

Spicer Estates Homeowners Meeting

Harrison Township Court Room, Municipal Building
Wednesday, January 22, 2025 | 6:30 PM



Agenda

Welcome and Opening | President Perry Levin

- Pledge of Allegiance

Roll Call and Board Vote | Secretary Judi Diepold

- Approve Minutes

Landscaping Report | Vice President Mike Lillo

Financial | Treasurer Andy Nuyianes

- Finance Report

Committee Updates | President Perry Levin

New Business | President Perry Levin

- Voting for Board Members
- Motion for Adjournment

Questions or comments from residents.

- Kevin Myers of ACV Management will be available to answer questions

Spiceline Happenings

Useful Information for Homeowners

- Election will take place at the January 22, 2025, meeting. Election ballots are excepted up until the counting of ballots at the meeting. We will be asking for volunteers at the meeting to count the ballots.
- Curb Your Dog in Spicer Estates. To "curb" your dog means to leave the sidewalk and step off the curb edge into the gutter for purposes of permitting your dog to defecate. Feces must then be removed by proper sanitary methods as described in § 105-23 and carried back to dog owner's property for disposal. Dog waste can contain bacteria and parasites that can make people sick. It's important to clean up after your dog to prevent the spread of disease.
- **Stop Signs mean Stop!** We have vehicles going through Spicer Estates that are not obeying the stops signs. Please make every effort to obey the rules and stop at all stop signs.
- Tree cuttings and shrub trimmings cannot be put at the curb. Township will not pick these items up.
- Please do not put anything down the sewer drains in Spicer Estates. This will cause damage to the drains and repair costs comes out of your budget.
- Please remove vehicles from streets when weather calls for snow. We need to keep the streets clear for snow plows to come through the development.



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Join your neighbors for coffee and donuts!



Association Fees have been increased from \$840 to \$990 per year due to increases in several line items, all of which were explained in detail at the last open meeting held earlier this month. Your invoice was emailed on the 15th you can check on the portal for a copy. As always, your payment is due the 1st of January. You also have the option to make two equal payments. January 1, 2025, and July 1, 2025. There is a 30-day grace period, and a late fee will be applied to any payment made after the 30th. You can also pay online FOR FREE with your bank account information at www.residentcenter.com. You may mail a check to the address below, please make sure it is payable to Spicer Estates HOA.

ACV Property Management, LLC
 680 U.S. Highway 130
 Unit 9972
 Hamilton, NJ 08650

Spicer Estates HOA Budget for 2025

Month	Lawns	Snow Removal	Capital Replace Fee	ACV	Insurance	Legal	Audit Tax Prep	Fed Tax	NJ Reg	Postal box	Web & It	Tree Removal	Non Payers	Miscellaneous
Jan		\$6,000.00	\$441.00	\$1,221.00							\$85.00			
Feb		\$6,000.00	\$441.00	\$1,221.00					\$35.00		\$85.00			
Mar	\$17,831.63	\$6,000.00	\$441.00	\$1,221.00				\$225.00		\$175.00	\$85.00			
Apr	\$17,831.63		\$441.00	\$1,221.00			\$3,250.00				\$85.00			
May	\$17,831.63		\$441.00	\$1,221.00							\$85.00			
June	\$17,831.63		\$441.00	\$1,221.00	\$10,780.00			\$225.00			\$85.00			
July	\$17,831.63		\$441.00	\$1,221.00							\$85.00			
Aug	\$17,831.63		\$441.00	\$1,221.00							\$85.00			
Sep	\$17,831.63		\$441.00	\$1,221.00				\$225.00			\$85.00			
Oct	\$17,831.63		\$441.00	\$1,221.00							\$191.61			
Nov		\$6,000.00	\$441.00	\$1,221.00							\$85.00			
Dec		\$6,000.00	\$441.00	\$1,221.00		\$4,600.00		\$225.00			\$85.00	\$4,600.00	\$2,000.00	\$2,500.00
Budgeted	\$142,653.04	\$30,000.00	\$5,292.00	\$14,652.00	\$10,780.00	\$4,600.00	\$3,250.00	\$900.00 \$100	\$35.00	\$175.00	\$1,126.61	\$4,600.00	\$2,000.00	\$2,500.00
\$990 annually (\$150 increase per year) \$495 semi annually (\$75 Increase).	3% \$4179.12 increase	\$14,000 increase over 2024	New State Requirement	4.7% \$652 increase over 2024	\$2506.30 20% Increase over 2024	\$206 less than 2024	No increase	increase over 2024 due to interest gain	State Required	\$5 increase over 2024	\$18.61 increase	\$2600 increase over 2024	Estimated Budget for non payers	\$500 increase Postage, A.C.V. Letters, election docs, ink, paper
Grand Total														\$222,563.65

Do we have your correct email address?

Are you receiving email communications from Spicer Estates? If the answer is no, we may not have your correct email address. No worries. Just email your name, address, and email address to secsehoa@gmail.com.