

# KING JAMES NEWS

KING JAMES LANE  
ATLANTIC HIGHLANDS, NEW JERSEY

Official Community Newsletter

Summer Issue 2020

## SUMMER 2020



### Pool Closure

Reminder - Unfortunately, at this time the King James pool will remain closed. As you were previously notified, the pool closure is due to several factors related to managing a pool during these difficult times, such as; there is zero liability insurance coverage against COVID - 19 claims, the Association's attorney vigorously advised the Board to keep the pool closed because of liability concerns, the complex and comprehensive regulations for pool operation are beyond the scope of King James to guarantee total compliance with them and therefore the total safety of the users, Many HOAs are voting to Not open their pools currently to avoid costly lawsuits, and the additional costs associated with managing a pool this year.

Please be safe, well and enjoy your summer.

Management Contact:  
Regency Management Group  
605 Candlewood Commons  
Howell NJ 07731  
Rose Clayton, CMCA, Property  
Manager - 732-364-5900  
[rclayton@regencymanagementgroup.biz](mailto:rclayton@regencymanagementgroup.biz)



### Second Floor Units...

Second floor units, please be courteous to your neighboring units below and kindly consider covering your floors with carpets, padding, or area rugs.

### Rules & Regulations on Balconies...

Please remember it is not permitted to throw anything from the balconies. Residents are enjoying the outdoors in the warmer weather so please be especially aware of the rules and do not throw or sweep anything off of your balcony. Additionally, please make yourself familiar with all of the balcony rules and regulations.



Please read the important information on the following page about the Association's rules regarding patio and balcony areas. Thank you.



### A Few Reminders:

Please make sure you opt in to the One Call Now notification service. Community updates are generated by a call and/or email blast containing relevant and important information about King James. Please contact management for the One Call Now form or visit your community website where all forms and other information is available.

Please make sure your homeowner information is up to date with the management office at all times. Homeowners who rent their units out, please make sure your current lease tenant information is also on file with the management office.

Abandoned and/or vehicles that are out of service will not be permitted to remain on the premises for more than 48 hours. These vehicles will be ticketed and towed at the owners' expense.

RMG has a 24-Hour Emergency Service. The emergency phone number for after hours, holidays, and weekends is (732)364-5900. If you have an emergency condition that requires immediate attention, call AHPD at 732-291-1212.

## Rules & Regulations – Patio & Balcony Areas

Patios and deck areas are common property and violations of Rules and Regulations are subject to fines based on amounts determined by the Board of Trustees.

- A. Patios and deck areas are not to be used as a storage area for items including garbage cans, mops, and carriages. Personal property of the unit owner or renter/lessee shall be stored within the unit or the unit owner's storage bin. Outdoor chairs, table and flowerpots are permitted, and it will be the sole responsibility of the unit owner to ensure that these items are secure and not subject to movement by severe weather conditions.
- B. Gasoline, propane, and other combustible materials as defined in Fire Department Regulations is also prohibited for use or storage. Only electric appliances in compliance with local codes are approved for barbequing on decks, patios, and common areas in their vicinity.
- C. No pets shall be left unattended on balconies, or patios or permitted to utilize those areas for sanitary purposes. A fine of \$100 a day for every day of failure to resolve the violating behavior, or for each instance will be levied against owner of a unit permitted this particular behavior.
- D. Balcony railing will be free of objects, that is flowerpots, boxes, etc.
- E. Any damaged caused by items blown off balcony shall be the sole responsibility of the unit owner.
- F. Unit owners shall neither throw or permit objects to be thrown from balconies or windows. Sweeping dirt off of balconies to areas below is not permitted. Beating rugs, mops, clothes, etc., against the exterior of any building within condominium property lines is prohibited.
- G. No awning, canopy or other protection against weather conditions shall be attached or placed upon exterior walls or on door or against the roof of any building within the condominium property lines without the consent of the Board of Trustees.
- H. Carpets absorb and hold moisture which is turn advance deterioration of building products belonging to common areas. By the advice from our carpenter, carpets must not be placed or affixed to surfaces of balconies.