

Spicer Estates Homeowners Meeting

Harrison Township Court Room, Municipal Building
Wednesday, March 19, 2025 | 6:30 PM



Agenda

Welcome and Opening | President Mike Lillo
Pledge of Allegiance

Roll Call | Secretary Judi Diepold

- Approve Minutes

Spicer Estates Updates | President Mike Lillo

- Introduce New Board Members/Positions

Financial | Treasurer Andy Nuyianes

- Finance Report

Committee Updates | Trustee Lewis Fichera

New Business | President Mike Lillo

- Motion for Adjournment

Questions or comments from residents.

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

Meet the New Mayor

Come out and join us at the next Spicer Estates HOA meeting and meet the New Mayor, Adam Wingate, as he presents what is happening in Mullica Hill.



Mayor, Adam Wingate

Phone: 856-693-6808

Email: awingate@harrisonsntp.us

Spiceline Happenings

Useful Information for Homeowners

- 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.



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Property tax update: Changes for ANCHOR, Senior Freeze and Stay NJ

New Jersey has released a new application for the state's property tax relief programs, and residents have a lot of questions.

With the change, there will now be a single application for ANCHOR, the Senior Freeze and the new Stay NJ benefit, which won't start paying out until 2026.

The move to a single application is meant to simplify the process, but it's not confusion-free. At least not yet.

Indeed, while the application is now available for download — the online version isn't available yet — the state's property tax programs won't be funded until the state budget, due July 1, is negotiated and approved.

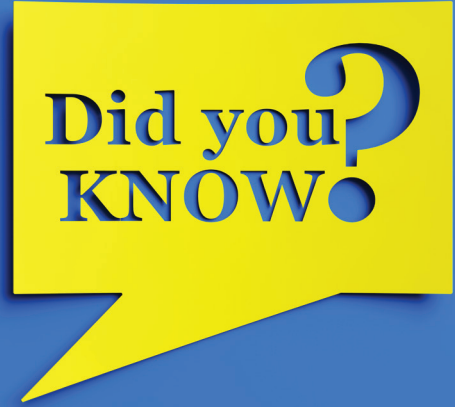
Assuming the benefits are funded, here are the top issues residents should know before they complete the new application.

NOW OR LATER?

The new combined application is only for homeowners who are 65 or older or who are disabled and receive benefits through Social Security. Non-senior homeowners and renters will have a separate application to complete for ANCHOR later this year.

The state Treasury Department posted the new application, called PAS-1, on Jan. 29. Residents can download it and print it out, and then mail in.

Read the full story here: <https://www.nj.gov/treasury/taxation/propertyreliefforms.shtml>



Association Fees Now \$990

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 prior HOA meeting. Your payment was due the 1st of January. You also had 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

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.