

PLAYER'S PLACE II CONDOMINIUM ASSOCIATION

IMPORTANT: Condominium Fee for 2026 - from \$280.00 to \$350.00

November 2025

Dear Neighbor,

Greetings and Happy Fall!

Our annual Election Meeting will take place on:

*Monday, November 17, 2025, at 7:00 PM
Glen Landing Middle School Library*

Current Board members who are running for re-election are Rosie Brown and John Quinesso.

Anticipated 2026 Association Meetings

February

June (If needed)

November – Annual Election Meeting

*Specific dates and meeting venues will be announced preceding each of the meetings.

2026 Proposed Condominium Fee – \$350.00.00 Per Month

(A 25% increase over 2025)

State Law S3992 MANDATES CONDOMINIUM FEE INCREASE TO SATISFY RESERVE FUNDING REQUIREMENT

Breakdown:

2025 Fee: \$280.00 to 2026 Fee: \$350.00 - Details below...

Reserve Fund Increase - Additional **\$77.00 Per Month*** into the Reserve account over the 2025 \$30.00 totalling \$125.00 per month of your condo fee going into the Reserve Account. **(+\$77.00 monthly)**

A VBHOA **increase** from \$32.00 in 2025 to \$37.00 in 2026. **(+\$5.00 monthly)**

An Operating Account **decrease** from \$200.00 in 2025 to \$188.00 in 2026 **(-\$12.00 monthly)**

Total: \$125.00 + \$188.00 + \$37.00 = **\$350.00 2026 Monthly Condominium Fee**

*The increase of \$77.00 in the Reserve Funding bringing the monthly contribution to \$125.00, is resulting from our recent **2025 Reserve Study** (available for your viewing on www.valleybrookhoa.net). The law (S3992) requiring this increase, \$360,000 annually, is referenced below and highlighted in yellow.

SENATE, No. 3992

STATE OF NEW JERSEY

DATED: **JUNE 19, 2025**

The Assembly Housing Committee reports favorably Senate Bill No. 3992 (1R).

This bill modifies certain requirements concerning the capital reserve study, 30-year funding plan, and capital reserve fund of an association of a planned real estate development (association), required by recently enacted law, P.L.2023, c.214 (C.52:27D-132.2 et al.).

Specifically, **the bill requires a proposed 30-year capital reserve funding plan or plans within a capital reserve study, required pursuant to section 7 of P.L.2023, c.214 (C.45:22A-44.3), to allow a capital reserve fund of an association to reach a dollar balance of zero during the 30-year funding plan projection. The bill permits a capital reserve study to provide additional funding plans that have a minimum fund balance greater than zero, or funding plans with escalating annual contributions, provided the reserve fund balance is not projected to fall below zero dollars.**

Further, the bill defines the terms "adequate" and "adequacy" to mean a sum of money, however invested or held by an association of a planned real estate development, that, in accordance with the professional standards applied by the reserve specialist, architect, or engineer performing or overseeing the study, is sufficient so that the balance in the association's reserve fund will not fall below zero dollars as set forth in the association's 30-year funding plan, prepared as part of a reserve study.

The bill requires an association of a planned real estate development, instead of a covered building owner, to ensure that a capital reserve study is reviewed by a licensed architect, engineer, or credentialed reserve specialist and that a capital reserve study is conducted and reviewed at least once every five years.

The bill further requires:

- **an association existing as of January 8, 2024 to fund the reserve fund in accordance with the most recent reserve study and funding plan (see VBHOA website - www.valleybrookhoa.net).**

Increase in Resale Conveyance/Capital Contribution Fee

To further **supplement our Reserve Fund in accordance with the law - S3992**, the Board will be considering/investigating an increase in the conveyance fee (capital contribution) which will be paid by the buyer at the time of settlement. This money will be deposited into our Reserve Account. More details will follow.

2025 Snow Report

\$42,000.00 of our 2025 snow budget of \$48,000.00 (-\$6,000.00) has been used. Fingers crossed that we remain snow/ice free for the remainder of 2025! Monies not used for snow will be funneled into our Reserve and used for other projects and upcoming initiatives.

Upcoming Building/Landscaping Projects

Upcoming:

- Fall Clean Up and Bush Trimming - Week of November 17th
- Tree Work - December 3rd, 4th, 5th
- Building & Roof Power washing - Summer 2026

Policy on Mail (Cluster) boxes

In the past, if you needed a new key or a lock replacement, you went to the Blackwood Post Office on Davistown Road and advised them, and they would handle the key and/or the repair. **Effective September 2022, new USPS guidelines no longer permit the USPS to provide these services.** Therefore, if you need a key or a repair to your mailbox, **you will need to contact a locksmith for these services at your own expense.** This may involve coordinating with the USPS postal carrier and the locksmith if the locksmith determines there is a need for the rear of the cluster box to be opened to make the necessary repair. **If you have any questions, you should contact the Blackwood Post Office directly at: 856-227-0622.** Please do not contact the Management Office.

Off the Market!!

Wimbledon Way Addresses

2307- Lower Condo -	\$255
2403 - Lower Condo w/Garden Room -	\$279
2506 - Two Story Townhome - Inside Unit -	\$270
2704 - Upper Level Condo w/Loft -	\$257
2706 - Upper Level Condo w/3 Bedrooms -	\$312
3206 - Two Story Townhome - Inside Unit -	\$290
3308 - Upper Level Condo w/loft -	\$295

Aberdeen Lane Addresses

3604 - Upper Level Condo w/loft -	\$312
3905 - Two Story Townhome End Unit -	\$292
4402 - Two Story Townhome - Inside Unit -	\$265
5001 - Two Story Townhome - End Unit -	\$252
5102 - Upper Level Condo w/loft -	\$280

Twenty-Two Year Resale History...

2004 Average Selling Price - \$151,000.00
(based on 31 sales from January through October 2004)

2005 Average Selling Price - \$173,000.00
(based on 21 sales from January through October 2005)

2006 Average Selling Price - \$199,000.00
(based on 16 sales from January through October 2006)

2007 Average Selling Price - \$196,000.00
(based on 16 sales from January through October 2007)

2008 Average Selling Price - \$177,125.00
(based on 16 sales from January through October 2008)

2009 Average Selling Price - \$169,500.00
(based on 14 sales from January through October 2009)

2010 Average Selling Price - \$160,000.00
(based on 15 sales from January through October 2010)

2011 Average Selling Price - \$146,000.00
(based on 5 sales from January through October 2011)

2012 Average Selling Price - \$137,000.00
(based on 8 sales from January through November 2012)

2013 Average Selling Price - \$136,000.00
(based on 7 sales from January through November 2013)

2014 Average Selling Price - \$137,000.00
(based on 6 sales from January through November 2014)

2015 Average Selling Price - \$137,231.00
(based on 13 sales from January through November 2015)

2016 Average Selling Price - \$144,000.00
(based on 11 sales from January through November 2016)

2017 Average Selling Price - \$138,142.82
(based on 17 sales from January through November 2017)

2018 Average Selling Price – \$139,000.00
(based on 10 sales from January through November 2018)

2019 Average Selling Price – \$145,000.00
(based on 14 sales from January through November 2019)

2020 Average Selling Price – \$153,000.00
(based on 16 sales from January 2020 through October 2020)

2021 Average Selling Price – \$173,000.00
(based on 26 sales from January 2021 through October 2021)

2022 Average Selling Price – \$216,000.00
(based on 6 sales from January 2022 through October 2022)

2023 Average Selling Price - \$224,000.00
(based on 8 sales from November 2022 through October 2023)

2024 Average Selling Price - \$240,000.00
(based on 8 sales from December 2023 – October 2024)

2025 Average Selling Price - \$281,000.00
(based on 15 resales from December 2024 - October 2025)

Twenty-Two Year Condominium Fee Information/Comparison

Association	2005	2006	2007	2008	2009	2010
Player's Place II	\$133.00	\$140.00	\$145.00	\$149.00	\$149.00	\$155.00
Player's Place I	\$132.50	\$136.00	\$149.00	\$149.00	\$149.00	\$163.00

Association	2011	2012	2013	2014	2015	2016
Player's Place II	\$155.00	\$155.00	\$155.00	\$160.00	\$175.00	\$175.00
Player's Place I	\$175.00	\$175.00	\$175.00	\$175.00	\$178.00	\$185.00

Association	2017	2018	2019	2020	2021	2022
Player's Place II	\$200.00	\$200.00	\$210.00	\$210.00	\$210.00	\$230.00
Player's Place I	\$193.00	\$193.00	\$196.00	\$198.00	\$198.00	\$220.00

Association	2023	2024	2025	2026		
Player's Place II	\$237.00	\$270.00	\$280.00	\$350 ***		
Player's Place I	\$225.00	\$250.00	\$260.00	\$350		

***** PPII 2026 Monthly Condominium Fee Breakdown:**

\$188.00 - Operating Account
 \$ 37.00 - Valleybrook HOA Contribution
 \$125.00 - Reserve Fund Contribution
 \$350.00

**Player's Place II Increase - \$217.00 Over 22 Years – (2005-2026) – 240 Units
 Averaging \$10.00 Per Year**

**Player's Place I Increase \$217.00 Over 22 Years – (2005-2026) – 230 Units
 (a 10-unit difference) – Averaging \$10.00 Per Year**

2026 Condominium Fee Comparison

Player's Place - \$90.00 per month increase over 2025
 Player's Place II - \$70.00 per month increase over 2025

Insurance

Insurance coverage nowadays is invaluable. Please be certain that as a condominium homeowner you have an **HO6 policy** on your investment. **Contact your insurance agent TOMORROW...better safe, then sorry!**

Homeowner Information...

- ❖ As a responsible homeowner, please be certain to **have your hot water heater upgraded every 10 – 12 years.**
- ❖ Please **check your washing machine hoses *frequently*** as well.
- ❖ **NEVER enter the attic space of your condominium as this space is common area and does not belong to you!** Interior sprinkler pipes are in the attics of condominium units, and you could cause damage while maneuvering in this area.

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.

Landscaping Updates

Thanks to Gill’s Landscaping for our beautifully maintained grounds!

Lawn Renovation Plan

Our ongoing **lawn renovation plan** continued this fall. **Lawn renovations** (seeding and thatching) took place in late September on the Aberdeen Lane side of the property.

Fall Clean-Up & Pruning

Fall clean up and the pruning of shrubs will take place the week of November 17th! Homeowners **are not permitted to prune shrubs.** Remember, too, that it is not cost effective for the Association to have Gill’s trim individual shrubs. Our contract provides for pruning twice per year.

PPII Tree Trimming

Tree trimming will take place December 3, 4, and 5

Shrub Replacement and Additional Plantings...

Community-wide plantings, sod, and shrub replacement takes place now and through spring/summer 2026.

Outdoor Light Fixtures

To maintain the integrity of the community, outdoor entranceway and patio lights have been replaced and are replaced by the Association upon request. Please note that replacement fixtures include “dusk to dawn” lightbulbs. **To assist with safety and security throughout our community, we request that once your fixture(s) have been replaced, you leave them in the “on” position.**

Fence Repairs

If you have noticed that your patio fence is sagging, crooked, sloping or in any way in need of repair, please call ASSOCIA at 856-996-1665 so we can have it repaired.

Common Area Rules and Regulations

To maintain the integrity of our community, please be advised that the Board **strictly enforces** our Rules and Regulations including, but not limited to, the following regarding our common areas:

- ❑ 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 or bed areas is strictly prohibited. Sidewalks are intended for **pedestrian traffic 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.

Rules and Regulations Violations...

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. **Nonpayment of fines will result in liens, parking restrictions, and non-use of recreational facilities.**

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Pet Rules and Regulations Strictly Enforced!

The Association continues to take a strong stance on pets in our community. **Those who have pets need to abide by the Rules and Regulations.**

*“Curb your dog means to **take your dog to the curb when it has to urinate or defecate rather than allowing it to soil lawns or sidewalks.** It can also mean to clean up your dog after it defecates, or more generally, to control your dog. The ideal place for it to go is in the street, just off the **curb.** This ensures its safety by keeping it close to the sidewalk and away from traffic, but also keeps **your** neighborhood clean.”*

Also, **pet feces that you collect when walking your dog needs to be immediately put into the trash dumpster and not left on your patio or outside your doorway.** This is unsanitary and is a health hazard. **If this occurs, homeowners will be fined, and the Board of Health will be notified.**

Please help keep Player’s Place II and Valleybrook one of the most desirable condominium communities in the area.

- ❖ **Please keep dogs off the lawn and all common areas throughout the Valleybrook community AND pick up and dispose of your dog’s feces in the dumpster immediately.**

- ❖ **Dogs and cats are not permitted on balconies or patios at any time.**

We take great pride in our community of lush lawns and landscaping. Anyone witnessing a homeowner violating these rules should contact the management office immediately to report such.

Dryer Vent Cleaning – REQUIRED by **September 1, 2025**

Prior to September 1, 2025, all homeowners are responsible for having their dryer vents cleaned. This is a requirement. If you have not already done so, please submit your proof of completion to Denise ASAP - denise.cutrera@associa.us to avoid a fine.

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.**

Fire Prevention...

Please **maintain your smoke detectors** by changing the batteries every fall and spring!

Our **sprinkler system** vendor, Fire Tech, maintains the sprinklers in our 18 condo buildings. The system in each building is maintained annually for your protection. If you see any leaking from the sprinkler head, please notify Denise immediately at 856-996-1665.

Rule Amendment Regarding Resident/Community Safety/Security

In November 2018, The Board adopted a new rule **to permit hard-wired and other security cameras on the exterior of the buildings to address the ongoing requests and concerns from homeowners regarding individual and community safety.** Since “dry-wall-out” is an Association responsibility, governing documents prohibit homeowners from penetrating or otherwise compromising the integrity of the building. **Accordingly, those who wish to install cameras, hard-wired or otherwise, are required to complete and submit an exterior change form and must receive written approval from the Board prior to their installation. The installation will be supported by a homeowner-signed and recorded restrictive covenant attached to the property at the expense of the homeowner. The new rule reads:**

“Professionally installed, hard-wired or other homeowner installed non-hard-wired security or **“Ring-type”** doorbell cameras meeting the Association’s approved specifications **(white in color)** and vendor may be installed upon **prior written approval of the Board coupled with a signed and recorded restrictive covenant,**” where applicable.

A complete set of the Association’s Rules and Regulations will be mailed to all homeowners in January 2026.

Parking and the Upcoming Holidays!

Please assist us in avoiding parking difficulties throughout the year and especially during the upcoming holidays. **Please advise your guests that parking is limited to UNMARKED spaces throughout the property. “R” spaces are reserved for homeowners with more than one vehicle. Parking along any curb area or in areas other than parking spaces is absolutely prohibited and vehicles not in compliance will be towed.** Word to the wise for you and your guests - **park legally to avoid towing!**

Regarding parking...**if your parking space number needs repainting**, please contact ASSOCIA, so we can have it repainted before it becomes too cold to do so.

Decorations and the Upcoming Holidays!

In keeping with the Rules and Regulations please adhere to the following:

- To maintain the warranty and integrity of the patio fences, **nothing is to be attached to or hung from the patio or balcony fences.** This includes but is not limited to flower baskets/boxes, lighting, and/or any other ornamental items/decorations. **The use of adhesive tape to adhere anything to the patio/balcony fences is strictly prohibited.**

- ❑ Holiday decorations **may be hung without nails or any other type of adhesive** and must be removed by **February 1st**.
- ❑ **ANY damage to the patio fences, balcony railings, siding, trim, or ANY PORTION of the exterior façade of the building and/or patio or balcony will be repaired AT THE EXPENSE OF THE HOMEOWNER.**

Regarding Halloween Decorations...

All Halloween decorations should be removed by **November 9, 2025**

Regarding Holiday Decorations...

Please **DO NOT** decorate any of the bushes or trees until **AFTER THANKSGIVING** – once the fall leaf clean-up and pruning of the shrubs has taken place.

Christmas Tree Disposal

Following the holidays, Christmas 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.

Trash – Collection is Tuesdays and Fridays

To maintain the beauty and integrity of our community, please be sure to place **all** trash **inside** the dumpster. This ***INCLUDES all BIG cardboard boxes.***

NOTES: Do not lean anything up against the dumpster itself.

- ALL cardboard should be placed **INSIDE** the dumpster.
- **DO NOT** leave cardboard boxes inside the dumpster enclosure.

Put BIG cardboard IN the dumpster!

Please remember to close the side doors of the dumpsters to keep the squirrels and other rodents out!

Bulk Pick-Up...

Along those same lines, items that will not fit inside the actual dumpster should be placed inside the dumpster enclosure but not leaning up against or in front of the dumpster as to not to impede the emptying of the dumpsters. Items such as **appliances and mattresses should be removed by the supplier and not left at the dumpster.**

Bulk pick-up is on **Tuesdays of each week**. To maintain the integrity of the **community**, please place your large items within the dumpster enclosure on **Monday evening or early Tuesday morning**. It is unsightly to ride through the community

seeing old appliances, furniture, and the like cluttering up the dumpster enclosures for days on end.

Thank you for your cooperation in helping maintain the integrity of our community.

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

Citizen's Police Academy...

The Gloucester Township Police Citizen's Police Academy for the year 2025 has been announced!

Applications will be accepted starting **November 1, 2025**, classes will begin in January 2026.

Would you like to learn more about the Gloucester Township Police Department?

The Gloucester Township Police Department in a continuing effort to foster an even better police community partnership would like to invite any Gloucester Township resident 16 years of age or older to attend the Citizens Police Academy.

The Gloucester Township Police Department Citizens Police Academy is a **free 14-week course that begins January each year, application announcement will be made in two months prior. The classes will be on Thursday evenings from 6:30 PM to approximately 8:30 PM.** The course will include an overview of the police department and the administration, police communications, special operations, criminal investigations, traffic safety, K9, Special Response Team, Crime Scene Unit and much more. Also, all attendees of the Citizen Police Academy will be trained in the use of CPR for the home.

The objective of the Citizen Police Academy is not to train an individual to be a Police Officer but to produce informed citizens. The Citizens and Police Officers meet each other face to face in a neutral, friendly setting and each becomes a person to the other. In the past, citizens have simply seen a uniform, now they have an understanding about the person behind the badge. Through your participation in the Citizens Police Academy program, you are promoting community involvement, which in itself is the most powerful force any law enforcement agency has in the fight against crime.

This is also the first step as a community partner and those who may be interested in becoming a Gloucester Township Police Volunteer.

If you feel you would like to be part of this cooperative effort between the police and the community, and would like to receive a Citizens Police Academy application or have any questions, please call the Gloucester Township Police Department Community Relations Bureau at [\(856\)374-5712](tel:(856)374-5712) or email CommunityRelations@gtpolice.com.

Looking Towards the Winter...

This will serve as a reminder that **calcium chloride** is provided for homeowner use on the sidewalks. Calcium chloride is in each dumpster enclosure throughout the winter. Please be sure to secure the lid tightly after you obtain what you need. If you notice the calcium chloride getting low, please call ASSOCIA so it can be replenished.

Valleybrook HOA Information

Both tennis courts have been “transformed” into a **combination tennis/pickle ball court!** If you purchased a key to the tennis court, it still works. If you wish to purchase a key, the cost is \$10.00, and available by contacting Denise at Associa! 856-996-1665

The basketball court will remain available for those with keys until the court becomes a safety issue (ice/snow).

Our largest and most beautiful asset of Valleybrook is our swim club! This past summer pool-goers enjoyed...

- New Valleybrook Swim Club Signage at the corner of Fairway and Golfview Drives
- New Pool Pump
- New Pool Filter
- Two (2) New Grills

Upcoming for 2026...

- Re-strapping of 150 lounge chairs
- Additional “flexible” (beanbag) poolside seating

Fall 2025...

- November 17, 18, 19 - Tree Work at Swim Club and community Entranceway Signage

For 2026, the VBHOA fee will increase by \$5.00 per month. **This is included in your new \$350.00 monthly PPII Association fee.**

Valleybrook Website is up and running! Check it out at www.valleybrookhoa.net

Finally, on behalf of **Associa Mid-Atlantic, Gill’s Landscaping**, and the Board, I would like to **thank you** for your **ongoing support and involvement in your community**. We are very proud of our accomplishments...placing us as **one of the most desirable condominium communities in the area**.

Please don't forget to **cast your vote** in the upcoming election and **attend our Election/Budget Meeting:**

Monday, November 17, 2025
7:00 PM
Glen Landing Middle School Library

I look forward to seeing you there!

On behalf of the entire Board, I wish you the *very best* for the upcoming holidays and the New Year and remain

Very truly yours,

John J. Quinesso, Jr.
President

attachment: 2026 Proposed Budget