



# CARRIAGE GATE AT LITTLE SILVER

Carriage Gate Drive, Little Silver, NJ 07739



## WINTER NEWSLETTER 2020

### Tips for the Winter Months!

I would like to share some useful information with you for the upcoming cold, winter months. The following reminders are provided for your convenience. Be sure to follow the recommended steps!

Temperatures that fall below 20 degrees, particularly when accompanied by strong, winter winds dramatically increase the possibility of frozen water pipes that can cause damages from bursting and flooding. To prevent this financial loss and inconvenience, these guidelines should be followed:

- Keep homes heated to at least 60 F.
- Turn off all outside hose bibs.
- Hoses should be disconnected from outside faucets.
- At least one inside faucet, preferably more, should also drip lukewarm water.
- Pipes under the kitchen sink are particularly vulnerable. Sink cabinet doors should be opened to allow heat from the home to enter.
- All faucets should be checked before bedtime and again in the morning.
- If you are away for any length of time, a neighbor or relative should be asked to check the pipes.
- Close all air vents to outside crawl spaces (if applicable).
- Should a faucet freeze, you can thaw an inside faucet easily with a good hair dryer!
- Outside faucets, however, usually require both the hair dryer and plenty of hot water.
- Should a pipe burst, the following steps should be taken immediately:
  - Water should be shut off at main valve. If the break is in a hot water pipe, the valve on top of the hot water heater should be closed. It is important that you know before hand the location of water valves.
  - You should immediately contact a plumber, be sure to have the phone number readily available!

### Parking Reminder...

The parking spaces in the community are strictly for RESIDENTS ONLY and guests of residents who are briefly visiting.

Vehicles are NOT to be parked in front of the garages, dumpsters, and mailboxes.

There is alternative parking on Eastview Ave.

Going forward, anyone who is parked illegally, parked in an assigned space that is not their own, parked in a handicap space, or anyone who is violating any of the Association's parking rules, will be towed at the owner's expense.

Carriage Gate at Little Silver does have a towing contract in place with J & R Sunoco, and the Association is authorized to call in tows for any and all who are violating the parking rules for the community.



ACCREDITED MANAGEMENT ORGANIZATION



### 2020 Meeting Dates

All Board Meetings for the Carriage Gate at Little Silver Condominium Association will be held at the Little Silver Municipal Building located at 480 Prospect Ave in Little Silver.

All Open Session Board Meetings will begin at 7:00PM unless another time is indicated.

January 13, 2020

April 13, 2020

July 27, 2020

October 26, 2020 - Annual & Election



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## One Call Now Service

This is very important! The Board has implemented a phone, email and text blast service call One Call Now. We strongly encourage ALL residents to sign up for the One Call Now service.

This is an email, text, and phone blast service that we use to notify the community of important information like snow updates, meeting dates, work being done around the community and when vehicles need to be removed or moved off site for projects.

You must **OPT IN** to this service to receive notifications by completing the information below, detaching it, and sending it to the management office by way of mail, email, or fax.



## Your Community Manager is...

Holly Foley, CMCA, Community Portfolio Manager  
RMG, Regency Management Group, Inc.  
605 Candlewood Commons  
Howell, NJ 07731  
Tel: 732-364-5900ext. 220  
Fax: 732-905-8606  
Email: [hfoley@regencymanagementgroup.biz](mailto:hfoley@regencymanagementgroup.biz)

**RMG has a 24-Hour Emergency Service.** The emergency phone number for after hours, holidays, and weekends is 732-364-5900. If you have an emergency condition that requires immediate attention, call LSPD at 732-747-5900 or call 911!

### DRYER VENT CLEANING REMINDER!

If you haven't already done so, please submit proof of dryer vent cleaning to the management office. They are done every other year, and 2019 was the year they were due to be done. Please make sure you are in compliance or subsequent violation letters will follow.



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### ONE CALL NOW FORM – COMPLETE & SEND BACK TO MAMNAGEMENT FOR COMMUNITY NOTIFICATIONS

Name #1: \_\_\_\_\_ Name #2: \_\_\_\_\_

Unit Number: \_\_\_\_\_ Address: *(if different than Carriage Gate)* \_\_\_\_\_

Tel #1: \_\_\_\_\_ Tel #2: \_\_\_\_\_

Email #1: \_\_\_\_\_ Email #2: \_\_\_\_\_

Select ALL methods of communications you wish to opt in for:

TEL #1 \_\_\_\_\_ TEL #2 \_\_\_\_\_ Email #1 \_\_\_\_\_ Email #2 \_\_\_\_\_ Text #1 \_\_\_\_\_ Text #2 \_\_\_\_\_