

PLAYER'S PLACE II CONDOMINIUM ASSOCIATION NEWSLETTER
JANUARY – FEBRUARY 2026

IMPORTANT DUMPSTER AREA REMINERS

Please place ALL CARDBOARD in the dumpster OR the recycle containers! Please DO NOT leave cardboard loose in the dumpster areas.

Please CLOSE the side doors of the dumpster enclosures after depositing trash!

Please ensure that the lid is securely closed on the calcium containers to avoid moisture getting inside!

Bulk pick-up is on Tuesdays. Please refrain from putting furniture/large items in the dumpster area before Monday of each week.

Dear Neighbor,

Happy New Year! I hope you had a very joyous holiday season.

Our Association meeting took place on **Tuesday, February 10, 2026, at 7:00 PM at the Blackwood Library,**

Our annual election took place in November. The following were re-elected for a two-year term:

John Quinesso and Rosie Brown

Thanks to everyone who took part in the election process!

Looking forward to serving as *your* **Board of Trustees** for the upcoming year are:

Rosie Brown Gabriel Cimino
Colleen DeLucca Robert Mitchell
John Quinesso

Lynne Hartmann (856-996-1644) of **Associa Mid-Atlantic** serves as our Association manager, assisted by **Denise Cutrera** (856-996-1665). They are available Monday - Thursday between the hours of 9:00 AM and 4:00 PM and Friday 9:00 AM and 2:30 PM. An answering service will answer after hours and on weekends to address *emergency* issues.

2026 - Monthly Association Meeting Dates

We will have two (2) **2026 Association meetings**. I encourage you to attend and become an active, involved member of *your* community.

PP II & VBHOA meeting/special event dates are as follows...

Tuesday, February 10, 2026 – PP II Association Meeting
Thursday, April 7, 2026 – VBHOA General Meeting
Saturday, April 25, 2026 – VBHOA Spring Yard Sale
Saturday, May 30, 2026 - PP II Annual Flower Fest
Saturday, September 26, 2026 – VBHOA Fall Yard Sale
Tuesday, October 20, 2026 – VBHOA General Meeting
Tuesday, November 17, 2026 – PP II Annual Association Election Meeting

Rule/Fine Change Effective February 2025

A **\$50.00 fine** will be charged to accounts of homeowners found to be in violation of the Player's Place II Rules and Regulations. A **\$10.00 per day fine** will accrue on violations not rectified within the given timeframe, and until the Association has been notified by the homeowner that the violation becomes compliant. Violations not rectified within 30 days of the initial notification will result in a **\$100.00** fine each 30-day period plus ongoing **\$10.00** per day until the violation has been rectified.

Valleybrook Website

Our Valleybrook website includes links to all six (6) Valleybrook communities. The website is valuable to homeowners, realtors, and prospective buyers and houses information and documents relevant to each community as well as the Valleybrook HOA. Check it out at: www.valleybrookhoa.net

Dumpsters and Dumpster Enclosure Etiquette

Please help keep our dumpster areas clean by placing everything inside the dumpster OR the recycling containers. Remember...**ALL cardboard should be broken down and placed INSIDE the dumpster or the recycle containers.**

Also, on dumpsters that have side openings, **PLEASE remember to close the doors once you place your waste materials inside the dumpsters to keep the smell contained and stray animals and squirrels from gaining entry.**

Trash Pick Up – Tuesdays and Fridays
Bulk Pick Up - Tuesdays

Snow Related Information

In fairness to all of our homeowners, **the Gill crew rotates the snow removal process. Accordingly, snow removal for our most recent storm began on the easternmost side of our property (Aberdeen Lane) and they worked their way to Wimbledon Way.** The crew was onsite all day – even though you may not have seen them in your area!

2026 Snow Budget - \$48,000.00
Snow Cost to Date - \$33,000.00 – January Storm
-\$6000.00 Township Reimbursement for Aberdeen Lane and Wimbledon Way

Total \$27,000.00 YTD

Snow & Common Courtesy Regarding Parking Spaces

Please be conscious of the fact that **your neighbors may shovel parking spaces because THEY have more than one vehicle.** Accordingly, **please do not park in spaces that have been shoveled out unless it's a space that YOU have shoveled for your own car!** If there is a space cleared out (and not by you) and it's empty... **it is not for your car or for a car belonging for one of your guests.**

Also... The placement of chairs, cones, etc. to “reserve” parking spaces once they are shoveled is not permitted.

To ensure the thorough and complete **sidewalk snow removal process** throughout the winter, **Gill's Landscaping and Snow Removal** requests that **you please park your car about a foot away from the curb line.** Doing so will enable them to clear the *complete* sidewalk without zigzagging around cars whose front ends are overhanging the curb and onto the sidewalk. Thanks!

Aberdeen Lane and Wimbledon Way Snow Removal Information

For those of you who park or live along **Aberdeen Lane or Wimbledon Way**, please be advised that **Gill's Landscaping is NOT responsible for snow removal on these TOWNSHIP roadways.** Gill's Landscaping maintains our sidewalks and cul-de-sacs ONLY. **If you have issues with regard to the maintenance of Aberdeen Lane or Wimbledon Way (any roadway that is not one of our cul-de-sacs, you should contact Gloucester Township, not the Management Office.**

Homeowner Assistance with Snow Removal...

If you are aware of **anyone interested (or knows someone who is) in making some extra money assisting our homeowners with snow removal** (from their cars, parking spaces, etc.), please send me their names and phone numbers (jjq2@hotmail.com) so that I can advise those on our PPII group E-mail as to who to contact in the event that they are in need of their services.

Calcium Chloride

Also, throughout the winter months for your convenience and safety, **calcium chloride** is available **in each of the dumpster areas** for your use. Please bring your own container to pick up the calcium chloride. **Also, please be sure to secure the lid after taking your calcium chloride to prevent water and dampness from hardening the chloride remaining in the container.** If you notice that the container is empty, please call Lynne or Denise.

Holiday Decorations

If you have not yet taken down your **outdoor holiday decorations**, February 1 was the deadline. Thank you for remembering **not to secure anything to the patio fences with adhesives of any sort or to in any way affix decorations to the building or patio pillars with nails or adhesives.** If you used plastic clips to secure lights to gutters, please remove the clips.

Christmas Tree Disposal

Trees should be disposed of in the island areas of the cul-de-sacs... not within the dumpster enclosures. Trees in the dumpster areas impede pick up of the trash. Thank you for your cooperation.

SQUIRREL ISSUE!

This past winter we had several issues regarding squirrels “nesting and feeding” under the hoods of cars. The squirrels chewed the wiring and caused damage resulting in hundreds of dollars to repair.

Accordingly, please DO NOT FEED THE SQUIRRELS! Feeding the squirrels keeps them “hanging around” and brings them close to our homes and cars – resulting in “under the hood” damage.

Additionally, please keep the side doors of the dumpsters always closed!

Pickle Ball Comes to Valleybrook!

Pickle ball nets and stripes have been installed on the tennis courts. The nets on the courts are left up year-round. A key to the court is \$10.00 and available by contacting Denise at 856-996-1665 or denise.cutrera@associa.us

Basketball Court

The basketball court is unlocked during pool hours from Memorial Day to Labor Day. It is accessible by key at all other times. Like the tennis court, the basketball court is for use by **Valleybrook residents ONLY**. If you wish to obtain a key to the court for use before or after pool hours, the cost is \$10.00 and available by contacting Denise at 856-996-1665 or denise.cutrera@associa.us

Community Safety and Security

The Board has **approved “Ring” and “Ring-type” doorbells as well as other wired and wireless camera devices**. If you are installing a camera doorbell or cameras, **please complete an Exterior Change Form BEFORE you purchase and install your device. WHITE is the preferred color.**

Homeowners installing cameras must not only have the camera approved PRIOR to its installation but must also agree to having the Association restore the exterior façade to its original condition at the expense of the homeowner when the cameras are removed and/or when the unit is sold.

When **exterior front door, patio and balcony light fixtures are replaced, they include “dusk to dawn” bulbs**. Accordingly, to contribute to the safety and security of our community, **please keep these lights in the “on” position so that our buildings and grounds are always well lit.**

White Association-provided bulbs are the only bulbs permitted in the light fixtures.

For homeowners with security systems, **security/alarm signs are not permitted**. **Window stickers are just as effective and recommended.**

Lastly, please be sure that your **car doors are always LOCKED** – day or night!

Neighborhood Watch

Anyone interested in becoming a member of the Valleybrook Neighborhood Watch Program should contact Community Relations at:
communityrelations@gtpolice.com

Upon registering, you will receive a Neighborhood Watch identification card/number.

Our Valleybrook contact/coordinator is Mike Peeler (Glen Eagles) –
bigpeels@gmail.com Please reach out to Mike if you are interested.

GTPD Camera Program

The Gloucester Township Police Department is requesting residents, businesses, and organizations that have security cameras in place on their property to complete a short registration form. The registration does not give the Gloucester Township Police Department access to your camera system and only allows our agency to maintain a database reference of active cameras in the event a crime occurs in the area. For example, if a burglary occurs down the street from your property, we will know your camera may have captured an image of a vehicle or suspect that could connect us to the suspects involved in the burglary. A detective would be able to contact you and ask to review the footage in hopes of identifying a suspect description or any information that can help the case. Registration is voluntary and there is no cost associated with registration.

Help Gloucester Township Police Department solve crimes in Valleybrook. You can sign up here: <https://gtpolice.com/gloucester-township-police-camera-program/>

Big Business Scoopers is On The Scene!

To maintain the quality of life for our Player's Place II residents, the Association has employed **BIG BUSINESS SCOOPERS** (www.bigbusinessscoopers.com) to help control the pet waste (feces) along Fairway Drive beginning at Building 26 and ending at Golfview Drive.

Sadly, MANY Valleybrook pet owners are negligent in picking up after their dogs. We attribute this mostly to non-Player's Place II residents evidenced by feces from dogs over our 30-pound limit.

The cost is \$18.00 per week and is being paid for from funds acquired from our \$250.00 pet registration fees which is for purposes such as this.

Recycling Information

Single Stream Recycling...

Please note that plastic, glass, paper, cans, and ALL cardboard (large and small boxes) can now be mixed into one container!

Dumpster enclosures still contain recycling containers, but you can put everything in them with the exception of the below-captioned electronics:

15, 17, 19, 21" MONITORS, FLAT SCREENS & ALL-IN-ONES
TOWERS, DESKTOPS AND LAPTOPS, UNINTERRUPTED POWER SUPPLY
KEYBOARDS, MOUSE AND SPEAKERS, ALL TYPE OF WIRE,
GOLD CLIP ENDS
PRINTERS, FAX MACHINES, SCANNERS, MODEMS,
COPY MACHINES, ALL TYPE OF MEMORY
ANY HARD DRIVES, FANS AND POWER SUPPLIES
MOTHER, B, C, TWEENER AND FINGER BOARDS
AC ADAPTORS, YOKES, AND MOTOR
PLASTIC, BALED OR LOOSE ALUMINUM, BRASS, LIGHT IRON & COPPER
METALS, BALED OR LOOSE,
ALL RELATED COMPUTER PARTS
PHONES, CELL PHONES, PHONE & LAPTOP BATTERIES
PC SCRAP AND STEREOS (NO WOOD),
VCR'S, DVD'S, CD PLAYERS, BOOMBOXES,
ANY AUDIO AND VISUAL EQUIPMENT
SCANNERS AND PAGERS, CASH REGISTERS AND SCALES
RECHARGABLE BATTERIES,
APPLIANCES NOT CONTAINING COMPRESSORS
TELEVISIONS

These items should not be put into any of the containers in the dumpster area. Please put them along side of the dumpster – not in front of or leaning up against the dumpster. The dumpster cannot be emptied if items are in front of or leaning up against it.

Parking

Please remind your guests to park in BLANK spots when visiting. **The island areas of the cul-de-sacs ARE NOT all guest parking spaces – some guests park there thinking that they are!** It is your responsibility as a “good neighbor” to remind your guests of this and to ask them where they have parked when they visit. **If cars are towed, it is the responsibility of the homeowner or the person to whom the vehicle belongs to pay the hefty towing fee.**

Off the Market and For Sale

4102 Aberdeen Lane – Two-story townhome - \$290,000.00
4401 Aberdeen Lane – Three-story townhome - \$283,000.00

Arrears Update

- 2404 Wimbledon Way – w/Legal
- 2805 Wimbledon Way – w/Legal
- 4701 Aberdeen Lane – w/Legal

Building Projects – Completed and Upcoming!

Completed:

- Community signage in two interior locations (at no charge to the Association compliments of Gill's Landscaping)

Upcoming/Ongoing:

- Ongoing landscaping improvements and shrub replacement

Dryer Vent Cleaning – REQUIRED by September 1, 2027

Prior to September 1, 2027, all homeowners are responsible for having their dryer vents cleaned. **This is a requirement.**

Homeowners can use a qualified dryer vent cleaning company vendor of their choice.

During this process, the exterior vent/flaps are NOT to be changed.

Dryer vent cleaning must be completed by September 1st of every other year beginning with September 2023 – 2025-2027, 2029, 2031, etc.

Proof of cleaning must be submitted to Denise at Associa via E-mail – denise.cutrera@associa.us

Failure to comply by providing a receipt of completion on or before September 1, 2025, will result in a \$50.00 fine plus \$10.00 per day until proof has been submitted. This is a safety issue and is to be taken seriously.

IMPORTANT...

Replacement of Flexible Aluminum and/or Plastic Dryer Vents

In order to minimize fire hazards, flexible aluminum and plastic dryer vents should be replaced with a rigid or semi-rigid metal vent material in accordance with NFPA 211 or IRC (International Residential Code) M1501.4 Dryer Exhaust Duct Standard or other applicable code **by a qualified contractor**.

Power Washing of Buildings

To maintain the integrity of the aluminum siding of our nearly 30-year-old buildings, **all 30 buildings, decks, patios, etc. are scheduled to be power-washed this coming summer**. More details will be forthcoming.

PET RULES STRICTLY ENFORCED

RULES 13 D, I, J -

- D. No pet shall walk upon or use any common area. **This includes but is not limited to the lawns and mulched areas** throughout the *entire* Valleybrook community – including, but not limited to Player’s Place II.
- I. Pets must **urinate and defecate on the streets or cul-de-sac areas of Player’s Place II and throughout Valleybrook**.

Specifically, **pets are not to defecate or urinate in any parking space or on any lawn or mulched area or sidewalk** – even if the defecation is picked up and discarded.

Pet urination in any of these areas is strictly prohibited and is subject to fine in accordance with the Bylaws.

PET URINE KILLS THE GRASS!

- J. **Pets may not be on patios or balconies**. Screening/netting/fencing/chains or otherwise enclosing a balcony or patio for this purpose is strictly prohibited.

A complete listing of Pet Rules and Regulations and the Disability Animal Resolution are included in the enclosed Player’s Place II Rules and Regulations and Disability Animal Resolution attachments.

Valleybrook Homeowners' Association Information

- The annual **Spring Yard Sale** will take place on **Saturday, April 25, 2026**
- The annual **Fall Yard Sale** will take place on **Saturday, September 26, 2026**
- The tentative **VBHOA meeting dates** – **Tuesday, April 7, 2026 & Tuesday, October 20, 2026** – Both at **7:00 PM**

Valleybrook Swim Club Schedule

- **Memorial Day Weekend - May 23rd, 24th, -25th, Weekends - May 30th, 31st, June 6th, June 7th, Full time beginning June 13th**

Valleybrook Website

Our Valleybrook website includes links to all six (6) Valleybrook communities. The website is valuable to homeowners, realtors, and prospective buyers and houses information and documents relevant to each community as well as the Valleybrook HOA. Check it out at: www.valleybrookhoa.net

As always, if you have any questions or concerns, please do not hesitate to contact Lynne at Associa Mid-Atlantic – 856-996-1644, Denise at 856-996-1665, or me at jjq2@hotmail.com or playersplaceii@outlook.com

Wishing you the best for the New Year. For the Board of Trustees, I remain,

Very truly yours,

John Quinesso, Jr., President

attachments: 2026 Player's Place II Rules and Regulations
2026 Budget Information
Association and Personal HO6 Insurance Information