

# Let's Link Up!

The Links Newsletter- Winter 2026

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# Hello Neighbors!

We are excited about our Winter newsletter with updated information. The purpose of this is to improve communication and transparency within The Links Community.

## updates-

After Scott Wenderoth (our former President) moved, and our candidate forms came back, we had a restructuring of the board. We are all excited about our positions and are committed to doing good work for our community. You will be able to meet all of us at our next **Open Meeting, scheduled for 2/23/26 from 6pm-8pm in the Sunroom at Riley's Pub in the Valleybrook Country Club. We hope to see everyone there!**

### Reminders about SNOW-

Following the recent snowstorm, we'd like to share a few reminders: Gloucester Township law requires that all residents clear their sidewalks in a timely manner. Also, residents **may not** dispose of snow by shoveling it into the street OR by shoveling it onto someone else's property. Another ordinance states that cars parked in the street must be moved **prior to plows** coming around. **These are all finable offenses and must be followed in order to keep our community safe and accessible. Plus it's always nice to be a good neighbor 😊**

## Upcoming Events

### Open Links Meeting

2/23/26 at 6

Sunroom, Riley's Pub

### Annual Valleybrook Meeting

10/20/26 at 7

### 1st Ever Valleybrook Residents Party *In Other News-*

4/18/26

Valleybrook Country Club

From 7pm-10pm

Email [vicki.mitten@cp-](mailto:vicki.mitten@cp-management.com)

[management.com](http://management.com) for more

information

### Yard Sale Dates

4/25/26 raindate 5/2/26

9/26/26 raindate 10/3/26

Our current contract with LMS Landscaping is coming to an end. Looking forward, the board obtained quotes from three lawncare companies, including LMS. After meeting in person with LMS, and discussing some past concerns, we've decided to continue with them with a few changes to the contract. We have asked them to add additional services to the late Fall cleanup and the Spring cleanup in the new contract. **Instead of cleaning up leaves in grassy areas only, they will blow leaves out of all shrubbery, trees etc. around everyone's individual property. They will also clear out twigs and trash which was not done in the past. Additional information will be included in the Spring newsletter. Most of the additional cost was offset by adjustments in other areas of the contract.**

Our annual fee will go up this year by approximately \$48 per year to cover the 2026 budget. The increase is due to higher general maintenance fees and a high percentage of delinquencies in our neighborhood. **Delinquencies cause a strain on EVERYONE.**

Regarding fees, we will be given the option to go paperless with our billing. You will now be able to make your HOA payments paperless using ACH Direct Debit for those who wish to do so. Specific information will be sent out in a separate email; however, it is important to note that ACH Direct Debit is free for residents. A link to the ACH system will be included on the Valleybrook website. **Please add valleybrookhoa.net to your favorites as ALL important Links information is there including Rules & Regulations, Declaration of Covenants, bylaws, and Exterior Change Forms.**

**Exterior Change forms MUST be submitted and approved before any painting or outdoor structural changes!!**

## Other Information

\*\*\*It is a Gloucester Township law that PARKED CARS CAN NOT BLOCK SIDEWALKS. If you need to double park in your driveway, and your car hangs over into the sidewalk, you must move your car. This will be dealt with by the local police department.

\*\*\*Remember, there are NO common areas in the Links. Be mindful of trespassing on neighbors' lawns or allowing children to play on other people's property.

\*\*\*Please DO NOT FEED SQUIRRELS OR CATS. These animals cause a lot of damage to homes, cars, and outdoor furniture.

\*\*\* If you have not done so, be sure to clean your dryer vents. We are a townhouse community so we must always be mindful of how our actions affect our neighbors.



## *From Your Board...*

Staying informed about your community is crucial and we hope with the addition of new members and the restructuring of the board, it just became easier. We are very excited to improve things and open lines of communication between residents, board members and our property manager.

This Spring, Associa representatives will be conducting exterior inspections. We have been informed that Associa has many competitively priced contractors, painters, landscapers, etc. that they can recommend to homeowners.

We will be looking for volunteers to serve on the Architectural Committee in the Spring. If you are interested contact Gerald Theckston at [gtheckston@gmail.com](mailto:gtheckston@gmail.com).

### ***Neighborhood Watch-***

We are trying to have at least one person serve as a member of our Neighborhood Watch Program. If you are interested, it is being organized by Mike Peeler, the President of Glen Eagles. Contact Mike at: [bigpeels@gmail.com](mailto:bigpeels@gmail.com)