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# TAVISTOCK TIMES

## SPRING 2024

*News and Infor for Owners and Residents of Tavistock Condominiums of Cherry Hill, NJ*

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### **IMPORTANT-NOTICE: MONDAY-MARCH 18 SPRING CLEANING AT TAVISTOCK BEGINS**

#### **PRESSURE WASHING:**

Work begins at Building 1 on Monday, March 18th at 8:30 a.m. To complete all of the buildings, it will take several days. Here's what you **need to do** and need to know:

- CLOSE ALL OF YOUR WINDOWS AND DOORS.
- Remove anything you have on your decks and patios that you do not want damaged. Power washers are not responsible for damage to personal items on limited common and common areas.
- Remove all items from entranceways. Nothing should be in the entranceways.
- Due to the possibility of water getting into the units, the power washers will not power wash deck and patio areas. (This is a homeowner responsibility per the Master Deed.)
- The solution used by the power washing contractor to clean the siding has a bleach component that evaporates quickly. It may look splotchy for a day or two and could stain clothing or other textiles.

#### **GUTTER CLEANING:**

Also on Monday morning, March 18th:

- All building gutters will be cleaned.
- You don't have to do anything but be aware that there will be ladders at your building to provide access to the gutter cleaners. Again, please move any patio items you do not want damaged.
- Gutter cleaners are not responsible for any damage to personal items.

#### **SPRING GROUNDS CLEANUP, BED DEFINITION AND MULCH**

- No exact date yet but you will notice large mountains of mulch in the parking area soon.
- Please remove anything you have placed in flower beds, especially solar lights, flags, etc. (Anything left in the beds will be removed to allow the lawn crew to prep the beds.)
- Please do not decorate the trees (or the stumps). Holiday decorations should be removed at this point.
- Please do not request extra work from the landscapers.
- One more time— Landscapers are not responsible for damage to personal items in the common areas.

#### **AND THERE IS MORE.....**

##### **BRIDGE REPLACEMENT**

The foot bridge at the far end of the Pond will be replaced in the next several weeks. This may cause a temporary detour for those of you who use it regularly but the improvement will be well worth the wait.

##### **POND CLEAN UP**

Thanks to recent flooding storms, lots of junk washed downstream into Tavistock's Pond. Elite Landscaping was asked to clean it up and remove as much junk as possible. It's done and looks much nicer.

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## SPRING CHECK-LIST

Spring is a great time to review your responsibilities as a Unit Owner. Here are a few suggestions and reminders...

- Review your homeowner's insurance. Is it up to date and in the correct amount to insure your property and personal belongings? If in doubt as to coverage, refer to the amendment at [Tavistockcondos.com](http://Tavistockcondos.com)
- Check your washer hoses and replace as necessary.
- Check your hot water heater. The maximum life is 10 years.
- Clean your dryer duct. Once a year is recommended.
- Have your chimney cleaned at the end of the season.
- Keep your patio clean and clear—only patio furniture in good condition is allowed.
- KEEP YOUR DECK DRAINS CLEAR! Dirt and debris should not be swept into the drain.
- Do not store anything on your patio. Storage cabinets, bicycles, trash cans or bags—must be in your storage closet, not on your patio.
- And, do not overload your storage closet. HVAC equipment should be easy to get to and getting adequate air flow around it.
- Keep a fire extinguisher handy in your kitchen.
- Clean up after your dog and keep him/her on a leash at all times. (Cats, too.)
- Register any changes in your phone or email with the Management office.

### IMPORTANT THINGS TO REMEMBER:

- No plantings other than annual flowers under 12" are allowed in the garden bed adjacent to your unit only. (Solar lights, plants in pots, flags, signs and posts are not permitted.)
- NO GRILLS, CANDLES, OPEN FLAMES, FIRE-PITS, ETC. (Electric grills are permitted.)
- Common areas may not be used for storage, entertainment, etc. Nothing should be kept in the stairwells or entrances. Bicycles, trash cans, decorations, etc. are not allowed.
- ANYTHING BEYOND THE PATIO OR YOUR FRONT DOOR IS A COMMON AREA AND MAY NOT BE ALTERED IN ANY WAY.

NOTE: Certain patio extensions may be allowed but only after obtaining Board approval. Contact Management if you are planning on doing anything in the common areas. Anyone who installed an extension without prior permission from the Board may be liable for the immediate removal of the installation.

### **STOP FEEDING THE GEESE, SQUIRRELS, DEER, AND MICE, ETC.**

It's unfortunate that a few residents don't seem to understand that tossing bread crumbs or other food items intended for birds or geese, brings many uninvited visitors to the buildings. Not only is goose poop everywhere, but the mice and other rodents are attracted to the food items you thought was for the geese. Squirrel and mice infestations happen pretty regularly at Tavistock and feeding wildlife will guarantee that sooner or later you will be dealing with mice. Our crack team of border collies from The Geese Chasers are still working diligently at Tavistock but even they cannot deter geese who have been fed at the same location regularly.

### **PLEASE-DON'T FEED THE ANIMALS!**

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**[RULES & REGULATIONS, BY-LAWS AND OTHER INFORMATION CAN BE FOUND AT:](http://www.tavistockcondos.com)**

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## **THE (ELECTION) RESULTS ARE IN—**

Congrats to Tavistock's newest Board Members:—Charene Scheeper & Dan Lobascio. A big thank you to all of the five candidates who participated in this election. Your participation and interest is appreciated. Over 115 Ballots were received. Special thanks to Election Judges Chuck Butler, Lisa Butler, and Connell Carey for their help in receiving, certifying, opening all those envelopes, and tallying the votes.

The new Board Members will join President Barbara Gordon, Vice President Dennis Boyle, and Secretary/Treasurer Calvin Hyde in making the decisions that effect everyone at Tavistock.

If you were able to attend the meeting on Monday, March 4th, you already know the “ins and outs” of the Association’s budget and the necessary expenditures over the past fiscal year.

## **BOARD MEETINGS**

All Board Meetings are open to all Unit Owners. If there is an item that you would like to present to the Board at a meeting, you must notify management one week in advance for it to be placed on the agenda.

Meeting dates for the year are:

May 22, 2024 @ 1:00-3:30.

August 20, 2024 @ 6:30-8:30

December 2, 2024 @ 6:30-8:30

All meetings will be held at the Cherry Hill Library. Unit Owners are invited to attend as observers only unless notification to be placed on the agenda was sent to the Board via the office in advance.

## **GOING UP**

- Inflation has been catching up with Tavistock and the monthly fee is going up again. As you can see, a lot of work is being done to keep the buildings and grounds in top shape.
- BEGINNING APRIL 1, 2024 THROUGH MARCH 31, 2025 THE MONTHLY FEE IS: \$310.
- Information regarding the 2024.2025 Budget and Fee Payment can be found at [tavistockcondos.com](http://tavistockcondos.com) under the “MEMBERS” tab.
- Thanks for paying on time.

## **COMMUNICATION - THE KEY TO A SUCCESSFUL COMMUNITY**

Please read and follow ALL of the rules. Read the By-Laws. Read the newsletters and any correspondence sent to you from Tavistock. Be an informed Association Member and a good neighbor. Most importantly—COMMUNICATE with us!

Questions, maintenance requests, concerns, and ideas are welcome.

## **CONTACT US**

Email: [tavistockcondos@gmail.com](mailto:tavistockcondos@gmail.com)

CALL OR TEXT: 609-506-3003

[www.tavistockcondos.com](http://www.tavistockcondos.com)

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