



January 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
Dues \$150			1 Happy New Year—Office Closed	2	3 Recycle	4
5	6 Board Meeting—7 pm	7	8	9	10	11
12	13 Board Meeting 7 pm	14	15 Dispose of Live Trees in corral fenced area—Office	16	17 Recycle	18
19	20 Martin Luther Day—Office Closed	21	22	23	24	25
26	27	28	29	30	31 Recycle	



Village View

MARLTON VILLAGE HOMEOWNERS' ASSOCIATION

GREAT NEWS! THERE WILL BE NO 2025 DUES INCREASE!

The Homeowner Association dues will remain the same for 2025! Our dues has not increased in ten (10) years, due to the hard work of the Board of Directors and the Property Manager, diligently managing our finances. The dues are \$150.00 per month. It can be paid monthly or annually. The due date is the 1st of each month and if received after the 15th, there is a \$25.00 late charge fee assessed so please include the late fee with your HOA payment to avoid a late notice being sent to you. And please make sure your address of your home in Marlton Village is on your payment so that your account can be credited properly.

UPCOMING 2025 BOARD ELECTIONS

Ballots will be going out the week of January 27th, for our February 2025 Board Elections. Please turn them in with your February HOA dues by February 10th by 7 pm. Nominating Petitions are required if you wish to run for a position on the board. The forms will be available on January 20, 2025 at the Management Office and must be returned by February 10, 2025 by 7 pm. If you want a short bio to be included in the February newsletter, and/or name on the ballot, it must be received by January 15, 2025.



PROPER DISPOSAL OF LIVE CHRISTMAS TREES

If you plan on purchasing a live Christmas tree, please dispose of the tree inside the fenced area in the Management Office parking lot. Please do not leave them next to the dumpsters. The deadline to properly dispose of them will be January 15, 2025. Make sure that all the ornaments are removed from the tree. Evesham Township will be picking up the trees the next day.

NOTICE SENT OUT BY EVESHAM MUNICIPAL UTILITIES AUTHORITY

A letter was sent out to all of the homeowners from the EMUA regarding unknown service line composition and possible exposure to lead in the drinking water.

If you have any questions and/or concerns, please contact the EMUA at 856-983-1878 or MUA@EVESHAMMUA.COM. You can also contact them at 856-983-0331 to get your water tested at no cost.



BULK TRASH TRASH PICK UP

TO ALL HOMEOWNERS/LANDLORDS UPDATED CONTACT INFO. NEEDED

For the homeowners/landlords, we must have updated contact information for each homeowner. This includes, phone and cell numbers and email addresses. If your unit has a tenant residing there, you must provide a copy of the lease for our records and files or they will not be able to obtain pool passes.



BULK ITEMS BEING LEFT AROUND DUMPSTERS.

We cannot stressed it enough of the importance of homeowners/ residents to place their large bulk items in the roll off dumpsters in the parking lot of the Management Office. Some homeowners are leaving TV's, microwaves, mattresses, dressers, sofas, etc., next to the small dumpsters. We have to have these large items brought up to the roll off dumpsters for proper disposal, which costs the Association, time and unnecessary monies. So please bring these items to the roll off dumpster. If you have electronics, televisions, computers etc., they must be taken to the Evesham Township Public Works Facility. Our trash haulers will not take them. The security surveillance cameras will capture anyone dumping illegal items in the dumpster and it is a \$500 fine!

ILLEGAL PARKING

First and foremost, I would like to thank all of the homeowners and residents that abided by our request to not block the entranceway on Cypress Court. This allows all vehicles to come in and out of the court, so thank you so much. But unfortunately, we have received additional complaints that homeowners with multiple vehicles have been parking at the end of their driveways and other areas, which makes it difficult to back out of other homeowners driveways. If you need additional parking spaces, please park in the common parking spaces. There is plenty of spaces available in the Management Office parking lot. Also, people are using other homeowners driveways to make u-turns. Please be respectful and not do this.

NO TOUCH—2025 FORMS

The annual 2025 No Touch forms will be available beginning on February 1st. This form must be submitted each year, if you have services that you **DO NOT** want the landscapers to perform on your property in 2025. You can stop by the office or a form can be mailed or emailed to you. The deadline to complete and return this form is March 15, 2025. No form will be accepted after March 15, 2025. No Exceptions.



Marlton Village Homeowners Association

230 Fir Tree Court
Marlton, NJ 08053
Phone: 856-983-1777
Fax: 856-983-1237
Email: mvhoa@MarltonVillage.comcast biz.net.
Marsha Jenoff — President
Laurie M. Lynard
Managing Agent
Office hours: Monday—Thursday
9am—1pm

DOG WALKING & CLEAN UP

Please make sure your dog(s) are on a lease when walking your dog on common grounds. You also must carry a bag with you to clean up after your pets. The majority of the homeowners are abiding by the rules, but we still have a few individuals who refuse to comply. Your dog maybe friendly to you, but others do not like strange dogs running up to them regardless of the size of the dog. To help us. please report these incidents to the office so they can be held accountable. You can remain anonymous, just make sure you get the date, time, color and/or breed of the dog and if possible, the address.



THE NEXT BOARD MEETING IS JANUARY 13, 2025 AT 7 PM AT THE CLUBHOUSE



Get Ready for the Winter Months

Winter is approaching fast, so we all have to get ready! Make sure that during a snow storm, please park in your driveway to allow the plows to get thru and clear our streets and courts. This is very important!!! Do not park in the street. The plows and equipment needs access to the roads. Extra parking is available at the Management office parking lot.

