

KING JAMES

Official Community Newsletter

DECEMBER 2018

ATTENTION RESIDENTS IMPORTANT NOTICES INCLUDED

News from the Association Board:

- The Reconvened 2018 Annual/Election meeting will be held 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.

King James Phone Notification System

King James has an alert system utilizing home and/or cell phone numbers in an effort to deliver efficient and timely communication of events that take place within the King James Community. We strongly encourage all residents to participate in this notification service. If you are not registered, you will not be notified of conditions that can affect you.

To register, simply send the following information to the management office.

Name: _____

Address: _____

Phone () _____ Cell () _____

Email: _____

RMG, Regency Management Group, Inc.

605 Candlewood Commons Howell NJ 07731

www.regencymanagementgroup.biz

Rose Clayton, Property Manager

732-364-5900 Fax 732-905-8606

Email: rclayton@regencymanagementgroup.biz

Association: King James Court Condominium Association



**Please make sure
that your
homeowner
information is up
to date with the
management
company at all
times.**

Slow Down



King James Lane is a residential area with a speed limit of 10MPH.

Please drive carefully for the safety of all residents.

HO6 Insurance....Do you have it?



HO6 is designed for condo owners. The HO6 will cover loss to your personal property and any improvements that you have made. This policy will also cover the association deductible in the event of fire or water damage. Please contact a local agent for further information.

Air-Conditioning Units

1. *Air-conditions must be placed in the sleeves provided in the unit in the living room or the front bedroom.*
WINDOWS AIR-CONDITIONERS IN EITHER OF THESE ROOMS ARE STRICTLY PROHIBITED.
2. *A windows air-conditioner may only be placed in the window of a unit in the second bedroom in the rear of the building. No windows air-conditioners are permitted in windows with air-conditioning sleeves or in rooms without windows such as the kitchen of a unit.*

AC Covers - The approved cover can be purchased at www.breezeblocker.net Fedders Coldpoint Frederick (Manufacturer) 23 ¾ in - 27 in (width) 16 7/8 in - 17 ¼ in (height) 4 in (depth) Model "ACCD" Color T03 "Light Grey"

KING JAMES PARKING

- A. The parking areas shall be for use by cars displaying non-commercial license plates. Other vehicles such as vehicles with commercial license plates, SUVs, vans, light pick-up trucks will be accommodated if width and length dimensions do not violate parking space boundaries or cause obstruction to adjacent vehicles. All consideration to permit parking of these vehicles in typical parking spots are subject to the by approval of the Board of Trustees. Vehicles with excessive widths or lengths are permitted in areas alongside the fence extending from the pool area based on the approval of the Board of Trustees, their representative or manager.
- B. No unit owner/occupant shall store or leave boats or a trailer in any parking area or within the condominium property lines. If you are going to be away for an extended period of time please park in YOUR numbered space during that time and advise management that you will be leaving and provide a contact number in case of an emergency.
- C. Vehicles which cannot operate on its own power shall not remain on the condominium premises for time period in excess of 48 hours.
- D. Visitor's vehicles are subject all parking rules and must only be parked in spaces marked with a V.
- E. If it becomes necessary to remove a vehicle because of violations of these parking rules it is at the cost of the vehicle owner.
- F. **An owner/occupant may not park in a visitor space if their numbered space is unoccupied. Each owner must FIRST park in their number space and utilize any visitor parking for overflow.**

Parking of two (2) wheel vehicles i.e. motorcycles, mopeds and scooters

1. Owner/Occupant must first place the two wheel vehicle horizontally as close to the curb as possible in the units assigned space. The balance of the assigned space will be used for your regular vehicle. The occupant then and only after your assigned space is fully occupied can use a "V" (visitor) space.
2. This will be monitored by the King James Board of trustees and reported to management for a violation. Anyone found to be in violation can be fined and/or towed. Please be aware that the community uses stickers that will be adhered to any vehicle found to be in violation with a date and time marked on the sticker.

ANY UNIT OWNER/OCCUPANT OR RESIDENT IN VIOLATION OF ANY OF THE PARKING RULES ARE SUBJECT TO VIOLATIONS, FINES, AND/OR TOWING AT OWNERS EXPENSE

The Board would like to address the parking issues that occur during snow storms and inclement weather. Residents are illegally parking their vehicles in the fire lanes. The Fire Marshall advised that there will be a **\$75.00** ticket issued for the first offense, **\$150.00** ticket for the second offense, and then the **vehicle will be towed after the third offense.**

Possession of pets is a Conditional Privilege, as such will be regulated by the rules the Association, breach of which shall result in revocation of this privilege. Any delay in excess of 10 days after evocation of pet privilege shall cause the unit owner to be subject to \$100 a day fines that will go into general accounts.

- A. All pets must be on a leash when outside limited to walking on paved and concrete areas.
- B. Owners or renter/lessee are responsible to ensure that sanitary requirements performed by their pet are limited to paved areas within the parking area or on the roadway. Owners or renter/lessee are responsible to pick up waste in accordance with local government requirements and further more failure to abide by this rule can cause owners to be subject to fine deem fit by the Board of Trustees
- C. Common areas have been designated for the use by owners, renter/lessee or their guest and are not recreation areas for pets. Pets should not be exercised on common areas that have grass or shrubs, plants, etc. An assortment of parks in addition to State and Federal recreational areas are just a short distance away and owners, renter/lessee or their guest should make an effort to utilize these areas to exercise their pets if pet owners are of the opinion that the activity is warranted.
- D. Absolutely no pets are permitted in pool or the area enclosed by the fence surrounding the pool at any time.
- E. No pets shall be left unattended on balconies or patios or permitted to utilize those areas for sanitary purposes will be subject to comprising of \$100 a day.
- F. All dogs outside of their unit and on common areas of King James Condominium Association shall be on a leash and held at the other end by the individual responsible for the dogs' actions.
- G. Dogs should be lead off the concrete sidewalks onto the paved sections of the roadway or parking area so that the animal can excrete waste matter.
- H. The owner, resident, renter/lessee is responsible to immediately pick-up waste matter and use the garbage storage unit assigned to their units for proper removal.
- I. Do not place small bags of waste matter by themselves into the receptacle; the Atlantic Highlands Sanitation Department will file a complaint against the unit owner with the Borough Clerk.
- J. King James Condominium Association curbing rules are applicable to all King James Condominium Association property, and in no way relieves any individual of compliance to adhere to Ordinance 28-2005 "Pet Waste", established by the Borough
- K. Unit owners, residents and, renter/lessee shall not feed or harbor stray cats of Atlantic Highlands.
- L. A violation may cause the unit owner or renter/lessee to be liable to reimburse the King James Condominium Association the cost to trap and remove these cats.
- M. All pet owners shall be in compliance with the Borough of Atlantic Highlands License requirements.
- N. An absentee owner is responsible for tenants, renter, lessee and their conduct.

KING JAMES GARBAGE PICK UP

All garbage is to be consolidated into large plastic bags, tightly tied and placed at the curb, (on the grass) in front of unit owner's assigned parking space.

"NO SMALL PLASTIC BAGS"

Example: Shop-Rite, Foodtown, A&P, small grocery bags or cardboard boxes, pizza boxes etc.

All items not picked up will be the responsibility of the unit owners to clean up and dispose of correctly.