

Let's Link Up!

The Links Newsletter- Fall 2026

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Happy Fall!!!!!!



It was wonderful to see so many of you at our last meeting on September 10th at Riley's! It is awesome to have so many residents show up! It's such a good way to get to know our neighbors and build community. Help us to get even more residents involved by reminding neighbors before meetings 😊

We are looking forward to the three new mailbox installations. They are currently ordered and will be installed in the next few weeks. As soon as we have that coordinated with the contractor and the Postmaster, an email will be sent out letting everyone know exact dates. As mentioned in the meeting, we are really trying to get the installation done on a Sunday so as not to interrupt service. The affected residents will get information about getting new keys as the date gets closer.

Inspections:

We had our last inspection in July with a reinspection done in August. Many residents received violation notices, mainly for minor home repairs and overgrown landscaping. Although many of them have been remediated, second violation letters were sent out to those that were not. **Keep in mind, the next violation will include fines.** PLEASE know that our goal here is to keep our community looking beautiful and our property values high! A lot of things, especially trees and landscaping, have been let go for much too long so please have overgrown trees and shrubs trimmed.

Architectural Committee:

We are happy to announce that we have formed an ARC committee from the list of volunteers at the meeting. We will be meeting soon to discuss further plans. In the meantime, *we are all responsible* for maintaining the integrity of our neighborhood so, *if you see something, say something*. Residents can report violations with photos to Yana Brown at any time.

Vendor List:

We are currently putting together a Vendor List for residents. We would like to include painters, contractors, landscapers of all kinds, tree services, and window repair just to name a few. We are open to ideas and/or recommendations from you. You can email any board member or Yana Brown with a suggestion.

Upcoming Projects:

After the mailbox installation, our next project will be power washing and refurbishing the rest of the mailboxes in the Links. After a closer look at the existing mailboxes, we realized that most need a bit more work and it would be more cost-

effective to have them refurbished instead of just powerwashed. This includes power washing, repairing, removing rust, and painting. Although it is not much more costly than a simple power wash, it is more than our current budget allows, and we will have to wait until Spring to get this done. In the meantime, we will continue to gather estimates and ask questions. We will keep everyone updated on this via email and our website.

Ideas from Meeting:

Some great ideas were brought forth at the meeting, and they are worth sharing with all...

- If you put your trash out in bags instead of trash cans, use black trash bags instead of white. The squirrels and cats do not break open the black ones.
- It would be extremely helpful for landscapers, contractors, and inspectors if we had our address number on the back of our units. Just a peel off sticky address placed somewhere in the back would be greatly appreciated.
- Since the squirrels and feral cats remain a problem, PLEASE DO NOT FEED THEM!!! Other things that can be done to lessen the harm that these critters do is eliminate any food left outside, keep patios neat and tidy, and trim trees often.

A Word from LMS:

****LMS will continue to cut through October/November, moving to every other week as weather changes.***

****Remember to keep yards free of dog waste and leads.***

****A FALL leaf cleanup will be done in early December including around every unit's beds.***

Important Reminders:

Exterior Work Forms MUST be submitted and approved before any painting or outdoor structural changes can be made. You must include pictures with the form, especially for windows, doors, and sliding glass doors.

Keep in mind that you must comply with your unit's paint, roof, and deck specifications. These can be found on the website: valleybrookhoa.net under Links Rules & Regs. As much as it may not seem like it, there IS a pattern to the Links palette of colors. It was specifically designed to be aesthetically pleasing and ensure the integrity and beauty of our neighborhood.

Failure to comply will result in violations, fines, and finally being turned over to legal for more decisive action.

Stay Connected...

You can reach our property manager, Yana Brown, through email or by phone:

Associa Property Manager

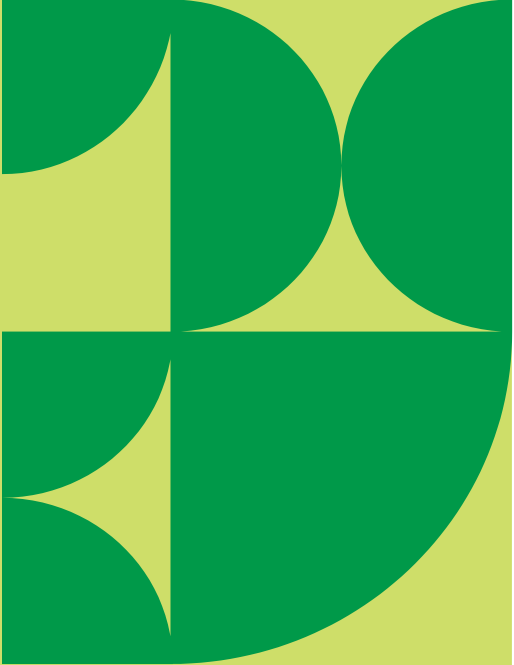
Yana Brown

Yana.Brown@associamidatlantic.com

856-996-1696

Also please utilize our Valleybrook Website!! Under the Links tab, you will find all the information you need including Rules and Regs, our Covenants, payment info, newsletters, exterior work forms etc.

valleybrookhoa.net



Helpful Information:

***If the electrical and/or cable box in front of your home has wires exposed please call either Comcast or PSE&G to come and fix it. Also, if a streetlight goes out near your home, you can report this directly to PSE&G online, or by calling. Every streetlight has a number at the top that you will need when reporting. They are very responsive and come quickly to replace bulb.

***Have your dryer vents cleaned! This keeps everyone safe.

*****DO NOT FEED SQUIRRELS OR CATS!**

***All units are required to keep exterior of homes and driveways power washed, free of mold, and WEED FREE.

