

Old Bridge Manor Homeowners Association, Inc.

“The Country Place”

Old Bridge, New Jersey 08857

To: New Country Place Homeowner
From: Board of Trustees

Welcome to The Country Place! You probably have several questions about our homeowners association. This is a short informational letter about our community and the purpose of the dues. For more information, please check our website. If you still have further questions, please email them to the Board at thecountryplace@obmha.org. Finally, we strive to hold a yearly meeting typically around the second quarter of the calendar year, where you can meet the board and ask questions.

Our dues are \$20/month billable either \$60/quarter or \$230/year if paid in full at the beginning of the year. The dues principally cover the following costs:

- Common ground liability insurance certificate and Board of Trustees liability insurance
- Common ground maintenance, i.e., mowing entire common ground area, front area maintenance, grass/weed kill spraying in designated areas, etc
- Accountant fees
- Water costs for maintaining the grass during the warm months in the front entrance area
- Biweekly garbage removal for four garbage containers: one by the playground, two by the ball field and one by the basketball/tennis courts.
- OBMHA pays approximately 20% of the cost for street lighting; Old Bridge Township covers the rest.
- Web site fees
- Maintenance: fixing equipment throughout the common ground, such as playground equipment, refurbishing front area landscaping and tree bed mulching throughout common ground area, etc.
- Capital improvements

You should know that Homeowners are responsible for contacting JCP&L relative to any street light repairs.

Snow removal is the responsibility of Old Bridge Township. Please notify them if you have any issues in this regard.

There is no hired security to patrol or monitor activity throughout the common ground area. If you see something suspicious, we suggest you call the Old Bridge police department.

Homeowner's requests, such as buying or selling closing information, dues status, Certificate of Insurance, copies of the Bylaws and Covenants, etc., should be directed to our email address: thecountryplace@obmha.org or sent to our PO Box, which is:

OBMHA
PO Box 81
Old Bridge, NJ 08857

Please allow 2 weeks to service these requests.

Please visit our association's web site for information about our community:

www.obmha.org

The following homeowners are on the Board of Trustees:

Associate Member:	Vacant
Secretary:	Vacant
Vice President:	Valerie Castle
Treasurer:	Valerie Castle
President:	Ed Glidden

Congratulations on your new home!