



Woodlake at Kings Grant

Marlton, New Jersey

www.woodlake-ca.org

Woodlake at Kings Grant Condominium Association, Inc. Annual Meeting July 27, 2011 – 7:30 p.m. Evesham Township Municipal Building 1st Floor Courtroom

ANNUAL MEETING NOTICE & NEWSLETTER

The Annual Meeting in July is one of the two meetings mandated by the Woodlake governing documents. There are three Board seats that are up for election at this meeting. The current Board would like to invite interested unit owners to submit their resume for consideration for one of the slots that will become available in August 2011. Please be advised that only members in good standing, meeting the requirements of the Woodlake Master Deed and By-Laws, may be elected to a position on the Board. If you are interested in nominating yourself to run for one of these seats, please submit a short (half page) resume with your qualifications and personal history to MAMCO Property Management no later than July 01, 2011. If you are unable to attend the meeting, official proxy forms will be available on the Woodlake web-site www.woodlake-ca.org or by contacting Mamco Property Management at 856-996-1647.

DOGS

The Association has received numerous complaints about people not cleaning up after their dogs. A recent walking tour of the community bore this out. This problem is not only a violation of the Woodlake rules that you agreed to when you purchased your unit or moved in, but it is also a violation of a Township Ordinance and subject to a fine. Please call the Evesham Police at (856) 983-1116 and report these violators. This problem has gotten so bad that the Association is considering a "Pet Fee" for dog owners to help defray the cost of bag dispensers and having our grounds person work extra time to clean up dog waste. It is the law that your dog must be

registered with the township and we may assess all registered and known owners. The rules allow only one dog per unit. Please visit our website www.woodlake-ca.org for a complete list of community rules. A grateful **Thank You** to all of the considerate dog owners who do clean up after their pets.

Bulk Items

As of Jan 1st 2011 the township does not accept electronics in the regular trash dumpsters. **Things like computers, TV's, stereo equipment, and DVD players** must be separated and **dropped off at the public works building, Goodwill and other designated drop-off locations** by the owner

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at the designated drop bins. **Large items like washers, dryers, rolls of carpet, furniture, and any remodeling and construction trash are considered “bulk” items. They are not to be placed in the dumpsters like regular trash.** The trash collector will not pick up the trash if these items are present which will result in an unsightly over flow of trash and an additional expense to the community. **All bulk items are to be placed alongside of the dumpsters on the designated bimonthly pickup dates.**

For units 1 – 115, large items are picked up by the Township once each month, on the first trash collection day. Anyone in units 116 – 392 must call MAMCO so that the pick-up can be scheduled. It occurs on the first and third Wednesday of each month, but must be requested in advance. Please do not put the trash out in advance since it is unsightly and detracts for the appearance of the community. Please check the official Woodlake website www.woodlake-ca.org for scheduled pickup days.

Commercial Vehicles

Commercial Vehicles (commercial plates beginning with X for the plate number, any vehicle with commercial advertising, company names, ladders, etc.) are not permitted to be parked overnight in Woodlake even if you are an owner or resident. **Violators will be notified in advance and if you do not comply with the rules, you will be towed.**

Vandalism

Vandalism continues to be a costly problem in Woodlake, ranging from cutting the tennis court fencing with wire cutters to breaking spindles on the porch of the shed to tipping over a dumpster. If you witness any of these acts, please please step up and contact

the Evesham police (856- 983-1116) to report it as soon as possible so that they can catch the perpetrators in the act. The police want to hear from the witness, not management. You can request that the officers not come to your door. If applicable, the Association would press any charges.

Grills

As summer has arrived we look forward to more cooking out. Just remember that Evesham Township has (and enforces) strict restrictions on grills/barbeques in multi-family dwellings, where a fire could be especially dangerous to our neighbors. See the Rules on the Woodlake web site www.woodlake-ca.org for a complete explanation of the fire department regulations as they apply to Woodlake.

Repair Projects

The capital repair projects continue with work on re-roofing the garden style units, and replacing the rotting T111 siding with maintenance free vinyl. The re-roofing of town home buildings will also continue. Both of these are multi-year projects. When your building is scheduled for work you will be notified in advance. Remaining buildings not scheduled this year will have the trim painted this summer, in line with the revolving five-year schedule. Once again as a reminder, attaching anything to the “common areas” of the buildings is prohibited in the Governing Documents. This includes the old siding as well as the new vinyl siding and/or trim. You will be billed for the cost of replacing the areas that you damaged.

Geese!

For many years our **uninvited** resident geese have created costly damage to our turf and



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created an unsightly and unhealthy situation on both the lakefront and in the water. Everything on the ground ultimately ends up in the lake each time it rains. Various sources say that one adult Canada goose can excrete between .5 and 1.5 pounds of solid waste each day!

Their abundant feces have resulted in numerous occasions that the water has been declared by health authority inspections as unsafe for swimming. For many years it was impossible to safely walk along the lakefront.

For these reasons it is a violation of Woodlake rules to feed them and/or to remove or destroy the fencing that has been installed. The net fencing that we have erected around the lake has proven to be effective at discouraging our feathered friends as you can actually walk along the lakefront in most areas without stepping in you know what. Please make every effort to preserve the fencing and report anyone who damages it. We all contribute to the fence and its maintenance, and also for repairing damage to our landscaping and to the maintenance of our lakes through our KGOSA and Woodlake assessments.

Evesham Police

The Evesham Police remind everyone to lock their cars. The township has experienced a rash of break-ins of unlocked cars, including in neighboring Barton Run and other nearby communities in Kings Grant. The police have also reminded us that Woodlake Drive is a township road and that speed limits can and will be enforced. Please drive slowly and carefully, and watch out for children!

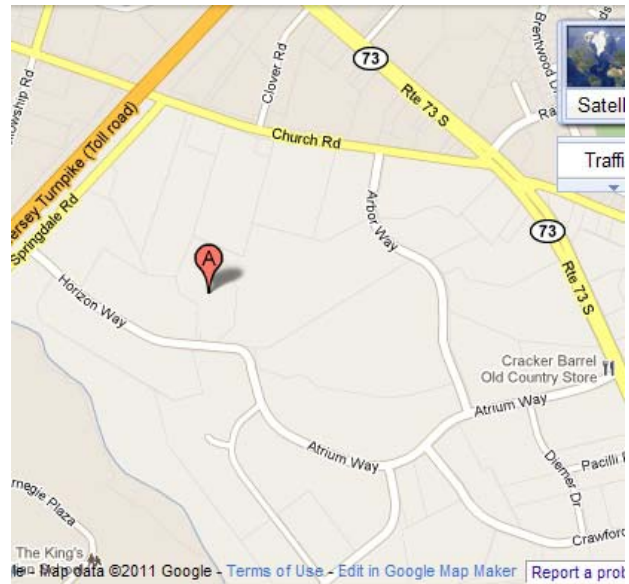
2011 Community Meeting Dates

Our final 2011 meeting will be held at the Evesham Municipal Building at 7:30 pm on October 26, 2011. This is our annual budget

meeting and is open to all members in good standing.

MAMCO

MAMCO has moved to a new location. The new physical address and contact information are:



MAMCO Property Management
14000 Horizon Way, Suite 200
Mt Laurel, NJ 08054
Toll- Free Phone: 888-884-8490
Direct Dial: 856-996-1647
Fax: 856-234-5479

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Water Restriction Reminder

Water restrictions are in effect from May 1, through September 30 of each year.

THE ODD/EVEN WATERING SYSTEM DOES NOT DEPEND UPON HOUSE ADDRESS.

The water restriction system is based on location to encourage neighborhood compliance. All residential and commercial customers of the MUA are required to comply with the watering restrictions.

Woodlake is located in the area defined as “South of Route 70” and can only water on even numbered days.

LIMITED HOURS ARE ALSO IN EFFECT ON YOUR ASSIGNED DAY. YOU MAY WATER FROM MIDNITE TO 8:00 A.M. AND FROM 6 P.M. UNTIL MIDNITE.

NO ONE CAN WATER FROM 8 A.M. TO 6 P.M. ON ANY DAY.

1. Vehicles may be washed on any day with a hand held hose with an automatic shut off nozzle.
2. Lawns/shrubs can be watered with a sprinkler only on the odd/even schedule during the limited hours.
3. Lawns/shrubs can be watered on any day with a hand held hose with an automatic shut off nozzle.
4. Customers who are wasting water will be required to discontinue outside water usage regardless of the day.
5. Washing of sidewalks/driveways is prohibited.
6. New sod may be watered for 7 consecutive days from the date of installation, provided the Authority is notified on or before the 1st business day after installation. After that,

customers must comply with the odd/even, limited hours schedule.

7. All customers can water on the 31st day of any month. Customers must still comply with the limited hours schedule.

Violators will be subjected to fines. To report a violation contact the Authority at (856) 983-1878.

In the event of a violation of any water use restriction imposed by the Authority, a maximum fine shall be imposed upon the user as follows:

First violation in a calendar year: \$50.00

Second violation in a calendar year: \$100.00

Third and each subsequent violation in a calendar year: \$500.00

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