



# Timbers Talk

Office: 973-875-1991

Tall Timbers

Gate House 973-875-6060

May 26, 2023

Issue #1

HAPPY  
*Memorial*  
DAY



All gave some,  
Some gave all

## Campfire rules

Campfires are permitted with a 36" ring. Fires CANNOT be higher than 3 feet.

**UNDER NO CIRCUMSTANCES ARE CAMP FIRES TO BE LEFT UNATTENDED FOR ANY PERIOD OF TIME!**

MAKE SURE TO CHECK THE FIRE ADVISORY SIGN AS YOU ENTER THE CAMPGROUND TO SEE IF FIRES ARE PERMITTED

**FINES WILL BE ISSUED**

# Welcome Back

## MAY REC HAPPENINGS

- 5/27 ~ Welcome Back Luau Beach Party
- 5/27 ~ Welcome Back Dance with DJ Eddie
- 5/28 ~ TT Annual Fishing Contest & Teen Dance with DJ
- 5/29 ~ Happy Memorial Day

All activities are weather permitting

## TTPOA BOARD OF DIRECTORS

### TTPOA EXECUTIVE BOARD

- ◆ Tanja Provino (Cedar) - President
- ◆ Mike Fiorello (Birch) - Vice President
- ◆ Marika Goldschmied (Dogwood) - Treasurer
- ◆ Victoria Tuite (Pine) - Secretary

### TTPOA VILLAGE REPS

- ◆ Craig Miller (Maple)
- ◆ Michael Cox (Oak)
- ◆ Brian Semmens (Spruce)
- ◆ John Doyle (Sycamore)
- ◆ Pamela Cronin (Elm)
- ◆ Melissa DeSola (Hemlock)

# From the Desk of your President

Welcome back Tall Timbers, you've been missed! The weather has been beautiful and our maintenance team has been busy bees getting everything ready for you. Recreation has a weekend jammed packed with fun starting with our Luau on the beach on Saturday from 12-4. Hot dogs, drinks, games, face painting, photo booth and lots more! Please stop by the office and pick up the calendar for the season if you haven't already done so. Starting on Friday our guard shack will be running 24-7 until Labor Day. If you are having a guest, they must be registered with the office. If you do not want to prepay the \$10 for your guest, they must pay at the guard house. Only cash will be accepted and if you didn't pre-register them, we will not let them in until we get a hold of you on the phone. You will notice that our beautiful beach has new furniture and the Bear Cave has a few new arcade games. Please take care of it and remind your children to do the same. The site owners buy these things and if they break or get destroyed, we the site owners have to pay to replace them. We have an awesome new website and it has been up and running, with each village having their own log in. Please contact your village rep for the password. Once in the "owners" section, you will find meeting minutes, upcoming meeting schedules, etc. THE GARDEN that we've been anticipating is finally coming to fruition! We are hoping to have plants in the soil within the next two weeks. With that being said, this is our community garden. We would love for all to be involved with weeding, watering, and of course sharing all that it produces. The Wi-Fi has been updated at the Bear Cave and the surrounding areas. The password is Welcome1. You will notice "NO SMOKING OR VAPING" signs in ALL common areas – pools, lake, playgrounds, basketball courts, Bear Cave, etc. This year we are just giving people warnings so everyone can get used to it but next year fines will be given to anyone who is not following the rule. Car decal reader will be put in place as we close this season so anyone who needs to purchase a gate card this year, please know that they will no longer work after October. Please remember to pull those blue owners bracelets out of the draw as you will need them to access the pools and amenities within the park. Last but not least, in order to keep our happy place happy, we must follow the rules that are designed to keep everyone safe. Have a great weekend, be a good neighbor!

Tanja



# *Tall Timbers Recreation*

# *Welcome Back*

## *May 2023*

Welcome back to another memory making season at Tall Timbers! Here's to a great weekend!

- 5/27 ~ Welcome Back Luau Beach Party 12:00 PM—4:00 PM
- 5/27 ~ Welcome Back Dance with DJ Eddie 8:00 PM—11:00 PM
- 5/28 ~ TT Annual Fishing Contest 11:00 AM—1:00 PM (sign up starts at 10:00 AM)
- 5/28 ~ Teen Dance with DJ (Pizza Party) 8:00 PM—11:00 PM (Teens must pre-register!)
- 5/30 ~ Happy Memorial Day Tall Timbers

Remember, to gain access to the pools, amenities and functions you must wear your blue bracelets.

\*All activities are weather permitting

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### Remember to pick up a 2023 Activities Calendar

- \* **Ceramics is back!!** Starting the first Saturday in June (6/3) ~ Session I (1:00-3:00 PM) and Session II (4:00—6:00 PM)
- \* **The Bear Cave returns!! Memorial Day Weekend** ~ Friday 7:00-10:45 PM, Saturday and Sunday 12:00-10:45 PM and Monday 12:00-4:00 PM
- \* **The Pools/Lake open!!** Memorial Day Weekend 11:00 AM—7:00 PM. The pools open daily beginning June 23rd.



# BEACH PARTY & LUAU

On the Beach

SATURDAY MAY 27<sup>TH</sup> 12 TO 4PM

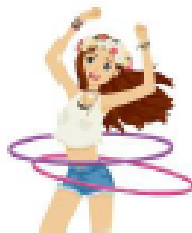
HOT DOGS ★ FROZEN DRINKS ★ GAMES



FACE PAINTING ★ PHOTOS

CONTESTS & PRIZES

HULA HOOP ★ LIMBO ★ DINOSAUR RACES



COME JOIN THE FUN...and then

DANCE with DJ Eddie 8-11PM

**ATTENTION !**

There are new signs at each dumpster. It is important that you put your trash in the proper dumpster. Cameras are on and you will be fined if you do not discard your trash properly.

- |                            |   |
|----------------------------|---|
| <b>Household Trash</b>     | Kitchen and household trash   |
| <b>Bulky Trash</b>         | Large items: furniture, appliances, mattresses, anything too large for household trash. |
| <b>Recycling Materials</b> | Glass, Cans, Paper, Plastic, Flattened Cardboard  |
| <b>Scrap Metal</b>         | <u>Metal only</u>   |

Thank you for your help in keeping Tall Timbers clean and keeping our costs down!



## ATENCIÓN !

Hay nuevas señales en cada contenedor de basura.  
Es importante que deposites tu basura en el  
contenedor adecuado.

Las cámaras están encendidas y serás multado si no  
desechas la basura correctamente.

Basura doméstica - Basura doméstica y de cocina

Basura voluminosa - Artículos grandes: muebles,  
electrodomésticos, colchones, cualquier cosa  
demasiado grande para basura domestica.

Materiales de reciclaje - Vidrio, latas, papel, plástico,  
Cartón Aplanado

Chatarra metal - Solo metal

¡Gracias por su ayuda para mantener limpio a Tall  
Timbers y reducir nuestros costos!





## MEETING SCHEDULE 2023 ~ BOARD OF DIRECTORS

Meetings are held in the Adult Lounge at 100 Tall Timbers Road, Sussex, NJ 07641. The Annual Meeting is held on the deck of Bear Cave; the organizational Meeting will be at the Adult Lounge. All meetings are subject to change by notice posted in the TTPOA office and on the website

- February 4, 2023 – 10:30am
- April 23, 2023 - 10am
- May 21, 2023 - 10am
- June 25, 2023 - 10am
- July 1, 2023 - Saturday (Annual Meeting)
- July 23, 2023 - 10am
- August 27, 2023 - 10am
- September 24, 2023 - 10am
- October 7 & 8, 2023 -Saturday (Budget Prep for 2024)
- October 22, 2023 – 10 am

# TALL TIMBERS CONVENIENCE STORE

## Campground Convenience Store

Your Tall Timbers Convenience Store is now stocked and open! The store is open seven days a week, 9:00 AM—5:00 PM. We have all your last minute needs for your home away from home. Here are just some of the items we sell

- |          |            |              |              |
|----------|------------|--------------|--------------|
| ◆ Bacon  | ◆ Tea      | ◆ Condiments | ◆ Chips      |
| ◆ Eggs   | ◆ Coffee   | ◆ Cereal     | ◆ Candy      |
| ◆ Cheese | ◆ Hot Dogs | ◆ Ice Cream  | ◆ Chocolate  |
| ◆ Milk   | ◆ Bread    | ◆ Juice      | ◆ Water/Soda |

And don't forget your cozy Tall Timbers sweatshirts for those campfire, chilly nights!!



# Tall Timbers Village News

## **BIRCH VILLAGE IS NOW A NON-RENTAL COMMUNITY**

Welcome back everyone!

Our first meeting will be held Sunday, May 28th at 10:00 A.M. The meeting will be held at the 9-11 Memorial. Hope to see you there!!

## **CEDAR VILLAGE IS NOW A NON-RENTAL COMMUNITY**

Welcome back Cedar Villagers!

I hope to see you all this weekend!

We have a cedar village meeting on Saturday May 27 10 am at the Cedar Bathhouse. Please attend it is a voting meeting. If you have not returned your ballot please come and fill one out!

Please keep your sites clean and numbered.

The DCA inspection will take place end of June or Beginning of July. Please clear your sites of leaves, weeds, debris, empty propane tanks, and any containers that collect water.

Our Bathhouse and Laundry room is open this weekend please clean up after yourselves.

We have a weekend full of activities including a Luau Saturday afternoon from 12-4 on the beach come down. It will be a great time for adults and kids. Please stop by the office and pick up the Activities calendar. There are great events happening.

Cedar you at the meeting

Ginny Macchione Cedar Village President

## **Dogwood Village**

On behalf of the Dogwood Board, welcome back to all!

Our opening meeting is Saturday May 27 at 11am. We look forward to seeing you there

Please remember when cleaning the leaves off of your site to not blow them onto abandoned sites, Tall Timbers owned sites or onto a neighbor's site. This does not deter the mosquitoes and makes it more difficult for them to clean it up later.

With spring in full bloom, we are looking forward to a fantastic season in our Village!



# Tall Timbers Village News

## Elm Village

Welcome back Elmers! So begins another season here in the charming Pochuck Mountains. As a reminder the ticks are out in full force this time of year so be sure to check yourself and your pets. The Elm elections for the Elm Board are this July and we are looking for more volunteers to join us. This is your Village; it needs your help. We have 5 board seats, 1 representative, and 1 alternate representative seat to fill. If you'd like to get your name on the ballot please email [ElmBoard@talltimbers.net](mailto:ElmBoard@talltimbers.net) ASAP or inquire with any of Elm's board members which are listed on the Elm page of the [TallTimbers.net](http://TallTimbers.net) website (if you need the password, just email us). Please also ask for us to confirm receipt of your email as we've had a few technical issues lately. Also watch your "snail mail" for your proxy ballot which is very important to complete and return promptly!

Please join us at our monthly meetings that will be held prior to our Elm events this year in hopes for better turnouts and more Elm voices being heard. We will soon be finalizing all of the dates and will be posting information on the bulletin board at the Elm Bathhouse, on the Elm page of the [TallTimbers.net](http://TallTimbers.net) website, in our Facebook group ([www.facebook.com/groups/elmvillage/](http://www.facebook.com/groups/elmvillage/)), as well as sending out mail, emails, and "One Calls". If you're not already getting the One Call notifications, please be sure to text the word ALERT to 22300 in order to receive the text messages that Tall Timbers & Elm send out. As long as your cell number is on file with the office (from your 2023 Info Sheet), this should successfully opt you in to receive texts from us. Also, please note that we do NOT receive notifications from the "Bulletin Board" messages on the Elm section of the TT website, so please email us directly if you need anything. Our next event will be an Elm meeting followed by an Ice Cream Social June 24th 4:30-7:30 at "Elm Square" (outside of our bathhouse). Hoping to see some familiar and new faces ☺ If you have any announcements like birthdays or anniversaries and you'd like us to shout them out, please contact us.

Elmer's stick together. Let's relish in this 2023 season... Hope to see everyone soon  
Sincerely, The Elm Board

## Maple Village

Welcome Back Maple!!!

Stop by the office to pick up the calendar of events! Pray for The Rodriguez Family of Maple 40! They lost EVERYTHING in a fire this past weekend.

If you have any announcements or shout outs please email me [lauraperry0909@gmail.com](mailto:lauraperry0909@gmail.com)

As always respect thy neighbor.

Laura



## *Presidents Council*

There will be a President's Council Meeting on June 24th at 9:00 AM. It will be held in the small lounge in the old administration building.

# Tall Timbers Village News

## Oak Village

Hello Oak Village! Welcome Back!

It's the official start of the summer and of the 2023 TTPOA Season. We had our first village meeting this past weekend, and unfortunately, we did not have a very good turnout. We were really hoping to see a lot of you to bring you up to speed on what is taking place in Oak and of things to come. Please make every effort to attend our village meetings to learn firsthand what is going on. Our next meeting will be held on Saturday, June 17th at 10:00am. We will be holding nominations for officers for the 2023 – 2025 season.

For those of you that do not know, we sadly lost one of our own. Marion Maellaro of Oak 101 passed away this past December. Her and her husband Tom were with us in Oak for several years, and prior to that were part of Sycamore village. Our condolences go out to Tom, and his family for their loss.

On a happy note, I would like to welcome a bunch of new owners to Oak Village: Michael Englehardt at Oak 96, The Murphy Family of Linda, Brian and Michelle at Oak 79 and Oak 98, Mark Wagner at Oak 27 & 28, Pedro Gonzalez at Oak 32, Daniel Tosado and Yolanda Medina of Oak 92, and Wandy Rodriguez at Oak 52. We look forward to meeting you all this season and wish you all a wonderful year here at our little "slice of heaven".

If you haven't done so already, please go to our Facebook page (for site owners only) and request access to keep up to date on the goings-on throughout Oak. It's called: "Oak Village @ Tall Timbers", this is a private group so only those members of Oak Village can and will be given access.

Here's wishing you a season full of fun, sun and smiles.

Maureen DeFilippo

Oak Village Secretary / Treasurer

**Sycamore 31** ~ May 27 and May 28

Electronics, toddler/baby clothes, toys, and plenty more!

## Sycamore Village

Greetings Sycamore Village!

Welcome back to the start of another great season at Tall Timbers. There is nothing quite like the wonderful smell of a campfire in the air as you drive through. It is truly our happy place. You may have noticed that several abandoned trailers were removed from Sycamore Village over the winter. We will be working on cleaning up the sites as well over the weeks ahead. Please try to attend our village meetings in order to stay informed of all that is going on. The meetings are the best way to voice your concerns and get accurate answers to your questions. We will also be taking nominations for our board of directors at the upcoming meeting on May 27th.

Please be mindful of the speed limit when driving through the village as we have many young children. Also, please be considerate of your neighbors by keeping music and noise to a minimum on your site. Music should not be audible beyond your property line at any time of day and quiet time begins at 11:00pm. Remember, no trees are to be removed without board of directors approval.

Please make note of the village meeting dates below. In the past the meetings were on the third Saturday of the month, however, we will now be meeting on the fourth Saturday of each month with the exception of July which has a brief meeting for elections on July 1<sup>st</sup> prior to the parade and a regular meeting on July 29<sup>th</sup>. Welcome to the new site owners! We hope to meet you all soon!

On a final note, we would like to take a moment to recognize our former President, Rose-Ann Noa, and wish her all the best. Rose-Ann's contributions to Sycamore Village and Tall Timbers have been invaluable and we will always be grateful for her leadership and support.

Here's to an enjoyable and safe season!

Valery Ryan

Sycamore Village Secretary

Meeting dates are May 27, June 24, July 1, July 29, Aug. 26, Sept. 23





# Vernon Township Zoning

Anyone bringing in a PARK MODEL trailer must **FIRST** get a permit approved by Tall Timbers. The office now has the permit you will need for approval. Once approved by Tall Timbers, it then needs to go to Vernon Township for approval. You will also need a permit from the building department.



All park model trailers must have tie downs!

## GUEST PROCEDURES & PARKING PASSES



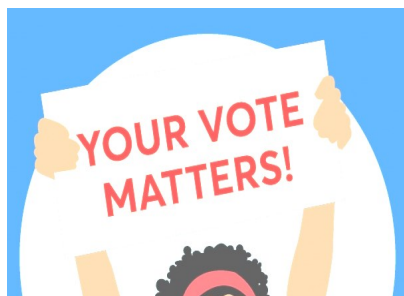
**PARKING PASSES** All guests entering Memorial Day through Labor Day will need a prepaid parking pass. Invoicing for your guests parking pass will no longer be an option. **This season**, site owners **must prepay** for their guests parking pass, **OR**, your guest can pay the \$10.00 at the gate. This is a CASH ONLY option. Security cannot accept credit cards or checks. Access will not be given to any guest that does not have a prepaid parking pass or the \$10.00 CASH. No exceptions.

**Guest Procedures:** Guests **must** be registered with security (973.875-6060). No guests will be admitted until the guest can be verified with the site owner & a paid parking pass is issued. The contact numbers you listed on the 2023 information sheet is the number security will use to contact you. Guests will not be permitted unless security speaks with you.

## PERSONAL SITE RENTALS



**Site Rental:** The Administration Fee for Personal Site Rentals has increased from \$25.00 to \$50.00. An updated Rental form is available upon request from the office. It is out of courtesy that the office requests at least 48 hours prior to your guests arrival. *You must also notify your village board that renters will be at your site.*



## Election Time.

Remember to get out and vote, it matters! The following villages will be holding their elections in July.

- |                 |               |                  |
|-----------------|---------------|------------------|
| Cedar Village   | Maple Village | Sycamore Village |
| Elm Village     | Oak Village   | Spruce Village   |
| Hemlock Village | Pine Village  |                  |

# Propane Information



## OTHER FACTORS THAT MIGHT DISQUALIFY A TANK REFILL

An expired tank isn't the only reason your tank might not be eligible to be refilled. Propane tanks need to have a device on them called an OPD, or Overfill Protection Device. When a tank is being filled with propane, these devices automatically shut off the valve when the tanks reach a certain capacity. If your tank doesn't have an OPD, we aren't able to fill that tank. Another factor which might cause a tank to be disqualified from being refilled is its general condition. If your tank has visible rust or damage anywhere on it, it could be unsafe to fill it and therefore would be disqualified from receiving a refill.

## RECERTIFIED TANKS

Tanks that are past their normal expiration date can be re-certified by someone who is trained to do so. If the inspector deems the tank's condition to be usable, they will put a sticker on the tank with an "E" after the manufacturing date. This "E" adds another 5 years to the life of the tank.

## TALL TIMBERS PROPANE TANKS FOR PURCHASE

If you have a tank that has expired, for your convenience Tall Timbers sells new 100# and 20# tanks. We will remove your expired tank and make sure that it is properly disposed of!

Propane Costs for new 100# and 20# tanks, and the fill are:

100#	\$210 (+ tax)	Propane Fill	\$110.00
20#	\$70 (+ tax)	Propane Fill	\$22.00

**PLEASE BE AWARE, IF YOU PLACE AN ORDER FOR A 100# PROPANE REFILL, AND THE TANK IS NOT EMPTY OR IF IT IS EXPIRED, THERE WILL BE A \$25.00 ADMINISTRATIVE FEE ASSESSED TO YOUR ACCOUNT. IF YOU PAY WITH A CREDIT CARD, THE 2% FEE CANNOT BE RETURNED**

**Expired tanks CANNOT be filled!** Any tank that is older than 12 years of age (for 2022 that means tanks made before the same month of 2010) is expired and cannot be refilled.

## **How To Check Your Tank's Expiration**

Every tank of propane has a date stamped into the collar along the top of the tank. There are some important numbers and letters here that mark:

- Serial Number
- Water Content (WC)
- Tare Weight (TW)



## **Manufacturing Date**

The date is shown in MM-YY format, so to know if your tank is expired just subtract 12 from the second number. If your stamp is not more recent than the current month 12 years ago, your tank is **expired**.

The date is shown in MM-YY format, so to know if your tank is expired just subtract 12 from the second number. If your stamp is not more recent than the current month 12 years ago, your tank is expired.

# Remember, expired tanks will NOT be filled

# In case of dangerous weather



such as a Hurricane or Microburst, Evacuation sites have been arranged for those that can't go home.

**Two locations have been arranged so far .**

· Vernon Police Station, most likely senior center and Pochuck Firehouse is the other. I am awaiting a response on Sussex Firehouse, our bingo spot. In the event of a predicted storm arrangements will be made and a call one will go out advising where to go. If you are not set up to receive a call one / text please arrange it with the office . ~ Ginny Macchione

# Packages



The office does not accept packages or mail. You may apply for one of the mailboxes located by the old Admin building. You need to go to the Post Office in Sussex located in the Acme plaza. They will be able to give you further information. The office will accept medications only.

# Mail



## Zelle Payment Information

Please remember, all Zelle payments must include your site number for proper account processing.

Address payments to:

bookkeeper@talltimbers.net

Don't forget, add your site number in the memo section!

## PAYMENT FEES UPDATE

Please note the change in fees when paying with credit or debit cards.

Mastercard/Visa	Credit	2.3%
Mastercard/Visa	Debit	1.3%
American Express	Credit	2.6%
Discover Card	Credit	2.3%

## Septic Do's & Don'ts

# SEPTIC TANK

— FLUSH ONLY —

# TOILET PAPER

· AND NATURAL WASTE ·

— ABSOLUTELY NOTHING ELSE —

We do NOT have a city sewer system, we have independent septic systems. .

Use water efficiently, conserve when possible.

Do NOT flush or pour down the sink the following items:

Cooking oil, paint, dental floss, tampons, condoms, diapers, cotton swabs, cigarette butts, coffee grounds, cat litter, paper towels or food.



WiFi is now available at the Bear Cave, lower pool and beach area! The sign on information is Tall Timbers Guest and the password is Welcome1.

## GENERAL INFORMATION

### PLEASE DO NOT FEED THE WILDLIFE

There are bears in the campgrounds all the time. This is their home. They look for food and have been spotted climbing into our dumpsters and bringing out food garbage bags. We do our best to deter them but these bears have become accustomed to humans. If you put your food garbage in the dumpster instead of the compactor, they will drag it out and make a huge mess. Besides the aesthetics, it can become a health hazard! It also takes our Maintenance Crew away from other important jobs. **ANY KIND OF FOOD GARBAGE MUST GO INTO THE COMPACTOR!!** If the bears find food in the dumpster, they will continue to go there & make a mess of your campground. Please do your part and put your trash in the right place. **Be considerate!** Your Maintenance Department will have to pick up after the bears...and you! Help us keep your Tall Timbers clean!

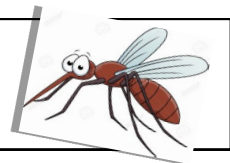


### “One Call System”

When a One Call notification goes out, please listen before calling the office. Immediately calling the office defeats the purpose of the system and inundates the office with unnecessary calls.

Remember, Tall Timbers is a ‘smoke-free’ campground. No smoking is permitted on common property.

Mosquito Control  
973-948-4545



# Buy a Brick Program

Tall Timbers is a special place for all of you! Many of you grew up here and are now raising your own families here. New owners are starting to create their own TT memories. What a great way to beautify your ‘home away from home’ while leaving a lasting legacy.

Each red brick measures 4x8. You can engrave up to 21 characters on each line. The brick will hold four lines. You are also able to use symbols, for example ♥,&, etc. The cost of each brick is \$50.00. Symbols cost an additional \$5.00 each. For example, if you order one brick and include a ♥ in your design, the cost would be \$55.00. You must also specify how you want your wording to appear, all capital letters, only first letter capitalized, etc.

If you are interested in purchasing a brick simply complete the form located in the office and return it to with your check for \$50.00 (plus the cost of symbol if chosen). Please make sure you note ‘brick’ on your payment. A sample of the brick can be seen at the office!



## TALL TIMBERS' RULES AND REGULATIONS (REVISED AS OF 3/1/2015)

*These rules simply compliment the Village and Association By-Laws and Master Deeds that still are in effect and must be adhered to.*

### GENERAL RULES

- ◆ The declarant, the TTPOA, the council and the administrator shall comply with all provisions of NJAC 8-22-1.1, ETSEQ relating to campgrounds. Thus, from November 1<sup>st</sup> to April 1<sup>st</sup>, the occupancy of any one (1) campsite shall be restricted to a period not to exceed ten days (10) days during any thirty-day period. Recreational vehicles when not in use may remain on the campsite. As a further means of insuring seasonal use and minimizing condominium costs, TTPOA shall discontinue all water service to the campsites in the condominiums during said period of November 1<sup>st</sup> to April 1<sup>st</sup>, inclusive of each year. Water service shall begin on April 1<sup>st</sup>, weather permitting and shall cease on November 1<sup>st</sup>, weather permitting. TTPOA shall, however, furnish water and toilet facilities at bath houses owned by TTPOA during this period. This provision is a restrictive covenant binding upon all campsite owners. Provided, however that if the laws of the State of New Jersey which are applicable to this provision shall be altered, changed, modified or amended or new laws or regulations are enacted then this provision shall be deemed to and shall be automatically amended to conform to such enactments.
- ◆ Maintenance dues are payable each year as the Village and the TTPOA Board of Directors dictate. The payments are due on the 1<sup>st</sup> of every month, payable in January, February, March, April, May, June and July. There is a 30-day grace period. An interest/late fee charge of 1.5% will be applied to any balances delinquent 30 days or more. The administration reserves the right to deny access to services and common areas of any site that remains delinquent more than 30 days. A "Service Termination Charge", monetarily determined by the TTPOA Board, will be charged when a site is deactivated for delinquency.
- ◆ No mini-bikes, trail bikes, snowmobiles, ATVs, trikes, quads or like vehicles may be operated within the community or maintained on the campsites, except for administrative purposes. Mopeds may be used as a source of transportation only. Mopeds must be registered with the Department of Motor Vehicles and proof of registration is required. All bicycles and mopeds shall be operated in a safe and courteous manner. All vehicles including bicycles operated after dark should have proper lights and reflectors. Children under 14 years of age must wear a helmet as per State law. Motorized scooters are not allowed within Tall Timbers.
- ◆ No motor vehicles shall be used for the purpose of "cruising" throughout the community. Vehicles are to be used solely for the purpose of moving from point A to point B.
- ◆ No hunting, trapping, shooting or discharging of firearms, arrows or other projectiles shall be permitted.
- ◆ No fireworks are permitted within Tall Timbers except where AUTHORIZED and SANCTIONED by the Tall Timbers' Board of Directors.
- ◆ No heavy objects, appliances, beds, rocks, wood, etc., are to be placed in the compactor. Leaves should be placed in bio-degradable bags. The Administration Office will coordinate the pick-up of the bags from the front of the site(s). Do not discard plastic bags full of leaves anywhere within the campground.

- ◆ **Water Usage Restrictions:**
  - Cars may only be washed at campsites from Monday through Friday.
  - Decks and trailers may be washed at anytime from Sunday through Saturday, excluding holiday weekends.
  - Holiday weekends are considered; Friday at 12:00 a.m. through Tuesday at 12:00 a.m.
- ◆ No animals or livestock of any description except the usual household pets shall be kept on any campsite. Every dog or other pet permitted in the condominium shall be maintained under control at all times and shall not be permitted to create a public health or noise nuisance. Pets shall not be left unattended at a campsite. Animal waste shall be removed immediately and disposed of in a sanitary manner.
- ◆ Quiet hours are everyday from 11:00 p.m. to 9:00 a.m.
- ◆ Curfew for children under the age of 18 years is 11:00 p.m. After 11:00 p.m., anyone under the age of 18 must be accompanied by a parent or guardian who is 21 years of age or older.
- ◆ Tall Timbers' common areas, including but not limited to, the beach, Bear Cave deck, volleyball courts, basketball courts, baseball fields, playgrounds and pool areas are closed at 11:00 p.m. to anyone under the age of 18 years of age. Anyone under 18 years of age in these areas will be subject to be fined for loitering. If a TTPOA function is scheduled past 11:00 p.m., these areas will close immediately after the conclusion of the function.
- ◆ Any site owner in good standing may request the use of the lounge by signing a form stating when the owner will be using it, that the owner assumes all liability and that the owner will clean up the area after use. TTPOA and the Villages have preference when its use will be granted on a first come, first serve, sign-up basis.
- ◆ No stripped down, partially wrecked or unregistered vehicles of any kind or sizable part and no discarded or abandoned material of any kind shall be permitted to be parked, stored or maintained on any campsite or along any driveway, road, park area or common area within the community.
- ◆ No recreational vehicle of any type may be driven or towed in a reckless manner on or along any road within the condominium or community. Further, all such vehicles must observe speed restrictions and noise limitations throughout the community as established from time to time by TTPOA.
- ◆ Alcoholic beverages are only allowed on one's site or at a TTPOA or Village sponsored or authorized function in the lounge or pavilion, meaning when TTPOA or the Village supplies the alcohol. No drinking of alcoholic beverages is allowed in or around the game room, beach, roads or common areas.
- ◆ No glass bottles are ever permitted on any common areas of TTPOA.
- ◆ No natural rock shall be painted nor shall there be introduced in the condominium such alien materials as neon signs or the like thereof.
- ◆ All sites must be identified with a number sign. The sign shall not be more than five (5) feet from the road, the numbers must be visible from both directions of the road and the numbers shall not be smaller than three (3) inches.
- ◆ No nuisances shall be allowed upon the property nor shall any use of or practice be allowed which is a source of annoyance to other people or which interferes with the peaceful possession and proper use of the property by its owners.
- ◆ All camping units must display a RVIA or RPTIA sticker to ensure that the units comply with standards implemented with the State.
- ◆ Maximum size for sheds and gazebos is 100 square feet.
  - Decks' square footage may not exceed the trailer's square footage for a maximum of 400 square feet.
  - Permits are mandatory for any placement of any structure on a site, which includes hot tubs, sheds, decks or alterations to an existing structure.



- ◆ No campsite shall be used except for camping purposes.
- ◆ No drilling for water or digging for wells shall be permitted on any campsite.
- ◆ No oil or natural gas drilling, refining, quarrying or mining operations of any kind.
- ◆ No noxious, offensive or illegal activities shall be conducted on any campsite. Nor shall any conduct or activity be permitted that is or becomes an unreasonable annoyance or nuisance to the condominium.
- ◆ No trash, ashes, garbage or other refuse shall be dumped or stored or accumulated on any campsite.
- ◆ No grease, cooking oils, animal fats or detergents shall be poured, spilled or otherwise disposed of on the ground within the community.
- ◆ No trees shall be removed from any campsite without the prior consent of the Village council or the administrator acting on behalf of the council.
- ◆ All campsites shall be maintained in a clean and wholesome condition. No campsite owner shall permit any shed, deck, trailer or any other structure from deteriorating to the degree that it is a safety hazard, health hazard or does not conform to the standards of the State of New Jersey or the community as a whole.
- ◆ No campsite shall be fenced.
- ◆ Geese, ducks or any wildlife may not be fed on common area properties.

## **SECURITY RULES**

- ◆ When expecting guests, it is your responsibility to notify the gate house of their arrival.
- ◆ All visitors will be logged in with license plate numbers and the name of the owner.
- ◆ All guests are required to show their driver's license as proof of their identity.
- ◆ When registering guests, you are required to provide your pre-selected guest pin number.
- ◆ Any site owner who is delinquent on maintenance fees shall be restricted from using the amenities and will not be allowed to enter into Tall Timbers with a vehicle.
- ◆ A delinquent site owner may not be a guest of another site owner

## **CAMPFIRE RULES**

- ◆ No campfires can be lit in the winter months between November 1<sup>st</sup> and April 1<sup>st</sup> when the water is turned off, this includes patio chimneys.
- ◆ Campfire rings shall be 36" in diameter and shall be maintained at no more than three (3) feet high.
- ◆ No open fires of any kind shall be permitted on any campsite with the exception of a campfire and such campfire must be attended at all times and thoroughly extinguished upon completion of use.
- ◆ Campfires shall be used in such a manner that they will not create a hazard to vegetation, undergrowth, trees and camping units. The burning of leaves is strictly prohibited.

**DISREGARD OF ANY RULES AND/OR REGULATIONS ARE  
SUBJECT TO FINES AND PROSECUTION**

**ALL AQUATIC FACILITIES**

- ◆ Lifeguards are responsible for the safety and welfare of the property owners and their guest(s) when they are using the aquatic facilities. Accordingly, the lifeguards may suspend an owner's swimming privilege if the owner or their guest(s) are creating a nuisance or hazardous condition(s).
- ◆ Clothing, other than bathing suits, is not to be worn when swimming at any facility.
- ◆ No "thong" bathing suits may be worn at any facility.
- ◆ Small children, who are not potty trained, must wear diapers that are made for swimming. Children wearing regular diapers are not permitted in the pools and/or lake.
- ◆ No diving, flips, back dives or other stunts are permitted off the sides of the pools.
- ◆ No running, dunking, pushing in, wrestling or other horseplay is permitted.
- ◆ Use of the deep water area of the pools is limited to individuals who can swim the width of the pool in a satisfactory manner. Qualification is at the discretion of the pool staff and may be requested at any time.
- ◆ No glass is allowed at any facility.
- ◆ No swimming goggles are allowed with attached nose pieces.
- ◆ No eating or food of any kind is allowed in the pool area.
- ◆ Non-alcoholic beverages are permitted in plastic containers (bottles) only.
- ◆ No swimming is allowed other than in designated areas.
- ◆ No one under ten (10) years of age may use the facilities unless accompanied by a guardian who is 18 years or older.
- ◆ No fishing within the swimming areas.
- ◆ No swimming allowed when a lifeguard is not on duty at any facility.
- ◆ No boats of any kind are allowed within the swimming areas.
- ◆ All boats kept along the shoreline on the boat racks must be registered in the office. Upon registration, an official boat sticker will be issued and should be placed on the boat. It is the responsibility of the owner to make sure the sticker remains on the boat. A boat slip number will be assigned (when available) to your boat, you may not choose an open slot.
- ◆ No boats or rafts are to be docked on the shoreline of the lake between sunset and sunrise or at any time in the beach area. There will be a \$5.00 moving charge for those boats or rafts that have to be moved and taken away because they are found docked on the shoreline. Boats are to be stored on the assigned slip or campsite.
- ◆ All watercrafts must be equipped with US Coast Guard approved flotation devices for each occupant. Children 14 years of age or younger are required to wear life jackets at all times while in a boats.
- ◆ No gas powered boats of any kind are allowed on the lake.

## APPROVED UPDATE TO RULES AND FINES

### REVISED 10/16/2011

Written warning for first offense and posted on site owner's account except # 1, 5, 6, 12, 13, 15, 25 & 26. These are serious violations and the site owner will have immediate fines.

<u>Violation Description</u>	<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup></u>
1. Fireworks/Explosives	\$200.00	\$300.00	\$400.00
2. Possession of an open container of alcohol on TTPOA common grounds	<u>\$ 50.00</u>	\$100.00	\$150.00
3. Careless driving	\$100.00	\$150.00	\$200.00
4. Unauthorized parking	<u>\$ 25.00</u>	\$ 50.00	\$100.00
a. In a handicap space	\$100.00	\$200.00	\$300.00
b. Blocking a road or access	<u>\$ 50.00</u>	\$100.00	\$150.00
5. Illegal Dumping (plus the cost of removal)			
a. Leaves on common grounds	<u>\$ 50.00</u>	\$100.00	\$150.00
b. In compactor area			
1. Propane tanks	<u>\$ 50.00</u>	\$100.00	\$150.00
2. Leaves/branches	<u>\$ 50.00</u>	\$100.00	\$150.00
3. Tires/auto parts	<u>\$ 50.00</u>	\$100.00	\$150.00
4. Hazardous material	\$100.00	\$150.00	\$300.00
c. Campsites			
1. Trash/Garbage	<u>\$ 50.00</u>	\$100.00	\$150.00
2. Furnishings/Appliances	<u>\$ 50.00</u>	\$100.00	\$150.00
3. Construction debris	<u>\$ 50.00</u>	\$100.00	\$150.00
4. Leaves/Cut trees	<u>\$ 50.00</u>	\$100.00	\$150.00
5. Tires	<u>\$ 50.00</u>	\$100.00	\$150.00
6. Hazardous material	<u>\$ 50.00</u>	\$100.00	\$150.00
6. Vandalism/Destruction of Property (Plus cost of restitution)			
a. On common area	\$200.00	\$300.00	\$400.00
b. On site area	\$200.00	\$300.00	\$400.00
7. Pets			
a. Unleashed	<u>\$ 25.00</u>	\$ 50.00	\$100.00
b. Improper shelter	<u>\$ 50.00</u>	\$100.00	\$150.00
c. Failure to clean up after	<u>\$ 40.00</u>	\$ 70.00	\$100.00
d. Excessive or nuisance barking	<u>\$ 40.00</u>	\$ 70.00	\$100.00
8. Disorderly/Alarming/Threatening/Intimidating behavior	<u>\$ 50.00</u>	\$100.00	\$150.00
9. Obscene behavior	<u>\$ 50.00</u>	\$100.00	\$200.00
10. Noise			
a. Quiet hours (11 p.m. to 9 a.m.)	<u>\$ 50.00</u>	\$100.00	\$150.00
b. Noise/Nuisance ordinance	<u>\$ 50.00</u>	\$100.00	\$150.00
11. Use of mini-bikes or snowmobiles	<u>\$ 50.00</u>	\$100.00	\$150.00
12. Possession of a weapon or firearm for illegal purposes	\$200.00	\$300.00	\$400.00
13. Discharging of a firearm, arrow or any other projectile within Tall Timbers' property	\$200.00	\$300.00	\$400.00
14. No hunting or trapping	\$200.00	\$300.00	\$400.00

15. No Campfires			
a. Unattended in season	\$100.00	\$200.00	\$300.00
b. No fires when water is OFF	\$500.00	\$ 1,000.00	\$ 2,000.00
c. During "NO FIRES" posted	\$500.00	\$ 1,000.00	\$ 2,000.00
d. Fire height over 3 feet	\$100.00	\$200.00	\$300.00
e. Greater than 36 inches around	\$100.00	\$200.00	\$300.00
f. Burning of hazardous or illegal materials	\$100.00	\$200.00	\$300.00
16. Boating or fishing in swimming area	<u>\$ 50.00</u>	\$100.00	\$150.00
17. Swimming without lifeguard present	\$100.00	\$150.00	\$200.00
18. Failure to comply with Security, Lifeguard or other TTPOA Employee(s)	<u>\$ 50.00</u>	\$100.00	\$150.00
19. Failure to wear a life preserver when boating, under 14 years of age	<u>\$ 50.00</u>	\$100.00	\$150.00
20. Unauthorized solicitations or postings on common grounds	<u>\$ 25.00</u>	\$ 50.00	\$100.00
21. Operating a business on your site(s)	<u>\$ 50.00</u>	\$100.00	\$200.00
22. Failure to wear a helmet under age of 17 while bike riding, rollerblading, skateboarding or riding a scooter	<u>\$ 50.00</u>	\$100.00	\$150.00
23. Improper or no identification of a site(s)	<u>\$ 25.00</u>	\$ 50.00	\$100.00
24. All signs and billboards of any and every kind are prohibited	25.00	<u>\$ 50.00</u>	\$100.00
25. Sharing water with a plugged site(s)	\$100.00	<b>per day for each party involved</b>	
26. Stealing water when your site is plugged	\$200.00	<b>per day</b>	
27. Use of the site as your legal residence	\$100.00	<b>per day</b>	
28. Unauthorized construction in progress after notification	<u>\$ 50.00</u>	<b>per day</b>	
29. Violation of zoning ordinance after notification	<u>\$ 50.00</u>	<b>per day</b>	
30. Removal of items from dumpster or open top container on TTPOA property	<u>\$ 25.00</u>	\$ 50.00	\$100.00
31. Unchained boat violation	<u>\$ 75.00</u>	\$150.00	\$300.00
32. Accumulation of litter, debris or stagnant water on your site(s)	<u>\$ 50.00</u>	\$100.00	\$200.00
34. Obstructing, interfering with or giving false or misleading information to a Security Officer	<u>\$ 75.00</u>	\$150.00	\$300.00
35. Failure to comply with any of the rules or regulations not specifically addressed in the fine schedule	<u>\$ 50.00</u>	\$100.00	\$200.00

## NOISE NUISANCE ORDINANCE

This policy is to incorporate Tall Timbers' regulations with the ordinances of Vernon Township and the State of New Jersey. This ordinance is not intended to end private parties on your site(s) or on the common areas of the Villages. It is however, intended to alert everyone that there is a problem and all residents should respect their neighbors during the daytime and nighttime hours.

1. Non-commercial or non-industrial power tools and landscaping and yard maintenance equipment, such as lawn mowers, weed trimmers, etc., shall not be operated between the hours of 8:00 p.m. and 9:00 a.m.
2. Construction and demolition activity shall not be operated by any property owner(s) or professional contractors between the hours of 6:00 p.m. and 8:00 a.m. on weekdays and between 6:00 p.m. and 9:00 a.m. on weekends.

3. An exterior burglar alarm of a building or motor vehicle must be activated in such a manner that the alarm terminates its operation within five (5) minutes of continuous sound and 15 minutes of impulsive sound after activated.
4. Personal or commercial vehicular music amplification shall not be operated in such a manner that it is plainly audible at the property line (road side) between the hours of 11:00 p.m. and 9:00 a.m.
5. Personal or commercial vehicular music amplification shall not be operated in such a manner as to be plainly audible at a distance of 50 feet in any direction between the hours of 9:00 a.m. and 11:00 p.m.
6. Self-contained, portable, hand-held music shall not be operated on common area in such a manner as to be plainly audible at a distance of 50 feet in any direction between the hours of 9:00 a.m. and 11:00 p.m. and shall not be heard except for the operator of the equipment between the hours of 11:00 p.m. and 9:00 a.m.
7. Vehicles including motorcycles, may not "rev" the engines for the purpose of sound "to show off". Vehicles are only to be started for the purpose of moving.

**Definitions:**

"Plainly audible" means any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound, the detection of the rhythmic bass component of the music is sufficient to verify plainly audible sound. The investigator need not determine the title, specific words or the artist performing the song.

"Weekday" means from Monday at 8:00 a.m. until Friday at 6:00 p.m.

"Weekend" means from Friday at 6:00 p.m. until Monday at 8:00 a.m.

**Exceptions:**

TTPOA functions; Village functions; emergency repairs to common areas or individual sites.

(Effective July 25, 2004 as approved by the TTPOA Board of Directors)

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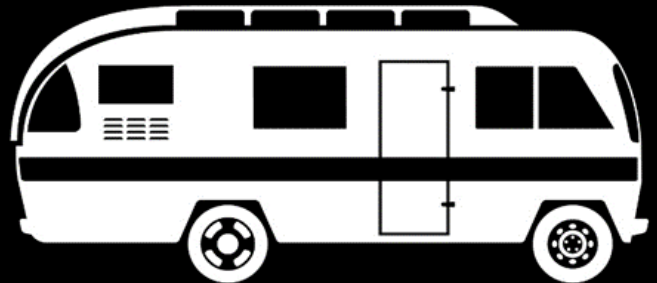
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## 2023 - Timbers Talk Guidelines

Welcome to another season of Timbers Talk! Below are the submission deadline dates and guidelines.

1. Please send all articles, village meeting times, events around the campground, or any other noteworthy information to me at [donna@talltimbers.net](mailto:donna@talltimbers.net).
2. All submissions must be submitted by ***10 am on or before the dates listed below***. If they are not, there is no guarantee they will be in that week's Timbers Talk. I will do my best to accommodate late submissions but make no guarantee. Therefore, it is important that this deadline is met. Timbers Talk is published every other week. The only exception being a holiday weekend, there may be an edition that will come out on that Friday as well.
3. All submissions are to be electronically written. No handwritten submissions will be accepted. No exceptions will be made. Information is **ONLY** copied and pasted so please use **Word only**.
4. The publication will be printed in greyscale/black and white.
5. All questions or concerns regarding Timbers Talk are to be directed to [donna@talltimbers.net](mailto:donna@talltimbers.net).
6. All village messages should be a maximum of ½ page. Sometimes, not all villages submit an article. When that happens, I am able to stretch that half page. I will do my best to accommodate everyone.
7. Any deviation from these guidelines will either delay your submission or prevent the submission from being included in that week's Timbers Talk.
8. Listed below are the dates the submissions are due.

### Submission deadline dates (by 10AM):

May 23, 2023

July 25, 2023

June 13, 2023

August 8, 2023

June 27, 2023 (4<sup>th</sup> of July Edition)

August 22, 2023

July 11, 2023

August 29, 2023 (Labor Day edition)

There will also be a Halloween Edition coming out in October TBD