



# Court II News

YOUR COMMUNITY NEWSLETTER

JANUARY 2020

## COURT II CONDOMINIUM ASSOCIATION, INC

### 2019 ANNUAL SUMMARY \*

As of December 31, 2019;

Total Accrued Income	\$ 424,080.22
Total Expenses	\$ 409,036.47
Net	\$ 15,043.75

Total Reserve funds as of 12/31/18 \$ 181,941.75

Total Reserve funds as of 12/31/19 \$ 192,308.01

Dear Homeowner:

In 2020, we have again budgeted more money for roof, decking and other replacements as discussed last year at the annual meeting.

Some minor replacement work will be provided by employees in order to save money. Demolition work and other minor repairs are more cost effective if done by association employees, rather than done by a contractor. We hope to hire 1 or 2 more part time employees as needed .

The replacement and repair expenses in year 2019 totaled \$105,744.55 for the common element repairs relating, roofs, siding repairs, and general common element maintenance. That amount does not include the clubhouse roof which was completed in January 2020.

All 9 Condo building roofs and skylights in the main complex have been replaced. That phase of the replacement program is complete.

As you may know we had to replace the roof on the newer townhouse units 647-654. We continue to receive reports of leaks in other townhouse buildings as well as flashing issues on the garages, windows and doors. The townhome buildings were recently built, and those repairs are costing thousands of dollars to correct.

Lawn care expense in 2019 was \$35,213.62 and snow costs were moderate at \$ 8,909.00, pool expense was \$ 24,868.18, and insurance premiums were \$55,115.33.

Bad debt due to foreclosures, short sales and bankruptcy is about \$10,027.76 in 2019. It also appears that market values are rising slightly and foreclosures are slowing down.

As of December 31, 2019, the water cost is \$ 8,580.00 for the fire hydrants and clubhouse which is down substantially from a few years ago and the sewer cost is now low at \$249.00 per year.

Enclosed on page three is the 2020 annual projected budget.

Please have a happy and healthy New Year!

Sincerely,

The Board of Directors, Court II Condominium Association, Inc

\*the accounting firm of Ford-Scott and Associates, CPA will oversee the compilation of the final year-end financial receipts and expenditures, and also prepare the Associations Federal tax returns.

\*All Legal and collection matters are handled by the office of Dean Weisgold, Esq.

## PRESIDENTS MESSAGE, CONT.

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This regular treatment program for our lawns should keep our lawns looking good. Lawn care cost for 2019 will cost an estimated \$ 32,000.00. And 2019 will be our first full year of treatments.

Snow costs in 2018 were moderate at \$ 15,819.00 and Insurance is stable at \$ 50,398.00.

Bad debt due to foreclosures, short sales and bankruptcy has dropped to \$ 9356.32 in 2018. It also appears that market values are rising slightly.

### **Daily Operations by our employees-6 to 7 days a week.**

I thought it important to touch upon the many accomplishments which have been made over the past two years.

We sometimes talk a lot about lawns and weeds, but not much about the positive physical changes in the community and the thousands of dollars which have been saved nor do we mention the quick service the residents now enjoy when repairs are needed by our dedicated employees,

#### **Some of our in-house employee tasks were;**

They replaced and repaired all broken sprinkler heads, lines, hoses and pipes (2015)

They located all water meters, valve boxes and ran wiring where needed. They designed and oversaw the installation of the irrigation wells.

They spent numerous hours laying out the well locations in order to eliminate the 8 existing NJ American Water Company meters. The 2015 Water cost was \$ 41,000.00 and sewer costs were \$ 2,386.00.

As of December 18, 2018, the water cost is \$ \$6,324.00 for the fire hydrants, \$ 2,100.00 for the clubhouse and pool for a total of \$ 8,424.00. That is a savings of \$ 32,576.00 in water charges.

As of December, 18, 2018, the sewer cost is \$249.00. That is a savings of \$ 2,137.00.

The projected water and sewer savings to the association over a ten-year period is over \$ 325,000.00.

We installed and recalibrated all water zone timers throughout the community. Recently, we began installing the security system thru out the community. Our employees are installing the cameras which are running 24 hours a day.

Our Employees are continually fixing and replacing and nailing down deck boards, replacing outside light fixtures, fixing minor molding and siding replacements, responding to unit owner requests in an expeditious manner, daily cleaning of the trash and re-cycle areas, maintaining the garden beds, power washing sidewalks, keeping the pool area and clubhouse clean, removing dead bushes and shrubs and replacing them where needed as well as many other daily activities relating to the common elements.

#### **Also,**

In addition, we started the research and estimate process for the following big projects:

Replacement of the decks, stairs and rails with a maintenance free material. Replacing all rusted deck hardware on second floor decks is completed. Reviewing costs for the clubhouse siding and roofing replacement.

Parking lot re-paving with at least 1.5 to 2.0 inches of I-5 Asphalt as well as repairs to the existing surface and curbing prior to re-paving.

Building roof replacement on most buildings.

I hope this information will be helpful as we move forward and continue to make progress in our community.

Sincerely,

Rose Selah,  
President

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## COURT II CONDOMINIUMS

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# COURT II CONDOMINIUMS

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*A BOARD-SELF MANAGED COMMUNITY*

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### Check Your Plumbing, Heating and Fixtures!

Don't forget to inspect your hot water heater, all appliance hoses, pipes, dryer ducts, fireplaces and plumbing fixtures to make sure they are in good condition, on a regular basis.

Severe damage can occur to the common elements, your unit or your neighbors unit due to a water leak. Remember, you are responsible for all damage caused by your

systems or negligence. Heat must be maintained at a minimum of 55 degrees between October 1 thru March 31.

Be safe, not sorry. Check all your appliances and plumbing fixtures today!

Your dryer vents should be inspected and cleaned yearly to avoid a possible fire.

### Other Contact Information

Need information about using the clubhouse?

Call 609-241-0839

#### **Need a declaration page for your mortgage company?**

Call **State Farm Insurance at 856-825-7100** and request the association's insurance declaration page to be forwarded to your mortgage company.