



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5 Recycle	6 Pearl Harbor Day
7 Pearl Harbor Day	8	9	10	11	12	13
14 Hanukkah Begins	15	16	17	18	19	20
21 Winter Begins	22	23	24 Manager Vacation—Office Closed	25 Christmas Day—Office Closed	26 Kwanzaa Begins	27
28	29	30	31 Manager Vacation—Office Closed			



Village View



MARLTON VILLAGE
HOMEOWNERS' ASSOCIATION

MERRY CHRISTMAS AND HAPPY HOLIDAYS!!!!

On behalf of the Board of Directors and the Management staff, we would like to wish everyone a happy, safe holiday season and Happy New Year!.



LIVE TREE DISPOSAL

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 11, 2026. Make sure that all the ornaments are removed from the tree. Evesham Township will be picking up the trees the next day.



GOOD NEWS—NO 2026 DUES INCREASE!!!!

Due to the diligent hard work of the Board of Directors and the Manager with managing our finances, the Board of Directors would like to inform all homeowners that the 2026 dues will remain the same at \$150.00 a month.

There has not been a dues increase since January of 2015! That is eleven (11) years without a dues increase. We would like to thank our faithful homeowners who pay the dues on time each and every month.

INSULATE YOUR WATER PIPES IN YOUR SHED

Every year, we have several homeowners who had their water pipes break during the winter months. Please make sure you insulate your pipes in your sheds before winter.

In order to prevent outside spigots and water supply lines from freezing and possibly breaking during the winter, please follow the following procedure:

Step #1: Close main water shutoff valve to your home located in the front utility closet, to the left of the water meter. Continued—Page 2

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.



ALL RENTAL UNITS MUST BE REGISTERED WITH EVESHAM TOWNSHIP

Please be advised that all units that are being rented to a tenant, must be registered and inspected by Evesham Township. Once the house passes inspection, a Certificate of Occupancy will be given to the owner. The office will need a copy of the Certificate of Occupancy and a copy of the lease for our records and files.

Any owner who fails to register their property with Evesham Township maybe subject to fines by the Township. And the owner must provide the office with their updated addresses, phone number and email. addresses so we can contact you.



OUTSTANDING ACCOUNT BALANCES

Notices will be sent out during the month of December for all accounts with balances. The balance may include unpaid late fees and non-payment of homeowner dues. Remember, the dues will remain \$150.00 per month. We were able to keep the dues the same because of our homeowners who pay their dues each and every month and on time.

When you received your notice, please pay the outstanding balance as soon as possible. Start 2026 with your account up to date and current.

Continued from Page 1:

Step #2: Open valves on the outside spigots front and back.

Step #3: Open kitchen faucet. (This releases pressure).

Step #4: When both lines are completely drained, close the front spigot shutoff valve in the utility closet and the rear spigot shutoff valve under the kitchen sink to the far right valve.

Step #5: Shut off the kitchen faucet.

Step #6: Open main valve.

SUGGESTION: You can also wrap your water supply lines in your utility closet.

Marlton Village Homeowners Association

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Marsha Jenoff – President
Laurie M. Lynard
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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.



NO BOARD MEETING IN DECEMBER

There will not be a Board meeting in the month of December.



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!!!

