

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, JUNE 4, 2025 at 7:00 PM WILLOW HALL

Board Meetings are essential to running an Association, so keeping them as efficient and productive as possible is vital! The rules of Public Comment and Participation in the open portion of the Board meeting are as follows: Residents will be allowed a three-minute comment or question related to the topic on the agenda when it is being discussed or presented by the Board of Trustees. Everyone is expected to remain civil and use respectful language, avoiding personal attacks. There will be a maximum of two appearances at the podium.

- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the May 7, 2025, minutes.
3. Motion to approve the purchase of (4) 20ft and (1) 40ft containers from Containers 4U USA Inc. for a cost not to exceed \$9,500.00. The funds to meet this expense will be provided by account #3150 - Property Additions. The unaudited balance for this account as of 4/30/25 is \$1,258,801.04.
4. Motion to approve Hart to Hart for replacing the gutters and leaders for the 2025 Azek project at a cost of \$58,300.00. The funds to meet this expense will be provided by account #3270 - Capital Replacement/Roofs. The unaudited balance for this account as of 4/30/25 is \$558,952.81.
5. Motion to approve new Architectural Specification 1_4, "Replacing Existing Patios for all Models."
6. Motion to approve the revisions to Architectural Specification 1_9, "Pressure Treated Wood Decks, Railings, and Privacy Fences, Condo 96."
7. Motion to approve the revisions to Architectural Specification 1_1A, "Replace an Existing Walkway in the Five-Foot Area for the Greenery Models."
8. Motion to approve funding of \$2,000 as the initial operating capital for the LVWA Foundation.
9. Motion to authorize the Association to purchase insurance policies for the LVWA Foundation: Fidelity Bond from Philadelphia Insurance through 4/15/26 for \$132.00, and a D&O policy from USLI through 5/14/26 for \$894.68.
10. Motion to approve the LVWA Foundation work waiver.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS

- Architectural Committee (Barbara Owens)
- Community Services Committee (Anne Niebergall)
- Finance Committee (Patricia Hansen)
- Administration Committee (Mary Rose McCarthy)
- Election Committee (Anne Niebergall)

II. RECREATION REPORT

(Mary Lighthipe)

III. COMMUNITY MANAGER'S REPORT

(Jackie Ascione)

IV. BOARD OF TRUSTEES REPORT

(Ivan Gilbert)

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, JUNE 4, 2025 at 7:00 PM WILLOW HALL

UNFINISHED BUSINESS

NEW BUSINESS

1. Revisions to Policy for "Open Houses"
2. Revisions to Policy "Religious Events and Displays"

The next open Board meeting will be held on Wednesday, July 2, 2025, at 1:00 p.m. in the auditorium of Willow Hall.

• **ADJOURN OPEN MEETING**

RESIDENT COMMENTS/QUESTIONS PERIOD:

- ★ Rules of Public Comment and Participation in the Open Forum are as follows;
 - In general, residents' questions and comments should be addressed to the interest of all residents. To resolve personal or maintenance issues, contact the Department Manager and, if necessary, the Community Manager.
 - The Open Forum is not a time for debate or cross-examination of our neighbors serving as Trustees.
 - This is an opportunity for residents to be heard, but everyone must remain civil, use respectful language, and avoid personal attacks.
 - The Open Forum will be limited to one hour, but may end sooner if only a few residents address the Board.
 - Residents may comment or ask a question and will be allowed three minutes. If necessary, the Board of Trustees will be allowed to make a two-minute comment or answer, and the resident will be permitted a one-minute follow-up question.
 - Maximum two times at the podium.
 - If a resident cannot ask questions or comment in person, the Board may be emailed at bot@lvwa.net. Emails will be reviewed at a Board of Trustees workshop meeting. Statements and opinions of village-wide significance will periodically be addressed at an Open Board of Trustees Meeting or in the Manager's Corner of the LVW News Magazine.

Board President Ivan Gilbert called the meeting to order at 1:00 PM, followed by the Pledge of Allegiance.

Roll Call:

PRESENT: Trustees:
- President: Ivan Gilbert
- Vice President: Al DAmato
- Treasurer: Louis Maiocco
- Assistant Treasurer: Steven Leslierandal
- Secretary: Joyce Carmody
- Assistant Secretary: Fay Weinstein
- Trustee: Wayne Steinman (via telephone)

Management Staff:
- Community Manager: Jackie Ascione
- Accounting Administrator: Michelle Lampard

ITEMS VOTED ON: *(Continued in Community Manager's Report/Unfinished Business/New Business)*

J. Carmody moved to waive the reading of the minutes. S. Leslierandal seconded. A vote was called, and all were in favor. The motion carried.

F. Weinstein moved to approve the April 2, 2025, minutes as amended. A. DAmato seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

A. DAmato moved to approve the purchase of (24) 38" square folding card tables from P.R.E. Presales, Inc. for a cost not to exceed \$3,117.72. The funds to meet this expense will be provided by account #3150 – Property Fund. S. Leslierandal seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

L. Maiocco moved to approve the replacement of 30 driveways, in-house at a cost not to exceed \$43,500.00. The funds to meet this expense will be provided by account #3275 – Capital Replacement/Concrete Driveways. J. Carmody seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

S. Leslierandal moved to contract with Curry Electric Contracting LLC to replace approximately 75 electrical panels at a cost not exceeding \$105,000.00. The funds to meet this expense will be provided by account #3295 – Capital Replacement/Unit Infrastructure. J. Carmody seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

J. Carmody moved to approve the Policy regarding "Requests for Variances to Limited Common Areas and Units." S. Leslierandal seconded. There were questions and comments from the audience. F. Weinstein moved to table the motion. L. Maiocco seconded.

S. Leslierandal – No
W. Steinman – No
J. Carmody – Yes
L. Maiocco – Yes
A. DAmato – Yes
F. Weinstein – Yes
I. Gilbert – Yes

Motion tabled.

F. Weinstein moved to approve the Swimming Pool Rules for 2025. A. DAmato seconded. There were questions and comments from the audience. A vote was called, and all were in favor. Motion carried.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS:

- Barbara Owens, Chairperson, presented a report on behalf of the Architectural Committee.
 - The Board approved Kathi Gottesman and Ed Traeger as new members of the Architectural Committee.
- Anne Niebergall, Chairperson, presented a report on behalf of the Community Services Committee.
- Mary Lou Doner, Committee Member, presented a report on behalf of the Finance Committee.
 - The Board approved Patricia Hansen as the new Chairperson of the Finance Committee.
- Mary Rose McCarthy, Chairperson, presented a report on behalf of the Administration Committee.

II. M. Lighthipe, Recreation Director, presented a report on behalf of the Recreation Department.

III. COMMUNITY MANAGER'S REPORT: (J. Ascione)

- A brief explanation was provided regarding the lawn maintenance responsibilities of Turf Masters versus LVW. Turf Masters mows the lawns approximately every 10 days, depending on weather conditions. The mowers are seen moving quickly as they are commercial models designed for speed and efficiency while providing a high-quality cut. Grass is bagged when necessary; otherwise, it is mulched. Trimming is done after the grass has been cut. The LVW Grounds Department edges and removes branches before cutting, as well as the irrigation system. If anyone has issues to report regarding the lawn cutting, please send an email to grasscuttingonlyhotline@lvwa.net.
- Residents are reminded that all lawn and landscape decorations should have a 12-inch barrier or protection around them, or be placed on an elevated pedestal that cannot be damaged. All common areas must remain free and clear of objects. (There was a brief interruption in the live TV broadcast at 1:55 p.m)
- The paving project is scheduled to begin on Monday, May 12, 2025. Updates will be communicated to the area through one-call notifications.
- HOPA forms are to be submitted to the Association office to comply with HUD's regulatory requirements for age verification of residents. A final reminder letter will be sent to those who have not submitted their form, with a deadline of 30 days. Access to the Village (transponders) will be suspended if the Association office does not receive the form by the deadline.
- V. Demeski stated that part of the Azek project is replacing the gutter systems on the units with 6" gutters and leaders. The following bids were received;

Gutter Contractor	6" Gutter/Leaders Per Linear Foot	6" Gutters/Leaders Total
	10600FT	
Hart 2 Hart	\$5.50	\$58,300.00
Russo	\$6.00	\$63,600.00
Mexum	\$7.00	\$74,200.00

Management is requesting that the Board approve Hart 2 Hart to replace the gutters and leaders for the 2025 Azek Project. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. The Board will vote on this at the next open Board meeting on June 4, 2025.

- V. Demeski stated that the Maintenance Department is in the process of cleaning the maintenance yard and securing materials in the yard. There are trailers on the side of the property that need replacement. The Board of Trustees has directed them to purchase weather-tight and lockable used storage containers to replace the current trailers. Management received quotes to buy four 20-foot containers and one 40-foot container. Due to market conditions, pricing is only guaranteed for a short period.

Company	Size	Price	Total with Shipping and Tax
Containers 4 U USA Inc.	4 - 20 ft	\$5,000.00	\$9,223.06
	1 - 40 ft	\$1,400.00	
Viva Containers	4 - 20 ft	\$5,760.00	\$9,628.24
	1 - 40 ft	\$1,690.00	
Used Conex	4 - 20 ft	\$6,400.00	\$10,156.03
	1 - 40 ft	\$1,725.00	
Conexwest	4 - 20 ft	\$6,940.00	\$11,717.02
	1 - 40 ft	\$1,949.00	

Management is requesting that the Board approve the container project in an amount not to exceed \$9,500.00. The funds to meet this expense will be provided by account #3150 – Property Additions. The Board will vote on this at the next open Board meeting on June 4, 2025.

- Residents are reminded of the rule in the Resident’s Handbook that states all feces must be removed and properly disposed of immediately. Owners are responsible for removing their pet’s waste from the common elements and units. They are to place the waste in their garbage receptacle, not in any public receptacle or storm drain.
- Residents are also reminded that garden debris must be placed at the curb the night before the scheduled pickup.
- H. Height stated that the Encore patio outdoor kitchen requires ductwork to be fabricated and installed to complete the existing commercial kitchen hood installation project. To meet code requirements, the ductwork needs to be supplied and installed by a qualified contractor. The ductwork needs to be 16-gauge welded galvanized duct with UL-listed cleanouts and wrapped in a layer of grease duct insulation. The following bids were received: (includes installation and tax)

Contractor	Equipment	Price
Franklen Sheet Metal Co Inc.	Fabricate and install the required ductwork to meet all code requirements	\$11,995.31
EVI Install	Fabricate and install the required ductwork to meet all code requirements	Did not bid
Hood Proz. Inc.	Fabricate and install the required ductwork to meet all code requirements	Did not bid
First Call Fire Protection	Fabricate and install the required ductwork to meet all code requirements	Did not bid

Management is recommending contracting with Franklen Sheet Metal to fabricate and install the required ductwork for the Encore outdoor kitchen commercial hoods for a total cost of \$11,995.31. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. *S. Leslierandal moved to contract with Franklen Sheet Metal to fabricate and install the required ductwork for the Encore outdoor kitchen commercial hoods for a total cost of \$11,995.31. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. J. Carmody seconded. There were questions and comments from the audience. A vote was called, and all were in favor. Motion carried.*

- H. Height noted that last year, for the first time, LVW managed pool maintenance in-house instead of hiring an outside lifeguard and pool maintenance company. Allied Universal was contracted to provide pool attendants who managed the entrances at each pool. Management believes that it was a successful pool season and would like to continue using Allied Universal's services for the next two seasons. Allied Universal has agreed to maintain the same costs for the 2025 pool season, with only a slight increase for the 2026 season. Management is recommending that the addendum to the contract with Allied Universal for pool attendants for the 2025 and 2026 pool seasons be accepted. The funds to cover this expense will come from account #8570 – Swimming Pool Repair and Maintenance. *A. DAmato moved to accept the contract addendum with Allied Universal for pool attendant services for the 2025 and 2026 pool seasons. The funds to meet this expense will be provided by account #8570 – Swimming Pool Repair and Maintenance. J. Carmody seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.*
- The hot tub at Club Encore will open on Friday, May 9, 2025.

IV. BOARD OF TRUSTEES REPORT: (I. Gilbert)

- The Board welcomed the new Community Manager, Jackie Ascione.
- Coffee with the Board will resume on Saturday, August 2, 2025, in Club Encore. The Election Committee will be available to answer any questions.
- The list of driveway replacements has been posted on the LVW website.

UNFINISHED BUSINESS

1. The Board presented the results of the LVW Bulk Service Survey, which received a total of 1,215 responses. Specifically, 41 percent of the units responded, while 59 percent did not. The Bulk television service with Verizon is set to expire in October 2025. Each board member selected a provider and provided an explanation regarding bulk television and internet services from the five options presented. The five options were #1 – Verizon Package 1 TV Only, #2 – Verizon Package 2 TV & Internet, #3 – Verizon Package 3 TV & Internet, #4 – Privatel TV, Internet & Home Phone, and #5 – Xfinity TV & Internet.

F. Weinstein – Option 5
S. Leslierandal – Option 5
W. Steinman – Option 2
J. Carmody – Option 5
L. Maiocco – Option 5
A. DAmato – Option 5
I. Gilbert – Option 5

I. Gilbert moved to contract for bulk television and internet services with Xfinity/Comcast. A. DAmato seconded. There were questions and comments from the audience. A vote was called, and all were in favor. The motion carried.

NEW BUSINESS

1. A new Architectural Specification 1_4, "Replacing Existing Patios for All Models," was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on June 4, 2025.
2. The revisions to Architectural Specification 1_9, "Pressure-Treated Wood Decks, Railings, and Privacy Fences, Condo 96," were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on June 4, 2025.
3. The revisions to Architectural Specification 1_1, "Landscaping in the Five-Foot Area," were presented as attached to the agenda. Since the new mulch law has taken effect and the rule has been inserted into the specification, *F. Weinstein moved to approve the revisions to Architectural Specification 1_1, "Landscaping in the Five-Foot Area." J. Carmody seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.*
4. The revisions to Architectural Specification 1_1A, "Replace an Existing Walkway in the Five-Foot Area for the Greenery Models," were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on June 4, 2025.

The next open Board meeting will take place on Wednesday, June 4, 2025, at 7:00 PM in the auditorium of Willow Hall.

There being no further business, the Board meeting adjourned at approximately 4:11 PM.

Samantha Bowker
Administrative Assistant

Joy Carmody
Board Secretary

Approved: PENDING

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees
From: Victor Demeski
Date: April 22, 2025
Re: Container Project

We are in the process of cleaning the Maintenance yard and locking up material in the yard. There are trailers on the side of the property that need replacement. We have been directed by the Board of Trustees to purchase weather-tight and lockable used storage containers to replace the current trailers. We received quotes to purchase four (4) 20 ft containers and one (1) 40 ft container. Due to market conditions, pricing is only guaranteed for short period of time.

COMPANY	SIZE	PRICE	TOTAL W/SHIPPING and TAX
Containers 4 U USA Inc	4-20FT	\$5,000.00	\$9,223.06
	1-40FT	\$1,400.00	
Viva Containers	4-20FT	\$5,760.00	\$9,628.24
	1-40FT	\$1,690.00	
Used Conex	4-20FT	\$6,400.00	\$10,156.03
	1-40FT	\$1,725.00	
Conexwest	4-20FT	\$6,940.00	\$11,717.02
	1-40FT	\$1,949.00	

We are requesting board approval for the Container project in an amount not to exceed \$9,500.00. This expense will be charged to G/L 3150 – Property Additions.



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees

From: Victor Demeski

Date: April 22, 2025

Re: Gutter and Leader replacements for the 2025 Azek Project

Part of the Azek project is replacing the gutter systems on residential units with 6" gutters and leaders. Below are the bids for gutter and leader replacement on these units.

Gutter	6" Gutters/Leaders	6" Gutters/Leaders
Contractor	Per Linear Foot	Total
	10600FT	
Hart 2 Hart	\$5.50	\$58,300.00
Russo	\$6.00	\$63,600.00
Mexum	\$7.00	\$74,200.00

We request that the Board approve Hart to Hart to replace the gutters and leaders for the 2025 Azek project. This expense of \$58,300.00 will be charged to GL # 3270 Capital Replacement- Roofs.





SPECIFICATION FOR REPLACING EXISTING PATIOS
ALL MODELS

The Township of Manchester has restricted Leisure Village West residents from extending or changing the dimensions of current patio footprints and from installing new patios. A residence's current patio may be updated as mentioned below, but must maintain the current footprint dimensions.

MATERIAL

Existing patios may be replaced using poured concrete, patio blocks, pavers, or bricks and must be set in a base of sand. Poured concrete is **prohibited** over any utility lines.

COLOR

Poured concrete must be natural or uncolored, and only grey or earth tones are acceptable colors for patio blocks, pavers, or bricks.

DIMENSION and INSTALLATION

Patio replacement must be within the existing footprint of the current patio.

A diagram of the existing patio, including the current patio footprint dimensions, must be submitted.

The patio must have direct surface run-off away from the walkway and unit. There shall be only one patio site per unit. No elevation changes, raised edgings, or railings are permitted.

Patio replacement that involves digging requires a call to New Jersey One Call. Whether you plan to do it yourself or hire a contractor, you must call 811 (or 1-800-272-1000) to have your underground utility lines, including gas lines, marked for free.

The unit owner shall notify the Architectural Committee volunteer (name and phone number shown on the face of the permit) when the work has been completed.

PLANTINGS

Planting beds are permitted only 3 feet from the edge of the patio and must not exceed this space. Such plantings must be maintained at a height of 6 feet at maturity. Reference Spec. No. 1 for approved plantings. The overall patio and planting design shall not impede mowing operations, allowing unobstructed access to adjoining units.

No trellises or raised gardens are allowed within the planting beds surrounding the patio.

The planting beds surrounding the patio, as well as the patio itself, must not interfere with the operation of any sprinkler heads.

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 1_4

LVW PERMIT REQUIRED

Board Approved: July 18, 2007

Page 2 of 2

INSTALLER

Patio replacement must be made by a qualified contractor who is registered with the Division of Consumer Affairs or a qualified resident. Such a contractor must furnish the Leisure Village West Association office with a current certificate of insurance before the unit owner can apply for a permit **and before any work can begin.**

TERMS & CONDITIONS

The resident shall notify the Architectural Committee Volunteer (name and phone number shown on the face of the permit) upon completion of the installation.

A copy of the TERMS & CONDITIONS, as attached to the resident's permit, applies to all the above.

RESPONSIBILITY FOR THE MAINTENANCE, REPAIR, OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER OR SUBSEQUENT OWNER AND NOT THE LEISURE VILLAGE WEST ASSOCIATION.

Board Approved: July 18, 2007

Amended: PENDING

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY



SPECIFICATION NO. 1_9

LVW Permit Required
Board Approved: July 3, 2013
Page 1 of 3

CONDO 96
PRESSURE TREATED WOOD DECKS, RAILINGS, AND PRIVACY FENCES

The Township of Manchester has restricted Leisure Village West residents from extending or changing the dimensions of current patio or deck footprints and from installing new patios. A residence's current patio or deck may be updated as mentioned below, but must maintain the current footprint dimensions.

1. The purchaser of a unit in Condo 96 with a wood deck will have agreed to the following conditions imposed by the developer:

"The Grantor shall have the right to construct wooden decks in lieu of patios, which wooden decks shall be a limited common element dedicated to the exclusive use of the unit owner to which the wooden deck abuts. The repair and maintenance of the wooden deck and the open space and property below the wooden deck (defined as the area constructed by the wooden deck) will be the responsibility of the unit owner. Suppose the unit owner does not maintain the wooden deck area. In that case, the Association shall have the right to come upon the area and maintain it in a manner consistent with the remainder of the condominium, at the owner's expense."

2. Instead of pressure-treated wood, the resident may use a composite material (such as Trex).
3. Wood decks may be expanded to a maximum of 180 square feet must be replaced in kind. The deck replacement must be within the existing footprint of the current deck.
- 3-4. If the resident (owner) deems it necessary to change the decking and the developer provided no railing, then the current resident (owner) must provide a railing to bring it up to the current code. Railings shall be constructed as shown in Figure 2.

Also, as noted in item #2, the resident may choose alternate material, such as vinyl, in lieu of pressure-treated wood.

- 4-5. A peripheral planting area not more than 3 feet wide along the edge of the deck or expanded deck is permitted. These may be planted flowers, bushes, or shrubs, but they shall be maintained to not exceed 4 feet in height above the deck floor level. Deck expansion is not to impede mowing operations.
6. ~~A Manchester Township Permit is required for any changes to deck reconstruction or size change. Re-decking does not require a Township permit.~~

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY



SPECIFICATION NO. 1_9

LVW Permit Required
Board Approved: July 3, 2013
Page 2 of 3

PRIVACY FENCES (see Figure 1)

1. A privacy fence can only be installed if the deck areas are within 5 feet of each other.
2. The fence must be attached to the deck
3. The Maintenance Department must approve the installation of the privacy fence.
4. The Fence must be the same style and type of vinyl fencing installed in the Village.
5. The Owner will be responsible for all costs and maintenance of the fence.

TERMS & CONDITIONS

The resident shall notify the Architectural Committee Volunteer (name and phone number shown on face of permit) when the installation is completed.

A copy of the TERMS & CONDITIONS, as attached to the resident's permit applies to all the above.

ALL RESPONSIBILITY FOR THE MAINTENANCE OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE OWNER OR SUBSEQUENT OWNER AND NOT THAT OF THE LEISURE VILLAGE WEST ASSOCIATION. THE ASSOCIATION RESERVES THE RIGHT TO INSPECT THE INSTALLATION.

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 1_9

LWW Permit Required

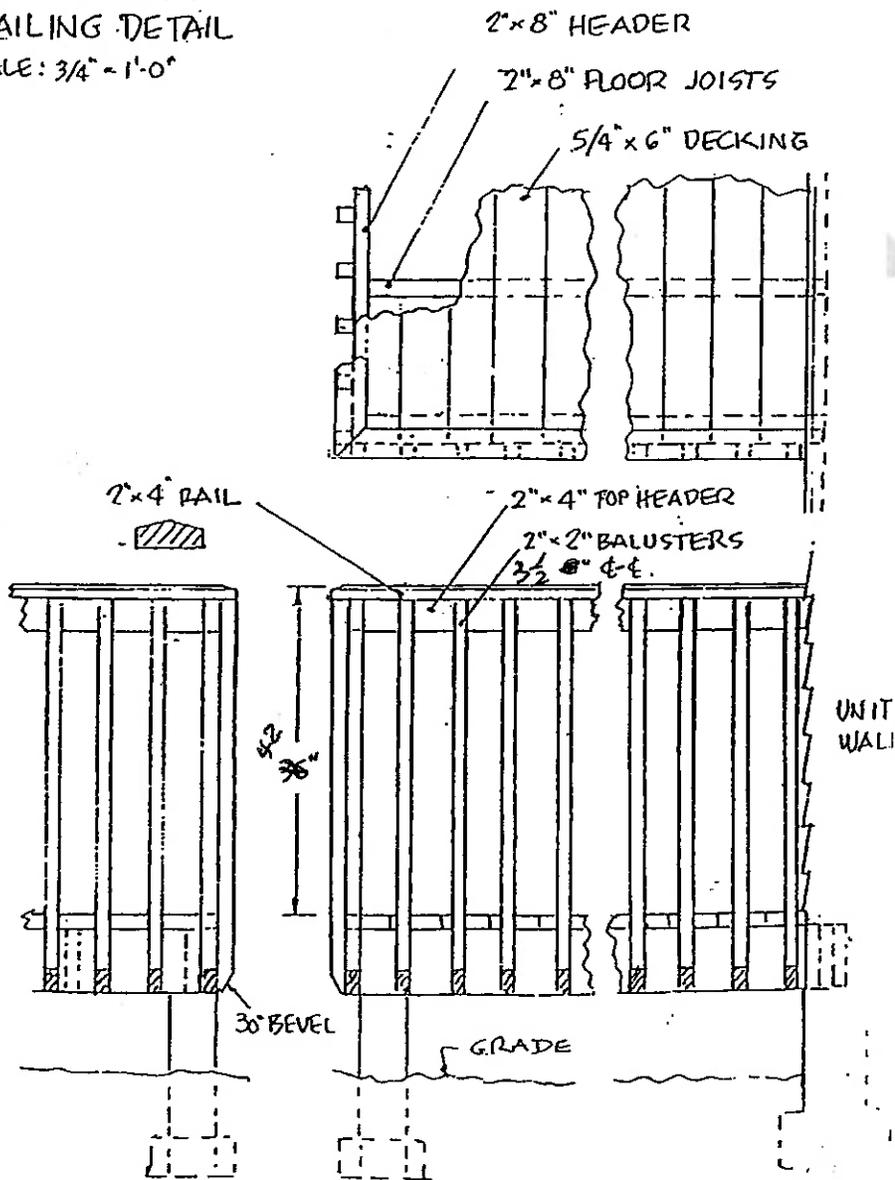
Board Approved: July 3, 2013

Page 3 of 3

Know what's below.
Call before you dig. **811**
1-800-272-1000

Figure 1

CONDO % WOOD DECKS
RAILING DETAIL
SCALE: 3/4" = 1'-0"



Amended: Oct 1, 2003
Amended: November 15, 2017
Amended: March 4, 2020
Amended: Pending

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY



SPECIFICATION NO. 1_1A

LVW Permit Required
Board Approved: July 6, 2022
Page 1 of 1

**SPECIFICATION TO INSTALL/REPLACE AN EXISTING WALKWAY IN THE FIVE-FOOT AREA
FOR THE GREENERY MODELS**

Wheaton, Stratford, Blair, St Tropez, Hastings, Oxford (not applicable)

The Township of Manchester has restricted Leisure Village West residents from extending or changing the dimensions of their current patio and walkway footprints and from installing new ones. A residence's current patio or walkway may be updated as mentioned below, but it must maintain the current footprint dimensions.

A Diagram for of the existing Walkway must be submitted when applying for a Permit.

- A. The walkway must be within the five-foot area at the front of these models.
- B. The walkway shall go from the front door to any patio located in the front of the unit.
- C. The walkway must be no closer than 30 inches from the foundation and no wider than 30 inches. Plantings must comply with Specification 1_1.
- D. The walkway should be constructed of pavers. It must be set on a base of sand. Poured concrete is prohibited. Only grey or earth tones are acceptable for pavers
- E. The walkway must have direct surface run off.
- F. No elevation changes.
- G. No raised edgings or railings are permitted.
- H. The following are prohibited from being placed on the walkway; outdoor furniture, BBQ grills and storage units.

A Leisure Village Permit and diagram are required BEFORE work starts on the walkway.

Walkway installation must be done by a qualified contractor or a qualified resident. The contractor must submit to LVW a current certificate of insurance.

RESPONSIBILITY FOR THE MAINTENANCE, REPAIR, OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER, OR SUBSEQUENT OWNER, AND NOT THE LEISURE VILLAGE WEST ASSOCIATION.

Approved: July 6, 2022
Amended: PENDING

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

LVW Policy "Open House"

Sundays Only

- **Operating hours:**
 - Sundays 12 noon to 4:00p.m.
- **Registration:**
 - Open houses must be registered in advance with the Association no later than the Thursday before the scheduled event by calling 732-657-9595.
 - Registration must include the unit and stationed realtor's name and cell phone number.
 - A realtor must be stationed at the advertised open house.
- **Signage:**
 - ~~No more than two~~ "Open House" signs must, not must not to exceed 24" X 18" in size.
 - One 16" maximum-sized balloon may be used per sign.
 - One sign is permitted on Buckingham Drive, on a primary roadway, and an additional number of signs that coincides with the number of turns required to reach a unit from Buckingham. An additional sign may be placed in front of the registered unit on the garage side .
 - No signs or balloons are permitted outside our gates.
 - Signs and balloons must be removed immediately after the open house.

Deviations from these guidelines may result in prohibition from further listings.

Approved and Amended: September 1, 2021

Amended: PENDING

Draft: 4/30/2025

959 BUCKINGHAM DRIVE, MANCHESTER, NEW JERSEY 08759



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

POLICY CONCERNING RELIGIOUS ACTIVITIES OR DISPLAYS WITH HISTORICAL OR RELIGIOUS SIGNIFICANCE WITHIN THE COMMON AREAS OF FACILITIES OF LEISURE VILLAGE WEST

WHEREAS, Leisure Village West is a private common interest condominium for senior citizens, whose members represent a diverse population practicing a wide range of religious backgrounds; and,

WHEREAS, the well-being of the resident population is deemed to be enhanced by the recognition of that diversity, and the establishment of regulations designed to maintain harmony and goodwill within the Community; and,

WHEREAS, the Association is not bound by the same restrictions as imposed by the public sector; and,

WHEREAS, the obligation to establish and enforce policies and appropriate rules and regulations has developed upon the Trustees of Leisure Village West Association through the Master Deeds and Bylaws, the governing documents,

IT IS NOW, THEREFORE, this day of, declared that this policy of Leisure Village West Association supersedes the prior policy adopted on the 28th day of March 1990 as follows:

1. The common areas and facilities (recreation buildings) are not available for religious activities conducted in those institutions, facilities or places established or used for religious ceremonies or rites. Receptions after such events may take place within the common areas or facilities of Leisure Village West.
2. Nothing in this policy is to be construed as restricting or limiting the rights of Association members to practice their religion in accordance with the Constitution of the United States within a private residence.
3. The placement of **displays** which are recognized as having significant religious importance may take place in the recreation buildings or other approved common areas under the following conditions:
 - A. The display must be commemorative of a ~~significant~~ religious event significant to a group of residents. The material presented must not use language and/or symbols that criticize, demean, or express hostility toward a religion, a religious group, or members of a religion or religious group. The display must not be fairly construed as a religious service or



ceremony.

B. A written request for a display must be presented **annually** to the Director of Recreation by a resident or a group of residents. The request must include an explanation of the religious event being commemorated, its significance, a description of the display, the requested dates for the display, and the general location(s) being requested.

C. The Recreation Director will determine:

1. That the request is coming from a resident or group of residents
2. that it does not demean, or express hostility toward a religion, a religious group, or members of a religion or religious group;
3. that the requested dates are consistent with the normal period during which the event is commonly commemorated within the religious tradition of the sponsoring residents
4. that the size and placement of the display will not impair the safe flow of traffic in the display area nor obscures the view of other displays, bulletin boards or other facilities routinely used by the general population of LEISURE VILLAGE WEST ASSOCIATION.
5. that no other resident or group of residents have requested and received permission for a display commemorating the same event.

D. If the above criteria are met, the Recreation Director will approve the request, issue a permit and designate the placement of the display within the requested common area(s) or recreational building(s).

E. The cost for creating, maintaining, and storing the religious display during the time it is not on exhibit in the common areas of the village is the responsibility of the sponsoring group of the residents.

~~B. Director's responsibility to designate the placement of the display within the requested common areas or recreational building.~~

- ~~C. It may be displayed for a period of time consistent with the normal period as is commonly practiced by the sponsoring groups in the religious institutions or public areas. The duration of any display will be as defined in the ANNUAL PERMIT, approved by the Director of Recreation.~~
- ~~D. _____~~
- ~~E.F. The size and placement of the display must not impair the safe flow of traffic in the display area. It must not obscure the view of other displays, bulletin boards or other facilities routinely used by the general population of LEISURE VILLAGE WEST ASSOCIATION.~~
- ~~F. The cost for creating, maintaining, and storing the religious display during the time it is not on exhibit in the common areas of the village is the responsibility of the sponsoring group of the residents.~~
4. A request for a display not covered by this policy must be addressed to the Board of Trustees in writing. The request should present sufficient facts and data to the Board to make a fair and equitable decision. In any case the decision of the Board of Trustees in each individual situation will be considered final.
5. The permitting or exhibiting of these displays is not to be perceived as recognition, approval, or endorsement of any such exhibit as an act of the LEISURE VILLAGE WEST ASSOCIATION.

Approved and adopted: December 4, 1996
Amended and Approved: PENDING