



Association Advisors

Horizons at Woods Landing

2015 OPEN MEETING SCHEDULE

HORIZONS AT WOODS LANDING CLUBHOUSE

(located at 191 Keller Way, Mays Landing)

The following are the dates for 2015.

January 14, 2015

March 11, 2015

June 10, 2015

September 9, 2015

November 11, 2015

December 9, 2015



[/acua.green](http://acua.green)
[/acua_green](http://acua_green)

Sign up for
 collection
 reminders
 at
acua.com/reminders

2015 Hamilton Twp. Collection Services

- Recycling Collection Week** — Collected on same day as trash
- Yard Waste** (see back for details) **Township-wide Yard Waste Collection** (details - must call to schedule pick up)
- Earth Day Celebration**: 10 am - 4 pm
 ACUA 6700 Dellilah Road, Egg Harbor Twp., NJ 08234
 Join us for a day of entertainment, crafts, games, hayrides, tours, workshops, & more!
- Holiday Food Drive Collection** — Collected on same day as recycling
- Household Hazardous Waste Drop Off Days**: 9 am - 2 pm
 ACUA 6700 Dellilah Road, Egg Harbor Twp., NJ 08234
- Collections Postponed for Holiday** — Collections will not be performed on New Year's Day, Thanksgiving, and Christmas! Please check acua.com for collection changes!

January	February	March
S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
April	May	June
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July	August	September
S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
October	November	December
S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Single-stream Recycling Guidelines

Please do not use plastic bags for your recyclables!

Place all recyclable items in the same container. No separation is necessary!

Recycle these materials

Paper • Plastics • Glass
Aluminum & Steel • Cardboard

Please also recycle:

- Cartons: milk, broth, juice boxes, etc.
- Empty Aerosol Cans
- Paper Egg Cartons
- Empty Paint Cans: remove lid
- Any plastic container imprinted on the bottom with a:
- Hardback Books: remove cover

Maximum size: 3 gallo

The following items are NOT accepted

- Styrofoam
- Light bulbs (CFLs or standard)
- Plastic Bags (some retail stores accept these for recycling)
- Mirrors or broken glass
- Aluminum Foil
- Paper plates, towels or plastic utensils
- Hazardous or medical waste
- Pots & Pans, Dishware or

Electronics ACUA does not accept electronics. State law prohibits electronics from being disposed of as trash. A container is provided for recycling of electronic items at the Egg Harbor City Highway Garage, located at the intersection of Esclair Street and Chicago Avenue. Please do not contact the Public Works department for pick up. The container is provided for drop-off only Monday-Friday, 7:00 am - 3:30 pm. You can also visit acua.com/electronics for other options.

Latex Paint Latex paint is not hazardous waste and dried paint can be disposed of in the trash. Go to acua.com/paint for more information.

Large/Rigid Plastics Other plastic items (toys, chairs, PVC pipe, buckets) are recyclable at no charge through the ACUA's large/rigid plastic drop off. Go to acua.com/rigidplastics for more information.

Bulky Waste Two items per trash day (including furniture and carpeting). No construction waste, TVs or electronics will be accepted.

Metals Call public works for metals or appliance pick ups at (609) 965-0081.

Batteries Alkaline batteries can be disposed of in the trash, as they longer contain mercury. Rechargeable batteries are disposed of at the Household Hazardous Waste Drop Off at ACUA. Go to acua.com/hhw for more information.

Trash Collection Zones

Tuesday: All of Hamburg - Atlantic Ave. to dead end, all Terraces from 1st St up to and including Philadelphia Ave., Moss Mill from Hamburg to Philadelphia Ave., Duorer St., Hamburg to Philadelphia Ave. Philadelphia Ave. including Les Keppler and Kent Streets, and the 3 houses on Philadelphia Ave. past the lake including 3 houses on San Francisco Ave. off of Clarks Landing Road.

Wednesday: 6th Terrace to 30th Terrace, Atlantic Ave. to Duorer St. Als Fichte and Esclair Ave. near City Yard.

Thursday: 11th Terrace to Bremen Ave. from Atlantic Ave. to Moss Mill including Havana, all of Duorer St., Philadelphia to Bremen and all of Moss Mill from Philadelphia Ave. to Bremen. Other areas including, Schools, Fire House, Ambulance Building, Water Department and the Lake (Summer Line Only).

Yard Waste Collection Guidelines

Yard Waste - (leaves, brush, grass, clean wood) Must be placed in kraft bags or properly marked containers. Plastic bags are not permitted. Bags or containers should not exceed 49 lbs. **SMALL** brush/branches must be tied with twine & should not exceed 4' in length or 8" in diameter. **LARGE** brush/branches are to be stacked neatly and left out to be chipped up by the city, there are no limits to length or diameter.

Atlantic County Utilities Authority • acua.com

(609) 777-6950

Hamilton Twp. Public Works

(609) 625-6311 www.townshipofhamilton.com

Please have all material out by 7:00 am

**AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS
(ACH DEBITS)**

NOTE: A VOIDED CHECK MUST BE ATTACHED TO THIS FORM TO BE PROCESSED PROPERLY

I (we) hereby authorize Association Advisors, hereinafter called "Company," to initiate debit entries to my (our) Checking Account or Savings Account (select one) indicated below at the depository financial institution named below, hereinafter called "Depository," and to debit the same to such account for the purpose of collecting assessments for my community association. I (we) understand that this debit will occur on or about the 4th of each month in which assessment payments are due. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of United States law.

Depository Name: _____ Branch: _____

City: _____ State: _____ Zip: _____

Routing Number (9 digits): _____ Account Number: _____

This authorization is to remain in full force and effect until Company has received written notification from me (or either of us) of its termination in such time, and in such manner, as to afford Company and Depository a reasonable opportunity to act on it.

My association is: _____

Name(s): _____
(Please print) (Please print)

Address: _____

Signature(s): _____

Date: _____ Account#: _____

NOTE: A VOIDED CHECK MUST BE ATTACHED TO THIS FORM TO BE PROCESSED PROPERLY

PLEASE RETURN FORM AND VOIDED CHECK TO:

Association Advisors
Attn: ACH Department
100 Market Yard
Freehold, NJ 07728

Management Company Use Only: _____

Homeowner Account Number: _____

Date entered: _____

Rules and Regulations

EXHIBIT "C"
HORIZONS AT WOODS LANDING
RULES AND REGULATIONS

All Owners and occupants of Lots in Horizons at Woods Landing and each of their respective families, visitors, invitees, employees, agents and tenants shall adhere to and comply with the following Rules and Regulations of the Association:

1. The walkways and entrances shall not be obstructed or used for any purposes other than ingress to and egress from the Lots. Driveways shall be used only for the purpose of parking of permitted motor vehicles
2. The exterior of the Dwellings and all other areas appurtenant to a Lot shall not be painted, decorated or modified in any manner without the prior consent of the Executive Board, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Executive Board.
3. Personal articles shall not be allowed to stand in any of the Common Areas.
4. No animals shall be raised, bred or kept in any part of the Property, except that one domesticated dog and/or one domestic cat, fish kept in an aquarium and other small, typical household pets kept in secure containers, cages or tanks may be kept in a Dwelling. Lot Owners shall be responsible for the behavior of their pets and shall promptly repair any damage done by, and clean up any mess made by, such pets at the Property. Dogs must be kept under leash at all times when taken outside of the Dwelling and must be "curbed" away from the buildings. Cats shall not be permitted to run freely about the Property.
5. No Lot Owner shall make or permit any noises that will disturb or annoy the occupants of any of the Lots or do or permit anything to be done which will interfere with the rights, comforts or convenience of other Lot Owners. No immoral or unlawful use shall be made of the Property or any part thereof.
6. Each Lot Owner shall keep his Lot in a good state of repair and cleanliness. Each Lot Owner shall neatly trim and maintain in good health all vegetation planted by such Lot Owner in flower beds or gardens adjacent to his/her Dwelling on the Lot. No flowers or other vegetation shall be planted on any other part of the Lot without the prior approval of the Executive Board, which approval may be withheld on purely aesthetic grounds.
7. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices which are visible from outside any Lot shall be used without the prior approval of the Executive Board, which approval may be withheld on purely aesthetic grounds.

8. All refuse and garbage shall be disposed of in proper containers and only at such times and in such manner as the Executive Board may direct. Burning of trash or refuse is prohibited.

9. No sign, notice or advertisement shall be placed or exposed on or at any window or common areas except such as shall have been approved in writing by the Executive Board, nor shall anything be projected out of any window without similar approval.

10. The agents of the Association and any contractor or workman authorized by the Executive Board may enter any Lot at any reasonable hour of the day for any purpose permitted under the terms of the Bylaws or the Declaration. Except in case of emergency, entry will be made by pre-arrangement with the Lot Owners.

11. No vehicle belonging to a Lot Owner or a member of the families, visitors, invitees, employees or tenants of a Lot Owner shall be parked in such manner as to impede or prevent ready access to another Lot or the Common Areas. All Lot Owners, their employees, visitors, invitees, agents and families shall obey any reasonable traffic regulations promulgated by the Executive Board for the safety, comfort and convenience of the Lot Owners. No repair of vehicles shall be made at the Property except wholly within the garage of the Dwelling.

12. The parking areas in the Common Areas and the Streets shall be used only for the parking (but not storage) of passenger vehicles. No trailers, with or without snowmobiles, boats, jet skis or other equipment thereon, may be parked or stored on any portion of the Property, except wholly within the garage portion of such Lot Owner's Dwelling, without the prior consent of the Executive Board, which may be withheld on purely aesthetic grounds.

13. No Lot Owner shall use or permit to be brought into any Lot or enclosed common area any inflammable oil or liquid, such as gasoline or kerosene, or explosives, fireworks or articles deemed extra-hazardous to life, limb or property. No items are to be stored in mechanical rooms.

Complaints regarding the management of the Property or regarding actions of other Lot Owners shall be made in writing to the Executive Board.

Any consent or approval given under these Rules and Regulations by the Executive Board or the Association shall be irrevocable at any time. These Rules and Regulations may be modified, added to or repealed at any time by the Executive Board or the Association, in accordance with the Declaration and Bylaws of the Association.

EXHIBIT "D"
HORIZONS AT WOODS LANDING
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32. Personal articles shall not be allowed to stand in any of the Common Areas.

X
33. No animals shall be raised, bred or kept in any part of the Property, except that no more than two domesticated dogs or cats, and fish kept in an aquarium and other small, typical household pets kept in secure containers, cages or tanks may be kept in a Dwelling. Lot Owners shall be responsible for the behavior of their pets and shall promptly repair any damage done by, and clean up any mess made by, such pets at the Property. Dogs must be kept under leash at all times when taken outside of the Dwelling and must be "curbed" away from the buildings. Cats shall not be permitted to run freely about the Property.

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35. Each Lot Owner shall keep his Lot in a good state of repair and cleanliness. Each Lot Owner shall neatly trim and maintain in good health all vegetation planted by such Lot Owner in flower beds or gardens adjacent to his/her Dwelling on the Lot. No flowers or other vegetation shall be planted on any other part of the Lot without the prior approval of the Executive Board, which approval may be withheld on purely aesthetic grounds.

36. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices which are visible from outside any Lot shall be used without the prior approval of the Executive Board, which approval may be withheld on purely aesthetic grounds.

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HURVITZ & WALDMAN, L.L.C.

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*ADMITTED NJ & NY BARS
**ADMITTED NJ & PA BARS
*** ADMITTED NJ & FL BARS
****ADMITTED NJ, NY & FL BARS

June 20, 2013

Paul M. Raetsch, President
42 Ernst Court
Mays Landing, NJ 08330-3465

Mary Visco, Property Manager
Association Advisors
100 Market Yard
Freehold, NJ 07728

Re: *Horizons at Woods Landing Inc HOA*
File No. 03071-00001

Dear Paul and Mary:

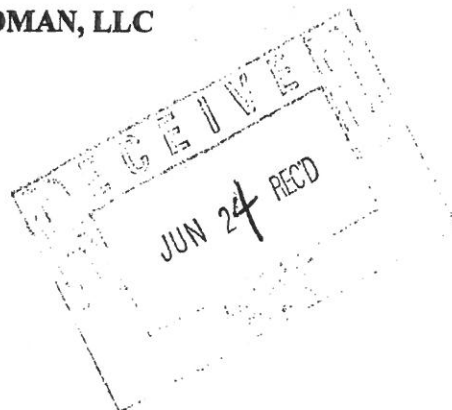
Enclosed please find:

- (X) Executed copy of Resolution amending rules and regulations:
Porta-Potty.

Very truly yours,
HURVITZ & WALDMAN, LLC

Mitchell Waldman

MW/cz
encl.



HORIZONS AT WOODS LANDING HOMEOWNERS ASSOCIATION
RESOLUTION 2013-1 2013 PROHIBITING THE TEMPORARY
AND/OR PERMANENT INSTALLATION OF
PORTABLE TOILETS ON OWNER'S LOTS

WHEREAS, the HORIZONS AT WOODS LANDING HOMEOWNERS ASSOCIATION has the authority pursuant its Declaration of Covenants and By-Laws to amend its Rules and Regulations ; and

WHEREAS, Section 8(d)(vi) of the Association's Declaration of Covenants states that "Each Lot shall be maintained by its Owner and occupant in a safe, clean and sanitary manner, in good condition, order and repair and in accordance with all applicable restrictions, conditions, ordinances, codes and Rules and Regulations applicable under this Declaration or under Law"; and

WHEREAS, Article III Section 3.6(t) of the Association's By-Laws states that the Executive Board has "the power to make and enforce compliance with reasonable rules and regulations relative to the operation, use and occupancy of the Common Area and Lots; and

WHEREAS, the Association is desirous of enforcing Section 8(d)(vi) of the Declaration of Covenants and of maintaining sanitary conditions on the Lots of Owners; and

WHEREAS, the members Executive Board, constituting a quorum, at a meeting of the Association on the 12 day of JUNE, 2013, having voted affirmatively in support of the passage of this Resolution;

WHEREFORE, it is on this 19 day of JUNE, 2013,
RESOLVED as follows:

1. The Rules and Regulations of the Horizons at Woods Landing Homeowners Association shall be and are hereby amended;
2. Owners are hereby prohibited from installing a temporary and/or permanent portable toilet or "porta-potty" on their Lots.
3. A limited exception to this Rule and Regulation shall be made for construction projects in excess of 5 days in which the Owner's plumbing systems and/or sewer access is affected by the construction.


4. This amendment to the Rules and Regulations of the Association shall take effect immediately upon passage.

HORIZONS AT WOODS LANDING
HOMEOWNERS ASSOCIATION

By:


Paul M. Raetsch, President

Prepared By:


Mitchell Waldman Esq.
Attorney for Horizons at Woods Landing
Homeowners Association

Grounds and Landscaping Committee
Horizons @ Woods Landing Homeowners Association
Grounds and Landscaping Committee
Guidelines and Regulations
Revised and Adopted by Board of Directors July 17, 2013

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**Horizons @ Woods Landing Homeowners Association
Grounds and Landscaping Committee (G&LC)
Guidelines and Regulations
July 17, 2013**

A. INTRODUCTION

The Grounds & Landscaping Committee (G&L) acts to protect, maintain and regulate the beauty and aesthetic appearance of the lawns and common ground landscaping surrounding our single-family homes in order to sustain the lifestyle of our community within the budget limitations established by the Home Owners Association Board of Directors (HOA).

The G&L is responsible for regulating the external appearance of all landscaped areas. Working with the HOA, the G&L participates in the development and ongoing oversight of the landscaping and sprinkler system contracts.

B. PURPOSE AND BY-LAWS (condensed)

The purpose of the G&L is to ensure that our Community shall always be maintained in a manner conducive to:

1. Providing for visual harmony and soundness of repair.
2. Avoiding activities deleterious to the aesthetic or property values of our community.
3. Furthering the comfort of the homeowner, guests, invitees and lessees.
4. Promoting the general welfare and safety of the Community.

To assist in these endeavors the HOA formed the G&L, as authorized under Article XII. 12.1 "Committees" of the "Public Offering Statement" (POS).

C. AESTHETICS

No landscaping change shall be permitted which is deemed not to be in harmony with the character of the community.

D. APPEALS

Any action, ruling or decision of the G&L may be appealed to the HOA in writing within 14 days of the date of the action, ruling or decision.

E. PROCEDURES FOR NEW HOME OWNERS UNDER WARRANTY

If a new homeowner has any problems with his/her lawn, shrubs, trees, standing water, or sprinkler system on their property, they should notify immediately the "Residential Warranty Corporations" warranty department in writing, as described in the POS, Exhibit "F"

F. PROPOSED CHANGES / ENHANCEMENTS MODIFICATION REQUEST FORMS

Any & all proposed changes/enhancements that are not within the following guidelines must be approved through the G&L by submitting a "Modification Request Form" and necessary documentation. Forms can be downloaded from the HWL Website <http://www.hwlhoa.com/> or obtained from the G&L. Completed applications can be e-mailed to the G&L Chairperson (See the HWL Website for contact information).

Applicants will be informed in writing after G&L / Board review. If you are notified to proceed with your modification, you will receive a MODIFICATION COMPLETED FORM. Send it to the G&L when your modification has been completed and a final inspection will be conducted by the G&L along with the homeowner.

G. BOARD ENFORCEMENT of G&L RULES and REGULATIONS

Failure to comply with the Board approved G&L rules and regulations may result in penalties, per Exhibit B "proposed Bylaws of HWL, HOA, Inc. Article X, "Compliance and Default"

H. GROUNDS AND LANDSCAPE GUIDELINES

Perimeters

Lot owners may landscape the perimeter of their house with flowers and shrubs in an area no greater than five (5) feet around the front, four (4) feet around the sides, back and around porches, decks & patios. Plantings or modifications cannot interfere with the grass cutting operation.

Perimeter Planting

Perimeter shrub plantings cannot exceed eight foot in height while trees must be pruned to a height no greater than twelve (12) feet. All plantings should be pruned occasionally to prevent crowding the house. Homeowners should know the location of all underground sprinkler pipes. This needs to be taken into account when positioning what will be large plantings.

Perimeter Edging

When using perimeter edging it can be ground level to nine (9) inches high, no edging will be allowed around trees, shrubs in yard areas and around mailboxes.

Perimeter Plantings Restrictions

Homeowners may plant flowers and or shrubs within the perimeter areas immediately adjacent to their home. Vegetable plants are permitted only in the perimeter areas, which do not face a street and can be no more than four foot in height. Vegetable gardens must be reasonably maintained and height restrictions adhered to. Note: Fruit bearing trees are not permitted.

Perimeter Mulch

Homeowners are encouraged to use bark, root or wood mulching material. Other types, such as marble, stone chips, seashells or pea gravel, are permitted only

inside of the sidewalk or an approved border. It is highly recommended by the G&L to use mini-pine bark nuggets as the best bark mulch for resistance to the artillery fungus. Homeowners are responsible for all property and/or personal damage incurred as a result of their installation of any materials in a mulch bed. As a result of the material chosen by the homeowner, the HOA and its contractors have no liability in any reported incident or accident. Installation of mulch cannot interfere with the grass cutting operation.

Trees

Because of varied configurations, planting locations and the approved Woods Landing Master Site Plan, each tree must be dealt with individually. What is perfectly acceptable in one location may not work in another. For this reason, no new or replacement tree may be planted anywhere on your property without an approved Modification Request from G&L.

Wooded Areas

Except for vegetable gardens the wooded areas of your property may be planted with the same materials as existing perimeters permit. No structures including sheds, gazebos, tents and or canopies are permitted in the lawn or wooded areas of your property. A Modification Request Form must be submitted to the G&L for approval prior to planting trees, or placing benches or swings in the wooded areas of your property. Plantings or modifications cannot interfere with the grass cutting operation.

Master Site Plan Ornamentation

Development Ornamentation, which includes street trees in the lawn and lot boundary trees and shrubs planted as part of the master site plan, can be replaced if they are dead or diseased but only with a like tree or shrub, and at the homeowners cost. This requires approval from the G&L.

Digging

There shall be no digging or earth removal of any nature whatsoever on any property outside the planting beds without: First, submit a modification request form to the G&L. Second, before you dig call 811 or 1-800-272-1000 for utility mark outs. This is intended as a safety precaution, a protection against inadvertent disruption of underground services and creation of a nuisance to adjoining owners.

Irrigation System

The Association is responsible to make sprinkler system repairs as per the POS Bylaws, Declaration of Covenants, and Conditions and Restrictions. Homeowners and private contractors hired by the homeowner are not permitted to tamper with or modify the irrigation system. Only the HOA contracted landscaper is authorized for this work. If you have a problem with your irrigation system email or phone Property Management. Property management will initiate a work order for our landscape contractor to address the problem.

Utility Box Plantings

Plantings with a height no greater than five (5) feet are allowed around utility boxes. However, non-encumbered access to the box by the utility company is required. Therefore, NO PLANTINGS ARE ALLOWED IN FRONT OF ANY UTILITY BOX ALL THE WAY TO THE SIDEWALK. NOTHING IS ALLOWED ABOVE OR WITHIN ONE (1) FOOT OF ANY BOX, TOWER OR PLATE IN THE PLANTING AREA. Planting around the other three sides is permitted.

Lawns

No foreign grasses, such as bamboo, zoysia or loosestrife will be permitted unless potted above ground and within the perimeters of your home with height no higher than six (6) feet.

All lots must have grassed front, side and rear yards. Outside of the perimeter planting beds, no gravel, fieldstone, lava rock, 3-5" river rock, boulders, pavers or similar type ground covers are permitted. No weeds, vegetation, rubbish, debris, garbage, or waste materials shall be placed or permitted to accumulate on any portion of any lot.

Lawn Cut Outs

G&L may approve lawn cut outs if a precise modification request is submitted. The request must provide accurate depiction of location (preferably on copy of survey) and all materials used in the bed (photographs would be very helpful). G&L will not start to consider project without proper application.

The lot must have a minimum of 85 feet of street boundary and the cut out must be located outside of the two front corners of the home. A minimum of six (6) feet around entire perimeter is required for lawn mower clearance. Although lawn ornaments are allowed (with some restrictions) in the perimeter planting area, they are not allowed in an approved lawn cut out. Heights should not exceed six (6) feet. It is expected that cut out is made up of flowers, shrubs and possibly dwarf trees. G&L reserves the right to question the size, shape and location of the cut out plus the amount of items installed in the bed.

Lawn Cutting Interruption

Homeowners who wish to have their lawn cutting service stopped temporarily are required to contact the HWL Management Company a minimum of one week in advance of the next lawn cutting. They will contact the lawn maintenance contractor. Lawn cutting may be stopped for more than one week only with G&L approval, as the grass will likely turn brown once cutting is resumed after more than one week. Individual homeowners will be responsible for all lawn restoration costs incurred as a result having lawn cutting stopped for a period greater than one week. Once notified, our landscape contractor will post a red flag on the front lawn indicating that this lawn is not to be cut by them.

Owners may cut their own lawns or use another service, but the lawns must be maintained according to the G&L Guideline standards. There will be no reduction in HOA monthly fees regardless of not utilizing the HOA contractors.

Lawn Watering

It is the responsibility of every homeowner to properly water their lawn. Our landscape contractor will set the run times at start-up of the sprinkler system. As the temperatures rise so should the run times. The landscape contractor can assist residents in making changes. If the lawn is not watered properly, you will have a slightly smaller water bill but a very ugly lawn.

Individual homeowners are responsible for all lawn restoration costs incurred as a result of improper irrigation or maintenance.

Outdoor Storage

Garbage pails, barrels, gardening equipment and supplies, ladders, lumber, and other miscellaneous items shall not be stored or left outdoors. Such items must be kept within the living unit. Outside storage sheds, doghouses, pens and/or cabinets are prohibited. Portable outdoor grills and outdoor lawn furniture must be stored behind the living unit.

Exception: Garden hose with racks can be left outdoors, but should be disconnected from the outdoor spigot to ensure frost protection of the pipe. Outdoor hoses must be wound on reels so as to not interfere with grass cutting.

Lot Upkeep

Homeowners' maintenance responsibilities:

Excluding street trees, which are the Association's responsibility, homeowners are responsible for the maintenance of all existing and or future plantings surrounding their homes including trees, shrubs and flowers. This includes pruning, fertilizing, weeding, pest control and removal of all dead trees and plantings within your property boundaries.

The HOA is responsible for providing lawn maintenance as provided in the POS and as outlined in the negotiated contract with the service provider.

Trash, Recyclables, Metals, Yard Waste

All curbside trash or recycle containers and lids must be clearly labeled with homeowners address. Trash and recycle containers, yard waste and metals must be placed curbside on the street, not on grass areas, sidewalks, or driveways. All items for pick up should not be placed at the curb earlier than the evening before scheduled pick up and removed no later than early evening of pick up day. Yard waste awaiting pickup should be stored in an area not visible to the general public.

Waste

No portion of property shall be used or maintained as a dumping ground for rubbish. Any contractor, repairman, or other person retained by a homeowner to perform work on any home or common property shall clean up all rubbish at the conclusion of each workday and remove such rubbish entirely from the HWL development.

Mailboxes

No changes are allowed to builder-installed mailboxes. Flowers may be placed at the base in an area not to exceed 18 inches in diameter. The area can be mulched with wood chips only and must be properly maintained. Plantings cannot obstruct access to the mailbox. At the end of the season the area should be cut back and the dead debris removed.

Fencing or Walls

No fencing or walls, including living fences or invisible fences - are allowed anywhere on the lot or in the common areas. Doghouses, pens, runs' or invisible fences are not permitted.

Water Features

Water features, fountains and birdbaths are only permitted in the side and back perimeter gardens.

Pathways or Walkways

No pathways or walkways are allowed around/between houses or properties except on Approved Site Plan Easements.

Perimeter / Ground Ornaments.

Ground Ornaments are allowed only in perimeter planting beds. The number of ground ornaments shall not exceed more than two (2) at 36-inch intervals and can be no more than 36 inches in height. Flowerpots, hanging plants, and planters are not considered to be ground ornaments, provided they contain plants and/or flowers. The G&L reserves the right to apply limitations as they deem to be reasonable per G&L bylaws.

Yard Art / Seasonal Displays

All yard art to be placed inside of the perimeter planting area must be approved by G&L before placement on all properties. The only exception will be seasonal displays pertaining to that season's Holiday, which may be displayed within 30 days prior and removed no later than 20 days after the Holiday. Yard art or seasonal displays cannot interfere with grass cutting or snow removal operations.

Landscape Lighting

Installation of low voltage landscape lighting requires prior approval of the G&LC. Low Light, Solar Powered Landscape Lighting does not require prior approval.

Outside low voltage landscaping lights, or solar lights, are acceptable in the planting beds only under the following conditions:

- a) They are no higher than twenty-four inches above the ground and spaced no closer than three feet apart.
- b) The bulbs must be all of one color, either clear, white or amber.
- c) They are placed sufficiently back in the planting areas so as to not interfere with the lawn and snow removal equipment.
- d) Lights are not permitted along the driveway.

Note: 120 volt power supplied to low voltage transformer must first be approved by HWL Architecture Committee & the Township electrical Inspector, unless the system is plugged into existing ground fault receptacle.

Signs / Displays

For information regarding "Sign's and Displays" reference the POS Declaration of Covenants, Conditions and Restrictions, Exhibit A item vii, Page 19.

Barbecue Grills

No open flame fires of any kind are permitted in the community.

Propane and electric grills are permitted. Natural gas lines and grills are permitted, but must be installed according to state and local ordinance. Use of all barbecue grills shall be restricted to the home's patio or deck area. Note: New Jersey Uniform Fire Code, Section F -402.4, states that "portable LP-gas cooking equipment such as barbecue grills shall not be stored or used:

- a) On any porch, balcony, or any other portion of a building;
- b) Within any room or space of a building;
- c) Within five (5) feet of any combustible exterior wall;
- d) Within five (5) feet, vertically or horizontally, of an opening in any wall;
- e) Under any building overhang.

A/C Units / Irrigation Valve Boxes

To avoid damage by the lawn mowers, the areas around the AC Units and Irrigation Valve Boxes must be maintained as originally incorporated by the builder. Shrubs around AC units should be trimmed to a minimum of 8-10 inches away from the units to allow for proper airflow.

Construction Damage

Homeowners are responsible to insure that contractors return any property damaged by construction activity to its original state i.e., lawns, plants, irrigation piping, etc.

HORIZONS & WOODS LANDING HOMEOWNER ASSOCIATION

GROUND & LANDSCAPE (G&L) COMMITTEE

GUIDELINES

Woods Landing will strictly enforce the approved guidelines set forth by Hamilton Twp. on dog & cat ordinances.

Ordinance # 1558-2006: Rules & regulations for sanitary removal & disposal of dog & cat feces from public and private areas.

Ordinance #105-I: Regulation and Control of Dogs.

The committee will address all complaints; all complaints must be file in writing. A full Investigation will follow.

The Board will impose the following rules for dog & cat owners/house guest who do not comply with the Hamilton Twp. Ordinances.

1. A letter will be sent to the offender's home.
2. Followed by a registered letter.
3. Fines starting at \$25.00 up to \$100.00 plus interest. Fines will be sent with the Association dues.

Failure to comply and paying the fine will result in the following: loss of good member standing, in addition to losing voting privileges and full use of the Club house and facilities. Finally a lien will be placed against your home for failure to pay all fines and interest.

New Ordinance #1558-2006

TOWNSHIP OF HAMILTON
ATLANTIC COUNTY, NJ

ORDINANCE #1558-2006

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR SANITARY REMOVAL AND DISPOSAL OF DOG OR CAT FECES FROM PUBLIC OR PRIVATE PROPERTY BY THE OWNER OR PERSON IN CHARGE OF SUCH DOGS OR CATS AND REGULATING NUISANCES CAUSED BY SUCH DOGS OR CATS.

WHEREAS new regulations promulgated by the New Jersey Department of Environmental Protection (N.J.D.E.P.) mandating all municipalities to have an ordinance establishing rules and regulation for the immediate removal and disposal all feces deposited by dogs or cats on public or private property,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hamilton, County of Atlantic, State of New Jersey, that:

SECTION 1. Defecation on Public or Private Property

No person owning or in charge of any dog or cat shall cause or allow such dog or cat to soil, defile, defecate on or commit any nuisance on any common thoroughfare, sidewalk, beach, passageway, bypath, play area, park or any place where people congregate or walk, or upon any public property whatsoever, or upon any private property without the permission of the owner of said private property.

SECTION 2. Removal of feces.

Any person owning or in charge of any dog or cat which soils, defiles, defecates on or commits any nuisance on any common thoroughfare, sidewalk, beach passageway, bypath, play area, park or any place where people congregate or walk or upon any public property whatsoever or upon any private property without the permission of the owner of said private property shall immediately remove feces deposited by any such dog or cat by any sanitary method approved by the local enforcement authority. Sanitary methods for removing all feces are mechanical devices such as poosh scoops, small shovels, etc.

SECTION 3. Sanitary disposal of feces.

A. The owner or person in charge of such dog or cat shall remove and dispose of all feces in a sealed, nonabsorbent, leakproof container, such as a sealed plastic bag. Such material shall not be disposed in public trash receptacles or storm drains.

B. Any owner or person in charge of a dog or cat being walked upon any common thoroughfare, sidewalk, beach, passageway, bypath, play area, park or any place where people congregate must have in their possession their cleanup device and nonabsorbent, leakproof container(s).

SECTION 4. Exceptions.

Legally blind persons who may use dogs as guides shall be exempt from the provisions this Ordinance.

SECTION 5. Violations and penalties.

Person who violates the provisions of this Ordinance shall be subject to a fine more that \$50.00 for the first offense and not more than \$100.00 for each

HORIZONS AT WOODS LANDING

CLUBHOUSE RULES

January 15, 2015

1. The clubhouse is fundamentally available for the use of residents of Horizons at Woods Landing, who are either members in good standing of the Horizons at Woods Landing Homeowner's Association, or tenant-residents of members in good standing. Each homeowner household will be issued two resident key/fobs for gaining admission to the clubhouse. In households with more than two adult residents, additional key/fobs will be provided upon request, at an additional cost. Homeowners, who lease their property, are responsible to provide fobs to their renters. Lost or damaged key/fobs will be replaced at a cost of \$25.00 each.
2. Residents are allowed to bring as many as four guests (including children) to the clubhouse, under normal circumstances. Four guest wrist bands will be issued to each household for identification of their guests in the clubhouse (or the pool area). Residents must accompany their guests in the clubhouse at all times, and are responsible for the behavior of their guests, particularly children under nineteen years of age. There will be a maximum number of people allowed in the clubhouse, at any given time, in accordance with safety requirements.
3. The clubhouse is not available, through rental or otherwise, for "private functions".
4. The hours of operation of the clubhouse will be determined by the Executive Board, in conjunction with the *Clubhouse and Pool Committee*. At present, the hours of operation of the clubhouse are from 5:00 am until 12:00 am (midnight), every day of the week, including weekends.
5. Committee meetings can be scheduled in either the library or the card room of the clubhouse, at times of "least inconvenience" to the

general membership, through written application to our “Property Manager”, Dawn Mackanic. The Executive Board, for its meetings in the library, is exempted from the need to file application to the “Property Manager”, but will “block out” its planned usage on the clubhouse activity schedule.

6. Normally, the only areas of the clubhouse that can be “reserved” for community functions are the Zen room, the library, the card room, the great room, and the kitchen. The only exception to this rule is when there is a major association event, such as the annual “Holiday Party”, when the “Sports Bar” can be “reserved”, as well. Areas of the clubhouse can be “reserved” by appropriate individuals, or by members of the ***Entertainment & Special Events Committee***, only for functions to which all residents of the Horizons at Woods Landing community have been invited, or included. (If an event is “gender specific”, it need only be made available to all members of that gender) Requests for “reserving” any part of the clubhouse must be made, via written application, to our “Property Manager”, Dawn Mackanic.
7. “Charitable Events” of a fund-raising nature will be permitted in the clubhouse, but must be sponsored by the ***Entertainment & Special Events Committee*** and will be limited to two such events per year. Such events must also be approved, in advance, by the Executive Board.
8. *Impromptu* groups of residents and their guests (up to four per household) can use any appropriate portion of the clubhouse on a “non-reserved” basis, with the exception of the fitness area, the steam room, and the sauna, all of which will be for use by residents only.
9. Use of the clubhouse office and its equipment is limited to Board members and Association Advisors’ staff only.
10. All “reserved” activities, that are approved by our “Property Manager”, Dawn Mackanic, will be posted on the “main” clubhouse Bulletin Board. Other notices, including “personal” notices of any kind, must also be approved by our “Property Manager, or a member of the ***Clubhouse and Pool Committee***, and they will be posted on a “secondary” clubhouse Bulletin Board, intended for that purpose.

11. Committees and residents, who use the clubhouse, are responsible for leaving it clean and tidy.
12. Smoking, including the use of electronic cigarettes/smoking devices, is prohibited inside of the clubhouse. Smoking outside of the clubhouse will be permitted only in “smoking designated” areas set up behind the clubhouse, near the trash containment area, or in front of the clubhouse, near the utilities access panel. In inclement weather, and when non-smokers are not present, smoking will also be permitted on the outside veranda behind the clubhouse and to the left of the fireplace.
13. Appropriate dress is required in the clubhouse, including shirts and footwear. Bathing suits are only appropriate in the clubhouse, when going to and from the pool. Wet bathing suits are never permitted on the clubhouse furniture.
14. No loud or obnoxious behavior, or public intoxication, is permitted in the clubhouse.
15. No illegal substances are allowed in the clubhouse.
16. No pets are allowed in the clubhouse (except, as necessary, for the assistance of the handicapped)
17. Residents are responsible to pay for any damages which they (or their guests) cause to the interior or exterior of the clubhouse, including the clubhouse structure itself, its surrounding property, its furnishings, fixtures, or any other of its improvements, or any items contained therein, which might become broken, lost or misplaced. Residents can also be responsible for the cost of clean-up when actions, of their fault, directly result in the need for such clean-up, as judged by the ***Clubhouse and Pool Committee***.
18. Persons using the clubhouse, do so at their own risk and sole responsibility. Neither the HWL Homeowner’s Association, nor its Board, nor its members, assume any responsibility for any accident or injury in connection with such use, or for any loss or damage to personal property.

19. No religious services or political gatherings are permitted in the clubhouse.
20. There is limited parking space at the clubhouse. It cannot be used for the storage of any personal equipment, and cars may not be parked overnight, without permission of the Executive Board.
21. Use of the billiard tables are limited to residents and their guests, at least nineteen years of age.
22. Residents may donate personal items to the clubhouse (such as hard cover books, decorative furnishings, etc.) only after first submitting same to the ***Clubhouse and Pool Committee***, for review.
23. Fitness Area/ Exercise Equipment
- Exercise equipment is for “use at your own risk”.
 - Individuals must follow usage directions for all equipment.
 - Exercise equipment is to be wiped down with a paper towel and disinfectant, after each use.
 - Equipment cannot be used by anyone under nineteen years of age.
 - Usage of any piece of exercise equipment should be limited to “one-half hour intervals”, whenever others are waiting for its use.
 - No food or drink, except bottled water, or energy drinks, are allowed in the fitness room.
 - Sneakers, or rubber-soled shoes, must be worn in the fitness room.

24. Barbeque Grill at the Clubhouse

The BBQ grill is primarily available for use at association events organized and run by the ***Entertainment & Special Events and Clubhouse and Pool Committees***. It can also be used by resident(s) in good standing, with up to as many as four guests per household.

Use of the grill is contingent upon submitting a properly filled-out “BBQ Grill Reservation Form”, available in the Library or on the association web site, to any members of the ***Clubhouse and Pool Committee*** or the ***Executive Board***, whose names are listed on the form. Their phone numbers are on the form in order to expedite use of the grill.

Any resident(s) using the BBQ grill are responsible for its proper

clean up after use

25. Residents and guests are required to be familiar with, and adhere to the abovementioned "Rules". Non-compliance may result in suspension of clubhouse privileges, with reinstatement at the discretion of the Executive Board.

HORIZONS AT WOODS LANDING

POOL RULES

April 1, 2015

1. Use of the swimming pool and pool deck is restricted to residents of Horizons at Woods Landing, and their guests. Residents must be members in good standing of the Homeowner's Association, or tenant-residents of members in good standing, in order to use the swimming area.
2. The pool will be open, at minimum, from **Memorial Day Weekend through Labor Day** each year. The normal hours of operation of the pool will be from **11:00 am until 7:00 pm daily (except Friday), and only when the lifeguard is on duty. On Fridays the pool will be open from 12:00 noon until 8:00 pm.** (The pool hours of operation, and the length of the season, are subject to change at the discretion of the Executive Board). During hours when the pool is closed and the external gate is locked, the pool deck and furniture will still be available for use through the clubhouse entrance, but swimming will not be permitted.
3. Residents are permitted to bring as many as four guests to the pool (including children, except during "adults only" pool hours). Four guest wristbands will be issued to each household for identification of their guests in the pool area. Residents are responsible for their guests and must accompany them within the pool area.
4. The pool area will be restricted to "**Adults Only**" use, every day, from **11:00am to 12:00pm, (except Fridays, when the pool does not open until 12:00 noon)** and from **4:00pm to 7:00pm (8:00pm on Fridays)**. During these hours, no children under the age of nineteen are permitted in the pool area. Conversely, between the hours of **12:00pm and 4:00pm** daily, guests of all ages are permitted.
5. "Group Water Activities" - The "Adults Only" swim period from **11:00 am to 12:00 pm** will also be available, by reservation, for "organized group water activities" (such as water aerobics, water sports, etc.) **Monday through Thursday** only. Since the 11:00 am to 12:00 pm time period falls within normal pool hours of operation, no extra charges will be incurred for lifeguarding. Only one group will be allowed to reserve the pool at a time, based upon the completion of a "Swimming Pool Reservation Application" form, and approval by the Property Manager of the HWL HOA.. Any resident may use the pool during this 11:00 am to 12:00 pm time period, independent of the group's activity. Any resident may also join in the group's activity but, in so doing, must adhere to the same terms as the group.

6. The Executive Board will appoint a member of the Homeowner's Association as "**Pool Coordinator**", whose responsibility it will be to oversee all the operations of the swimming pool. Any homeowner concerns, with regard to the pool, should be directed to the "Pool Coordinator".
7. **A Red Cross certified lifeguard will be on duty during all hours of operation of the pool.** Lifeguards are responsible for maintaining a safe and healthy environment, in and around the pool, and have the authority to enforce all rules and regulations. The lifeguard also has the authority to close the pool due to inclement weather or operational difficulties.
8. Entrance to the pool area will be through either the clubhouse, or exterior gates that will be opened by the lifeguard. **All residents and guests must "sign-in" with the lifeguard when entering the pool area.** Residents will identify themselves to the lifeguard with their clubhouse key/fobs, and guests will be required to wear guest wristbands.
9. Any persons showing evidence of communicable skin disease, sore or inflamed eyes, colds, nasal or ear discharge, open blisters, cuts, bandages, or any other communicable disease, may not use the pool.
10. All babies and toddlers who are not toilet-trained, are required to wear swim diapers, which must fit snugly at the waist and legs. Soiled diapers are not permitted in any trash containers around the pool area.
11. Proper swimming attire is required in the pool. All persons must shower before entering the pool.
12. Cover-ups and footwear must be worn when entering the clubhouse to use the bathrooms.
13. Pets are not permitted in the pool area (except for service animals).
14. Smoking, including the use of electronic cigarettes/smoking devices, is prohibited in the pool area.
15. No alcoholic beverages are permitted in the pool area.
16. Food is allowed in the pool area, but is not allowed to be eaten within ten feet of the pool perimeter.
17. No glass containers of any kind are permitted in the pool area.

18. Residents and guests are expected to clean up after themselves when leaving the pool area, and must place their trash in the appropriate receptacles.
19. Diving into the pool is prohibited.
20. No running, horseplay, or loud or obnoxious behavior is allowed in the pool area. Neither is ball playing, frisbee throwing (or similar activity), allowed in the pool area, unless an activity is sanctioned by the *Clubhouse and Pool Committee* as an “organized activity”, such as pool volleyball, etc.
21. All children without demonstrated swimming ability, must be directly supervised in the pool by a responsible adult, and must also wear a safety flotation device.
22. Large flotation devices, such as rafts, air mattresses, and inner tubes, are prohibited in the pool. Small flotation devices are permitted, at the discretion of the lifeguard.
23. No radios, or other music media, are permitted, except those equipped with earphones.
24. Tables, chairs, and lounges cannot be reserved in advance. A towel or personal item can only hold pool furniture for persons present in the pool area.
25. Personal “beach type” chairs can be brought into the pool area, provided sufficient space is available, but these, and all other personal items, must be removed when leaving the pool area. No chairs of any kind are allowed to be placed on the wading platform inside the pool.
26. Baby strollers, or wheeled carts or wagons are not permitted within the fenced-in area of the pool deck. Items such as these, must be stored outside the fence.
27. The entire pool area can only be reserved by the ESEC, the Clubhouse and Pool Committee, or the Executive Board for “pool parties”, organized water activities, or social gatherings to which the entire association has been invited, or included. Requests for reserving the pool area for such functions, should be made in writing to the “Property Manager” of the HWL HOA for approval.
28. Residents and guests are required to be familiar with, and to adhere to these “Pool Rules”. Non-compliance may result in suspension of pool privileges, with reinstatement at the discretion of the Executive Board.

Horizons at Woods Landing HOMEOWNER INFORMATION FORM

Owner Information:

Name: _____

Address: _____ Phone Number: _____

Email: _____ Alt Phone Number: _____

Emergency Contact Information:

Name: _____

Address: _____ Phone Number: _____

Relationship: _____

Owner Occupied: Yes No

Tenant Name(s) if Applicable: _____

Tenant Phone Number if Applicable _____
(Include a copy of the lease if the unit is a rental property.)

Motor Vehicle Information:

Number of Vehicles: _____

Make: _____ Model: _____

State and License Plate Information: _____

Vehicle Identification Number: (VIN): _____

Vehicle Two:

Make: _____ Model: _____

State and License Plate Information: _____

Vehicle Identification Number: (VIN): _____

Homeowner Signature: _____

Please return to the **Horizons at Woods Landing HOA**
c/o ASSOCIATION ADVISORS
100 MARKET YARD
FREEHOLD, NJ 07728
Fax 732 294 8884

HWL HOMEOWNERS ASSOCIATION

CLUBHOUSE ENTRY SYSTEM FOB UNIT REGISTRATION

& GUEST WRISTBAND RECEIPT FORM

Homeowner(s) confirms their acceptance and receipt of the below two (2) registration numbered Clubhouse Entry System FOB "units" and their receipt of four (4) guest ID Wristband "units".

Homeowner(s) agrees and understands that the use of the FOB and Wristband "units" are subject to the terms and conditions as stated in the Clubhouse & Pool Committee Rules and the POS Declaration of Covenants and Bylaws of the Association.

Homeowner(s) agrees and understands that all of the "units" are for the sole use of the assigned homeowner(s) and their guests and are not to be transferred, lent, or given for any reason to any other individual or HWL homeowner(s) and/or their guests.

Homeowner(s) agrees and understands that all "units" are the property of the HWL Homeowners Association and that any or all of the "units" may be subject to suspension, revocation or recall, at anytime, by order of the HWL Executive Board.

One homeowner signature is required to accept the "units" on behalf of all the homeowners living at the same address. It is further agreed and understood that the homeowner signing this form will have the responsibility of advising any other homeowners and guests of this same address that they are also subject to the terms and conditions as stated on this form.

HOMEOWNER(S) _____

ADDRESS _____

FOB REGISTRATION NBR. _____

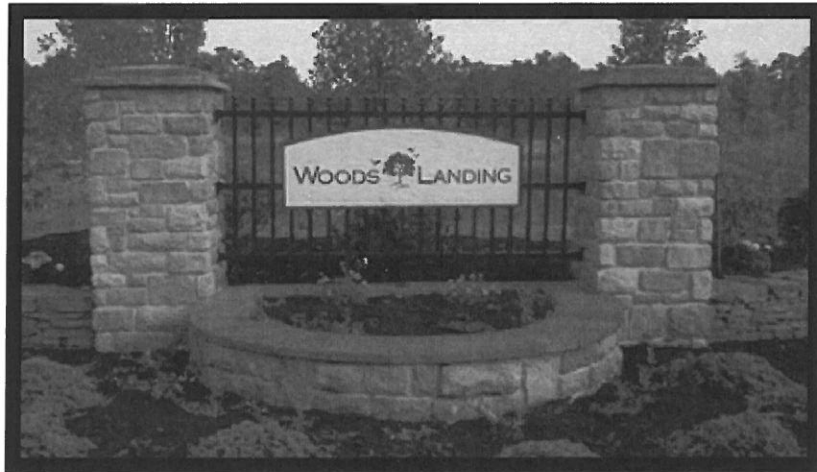
FOB REGISTRATION NBR. _____

GUEST ID WRISTBANDS ISSUED _____

HOMEOWNER ACCEPTANCE _____

DATE "UNITS" RECEIVED _____

Horizons at Woods Landing



Information Booklet



Association Advisors

Dear Homeowner(s):

We would like to take this opportunity to welcome you to your new home and your membership in **Horizons at Woods Landing Association**.

We are Association Advisors LLC, the management company responsible for the supervision and management of the common areas and recreational facilities in your community as well as administration of the finances for the Association. It is the Association's responsibility to maintain and preserve the community, both aesthetically and economically. As a result, each and every resident is subject to the rules and regulations that have been created and implemented to protect your investment and enhance your lives.

We would like to remind you that your monthly maintenance fee is **\$ 210.00** and is payable by the first of each month. Please remit your payments made payable to **Horizons at Woods Landing Association** along with the coupons to the lockbox address.

**Horizons at Woods Landing Association
C/o Association Advisors
P.O. Box 105007
Atlanta, GA 30348-5007**

We trust that you will become actively involved in your community through participation at meetings or as a volunteer on a committee. We look forward to working with you and as always, if you require further information, please contact us directly.

Again, we welcome you and we look forward to serving you.

Sincerely,

Dawn Mackanic, Association Advisors
Community Manager for Horizons at Woods Landing HOA

Swimming Pool Season Opens May 23rd

This year's swimming pool season opens Saturday, May 23rd (Memorial Day Weekend) and will conclude on Sunday, September 13th (the weekend after Labor Day) Our pool season is ending a week later than usual this year because Labor Day is being celebrated on September 7th in 2015, as late as is possible in the calendar year, and we usually end our season the week after Labor Day.

Pool hours will remain the same, from 11:00 am until 7:00 pm daily for adults, with one notable exception. This year, **on Fridays only**, we are going to delay the pool opening by one hour, from 11:00 am until 12:00 noon, so that we can extend our pool closing time on Fridays to 8:00 pm, instead of 7:00 pm. It is hoped that this change in Friday hours will allow "working" residents of our community an opportunity for an after-work swim all season long, without any added cost to the association.

Children's hours for use of the pool will remain the same, from 12:00 noon to 4:00 pm every day of the week.

We hope that you all have a great season at the pool!



Association Advisors

Hours:

Monday-Friday

9:00am to 5:00pm

Phone:

732-294-8882

Fax:

732-294-8884

Email:

dawn@askaa.com

24 Hour Emergency

1-888-295-4617

For fire, flood or eminent danger

The 24 Hour Emergency number is only to be used for emergencies in the common areas. The emergency number is not a substitution for the police or fire department. In a severe emergency please call

911.

HWL MEMBER RECOMMENDED BUSINESS

UPDATED: JULY, 2014

BUSINESS NAME	CONTACT	PHONE	# OF HWL USER(1-5)	COMMENTS
APPLIANCE REPAIR				
C&R Appliance Service	Carl Spinelli	609-646-3335 or 609-266-6222	7	Whirlpool factory authorized service & install
Central Service		609-625-1919	1	Next day, reasonable \$\$, excellent work, impressed with service Verbal recommendation.
P. D. Q. Appliance Service		800-870-6347	3	NA Verbal recommendation. Excellent at diagnosis
Bucko Appliance Repair	Egg Harbor City	609-965-7814 609-965-6347	1	Received price before repair, on time next day
AIR CONDITIONING & HEATING				
McAllister, The Service Co.		800-757-4122	3	NA Verbal recommendation. Good Service.
C.B.M. Heating & Air	Carl Maloney	609-525-2422 609-685-8209	15	5 Excellent recommendation from homeowner. 11 HWL homes have annual contract with CBM for furnace and AC upkeep Also removes built up lint in dryer and venting system.
K & M Mechanical Services	Mark Nagle	609-338-1793	1	4 & 5 Prompt service, very thorough evaluation, reasonable \$\$.
TRINSERV	Harry Parsad	609-645-1091 609-287-0658	2	5 Member has used this company 12 years in shore area. Another member called on holiday weekend, TRINSERV came at 6pm and had AC running that evening. No inflated charge for weekend. Brochure & info available on maintenance contract.
ADE INC	Ernie Tratola	609-693-6050	1	5 Changed heating ducts to bring heat to MB & bath in Concertina model
Atlantic Mechanical Heating, AC, Refrigeration Water Heaters	Mike Vu	609-568-0707 Off. 609-412-3793 Call	1	Diagnosed over two days failing water heater and replaced with new. Pleased with effort and time spent at house to solve problem
ALARM SYSTEM				
Schuler Security Inc.		609-390-1003 609-625-4410	many	5 Excellent cost and service - medical alerts to rescue squad available HWL clubhouse uses Schuler Security system
AUTO				
John's Weymouth Auto Repair	John	609-625-9494	2	5 Located at Cigo Gas Station, 3 miles west on Blk. Horse Pk. Good repair & reasonable \$\$. Excellent work- Location now 224 White H Pike, Egg Harbor City
Wash/Wax and Detailing	Casper	609-965-1941	3	7 Honest work and reasonably priced
Kriebles Auto Service Center	Service Desk	609-625-3286	7	
Rossi Honda	Service Desk		1	Family Business, friendly folks - no garage fees added to bill.
Miami Somers	Zak Landgraf	609-927-4133	1	5 Pleased from sales to installation of retractable awning

CARPENTRY and CABINETRY

Home Works	Michael Gardner Homeworksbymg.com	609-742-6899	71	5	<p>no payment required until job is completed! New Jersey License # 13VH00713700 INSURED Accepts small jobs in our HWL Community as well as big ones. Painting, Custom installed shelving, closets, & fine wood and trim installation. Excellent craftsman, great attitude, trustworthy</p> <p>Provide information of needed parts, include a photo via email if needed</p> <p>http://www.centurycabinetry.com/dealers.shtml Century cabinet dealers- information - see link above Cabinet repairs: call local carpenter</p>
Century Kitchen Cabinet Parts	Customer Service	610-363-5221	3		
Larry Unger	Larry Unger	609-748-8876	1	5	
The Merit Corporation	Tim Stevenson tim@meritkitchens.com	609-641-1765	1	NA	
Home Storage Solutions	Ryan Mennan www.homestoragesolutions.com	609-923-7024 888-466-3939 cell	1	5	

HOME CLEANING

John Schoener Company	John Schoener	856-875-0835	1	5	Chair rail, crown moulding, etc. Master cabinet maker.
A-1 Cleaning	Bruce Kahn	609-822-7300			
Maid in the State	Amilee	609-385-5746	4		Overall, pleased with service - full insured, reliable; takes direction

CARPET CLEANING

American Carpet Cleaners	David Gardiner	609-352-1866	1	5	Twice used and very satisfied
Deep Steam Carpet & Upholster	Office in Dorothy	609-476-2424	2	5	Used at former home; could not be happier; cleaning tile and the grout between the tiles excellent result. Second homeowner also loved the quality of Deep Steam's work on home's carpets.
Steam Way Carpet Cleaners	Gary May	609-347-0455	1	4 & 5	Excellent job completed. Not prompt.
CLOCK SERVICE & REPAIR	Hugh's Clock Shop and Repair Antique and new clocks of various Mark styles from grandfather to mantle	856-228-1539	4	5	Excellent service and repair - knows clocks inside and out. When Mark tells you a clock will be ready for pick up, it is ready. Also services battery driven chiming and non chiming clocks.

COSMOTOLOGY

Hair Elegant Image	Tina Bolden	856-449-6649	1	5	Offers all salon services IN YOUR HOME
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ELECTRICAL CONTRACTORS

J & K Electric	Joe Burchell	609-646-3537	1	5	NA License, reasonable \$\$, excellent work, friendly.
Lenape Electric	Scott	609-517-1551 609-625-3843	11	5	Local, Mays Landing Lic electrician. Pleasant and excellent service.
Joe Lesniewski	Joe Lesniewski	609-909-8888	1	5	NA licensed & insured. Custom lighting, ceiling fans, service upgrades. Prompt, excellent work, reasonable \$\$

Maglione General Contractors		Joe Maloney	609-398-3399		NA	
Robert Bustard	Robert	609-909-9930	2	5	No Longer Available.	
Nor-easter Electric	Steve	609-804-1050	1	5	Very Professional	
J. Davis Electric, LLC	J. Davis	609-320-3599	many	5	Electrical Contractor for Kara Homes - will make calls at HWL.	
EXTERMINATORS		Brad or Dave	609-271-7096	25	5	Highly Recommended Termite, ant, silverfish, cricket treatments by HWL members. No negative comments. Termite Services for HWL discounted a second time based on large numbers of HWL households who use service
Pro Active Lic# 98473			609-646-1582			
Safeguard Lic# 94105A	Greg Kaiser	609-953-5444	2	5	Termite prevention ranges from \$800 to \$1200 nice workmanship Quarterly ant treatments \$55 to \$75	
Western Pest Services		609-641-5556	1	5	Professional from sales to service, good clean up	
FIREPLACES AND HEATILATOR REPAIRS-TUNE UPS		Tom	609-625-0036	w/Service	5	Full service including upgraded gas fireplace inserts. Tune up pf HWL gas units for discounted price of \$99 plus tax.
Fire Place Shay 5113 route 40 Mays Landing						
Reitinger Fireplace Systems Voorhees, NJ	Sales and Repair	856-783-5501	1	5	476 Centennial Blvd, Voorhees NJ 08043 \$180 travel charge	
FLOORING		Coastline Floor Coverings	609-569-9909	1	NA	Verbal Recommendation
GARAGE DOOR REPAIR		Bayshore Garage Door	609-529-6027	2	5	Repair specialist, 'Genie' openers, Services Amarr (HWL doors). Prompt, good workmanship.
GARDENERS		Gabriel Garage Doors	609-653-4425	2	5	Installation, remote openers, garage door insulation.
		Bonita	609-476-4906	4	5	Excellent: hand trimming and shaping of shrubs, weeding & edging
		Bill and Gloria	609-788-4260	MANY	5	Fall Thatching and Seeding done well- very reasonable
		Bill & Gloria Shaw	609-412-3075 cell			
LANDSCAPING & PATIOS		A & E Landscaping	609-909-0019	HWL	NA	EP Henry authorized contractor. All services. Insured.
		David C. Aaron Landscaping	609-214-1743	1	5	Irrigation services
		Elle Landscaping	856-753-1944	1	5	EP Henry authorized. Full service landscaping & consulting Insured
		Branco Hardscaping LLC	856-875-6800	4	5	EP Henry authorized, insured. Excellent recommendations for patio installation at Horizons WL.

Concrete Patio	Caesar	609-682-1008	1	5	Completed 2 patios at Horizons W.L. No insurance
Immediate Concrete Patio, sidewalks and repair	Chris or Joseph Pavone	609-646-6466 609-513-0963	3	4 & 5	Very satisfied with work completed. Outstanding quality received
J&M Landscaping		609-266-2181	1	5	Outstanding work, polite, work with homeowner to insure satisfaction. Completed 2 big jobs for homeowner. Sod. Highly recommended for patio & sod installation

Contemporary Land Assoc.	Mark Becker	609-383-1202	1	5	Highly recommended for patio & sod installation
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C-scape patios, lighting, irrigation	Kevin Ciesiak	609-645-9700 609-839-2498	2	5	Excellent work on 12x20 block patio and wall. Worked as scheduled NJ registered contractor Lic. # 13VH03552100
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Nick's Hardscaping	Nicolas Perez	856-506-9707	2	5	Excellent work at reasonable rate; many compliments by other service professionals.
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Bill's Home Maintenance & Repa	Bill Klaitz Email: mainl_repairs@msn.com	856-981-7033	1		
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Home Works	Mike Gardner Website: Homeworksbyjmg.com	609-742-6899	71		License # 13VH000713700 INSURED
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Casablanca Construction & Maintenance	Office	609-653-2345	1		Member used service to clean dryer ducts; pleased with work. License # 13VH01104300
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Linwood Dental 2106 New Rd, Suite C 2	Jonathan Hill DMD	609-653-0980	4		Younger staff of 3 dentists, 2 men and 1 woman
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Brickworks Dental Rt. 40 Mays L.	Dr. Menash DMD	609-625-0505	2		4 male dentists of various ages on staff
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Atlantic Care Internal Medicine	Dr. Hector Parada MD	609-407-2310	1		4 doctors total, 2 MD's, 2 DO's
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Atlantic Off Shore Medical Primary Care Rt. 40 Mays L.	Dr. Ron Soucier DO Dr. Carrie Kern DO	609-909-0200	Many		Now open to HWL residents <u>who are at least a year or further away from eligibility for Medicare.</u> Ask for Linda to set up appointment
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Capriotti Painting	Patrick Capriotti Email: patrickcapriotti@yahoo.com	856-982-4398	1	5	Excellent quality work. All wall and ceiling prep completed. Very neat, thorough & efficient. Reasonable price.
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Cole's Painting	Michael Cole	609-556-3209	1		Fine painter; pleased with quality of work
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Home Works	Michael Gardner Website: Homeworksbyjmg.com	609-742-6899	71	5	Excellent work. Excellent recommendations from HWL
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Paintworks	Mike Bigwood	856-478-4814	2	5	License # 13VH00713700 INSURED Efficient and Reasonable
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MAINTENANCE & REPAIRS

MEDICAL/DENTAL

PAINTING

	Lipan Paint & Design	Matt Lipan	609-641-0900	1	5	Decorative paint, faux wood, stone, marble, venetian plaster & furniture refinishing.
	On Point Painting	Herb Snyder		6		MOVED TO NOT RECOMMENDED LIST 12/10/2009
	M PC Painting	Mike Parrano	609-625-3272	2	4 & 5	Excellent work, reasonable \$\$
	Venezia Painting	David Venezia	609-822-3095	2	NR & 5	Caution advised when considering this painting contractor 1 member Does not Rec: painting was poor and left a mess
PLUMBING	Charlie DeiRoss Plumbing	Charlie DeiRoss	609-345-1300	1	NA	Email recommendation, Next day service. Lic #10897
	Neil Babel	Neil Babel	609-561-4153	2	NA	Email recommendation. Excellent work.
	Maglione General Contractors	Joe Maloney	609-398-3399		NA	
	English Creek Mechanical	Tom Byrd	609-625-0808	2	5	Came on short notice, excellent diagnosis, member very pleased. Local Mays Landing business. Cost was as quoted.
	Northfield Plumbing & Heating	Greg Ludy	609-517-0221	1		Excellent - new shower heads, sink faucets and drain traps.
	Drain Doctors	Office	609-399-3100	1	5	Premier service for clogged drains and sewer lines
ROOFING & SIDING	No Longer in Business					
	Diversified Exteriors	Ron Raube		3	5	2 Verbal recommendations, 1 written. Installation of copper flashing. Also siding, roofing, decks, doors.
	East Coast Roofing	Larry Shleier	609-646-1444	5	5	Knows what they are doing - fixed a leak others could not. Arrive on time and do excellent work.
TILE	Tom Johnson Ceramic Tile	Tom Johnson	609-927-5251	1	5	Excellent Craftsman, Easy to work with, reasonable cost
	Ernie's Magic Carpets	Ernie Defoe	609-893-5862	1	4 & 5	Tile work, backsplash and floor. Reasonable \$\$ Pleased with results.
	Tile Repair and Installation	Curtis English	609-338-7012	2	5	Tile repair, new backsplashes, excellent workmanship, reasonable
	Coast Tile & Marble Supply		609-646-9346	2	5	Tile purchase, helpful & patient in making selections, fine buying experience.
	Tom Carter Contracting	Tom Carter	609-204-4584	4	5	Craftsmen like work, very neat, precise - takes pride in his work.
TREE TRIMMING & REMOVAL	A&B HAULING/CLEAN UP	Hiram	609-363-3867	many		Service used by the Board to remove storm damaged trees
WINDOW WASH and	Sparkling Windows Krystal Clean Window Washing		856-362-1048 609-287-4764	Many 1		Holds a very good reputation in community Used service for years, dependable and reasonable

POWER WASHING

WINDOW TREATMENTS

ARC Interiors	Amy Cranston	609-513-0354	1	5	Window treatments & blinds.
Blinds Plus	Carl and Ron	609-383-3556 609-338-3917 C	6	5	Window treatments & blinds. Excellent workmanship & prices

Blinded by the Shore	Steve Mollenkopf Blindedbytheshore.com	609-653-0978 609-705-6653 C	5	5	Installation of window treatments, blinds, shutters, cornices & UV window film. Senior discounts. Excellent quality.
South Jersey Window Tinting		856-340-0900	1	5	

Atlantic City Shade Shop		609-641-8700	1	5	Shop on Tilton Rd., Northfield
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WINDOWS Replacement and Repair

A & A GLASS	Alan Schafar	800-246-8404	1		Very competent contractor
Home Works	Michael Gardner Homeworksbymg.com	609-742-6899	71		Very competent contractor : work guaranteed License # 13VH00713700 INSURED
Tri County Building Supplies 701 W Leeds Ave. Pleasantville	Tom or Wendy	609-383-0002			Tri County Receives HWL homeowner ordered replacement Silverline Windows at no cost when greater than 3 windows are ordered. Will install at reasonable rate. Check on Silverline's rate for installation.

SILVERLINE WINDOWS Note: Warranty might apply only to original owner. Check with Silverline	Silverline also will install	800-234-4228 Extension 4439 Warranty Dept.			Call Mike Gardner 609-742-6899 - possible free shipment if able to piggy back your order with other window orders. The HWL original windows are guaranteed against seal break & fogging Order window replacement and have it shipped to Tri County. The Homeowner is not limited to Tri County as the installer. Be sure to Check on the installer's warranty and the length of the time the installation warranty in its force; Replacement window's seal is fully warranted by Silverline. To help Silverline determine size of the original window: Use original Builder's Job # of your build and the house address. If the window still has the original sticker size label attached to the frame, use that, too. For the large windows, hire a handyman to measure dimensions & the glass area.
Have Available Proof that you	are the original owner				