- For visitors requiring overnight and/or 72-hour parking in spaces marked SP, permit will be issued by the Gate Guard.
- Residents may obtain a permit at the Association Office for visitors parking an RV in the Overflow Lot of \$25.00 for up to seven days.
- Residents requesting monthly storage in the Paid Parking lot may must obtain a permit at the Association Office.
- Permits must be displayed on the vehicle dashboard.

VIOLATIONS OF THIS VEHICLE USE & VEHICLE PARKING POLICY

A fine of \$50.00 will be assessed for the first violation.

A fine of \$~~100~~75.00 will be assessed for the second violation within 1-year from the first violation.

ANY INFRACTION subsequent to the second violation will result in an additional \$250.00 fine and in the vehicle being towed at the resident's owner's expense and/or suspension of Resident's ID Access Cards and/or Transponders to the unit for up to 30 days.

Board Secretary

Violation of LVW parking policy Amended: October 3, 2012

Amended: January 2, 2013

Amended: February 5, 2014

Amended: February 3, 2016

Amended: April 21, 2021

Amended: PENDING

LEISURE VILLAGE WEST ASSOCIATION
SOLAR DATA - FYE 9/30/24

| | Oct-23 | Nov-23 | Dec-23 | Jan-24 | Feb-24 | Mar-24 | Apr-24 | May-24 | Jun-24 | Jul-24 | Aug-24 | Sep-24 | Total Inc/(Exp) | Annual Budget Inc/(Exp) | Variance YTD Under/(Over) | Avg S/TREC Sales - this FY |
|---|----------------------|----------------------|----------------------|--|-----------------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------|-------------------------|---------------------------|----------------------------|
| WILLOW HALL - Lease dates 2021-2028 | | | | | | | | | | | | | | | | |
| GL 7020 | | | | | | | | | | | | | | | | |
| JCP&L Payments | (672.28) | (259.71) | (543.78) | - | - | (4,633.53) | - | - | - | - | - | - | (6,109.30) | | | |
| Lease Payments | (3,516.28) | (3,516.28) | (3,516.28) | (3,516.28) | (3,516.28) | (3,516.28) | - | - | - | - | - | - | (21,097.68) | | | |
| TREC Sales | 1,520.00 | 1,824.00 | 1,520.00 | 1,064.00 | 1,064.00 | 912.00 | - | - | - | - | - | - | 7,904.00 | | | |
| | | | | March billing was delayed by JCP&L - March bill includes 3 months of service | | | | | | | | | | | | |
| Subtotal | (2,668.56) | (1,951.99) | (2,540.06) | (2,452.28) | (2,452.28) | (7,237.81) | - | - | - | - | - | - | \$ (19,302.98) | \$ (26,000.00) | \$ 6,697.02 | \$ 1,317.33 |
| ENCORE - Lease dates 2019-2026 | | | | | | | | | | | | | | | | |
| GL 7030 | | | | | | | | | | | | | | | | |
| JCP&L Payments | (140.19) | (2,903.88) | (271.50) | (3,656.34) | (2,243.07) | (1,846.96) | - | - | - | - | - | - | (11,061.94) | | | |
| Lease Payments | (3,036.04) | (3,036.04) | (3,036.04) | (3,036.04) | (3,036.04) | (3,036.04) | - | - | - | - | - | - | (18,216.24) | | | |
| SREC Sales | 3,097.50 | 2,227.50 | 3,605.00 | - | 987.50 | 798.00 | - | - | - | - | - | - | 10,655.50 | | | |
| | | | | (recd Jan srecs early - in Dec) | | | | | | | | | | | | |
| Subtotal | (138.73) | (3,712.42) | 297.46 | (6,692.38) | (4,291.61) | (4,085.00) | - | - | - | - | - | - | \$ (18,622.68) | \$ (35,000.00) | \$ 16,377.32 | \$ 1,775.92 |
| MAINTENANCE - Lease dates 2017-2024 | | | | | | | | | | | | | | | | |
| GL 7040 | | | | | | | | | | | | | | | | |
| JCP&L Payments | (545.16) | (562.84) | (757.83) | (1,418.98) | (1,532.40) | (944.12) | - | - | - | - | - | - | (5,761.33) | | | |
| Lease Payments | (1,872.80) | (1,872.80) | (1,872.80) | (1,872.80) | (1,872.80) | (1,872.80) | - | - | - | - | - | - | (11,236.80) | | | |
| SREC Sales | 2,025.00 | 1,417.50 | 2,405.00 | - | 592.50 | 399.00 | - | - | - | - | - | - | 6,839.00 | | | |
| | | | | (recd Jan srecs early - in Dec) | | | | | | | | | | | | |
| Subtotal | (392.96) | (1,018.14) | (225.63) | (3,291.78) | (2,812.70) | (2,417.92) | - | - | - | - | - | - | \$ (10,159.13) | \$ (5,000.00) | \$ (5,159.13) | \$ 1,139.83 |
| ASSOCIATION - Lease dates 2019-2026 | | | | | | | | | | | | | | | | |
| GL 7050 | | | | | | | | | | | | | | | | |
| JCP&L Payments | (557.44) | (488.77) | (652.15) | (456.61) | (441.59) | (428.03) | - | - | - | - | - | - | (3,024.59) | | | |
| Lease Payments | (366.72) | (366.72) | (366.72) | (366.72) | (366.72) | (366.72) | - | - | - | - | - | - | (2,200.32) | | | |
| SREC Sales | 202.50 | 202.50 | 400.00 | - | - | - | - | - | - | - | - | - | 805.00 | | | |
| | | | | (recd Jan srecs early - in Dec) | | | | | | | | | | | | |
| Subtotal | (721.66) | (652.99) | (618.87) | (823.33) | (808.31) | (794.75) | - | - | - | - | - | - | \$ (4,419.91) | \$ (5,000.00) | \$ 580.09 | \$ 134.17 |
| LEISURE FAIR - Lease dates 2021-2028 | | | | | | | | | | | | | | | | |
| GL 7060 | | | | | | | | | | | | | | | | |
| JCP&L Payments | (321.72) | (403.37) | (1,136.75) | (1,135.56) | (836.20) | (683.33) | - | - | - | - | - | - | (4,516.93) | | | |
| Lease Payments | (771.87) | (771.87) | (771.87) | (771.87) | (771.87) | (771.87) | - | - | - | - | - | - | (4,631.22) | | | |
| TREC Sales | 608.00 | 760.00 | 608.00 | 456.00 | 456.00 | 304.00 | - | - | - | - | - | - | 3,192.00 | | | |
| | | | | (recd Jan srecs early - in Dec) | | | | | | | | | | | | |
| Subtotal | (485.59) | (415.24) | (1,300.62) | (1,451.43) | (1,152.07) | (1,151.20) | - | - | - | - | - | - | \$ (5,956.15) | \$ (5,700.00) | \$ (256.15) | \$ 532.00 |
| GRAND TOTAL | \$ (4,407.50) | \$ (7,750.78) | \$ (4,387.72) | \$ (14,711.20) | \$ (11,516.97) | \$ (15,686.68) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (58,460.85) | \$ (76,700.00) | \$ 18,239.15 | \$ - |