



Lakes at Larchmont

CONDOMINIUM ASSOCIATION NEWSLETTER

2010 Board of Trustees:

**DENISE HUMMEL,
PRESIDENT**

**JIM ANCHAK, VICE
PRESIDENT**

**LUCIA CIUPER,
SECRETARY**

**SILVIE SCHWENDY,
TREASURER**

SUE NANOSKI, DIRECTOR

2010 MEETING DATES

Meetings are held at the Senior Center located behind the Mt. Laurel Police Station beginning at 7:30pm. All owners are encouraged to attend the meetings and provide important input on matters affecting your community.

September 16th

October 21st

June 17th November 18th

July and December –

No Meeting

COMMUNITY RULES & REGULATIONS

We encourage all residents to be educated toward the Rules and Regulations governing our community, from parking to pets, and children playing in the common areas. It will be everyone's benefit to know these rules to prevent misunderstandings in the future.

www.lakesatlarchmont.org

Visit us on the website for current information on:

- Rules & Regulations
- Meeting Minutes
- Satellite Dish Rules
- Parking Regulations
- Window Replacements
- Exterior Change Application*

All exterior changes require Architectural Review Board approval (ARB). An application is available on the web

(www.lakesatlarchmont.org).



The five members of the board work hard but they are only five people... they need more eyes out

there to make them aware of problems or landscaping issues. To those that walk your dogs in the community you have the perfect opportunity to look around while walking your dog and report back to the board/management company. Be a "block captain" and report on the areas in and around your building.

PORTABLE SPORTS EQUIPMENT

Portable and/or permanent sports/recreational fixtures and/or facilities are prohibited within The Lakes Community. These include but are not limited to basketball backboards, street hockey nets, volleyball nets, etc. Organized sports/recreational activities (including but not limited to pick-up football, basketball or baseball/softball games) are likewise prohibited within the Lakes Community.



SPRING HAS SPRUNG



J&S Lawnman and Rockwell tree service is on site for the grass cutting and bed maintenance. A material safety data sheet is kept on file in the

(Continued on page 2)

(Continued from page 1)

management office for all fertilization products. Please call management at (856) 273-8483 if you need a copy.

Residents are encouraged to plant annuals around their area, but please be reminded that you are not permitted to remove and/or replace any common area plantings around the buildings.

PROPERTY INSPECTIONS



Property inspections are performed by management on a monthly basis. Please be reminded of the following:

For Sale and For Rent are prohibited. A maximum of three open house signs are allowed to be posted within the community but must be put up and taken down the same day of the open house.

Entranceways, Patios and Balconies should not be used for storage of coolers, trash cans, toys, boxes, etc. Areas should be kept clean, and newspapers are to be picked up regularly.

No window air conditioners are permitted.

Satellite dishes are not be installed on building eaves or any area other than your limited common area (your balcony). If your satellite dish is in an unapproved location, it will be taken down.

Owners must clean up after their pets. If it is found that your pet has damaged any common area, you will be responsible for the repair.

Dryer Vent Cleaning

Irish Eyes phone number(609-744-9902).

Hot Water Heaters

IF YOUR HOT WATER HEATER IS ORIGINAL IT'S NOT A MATTER OF IF IT'S GOING TO FAIL BUT WHEN IT'S GOING TO FAIL. MAKE SURE YOUR INSURANCE IS UP TO DATE BECAUSE THE DAMAGE CAN AND WILL BE

COSTLY. THE ASSOCIATE HAS A \$5000 DEDUCTABLE FOR ANY DAMAGE CAUSE BY THE FAILURE OF A HOT WATER HEATER. THIS DEDUCTABLE IS THE OWNER'S RESPONSIBILITY. AVOID THIS BY REPLACING IT NOW.

PROJECTS IN PROGRESS

Powerwashing will be done on buildings 100-1100. All decks and doors will be painted. Notice will be sent to owners prior to commencement of work.

Roof replacement will happen on the 1600 and 4400 buildings

GRILLING RESTRICTIONS

By Order of Mt. Laurel Township
Local Ordinance F-319-1

**NO GAS – NO CHARCOAL
NO EXCEPTIONS!**



ONLY THE USE OF AN ELECTRIC GRILL IS PERMITTED. If a gas or charcoal grill is observed by the Mount Laurel Fire Department, the Lakes at Larchmont

Condominium Association will be fined. Fines can go as high as \$5,000 which will be levied upon the resident. A gas grill without a tank is still classified as a gas grill and the same fines apply. If gas or charcoal grills are observed you will receive ONE warning to remove it. After that warning the grill will be removed.

EMERGENCY CALLS TO MANAGEMENT

Emergency Calls to MAMCO – The emergency page is for true emergencies that can not wait until the next business day. If you use this service when



it is deemed to not be a true emergency, you will be charged the fee of \$87.50.



Lakes at Larchmont Homeowners Association

June 2010 Newsletter

MAMCO - An Associa Company

Board Members

Roseann Phillips, President
Denise Hummel, Vice President
Elizabeth Carpenter, Treasurer
Silvie Schwendy, Secretary
James Anchak Sr., Director

Board Meetings

The Lakes at Larchmont HOA Board of Trustees meetings for the remainder of 2010 are:

April 12
July 12
September 20
November 1st

Meetings are held at the Senior Center at 7:30 pm. We encourage all owners to attend the association meetings and provide important input on the matters affecting your community.

Lakes at Larchmont Homeowners Association Proudly Managed by:

MAMCO PROPERTY MANAGEMENT

P.O. Box 668
Mt. Laurel NJ 08054
Phone (856) 273-8483
Fax (856) 234-5479
E-mail:
mamco@mamcomgmt.com

Rob Hastings, Manager

MOVIE NIGHT

Please attend our 2nd annual "Movie Night" at the Lake, July 17th weather permitting, featuring "UP!" Show will begin approx 8:30pm. Popcorn will be served.



LALHOA sponsors a trip to Baseball Game



The Lakes at Larchmont is proud to sponsor a trip to the Camden River Sharks August 14th. Air-conditioned buses will be picking up at the lake on Forest Lake Drive at 4:15pm for the 5:35pm game and returning at approx. 10:00pm.....Tickets are \$8:00per seat, If you're interested in going with the association please fill out the form attached, include a good daytime phone# and mail your check along with the form to LALHOA, P.O. Box 668, Mt Laurel NJ 08054..Checks/Forms must be received by July 20th.....Buses are being paid for by the LALHOA. Come join your neighbors for some summer-time fun - run the bases for kids" (kids under 12) and fireworks (no age limit)!

POOPER SCOOPER ORDINANCE

Pet Owners: Having a pet is a privilege within the community. You need to be aware of the seriousness of failing to comply with township/Association pooper-scooper ordinances. The township as well as the Association may levy fines. You must clean up after your pets. Pets must be leashed at all times. Please be considerate of our neighbors.

ENJOY THE SUMMER

Enjoy the lakes, fish, walk the dog, picnic but PLEASE carry out what you bring. Do not discard trash, fishing items, pet waste, bottles, etc. around the common areas. Not only is this unsightly but it can be harmful to the wildlife.



*Drive slowly at all times
through the community!!!*