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# TAVISTOCK TIMES

## SUMMER 2025

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

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### **“STUFF” HAPPENS**

Over the Memorial Day weekend Tavistock had a significant sewer line clog that backed up and caused damage to one of the units.

Although the Association has the responsibility for common sewer lines, it does not control what goes through them and cannot control those things which will cause clogs and backups. It is up to you the homeowner/resident to do what you can to minimize damage to the sewer lines. Emergency Repairs resulting from sewer backups can be costly to the Association and the unit owner.

Blockages in the main sewer lines causes wastewater to back up into the lower units individual sewer lines, overflowing toilets, tubs, and sinks, and in some cases pouring over into surrounding carpets and walls. There are many things that contribute to these backups and everyone can help by knowing what not to discard into the drains that go into the sewers.

FLUSHABLE WIPES- a huge culprit in blockages.

Wipes, even when labeled “flushable”, do not disintegrate quickly in the sewer system like toilet paper does. The wipes, after being flushed, cling to grease and other debris in the sewer pipes, forming large, solid masses (called “fat-bergs” – we didn’t come up with that name) that can clog and create blockages. So-called “flushable wipes” also can cause damage to the pumping station which is extremely costly.

### FOOD ITEMS

Did you know that some things should not be put in the garbage disposal, or the drain in the kitchen sink? Pasta, leafy vegetables such as spinach, and skins from tomatoes or other fruit or vegetables cause blockages. These items should be thrown in the trash-not down the drain. When you do run your garbage disposal, be sure you are running cold water and that the appliance runs until it’s completely clear. Only allow small increments of waste to enter the disposal at a time.

### COOKING GREASE

Cooking grease is especially problematic as it tends to become a solid mass as it cools and goes through the lines. Bacon drippings or other grease that solidifies when it cools down should go in the trash, not in the drain.

### OTHER ITEMS THAT SHOULD NEVER GO DOWN THE DRAIN

Hard to believe that this has to be mentioned, but: Rags, clothing, underwear, toys, hairbrushes, diapers— should never be flushed. Although it sounds ridiculous, these are just a few of the things the pump operators pull out of the wells and pumps on a regular basis.

Not everyone is expected to change their personal habits, but please be mindful of the above information. Changing one or two things will help prevent blockages and ultimately be less costly to the Association, which ultimately will be less costly to you. Common sense is key.



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## **SPEAKING OF PIPES AND PLUMBING...WATER SHUT OFF VALVES**

There has been an increase in calls regarding shut off valves within individual units either not working properly or leaking, especially if you are installing new appliances. In the event of a leak, it is essential that your shut off (a valve in the laundry area on either side wall) is working properly.

If the valve does not work properly, it will be necessary to have the Association's plumber shut down one or several buildings for a short time. Although this service can be provided by the Association, the plumber is not always readily available so it must be coordinated in advance. Now is a good time to have a licensed plumber check your shut-off valves to be sure they aren't leaking or damaged to avoid emergencies. Most valves are original and are nearing the end of their useful life. You may use your own plumber but shutting off the main supply must be done by the association. We urge you to call Glendora Plumbing for this service. They will do away with time-consuming coordination efforts between plumbers. Glendora Plumbing can be reached at: 856-931-7257 or 856-858-8484. Don't wait for an emergency!

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## **THE SHORTLIST— REMINDERS FOR ALL RESIDENTS**

*(Hoping that a "short list" will get your attention)*

**Read the Rules & Regulations**—they are for every one.  
(Go to [www.tavistockcondos.com](http://www.tavistockcondos.com) under the RESOURCES heading.)

\*\*\*\***THE POOL OPENS FULL TIME ON JUNE 14TH.**\*\*\*\*

PLEASE DO NOT ENTER THE POOL IF THERE IS NO LIFEGUARD ON DUTY.  
Have your ID proving Tavistock residency ready to show.

### **STOP FEEDING THE GEESE (AND THE REST OF THE WILDLIFE)!**

It only takes one person feeding the geese to set a regular visiting time for the geese to come and make a mess everywhere. Geese Chasers can only do so much if residents continue to feed them. Feeding the geese is not healthy for the geese—they become dependent on human interaction and don't learn to fend for themselves as nature intended. Plus—rodents and other animals don't mind eating their leftovers. (Bird feeders are not allowed either.)



**PATIOS ARE FOR PATIO FURNITURE ONLY.** Check the rules. A few plants are fine but nothing should be screwed into the wood such as hanging planters, decorations, etc. Curtains, blinds, shades, or laundry may not be on your patio or deck. Patio extensions must be approved by the Board before installing and must be in keeping with the guidelines.

**PLASTIC SCREENS OR DIVIDERS AT THE A.C. UNITS ARE NOT ALLOWED.** If it's past your patio—it's common area. Nothing should be left on the common areas. Not only do these dividers prevent the lawn crew from getting around easily, they block airflow to you or your neighbors a.c. unit, which can cause major damage. After a few months, most of these items look pretty bad, too—not in keeping with the look of the rest of the buildings.

**NOTHING SHOULD BE LEFT IN COMMON AREAS.** If it's outside of your door—it's common area. Trash cans, strollers, bikes, decorations, etc. may not be left under steps, in the bushes or on common ground.



### **NO BBQ GRILLS ALLOWED AT TAVISTOCK!**

(Electric grills are "ok" but not encouraged.)  
Make safety a priority!

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**The monthly condo fee is:**

**\$350**

**It's due on the first of each month. Late fee is applied after the tenth.**



**TRASH PICK UP DAY IS TUESDAY**

Put your trash and recycling outside after 5:00 on Monday evening  
in tightly sealed, heavy duty bags or cans.

Please do not put trash or recycling in parking places.

Contact the Township Dept. of Public Works with questions or disposal of large items.

**NO ELECTRONIC ITEMS ARE PICKED UP BY THE TOWNSHIP.**

Directions on how to dispose of these items is available on the Township Website:

<https://www.chnj.gov/186/Trash>

**BOARD OF DIRECTORS MEETINGS**

The next meeting is scheduled for June 17th, 2025, at 7:00 p.m. The meeting will be held at the Cherry Hill Library, Lower Level. Board meetings are open to unit owners. If you have an item to be added to the agenda, please email your request no later than June 10th.

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**HOW TO CONTACT MANAGEMENT**

Call or Text

**609-506-3003**

E-Mail:

**tavistockcondos@gmail.com**



**HAVE A SAFE, HEALTHY, AND HAPPY SUMMER!**

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