



Drum Point Village West

Smoke Signals

March 2007



**Reserve This Date – April 13, 2007
Annual Homeowners Meeting
At the court room in the Municipal building at 401 Chambers Bridge Road
At 7:00 PM**

This annual meeting will probably be the most important meeting we have had in years. The Property Management Committee that was formed at last year's meeting has committed to having at least three Property Managers at the meeting to give us their proposals for managing our Association. There will be 15 minutes for us to ask each of them those questions that are important to us.

The decision to hire or not to hire a Property Management Company to run our day-to-day operations is one that will **affect every single homeowner**. If you are not there, then you will be giving up your opportunity to influence the resulting decision. If we decide to hire a Management Company, the initial and immediate cost to **every homeowner** will likely be from **\$7.50 to \$20.00 or more per unit**. Please plan to attend this meeting and ask **your** questions and voice **your** opinion.

Please Help Keep Our Neighborhood Clean



Every two weeks the *Brick Township Bulletin* is delivered to our driveways. Many of our neighbors read this free paper as it has a lot of community news in it. Unfortunately, many of them are left in the driveways. This presents a problem in that we now have litter around our neighborhood. When it rains, these become giant spitballs and then they are really an eyesore.

The Board and your neighbors request that you take a few seconds and pick these up. **Please** do not leave them in the driveways. Your cooperation is greatly appreciated.

If you would prefer that they not be delivered to your home, then call Greater Media Publications at 732-254-7004 and follow the prompts for the Circulation Department.

In the future, the Covenants Committee will be sending out warning letters and fining those homeowners who do not pick them up.

Your Board of Trustees

President Gene-Ann Pesano, Vice President Corinne Redman, Trustee Scott Stanford
Trustee Randy Abeles, Treasurer Ed Kocker

\$\$\$ New Late Fee Policy Adopted

At The February 28th meeting of the Board of Trustees, there was a discussion about our current late fee policy and its effectiveness. The object of a late fee is to encourage people to pay their bills on time. Our current arrears is about \$20,000. This is money that should be in our reserve account earning interest. Every day late is money lost to us. In addition, the late fees we now charge do not cover the costs of collections or filing liens, which is then more money the Association loses. Clearly, our very liberal late fee policy no longer serves its purpose and needs to be revised. As a result, the following Late Fee Policy was unanimously adopted by the Board and will go into effect on April 1, 2007.

- *Monthly Maintenance fees are due on the 1st of each month*
- *Payments received or postmarked after the 15th of the month will be assessed a \$35 late fee.*
- *A lien will be filed against any unit past due 6 months.*
- *Units past due 9 months, will be turned over for collection. This will then result in an additional 30% being added to the past due amount for collection costs.*

The Association has always and will always try to work with homeowners with special and temporary hardships. It is imperative that you contact the Board in advance to work out terms if you are experiencing a hardship.

We Need Your help

As all of us know, our streets are *very narrow and very curved*. We need to exercise caution at all times when driving though here. There have been several instances reported to the Board of downright dangerous close calls. We would like to eliminate the problems completely but alas, we cannot straighten the roads or widen them. Nevertheless, some rather simple steps can be taken to help to make our streets safer. At the February 28th meeting of the Board, the attached parking rules were proposed. Before the Board considers adopting these rules, we would like to hear your ideas. We ask each of our members to please read the attached proposed parking rules carefully. Then ***let us know what you think***. You can either call us at 732-886-7941 or email us at admin@dpvw.com. Tell us what you might add, delete or change in the proposed rules. If you concur with them as they are, then let us know that, too.



**Be a good neighbor.
Pick up after your pets
Or any pet you may be walking!!!!**

Contact Us

Phone: 732-886-7941
Email: admin@dpvw.com

Don't forget to read the proposed parking rules and let us know what you think!!!!