

Let's Link Up!

The Links Newsletter- Summer 2026

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Hello SUMMER!!!!!!



SPRING/SUMMER INSPECTIONS:

Associa has conducted two inspections so far, one in April and one June 24th. Violation letters will go out shortly. We have been evaluated for painting, roof, exterior mold, windows, and landscaping including weeds, overgrown shrubs, trees and grass. Please keep in mind that we have not had an inspection in a while and there may be many violations. If you receive a letter, we are asking you to *please be timely with your repairs* to improve the overall look of our neighborhood. I'm sure we have all noticed that things have not been up to par lately and we all want to restore the beauty of the Links and keep our property values high!

We continue to form an Architectural Committee to do additional inspections. If you are interested, please reach out to a board member. Also, *if you see something, say something*. Residents can report violations with photos to Yana Brown at any time.

Golf Course:

Golfers trespassing into yards continues to be a problem despite meeting with golf course managers. We encourage residents to post No Trespassing signs on the golf course fence facing golfers. Also, if possible, report the golf cart number to the golf course. This applies to trespassing, and damage to your property. The golf course is not responsible for damage, but they will help residents hold the golfer responsible.

On this note...

There are still a lot of people cutting through other people's properties. THIS IS NOT ALLOWED AS THERE IS NO COMMON AREA and you are trespassing! Please respect your neighbors and remind children not to ride bikes on grass, especially ebikes.

POOL IS OPEN!!

Hours- 11:30 am – 8 pm

Just present photo ID at first visit

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

Upcoming Projects:

We are currently getting estimates to power wash and possibly paint our entrance signs. In addition, we are gathering prices to replace the rusted mailbox bases and power wash the ones covered in algae. We will keep everyone updated on this via email and our website.

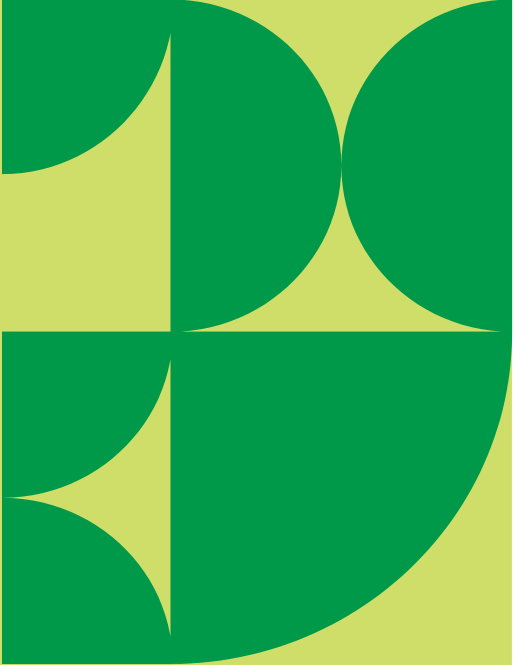
A few reminders from LMS:

1. Mowing is every Thursday, weather permitting.
2. It's important through the summer months to keep grass areas watered.
3. LMS does not spray weed killer into driveway and sidewalk cracks, homeowners are responsible for weed removal.
4. *PLEASE PLEASE PLEASE* CLEAN ANY twigs, sticks, dead branches, dog leads and DOG WASTE IN YOUR GRASS before Thursday mornings. Cutting starts early.

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.



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.

