



Lakes at Larchmont

CONDOMINIUM ASSOCIATION NEWSLETTER

Your 2010 Board Members are:

Denise Hummel
Jim Anchak
Silvie Schwendy
Lucia Ciuper
Sue Nanoski

LAKES AT LARCHMONT CONDO AND HOA 2010 MEETING DATES ARE:

The Lakes at Larchmont Condo and HOA meeting schedules for 2010 will be held at the Mt Laurel Senior Center at 7:30pm-Board to meet at 7:00 to setup.

LALCA- Condo's Thursdays

January 21, 2010
 February 18, 2010
 April 15, 2010
 March 18, 2010
 May 20, 2010
 June 17, 2010
 July-No Meeting
 August 19, 2010
September 16, 2010
 Annual meeting
 October 21, 2010
 November 18, 2010

LALHOA- Mondays

February 1, 2010
 April 12, 2010
 July 12, 2010
September 20, 2010
 Annual Mtg.
 November 1, 2010

MAMCO Property Management
 520 Fellowship Rd, Suite 508
 Mt Laurel NJ 08054
 Tele 856-273-8483
 Fax 856-234-5479

Landscaping Committee Updates:

The Landscaping Committee, headed by Silvie Schwendy and Lucia Ciuper, oversee the implementation of our landscape maintenance contracts and projects. Want to help?? Volunteers may email Silvie at Silvie@comcast.net or Lucia at Lucia36@comcast.net.

Radical pruning of shrubs and bushes will be performed this winter, which will

enhance the look of our landscaping, promote new growth in the spring, and clear out the growth around windows and doorways for your safety.

Leaf collection is scheduled for the end of November.



Trash bins

Larger trash bins have been temporarily placed in every dumpster area. We will be replacing them with bins that have convenient side doors. Remember that large bulk items should be placed outside the walled bin area so the trash collector can retrieve the bins with ease. Bulk pick-up is Thursday's.

Property Inspections



Do not forget that we live in a Planned Unit Development and have rules and regulations to which you must adhere. Property inspections are performed monthly. Residents will be notified of any violations and have 30 days to rectify them. We appreciate everyone's effort in keeping our community clean and presentable.

Noise Pollution

In the days of high tech music systems and HDTV's, we must remind ourselves that we live in multi-family dwellings and noise travels very easily. Let's be courteous and considerate of our neighbors by keeping the noise levels at a minimum inside and outside our homes.



Children

The Board would like to encourage parents to supervise their children while playing outdoors. Streets become dangerous from oncoming vehicles and climbing trees is strictly not permitted. Let's keep our children safe!

Holiday Decorations



As the holidays approach, please remember that outdoor holiday decorations must be taken down no later than January 15, 2010.

Home Improvements

Prior approval from the Condominium Board is required for all exterior changes (i.e. windows, satellite dishes, landscaping, doors, etc). Forms may be picked up at our monthly meeting, website at www.lakesatlarchmont.org/Exterior.pdf, or in person at the Mamco office

Fall Reminders

Avoid costly damages to you and your neighbor's home. Owners and tenants are each responsible for proper maintenance of their appliances and electrical systems. We urge you to inspect water heaters, furnaces, fireplaces, smoke and carbon monoxide detectors, and dryer vents for these are fire hazards.

Ice melt buckets will be conveniently placed at every dumpster in the coming weeks. We are asking for your help in maintaining safe walkways by sprinkling it on the ice that form on those slippery overnight freezes.



Top Ten List

If you are like most of us, you glanced at your Lakes at Larchmont Condominium Association "Rule Book" when you moved in and haven't looked at it since.

To view all bylaws, refer to the Rules and Regulations at our website www.lakesatlarchmont.org/rules or visit the MAMCO Property management office in person at 520 Fellowship Road, Suite E 508 & 509, Mount Laurel, NJ 08054.

Below are the top ten most frequently ignored rules:

1. Balconies, patios, and other common areas are not to be used for personal storage
2. Any exterior changes, including, but not limited to, satellite dishes, doors, windows, and storm doors, MUST be approved prior to installation, in writing, by the association or management
3. Pets may not be walked between or behind buildings, may not be tied to common property, must be leashed when outdoors, and must be picked up after. There are both leash and scoop laws in Mount Laurel Township
4. The cost incurred by the restoration of damaged common property, including turf, caused by residents or their pets must be paid by the culpable party

5. Residents are prohibited from displaying personal items in windows and doors, including but not limited to, "For Sale" signs and political advertisements

6. Bulk trash (such as carpets, appliances, furniture, etc) should be placed outside the walled dumpster area, NOT inside the brick walled area

7. Residents are required to install proper window and door coverings, such as blinds, drapes, shades, or curtains, within 30 days of occupancy

8. Overnight parking of any commercial vehicle is prohibited

9. Repair and maintenance of vehicles on common grounds is strictly prohibited, with the exception of headlamps, flat tires, jump-starting, and fluid top off

10. The use of power tools is only permitted between 9 am and 9 pm

The association's money is your money too. In order to maintain low monthly dues, we need to work together to maintain our financial stability.

Living in a Planned Unit Development obligates residents to abide by all governing documents. Correct your violations and help keep the Lakes at Larchmont a great place to live!

Pumpkin Cranberry 'Bread

(Makes 2 loaves)

- 2 1/4 cups all-purpose flour
- 1 tablespoon pumpkin pie spice
- 2 teaspoons baking powder
- 1/2 teaspoon salt
- 2 eggs
- 2 cups granulated sugar
- 1 3/4 cups (15-ounce can) LIBBY'S Pure Pumpkin
- 1/2 cup vegetable oil
- 1 cup fresh, frozen or sweetened dried cranberries

COMBINE flour, pumpkin pie spice, baking powder and salt in large bowl. Combine eggs, sugar, pumpkin and oil in small mixer bowl; beat just until blended, Add pumpkin mixture to flour mixture; stir just until moistened, Fold in cranberries. Spoon batter into 2 greased and floured 9 x 5-inch loaf pans.

BAKE in preheated 350' F. oven for 55 to 60 minutes or until wooden pick inserted in center comes out clean, Cool in pans for 5 to 10 minutes; remove to wire rack to cool completely,

The Condominium Board Members and Mamco wish you a Happy and Healthy Holiday Season and sincerely thank you for your efforts in keeping our community a beautiful community to live in.