

IT'S BEEN AN EXCEPTIONALLY HOT SUMMER...AND THERE'S A LOT GOING ON

The pool opened with a splash on Memorial Day. 2025 has proven to be one of the hottest summers ever and many residents have enjoyed using the pool regularly to cool off and soak up some sun. Labor Day is approaching and the final day for the pool season is Monday, September 1, 2025. Thanks to Pentagon Pools for another successful season!

The weather over the summer months has caused a few problems. A few storms in July resulted in damage to the tennis courts, closing the courts for repairs for several weeks. After repairs were complete and a thorough power washing of the surface, the courts have reopened. Please don't use the courts for anything other than tennis. No pets allowed.

VISIBLE - WHAT YOU SEE AROUND THE NEIGHBORHOOD

It has not been a great year for **landscaping**. Fast growth of grass and weeds (due to weather conditions) has kept the crew extremely busy. In addition, a massive cleanup of the area around the pond had to be done earlier than planned. And a repair to the area near the foot bridge to allow water to stay in the pond is being reconstructed. Plus, the beavers have returned to the pond, building their own structures wherever they please but removing some trees that shouldn't be removed. It would be great if we could get the beavers to remove only those trees that need to be removed!

CAR BREAK-INS have been reported. This is a trend not only in Tavistock/Haddonfield, but all of Cherry Hill and surrounding towns. Best advice is: **DON'T LEAVE VALUABLES IN YOUR CAR**. If your car has been illegally entered report it to the police.

TRASH—During this hot summer, many of you decided to “choose your own trash day”. Its so frustrating to drive in to “work” on Monday morning and see how many people have put trash out over the weekend—bags that have been torn into; bugs crawling all over; large items blocking sprinklers, sidewalks, parking places, and generally messy. Cans over-flowing or blown around. Trash seriously interferes with the look of the entire neighborhood as you can easily see. Even though it might be inconvenient remember:

TRASH AND RECYCLING CAN BE PLACED OUTSIDE ON MONDAY EVENINGS ONLY!

If you have a large item like furniture, call the Township at 856-424-4422 for pick up on Tuesday. **IF IT IS NOT PICKED UP, CALL AGAIN.** (Township will not pick up electronics such as TV's, printers, computers.). Please be considerate of the entire community even if its a little inconvenient for you. The worst part is, that when one person puts their trash out early, others join in.

DOG POOP Many residents chose to purchase/reside at Tavistock because the Rules & Regs allow for dogs. Many multi-dwelling neighborhoods don't allow pets but Tavistock does. However, dogs poop and many owners don't clean up after them properly (which is also in the Rules & Regs.) Not only do some dog owners leave their dogs waste on the lawn, but sometimes, they clean up into the little poop bag, and leave the bag on the lawn or in trash or recycling cans that are not theirs. **DOG OWNERS PLEASE: BE RESPONSIBLE FOR YOUR DOG BY PICKING UP THE POOP AND TAKING IT HOME WITH YOU. DON'T PUT YOUR BAG IN SOMEONE ELSE'S TRASH CAN, And please—DO NOT FLUSH THE BAGS!**

PEDESTRIANS—TAKE THE SIDEWALK

Walking down the middle of Tavistock Road is exceedingly dangerous. Cars, not always Tavistock residents, do not seem to follow the speed limit and many vehicles going around the curves veer out of the lane. It's hard to see around the bend if you're moving fast. Please-**DON'T RISK AN ACCIDENT. WALK ON THE SIDEWALKS ONLY.**

NOT VISIBLE - WHAT YOU DON'T SEE

What Management and the Board have been working on is not always visible but we have been extremely busy with not only REGULAR condo business such as answering phone calls and emails; annual audits; routine maintenance; etc. but here are a few extremely important (and time consuming) projects that are “in the works”.

INSURANCE

As you probably know, the insurance policies for the Association expire on August 7 each year. Normally, a policy is renewed by the carrier before expiration but this year, the insurance carrier for Tavistock did not offer a renewal and a new policy had to be shopped.

There are not many companies that insure condominium complexes, especially those with major losses such as FIRES and nuisance claims (slip & fall suits, minor injury suits, etc.). It was exceedingly difficult to find a company to carry a policy that covers everything that must be covered but on the evening of August 7th, hours before the expiration, a policy was bound and Tavistock is covered. The bad news is that the premium is approximately \$70,000 more than budgeted for the year. This is one of the things the Board will discuss at the next meeting.

If you receive a notice from your mortgage company requesting proof of coverage, just send a copy to the office: tavistockcondos@gmail.com and we will get that sent for you immediately.

FIRE BUILDING 15

It might appear that nothing is happening since the building was demolished in late January shortly after a fire, looks are deceiving. Settling a claim that involves not only the Association but also eight unit owners who were effected, is very complicated. We are happy to report that the paperwork and administrative detail, is on the homestretch. Insurance companies, architects, builders, Township Permits, and many other issues, have been on-going. As of today: Associations claim has been settled. Architect design drawings are complete. Builder chosen and contracts for rebuilding have been signed. Permits have been applied for from the Township. Insurance coverage for the “new” building (which requires a separate policy until building completion) has been placed and permits have been applied for. Once permits are issued from the Township, building will begin. The time estimate for completion of the rebuild is mid-January 2026.

INFRASTRUCTURE

WATER MAIN BREAKS—As you may remember, the water service had to be shut off twice over the past 4 months to the entire complex. The shut offs were done so that water main breaks could be repaired. Tavistock’s water lines, many of which were not installed in the best fashion, are now nearing 40 years old. It is expected that these breaks could become more frequent. Repair of these breaks costs anywhere from \$5,000 to more than \$9,000 depending on the location and severity of the leak.

The **SEWAGE PUMPING STATION** AND ASSOCIATED SEWAGE LINES may be the most unnoticed parts of Tavistock’s infrastructure but it also may be the most important. Recently one of the pumps in the lifting station failed and had to be replaced. The two pumps that run the station should last approximately 4 years but now, due to many factors beyond our control these pumps are only lasting about two years. This is very large expense for the Association. Pump replacement is about \$25,000 which does not include the emergency service call to diagnose the problem. If the sewage pumping station is not working efficiently sewage will be backing up throughout the complex and into your unit and nobody wants that! PLEASE STOP FLUSHING THINGS THAT SHOULDN’T BE FLUSHED. As stated in the last newsletter—so called flushable wipes are not flushable as they don’t break up in the system. Diapers, wipes, dog poop bags; clothes (yes, clothes and rags have been cleaned out of the system), etc. should never be flushed.

ROOF, DECK, AND STAIRS REPLACEMENTS are on-going, although the cost of labor and materials have gone up. Increasing the Reserve Funding over the last two years has been crucial in allowing these repairs to be made without impact on your operating funds.

There has been a **change in the FIRE CODE** which now requires that mulch cannot touch the buildings. For this reason an 18 to 20 inch stone bed must be installed at each building. This means re-establishing the beds; moving some vegetation; and adding tons of stone. And you guessed it—\$\$\$\$. This has been an expensive and unexpected expenditure adding another burden to the year's budget..

FINALLY, the Board and Management have been working with the NJ American Water Company to meet the standards required for the installation of “**back flow preventers**” in all of Tavistock's domestic water meters. Due to the size and nature of these back flow protectors, new meter pits will need to be installed next to each existing meter pit. Initial estimates for installation of these pits will cost approximately \$20,000 each. There are ten of them.

Management is evaluating the financial impact, timing required to complete these pits, as well as financing options to try and take some of this burden off of each homeowner.

In addition, the increased costs for INSURANCE, FIRE CODE CHANGES, INFRASTRUCTURE MAINTENANCE; INCREASED ROOF/DECK/STAIR REPLACEMENT COSTS will eventually impact every unit owner. The Board is facing some very tough decisions coming up and will undoubtedly meet their fiduciary obligations by making informed decisions. *Your support is appreciated.*

AND PLEASE DON'T FORGET — -

GET INSURANCE COVERAGE FOR YOUR UNIT AND PERSONAL BELONGINGS! It cannot be emphasized enough: You should carry at least \$165,000 in coverage to cover the entirety of your unit as defined the Master Deed.

Please **READ & FOLLOW ALL of the Rules & Regulations!!!** You cannot pick & choose only the ones you like. Rules & Regs are designed so that everyone at Tavistock can expect a safe and comfortable place to live.

BOARD MEETINGS

The next Board of Directors meeting will be on **Monday, September 8th at 7:00 p.m.** The meeting will be held at the Cherry Hill Public Library Multi Culture Room (Lower level). Meetings are open for observation to all residents. If you have an item you would like to be discussed, please notify management no later than September 3 to be placed on the Agenda.

EVERYDAY

- Get your Dryer ducts cleaned regularly
- Check and clean your chimney annually or before you use it
- Hot water heaters last ten years. If yours is older—REPLACE IT.
- Keep your deck drains clean and clear.
- Insurance—GET COVERED!
- The monthly condo fee is \$350 and due on the FIRST of each month
- All requests for maintenance must go through the office.
- Call, text or email your maintenance request. (See below for CONTACT info.)
- Keep a working Fire extinguisher close by.
- Be sure your SMOKE DETECTORS are working.
- Be kind and considerate to your neighbors and the people that serve this community.

CONTACT INFORMATION

Hear a smoke alarm or smell smoke or gas?

CALL THE FIRE DEPARTMENT. @ 9-1-1

For Civil matters such as noise or illegal activity:

CALL THE POLICE @ 9-1-1

Call PSE&G IF YOUR POWER IS INTERRUPTED

nj.pseg.com

Trash and Recycling Information

CALL CHERRY HILL TOWNSHIP, PUBLIC WORKS

856-424-4422

FOR ASSOCIATION MATTERS

Contact Management

CALL OR TEXT: **609-506-3003**

EMAIL: TAVISTOCKCONDOS@GMAIL.COM

USPS MAIL

Tavistock Condominium Association

100 Tavistock Road

Cherry Hill, NJ. 08034

WEBSITE: www.tavistockcondos.com

Thanks for doing your part in keeping Tavistock a great place to live!