

Player's Place II Condominium Association
www.valleybrookhoa.net

May/June 2025

Dear Neighbor,

Greetings! I hope this letter finds you well and looking forward to summer!

Our June 2025 meeting has been cancelled due to meeting space being unavailable. **Our next meeting will be November 17, 2025.**

2025 - Monthly Association Meeting Dates & Information

Our remaining **2025 monthly Association meeting dates are captioned below**. I encourage you to attend and become an active, involved member of *your* community. Our meeting times and locations will be E-mailed in advance.

PP II Flower Fest* – May 31st
Yard Sale - September 27th (Rain date October 4th)
PPII Election Meeting – Monday, November 17th
VBHOA General Meeting – Thursday, October 23rd

Note: If we need additional general Association meetings, you will be notified in advance.
*bring the postcard you received in the mail to the Flower Fest

Annual Flower Fest

The annual **Flower Fest will take place on Saturday, May 31st. LIME GREEN** postcards should be received shortly. Regarding annuals, the Association permits homeowners to plant **annuals** in the common (mulched) areas of the community. However, since the common areas are the property of the Association, **the Association is not responsible for plantings that may be damaged by the landscapers, mulching that may take place after you've planted your annuals, workmen/contractors, weather, power washing, etc.**

Mulch Update

Due to a new law mandated by the NJ Department of Community Affairs (DCA) under the direction of Governor Murphy, **we will not be mulching around our buildings this spring.**

The initiative, outlined on the link below, requires **mulch not be placed within 18" of the foundations of our buildings.**

<https://www.nj.gov/dca/news/news/2024/20241118.shtml>

The law went into effect on April 15, 2025. The mandate will be monitored by the Fire Marshall in collaboration with the DCA.

Meanwhile, **we will be prepping the beds around the buildings, just no additional mulch.**

We will be mulching the common areas away from our 30 buildings (around trees, in the cul-de-sacs, etc.).

We will keep you apprised regarding the mandate requirements, our future plans, and as our discussions with the DCA and the GTFM take place.

Power Washing Update

As you may recall, we budgeted for power washing this year. **Unfortunately, due to an unexpected insurance premium increase of \$17,000.00, we will forego the power washing (budgeted for \$20,000.00) in order to not have a special assessment.**

Since we don't anticipate insurance premiums to decrease over the coming years, **we will likely have an increase in our 2026 budget to cover both the increase in the premium (which may go up even more in 2026) as well as the power washing.**

Please note that **it will not be possible for power washing isolated homes/buildings this summer** - so **please do not call the office requesting this!** It is not cost effective to do this - so hang in there until next summer!

**Acceleration of Maintenance Fees
at
Player's Place II Condominium Association, Inc.**

Please be advised that Article VI, Section 8(a) of our Bylaws, entitled "**Default, Late Payments; Acceleration of Installments; Late Charges; Interest; Counsel Fees**" (captioned below), permits the Board to accelerate monthly maintenance fees for the

entire fiscal year if a homeowner's monthly maintenance fee is in default. The accelerated fees will be posted to the homeowner's account.

Bylaws, Article VI, Section 8(a):

SECTION 8 - DEFAULT, LATE PAYMENT; ACCELERATION OF INSTALLMENTS; LATE CHARGES; INTEREST; COUNSEL FEES

- (a) **If a Unit Owner shall be in default in the payment of an installment upon a Common Expense Assessment, the Board may accelerate the remaining installments of the Assessment and file a lien for such accelerated amount upon notice to the Unit Owner, and if the delinquent installment has not been paid, the then unpaid balance of the Assessment shall come due upon the date stated in the notice, but not less than five (5) days after delivery of the notice to the Unit Owner, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.**

If such notice is given and default shall continue for a period of thirty (30) days then the Board shall be required to accelerate the remaining installments of the Assessment upon similar notice to the Unit Owner, and to file a lien for such accelerated Assessment as permitted by law. In such latter event, the Board shall also notify the Unit Mortgagee and may also publish appropriate notice of such delinquency to the Membership of the Association.

If said default continues for a period of ninety (90) days, then the Board may foreclose the foregoing lien pursuant to law and/or commence a suit against the appropriate parties to collect said Assessment.

We are bringing this to your attention because unfortunately **we have some homeowners whose fees are consistently late, or whose payments are irregular, and some who are consistently in arrears with the Association.** This is not fair to those homeowners who pay consistently and are always Association members in good standing.

The Player's Place II Condominium Association is a **business**. We have a community to maintain and **bills to pay** – and **we cannot successfully maintain our property/investment without the consistent and timely condominium fee income from all 240 homeowners.**

Accordingly, and pursuant to the Association's governing documents, the Board has the right to and **will proceed against any homeowner in arrears according to our Bylaws, Article VI, Section 8(a).** Please be guided accordingly.

2025 Snow Information

2025 Snow Budget: \$48,000.00

2024 Snow Total to Date: \$42,142.00 (Balance- \$5858.00)

Twenty Year Player's Place II Snow History

Comparison – 2024 Snow Total – 42,142.00
Comparison – 2023 Snow Total - \$0 – Money was used for drainage project
Comparison – 2022 Snow Total – 42,103.00
Comparison – 2021 Snow Total – 69,808.00
Comparison – 2020 Snow Total – 15,364.00
Comparison – 2019 Snow Total – 43,582.00
Comparison – 2018 Snow Total - \$89,000.00
Comparison – 2017 Snow Total - \$24,145.00
Comparison – 2016 Snow Total - \$37,006.00
Comparison – 2015 Snow Total - \$65,000.00
Comparison – 2014 Snow Total - \$83,000.00
Comparison – 2013 Snow Total - \$9,000.00
Comparison – 2012 Snow Total – \$6,210.00
Comparison – 2011 Snow Total – \$51,450.00
Comparison – 2010 Snow Total - \$58,983.00
Comparison – 2009 Snow Total - \$49,650.00
Comparison - 2008 Snow Total - \$0,000.00
Comparison - 2007 Snow Total - \$14,125.00
Comparison - 2006 Snow Total - \$ 8,960.00
Comparison – 2005 Snow Total - \$ 25,663.00

Remember, too, that it is possible that we will have more snow prior to spring and then again in November and/or December of 2024, which still falls under our current budget!

Parking...

Street /Curbside Parking throughout the community including Aberdeen Lane, Wimbledon Way, Fairway Drive, and Golfview Drive is strictly prohibited and subject to fine and/or towing at the expense of the owner.

Please remind your guests that they need to park in “blank” spots throughout the community. These spots are designated for guests. Spots marked with an “R” are intended for homeowners who have two or more vehicles.

If a visitor is parking in a homeowner/numbered spot, the vehicle will be towed, and the homeowner will be fined \$50.00.

Projects...and Things to Know!

Drainage Project

Gill’s Landscaping has addressed drainage around all of the buildings. They have installed and cemented “river rock” in place of tubular drains at the bottoms of most downspouts. This project was funded with the 2023 unused snow money.

Dryer Vent Cleaning – REQUIRED during Summer September 1, 2025

During the summer of 2025 and by September 1, 2025, all homeowners are responsible for having their dryer vents cleaned. This is a requirement.

Homeowners can use a dryer vent vendor of their choice. This must be completed by a CERTIFIED duct cleaning vendor.

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, 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.

❖ Outdoor Living...

With summer here and thoughts of outdoor living come to mind, please remember that:

- gas, charcoal, or propane grills are not permitted in multi-family dwelling such as ours... electric grills only, please...
- fire pits are absolutely prohibited...
- patios/balconies are limited to house patio furniture only. Patios and all common areas are not to be used for the storage of bicycles, toys, baby pools, garden tools/hoses, etc....
- to maintain the integrity and the warrantee of our vinyl fences, flower boxes or planters are not to be hung over the railings nor is it permissible to attach anything to the fences with tape or any type of adhesive.

❖ Care of Vinyl Patio Fences...

For those buildings not being power washed, if it is your desire to **clean your patio fences**, please do so using a mixture of:

- **1 cup of “Simple Green” solution and one gallon of water.** This solution can be put into a spray bottle and sprayed on, then wiped immediately with a soft cloth.
- An *alternative* is mixing **1/3 cup of powdered detergent** like Tide or equivalent powder detergent **OR 2 cups of household cleaner** like Spic and Span or equivalent liquid cleaner with **one gallon of water.**

NOTE: *Always protect the shrubs from cleaning agents.*

❖ Maintaining the Exterior of Your Air Conditioning Units...

Our landscapers endeavor to provide the best service to our grounds and mulched bed areas. It is important, however, that you periodically check the **area immediately surrounding the base of your exterior air conditioning unit to see that it remains free of mulch.**

❖ **Exterior Lighting...**

A reminder, too, that **exterior lighting is the responsibility of the Association**. If you need a new exterior light(s), please notify Kasey or Ed so that we can have yours replaced with a fixture(s) that is **identical to the others throughout the property**. Remember, this is a condominium – not a single-family home! **All exteriors must remain consistent and uniform...** maintaining the integrity and aesthetic appeal of Player's Place II.

❖ **Making Exterior Changes?**

In keeping with the **Rules and Regulations of the Community**, the Board, through an **Exterior Change Form** that you submit, **must approve any and all exterior changes in writing prior to any changes taking place**. The philosophy of condominium living is to have a **uniform look throughout**. *When in doubt... ASK!!*

❖ **Roof Mounted Attic Fans...**

If you desire a **roof-mounted attic fan**, they **are permitted with prior written approval from the Board**, and with the understanding that the Association's vendor **complete the work**. You will also need to sign an **indemnification agreement**. Please contact Ed or Kasey for the appropriate paperwork or with any questions you may have **BEFORE** obtaining a roof-mounted attic fan.

❖ **Common Area Rules to Be Enforced...**

To maintain the integrity of our community, please adhere to the Rules and Regulations, which **strictly prohibit** the placing of **ornamental/decorative items*** in any of the **flowerbeds and/or common area of the property**.

This "common area" INCLUDES all areas on the EXTERIOR side of your patio fence and all areas visible from the curb or street. Decorative/garden items including but not limited to birdbaths, birdfeeders, flags, figurines, etc., **are not permitted** according to **Rule 15** captioned below.

***NOTE: Stepping-stones lying flush with the mulch are permitted; however, they are not to be placed on the grass/lawn areas.**

If it is your desire to have these items, please position them **behind** your patio fence for your own personal viewing/enjoyment.

The Association Rules and Regulations **do not permit any type of edging** unless it has been installed by the Association or by the Association's landscaper. **Accordingly, any homeowner installed edging is not permitted – Rule 23.**

Please note, too, that **all exterior plantings are the property of the Association**. **Removal or transplanting of any shrubbery is strictly prohibited - Rule 23.**

15. No unit owner or occupant shall build, plant, or **maintain any matter or thing** upon, in, over or under the common elements, including the limited common elements, without prior written consent of the Association.

23. **Removal, replacement, or relocation of existing shrubbery/plant materials or additions to or alteration of the landscaping in any way is not permitted** without the prior written approval of the Board through completing an exterior change form. Additionally, **edging, fencing, or bordering of any kind, is not permitted – nor are any types of mulch or decorative rocks or stones** other than Association landscaper-installed materials.

8. No radio or television antenna/satellite dish of any type nor any air conditioning unit (except as originally located by Grantor), flood light **or any other equipment or appurtenance or any wiring for any purpose may be installed on the exterior of the building, on the common area, or protrude through the walls, windows or roof of a unit without the written consent of the Association.**

Additionally...

- ❖ No bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand unattended on any portion of the common elements or common property – including patios and balconies.
- ❖ Playing on or otherwise occupying the common elements or common property which includes the lawns, sidewalks, mulched islands, bed areas, or cul-de-sacs is strictly prohibited. **Sidewalks within the Association shall be used only for movement on foot. All movement from a unit to a vehicle and/or movement from a vehicle to a unit shall be upon sidewalks only.**
- ❖ Any damage to any portion of the common elements or common property caused by minor children of unit owners or guests, invitees or licensees of unit owners shall be repaired at the expense of such unit owners.
- ❖ Parents or guardians shall be held responsible for the actions of their minor children and guests.

Those found to be in violation of any of the common area rules and regulations will be fined.

Note: Individual homeowners will be responsible for the actions of their children and guests and will be responsible for any fines associated with the violation of the Rules and Regulations of the Association. Homeowners with outstanding violations will not be permitted to use any of our recreational facilities.

Arrears Updates!

With Legal

- 2801 Wimbledon Way – w/legal
- 3107 Aberdeen Lane – w/legal

For Sale & Off the Market!

- ❖ 2606 Wimbledon Way – Two Story Townhome – Inside Unit – Pending
- ❖ 2906 Wimbledon Way – Three Story Inside Townhome - \$270,000.00
- ❖ 4707 Aberdeen Lane – Three Story Inside Townhome - \$289,900.00
- ❖ 4902 Aberdeen Lane – Upstairs Condo w/Loft – Currently for Sale - \$245,000.00

Currently For Sale:

- ❖ 2307 Wimbledon Way – Two bedroom lower condo
- ❖ 2704 Wimbledon Way – Two bedroom upper condo w/loft
- ❖ 3308 Wimbledon Way – Two bedroom upper condo w/loft
- ❖ 3604 Aberdeen Lane – Two bedroom upper condo w/loft
- ❖ 3905 Aberdeen Lane – Two bedroom, end unit townhome
- ❖ 4202 Aberdeen Lane – Two bedroom upper condo w/loft
- ❖ 4402 Aberdeen Lane – Two bedroom inside townhome
- ❖ 5102 Aberdeen Lane – Two bedroom upper condo w/loft

Important...Hot Water Heaters, Hoses & Attics!

As a responsible homeowner, please be certain to **have your hot water heaters upgraded every 10 – 12 years.**

Please **check your washing machine hoses *frequently*** as well.

NEVER enter into the attic space of your condominium as this space is common area and does not belong to you! Interior sprinkler pipes are located in the attics of condominium units and you could cause damage while maneuvering in this area.

Landscaping...

Mulching and Ongoing Irrigation/ Landscaping Improvements

Preparation and mulching of the beds in the common areas of the property away from the buildings will take place, weather permitting, in advance of the Flower Fest on May 31st.

Community irrigation/landscaping upgrades will be completed over the next several weeks. **Items to be addressed will be replacement plantings throughout the property, drainage enhancements, and general property maintenance.**

Seeding and thatching of our turf areas in the fall, together with improvement to our irrigation system, have made for lush lawns throughout the property. We will continue to focus on the planting of perennials throughout the common areas of our property.

Note: Please understand that Gill's Landscaping and its employees take their direction from the Management Office **ONLY** through a work order that is processed and sent to Gill's. Accordingly, homeowners cannot request things directly to any Gill's Landscaping employee. Therefore, if you have a landscaping issue, please contact the Management Office.

Sprinkler issues? It is not possible for Gill's to know of a sprinkler issue if they don't know about it! Therefore, if you have a problem with a broken sprinkler head and/or see grass that is not green, please advise the Management Office ASAP so we can have the situation rectified.

Installation of EXTERIOR Cable/Telephone Wiring is PROHIBITED...

No radio or television antenna/satellite dish of any type nor any air conditioning unit (except as originally located by Grantor), flood light or any other equipment or appurtenance or any wiring for any purpose may be installed on the exterior of the

building, on the common area, or protrude through the walls, windows or roof of a unit without the written consent of the Association.

Storm Doors

For your convenience, the specifications for storm doors is enclosed. Storm doors are permitted *after receiving written permission from the Board*. Remember, **storm doors must be white, have brass tone appointments, and be “full view”** – this means having a continuous (top to bottom) panel of clear, *not beveled* glass without interruption. Storm door knobs must align with the knob of the interior door. **An exterior change form must be completed and submitted for approval before the installation of the storm door.**

Replacement Windows & Sliding Doors

Several homeowners have been inquiring about **replacement windows, sliding doors, and entranceway doors**. The replacements of these items are the responsibility of the homeowner and must be **exact replicas** of what exist. You must complete an **Exterior Change Form** and receive *written approval* from the Board prior to their replacement. **Photos of the EXISTING windows must be included with the Exterior Change Form** together with photos/sketches of the replacement windows. **This information must be submitted by the homeowner, not the vendor.**

Front door hardware must remain consistent with the existing hardware and must be polished brass or polished brass tone finish. Kick plates and/or door knockers are not permitted unless installed by the Association.

Insurance

Our annual insurance premium is paid out of our **Operating Account** through your monthly condominium fees; however, it is imperative that you, as a homeowner, also carry an **HO-6 Policy** through your own insurance carrier. **This is a special policy designed for condominium homeowners – not single-family homeowners.** The Condominium Association deductible is **\$5000.00 for non-water damage and \$10,000.00 for water damage, per occurrence.** It is in your best interest to have the *proper coverage* in the event of misfortune. Better **SAFE than SORRY... CALL YOUR AGENT!**

DOGS...DOGS...DOGS...

- Dogs **ARE NOT PERMITTED ON THE GRASS OR MULCHED AREAS OF THE PROPERTY.**
- Dog urine *ruins the lawn.*
- **Dogs must urinate and defecate at the curb line of the parking lot/street areas throughout Player's Place II. NO exceptions!** Signs are posted throughout the property.
- **If you are in violation of this rule, you will be fined and be assessed for sod/grass replacement.**
- **If you have not yet registered your dog, please contact Denise to obtain a Pet Registration Form. There is a \$250.00 per dog non-refundable fee due at the time of registration.**
- **Dogs are not permitted on patios or balconies.**
- **Dogs are limited to two (2) per unit – 30 pound maximum at maturity.**

Walkers... Please Use the Sidewalks!!

If you are a "walker," **we strongly encourage you to make use of the sidewalks throughout our community as you navigate throughout Player's Place II and Valleybrook in general.** There have been several "near misses" with regard to pedestrians walking too far out in the roadways or in the middle of the cul-de-sacs and not being seen by drivers. Please be mindful of where you are walking and **make use of the sidewalks... that's why they're there!!**

- Sidewalks within the Association shall be used only for movement by foot and are for pedestrian use only. Bicycle riding, scooters, skateboards, etc., are not permitted on the sidewalks.
- All movement from a unit to a vehicle and/or movement from a vehicle to a unit shall be upon sidewalks only.

Dumpster Areas and Trash

Please help keep these areas clean and pest free!

- Please **CLOSE side sliding side doors** (where applicable) of dumpsters to keep insects, squirrels, cats, etc. out of the dumpsters.
- Please put **ALL CARDBOARD INSIDE THE DUMPSTER**. Do not leave cardboard boxes inside the dumpster enclosure.
- Please **place anything that will fit into the dumpsters. This includes small furniture, etc.**
- When disposing of larger items, please put them in the enclosure **AWAY FROM THE DUMPSTER** (not leaning up against or in front of) on Monday. **Bulk pick-up is on Tuesday.**
- Trash pick up is Tuesday and Friday.

The appearance of our dumpster areas reflects greatly on our community. Please keep them neat and clean!

Neighborhood Watch – Crime Prevention

Valleybrook Neighborhood Watch consists of a group of like-minded neighbors getting together to help make our communities safer. The initiative promotes community cohesion, improves awareness of crime prevention, and creates a clear line of communication to and from the police. It is a proven deterrent to reduce crime and the fear of crime. It may also give you the opportunity to claim a discount on your home contents insurance.

Neighborhood Watch is a Valleybrook community activity in partnership with the Gloucester Township Police Department.

If you are interested in being a member of Valleybrook's Neighborhood Watch and/or would like additional information, please contact Mike Peeler, Valleybrook Neighborhood Watch Coordinator, at bigpeels@gmail.com

Please put Valleybrook Neighborhood Watch in the subject line of the E-mail - and include your full name, full address, and phone number in your E-mail.

It's YOUR property, YOUR community - Help make it more secure!

Valleybrook Homeowners' Association News

- **Reminder:** Commercial vehicles and motorcycles are not permitted anywhere within the Valleybrook community.
- **2025 Pool Procedures including Rules and Regulations and 2024 Registration Procedures*** have been sent to you under a separate mailing from the Valleybrook Homeowners' Association.
- The pool will open on **Saturday, May 24th – Sunday the 25th – and Monday the 26th** – and then the weekends of May 31st and June 7th. The pool opens full time on June 13th. **Hours of operation will be from 11:30 AM – 8:00 PM**
- **The entire pool facility is SMOKE FREE. No Smoking of any kind to include cigarettes, cigars, pipes, e-cigarettes, vaping, marijuana.**
- **Tennis/Pickle Ball Courts – Time limit 90 minutes**
- **Basketball Court** – Open during pool hours and to those with keys during non-pool hours..
- **Yard Sale** – Fall and Spring - will be on Saturdays **with a rain date of the following Saturday** between the hours of **8:00 AM – 1:00 PM.**
- **Two (2) FREE guests** will be permitted, per household, per day on weekdays (excluding holidays) and **one (1) free guest** will be permitted, per household, per day on weekends.
- **Lending Library** – Is located just outside the entranceway to the pool. It will be there year-round.
- **Water Aerobics** – Will take place on Tuesdays for 8 consecutive weeks at \$80.00. Look for information in the upcoming VB Pool mailing.
- **Those in arrears and/or have violations with the Association will not be permitted entry to the pool. Arrears payments are not accepted at the pool.**
- **Signage** – There will be a new Valleybrook Swim Club sign at the corner of Golfview and Fairway Drives.
- **Valleybrook Website** – www.valleybrookhoa.net Please take a look!
- **Upcoming VBHOA Meeting Date – October 23, 2025**

***Note: If you have registered and/ or used the pool last year, your information is already on file.**

Again, our **next meeting will take place on November 17, 2025.** I hope you will plan on attending.

On behalf of the Board of Trustees and **Associa-Mid-Atlantic**, I remain

Very truly yours,

John J. Quinesso, Jr., President

attachments: Storm Door Specifications Sheet
Exterior Change Form
2025 Rules and Regulations

Player's Place II Reminders – Summer 2025

If you live in an upstairs condominium or have a townhouse and it is your desire to install a **roof-mounted attic fan**, please contact Kasey for an *exterior change form* and an *indemnification agreement*. Upon completion of the paperwork, **the approved vendor** will contact you with specifics and to schedule an appointment. NOTE: **Window fans and window air conditioners are strictly prohibited.**

Replacements of outside door, patio, and balcony lights are the responsibility of the Association. If you need a new light, please contact us! In order to maintain the integrity of the community, non-conforming fixtures will be removed.

If you wish to install a **storm door**, we have enclosed the specifications for the doors. You must first complete an *exterior change form* and receive **written approval from the Board** prior to its installation. All storm doors must be *white* and *“full view”* (one large, uninterrupted *plain – not beveled* panel of glass and with brass tone hardware). Knobs of storm doors must align with the knob of the interior door.

Regarding landscaping....

Edging of any kind, unless installed by our landscaper as a part of a landscaping design, is not permitted...

All bed areas will consist of landscaper supplied **mulch, only**. Homeowners may not mulch any bed areas...

Decorative rocks or stones other than those installed by our landscaper for aesthetic or drainage purposes are not permitted.

“Malibu” or any other type of electrical or solar lighting is not permitted.

Regarding balconies and patios...

Balconies and patios are for patio furniture only. These **are not storage areas for non-patio related items such as indoor furniture, bicycles, children’s toys, plastic pools, etc.**

We ask that in order to maintain the warranty of our **patio fences** and integrity of our community, **nothing be attached to, hung on or from the patio fences.**

Charcoal and gas grills are not permitted in multiple dwelling communities such as ours. Electric grills only, please!

Fire pits are not permitted.

Windchimes and Decorative Flags are not permitted.

If you have a **dog**, please abide by our **Pet Rules and Regulations:**

Dogs MUST be registered with the Association.

Dogs are not permitted on the common area. This includes the grass and all mulched areas of our community.

Dogs must **urinate and defecate on the street or cul-de-sac areas** throughout Valleybrook and you must pick up afterwards. **DOGS ARE NOT PERMITTED ON THE LAWNS OR ANY OF THE COMMON AREAS.**

Dogs must not weigh more than 30 pounds at maturity.

Dogs must be leashed at all times.

There is a two-dog maximum per household.

Please **do not screw or nail anything into any of the exterior of the building** including, but not limited to the aluminum siding, wooden columns, or patio or balcony ceilings. **Decorative Flags, wind chimes, etc. are not permitted.**

Security Signs, other than stickers in your windows, are not permitted.

Commercial Vehicles and Motorcycles are not permitted within the Player's Place II or any of the Valleybrook communities.

Curbside Parking – is not permitted along Aberdeen Lane, Wimbledon Way, Golfview Drive, and Fairway Drive. Please park within the designated parking spaces. **This is a finable offence.**

The Grass/Common Areas - are not to be used as a means of entering or exiting your home. **Please use the sidewalks.**

Bulk Pick-Up – Every Tuesday - In order to maintain the integrity of our community, **please put bulk items in the dumpster enclosure area on Monday.**

Common Area Rules

- No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand unattended on any portion of the common elements or common property – including patios and balconies.
- All movement from a unit to a vehicle and/or movement from a vehicle to a unit shall be upon sidewalks only. **The lawn is not to be used as a pathway to or from your home.** Parking curbside along Aberdeen Lane, Wimbledon Way, Fairway Drive, and Golfview Drive is strictly prohibited and subject to fine and/or towing.
- Playing on or otherwise occupying the common elements or common property which includes the lawns, sidewalks, cul-de-sacs, mulched islands or bed areas is strictly prohibited.
- Any damage to any portion of the common elements or common property caused by minor children of unit owners or guests, invitees or licensees of unit owners shall be repaired at the expense of such unit owners.
- Parents or guardians shall be held responsible for the actions of their minor children and guests.