

# KING JAMES NEWS

KING JAMES LANE  
ATLANTIC HIGHLANDS, NEW JERSEY

Official Community Newsletter

Winter Issue 2019

## WINTER 2019

### Updates & Upcoming Projects

- Bill Mahon and Helen Torres were re-elected to the Board during the reconvened election meeting that took place on January 28, 2019.
- The Amendment requiring buyers to reside in the unit for a minimum of 2 years before the unit can be rented, has passed.
- The Association will be addressing roofing issues throughout the community.
- We are hoping to replace the boiler in Building A.
- Second floor units, please be courteous to your neighboring units below and kindly consider covering your floors with carpets, padding, or area rugs.
- Register for your community website by visiting [www.regencymanagementgroup.biz](http://www.regencymanagementgroup.biz) -> Community Websites for interactive account information, forms, governing documents, and meeting minutes.



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### Snow Plowing Procedure...

Please be advised that the snow plow comes through and plows the main road, and vehicles must be moved out of the parking spots so the parking spots can be plowed. Bill Mahon will knock on doors to the units to alert residents of when their cars need to be moved. It's very important for the community to work together during snow plowing, so the Association doesn't have to pay the snow contractor to come back to plow parking spots. Residents who illegally park vehicles in the fire lanes will receive a \$75 ticket for the first offense, \$150 ticket for the second offense, and then the vehicle will be towed after the third offense.

### Air Conditioning Covers...

Air conditioning units must be covered for the winter. Violations and/or fines in the amount of \$25 per day will be assessed to unit owners that do not have a cover on ALL air conditioning units. You can purchase your AC cover from [www.breezeblocker.net](http://www.breezeblocker.net) Fedders Coldpoint Frederich is the manufacturer. Model code is ACCD and the color code is T03 "Light Grey" The correct measurements are:  
26 ¾ - 27 (width)  
16 7/8 - 17 ¼ (height)  
4 inch (depth)

Please read the important information on the following page regarding the Association's new bank, Mutua of Omaha...



### 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.

**As per the previous notifications that were sent, Mutual of Omaha is our new bank as of January 1, 2019. We have several new methods of paying your monthly maintenance fees, please read the information below and be sure to update your payment method.**

**Option 1. Online Payments through your Community Website**

Make payments via eCheck or card online at [www.regencymanagementgroup.biz](http://www.regencymanagementgroup.biz). Click on "Community Websites " and create an account or log in if you are already signed up. Through your community website, you can make payments, access your account live, view account information and payment history, and access all other forms, documents, and information pertaining to your community.

**Option 2. Mutual Pay Property Pay Website and/or Mobile Application Payments**

Set up recurring payments online through [www.mutualpaypropertypay.com](http://www.mutualpaypropertypay.com) by creating an account. You can also download the app from [Google Play™](#) or the [App Store](#) - search for Property Pay. When utilizing these two options, you will need the Management ID: 8078 Association ID: 770 and your account number.

**Option 3.**

Mail your payment by simply placing your CHECK AND COUPON in the envelope provided, put a stamp on the envelope, and drop it in the mail. Please do not use staples or paperclips and do not fold your payment documents. Also, please allow a few extra days for the mail to be received at our lockbox facility.

**Option 4. Bill Payment Services Through Your Bank**

Use bill payment services provided through your bank's online banking product. When selecting this method of payment, you must list the following as the address for your payment:

**Name of your Association**

**c/o RMG, Regency Management Group Inc.**

**Property Account Number**

**P.O. Box 98075**

**Phoenix, AZ 85038-8075**

It is very important you list your complete account number, as it appears on your coupon.

**Option 5.**

ACH (Automated Clearing House): To select this option, please contact us to obtain an authorization form which will authorize us to process your assessment payment via an electronic ACH transaction. Your payment will be automatically withdrawn from the bank account as specified on the ACH authorization form. **Please note: If you already are enrolled in ACH, you do not need make any updates or changes.**

**We hope you share our enthusiasm about the payment options available to you. We appreciate the opportunity to support your needs and look forward to providing you value added services in the future.**

If you have any questions, please contact our Accounts Receivables Department at [accounting@regencymanagementgroup.biz](mailto:accounting@regencymanagementgroup.biz) or you you can contact you Community Manager at [rclayton@regencymanagementgroup.biz](mailto:rclayton@regencymanagementgroup.biz)