



TIMBERS TALK



Office 973-875-1991

100 Tall Timbers Road, Sussex, NJ 07461

Gate House: 973-875-6060

MAY 2024

Issue #1



REC HAPPENINGS

This weekend (weather permitting).

5/25 ~ Welcome Back Dance (A Glow Party) w/ DJ Eddie 8p-11p in the Bear Cave

5/26 ~ Annual Kids Fishing Contest
10a Check In / 11a-1p contest

5/26 ~ Teen Pizza Pool Party w/ DJ Lou
8p-11p at the Mountain Pool

HAPPY MEMORIAL DAY!



TIPOA Board of Directors

Executive Board

Melissa DeSola (Hemlock) - Interim President

Mike Fiorello (Birch) - Vice President

Marika Goldschmied (Dogwood) - Treasurer

Victoria Tuite (Pine) - Secretary

Village Reps

Peter Hedenhag (Alternate) - (Cedar)

Pam Cronin - (Elm)

Craig Miller - (Maple)

Michael Cox - (Oak)

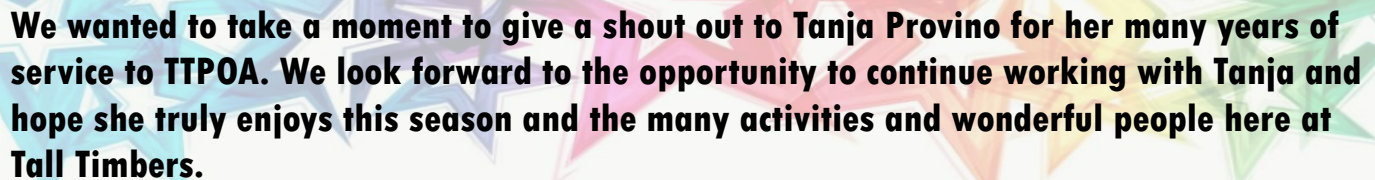
Brian Semmens - (Spruce)

Axel Herrera - (Sycamore)

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

FROM THE PRESIDENT'S DESK



We wanted to take a moment to give a shout out to Tanja Provino for her many years of service to TTPOA. We look forward to the opportunity to continue working with Tanja and hope she truly enjoys this season and the many activities and wonderful people here at Tall Timbers.

Welcome back, everyone!

For those of you that don't know me, I'm Melissa DeSola (the Hemlock Rep) and I am serving as the interim President.

Here are updates for you.

- The new decal entry system is in place. Please come to the office at your earliest convenience to trade your gate cards for decals. An FAQ about the decal system will be posted to the website in the coming days. You will also be able to get a copy in the office or from your village representative.
- The \$10 visitor vehicle fee is temporarily suspended Except for holiday weekends. All visitors still must be registered. We have launched a new website form to make this extremely easy for you. We will also be adding even more functionality to the website in the coming days in order to serve you better and in ways that are more convenient for you. The website is talltimbers.net
- We have a new Recreation Director. Her name is Meg Yar and she's looking for volunteers to help with all of this year's events. She can be reached at recreation@talltimbers.net. Please give her a warm welcome when you see her around Tall Timbers.
- We have a new office staff member, Patti, who is doing a wonderful job helping owners in anyway she can, along with Nancy and Connie who you all know by now.
- This holiday weekend kicks off with the "Welcome Back" dance on Saturday, followed by "Fishing Contest and Teen Pizza Pool Party" with DJ on Sunday. Hope to see you there!

All my best,

Melissa.



REC HAPPENINGS

Welcome Back for the 2024 Season!

I'd like to introduce myself, I'm Meg and I'm your new Recreation Director! I have been busy working with the Recreation Committee to ensure that this year's season is packed with fun family focused events!

This year we are putting together a Flea/Craft Market. We are still in need of vendors. If you want to sell anything or know anyone who would like to sell anything please email recreation@talltimbers.net.

We're gearing up for another exciting season of family-friendly events here at Tall Timbers, and we need your help to make them a smash hit!

Why Volunteer?

- **Shape Our Community:** Play a vital role in creating a vibrant and welcoming atmosphere for all Tall Timbers residents.
- **Make Lasting Memories:** Help families build cherished experiences at our events.
- **Have Fun While You Give Back:** Meet your neighbors, participate in a good cause, and enjoy the festivities firsthand!

What Kind of Events?

We have a variety of fun-filled activities planned throughout the season, including:

- Bingo and Game Nights
- Arts and Crafts
- Pool parties and dances
- Escape Rooms and themed events

Volunteer Opportunities Include:

- Set-up and breakdown
- Activity assistants
- Registration and greeting

No experience necessary! We have opportunities for everyone, regardless of your skillset.

Sign Up Today!

Your contribution, big or small, will make a huge difference. To volunteer, simply visit the online signup form at <https://forms.gle/F6SeEspV6C5VREPu6> or you can sign up in person in the Admin office.

Let's work together to make Tall Timbers the best place for families to gather and have a blast!



RECREATION 2024

Pool and Lake Schedules

LAKESIDE & MOUNTAIN POOLS

WEEKEND / HOLIDAY ONLY SCHEDULE (11:00 AM TO 7:00 PM)

MAY 25 ~ 27, 2024, JUNE 1 ~ JUNE 2, 2024, JUNE 8 ~ 9, 2024, AND JUNE 15 ~ 16, 2024

Swim Lessons (Starting 07/01/2024)

Lakeside Pool

Mondays, Wednesdays & Fridays

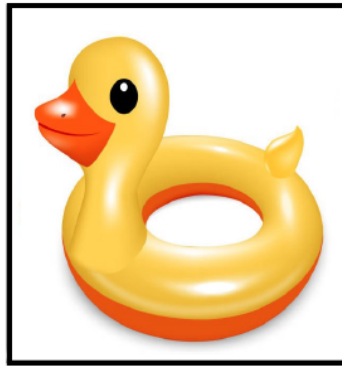
11:00 AM to 12:00 PM

Water Aerobics (Starting 07/07/2024)

Mountain Pool

Sundays and Thursdays

10:00 AM to 11:00 AM



Lakeside & Mountain Pools and Lake

June 22 ~ September 2

Open daily 11:00 AM to 7:00 PM

Lakeside Pool

Friday Late Night Swim ~ 7:00 PM to 11:00 PM

Mountain Pool

Saturday Late Night Swim ~ 7:00 PM to 11:00 PM

Daily ~ 11:00 AM to 7:00 PM

The last day for the lake and pools will be September 2, 2024

Bear Cove

MEMORIAL DAY WEEKEND

Fridays 4:00 PM—10:45 PM

Saturday Noon—10:45 PM

Sunday Noon—10:45 PM

Monday Noon—4:00 PM

JUNE

Fridays 7:00 PM—10:45 PM

Saturdays Noon—10:45 PM

Sundays Noon—4:00 PM

JULY & AUGUST

Daily Noon - 10:45 PM

SEPTEMBER

SATURDAY Noon— 10:45 PM

SUNDAY Noon—4:00 PM

OCTOBER

TBD



Store Hours

DAILY 9:00 AM—5:00 PM

Arts & Crafts

TO BE ANNOUNCED



Ceramics

JUNE 1ST TO SEPTEMBER 28TH

Saturdays

Session 2:00 PM—4:00 PM

Bingo

KIDS (SEE CALENDAR FOR DATES)

Thursdays 5:00 PM—7:00 PM

ADULTS (SEE CALENDAR FOR DATES)

Fridays 7:00 PM—9:00 PM

WELCOME TO ANOTHER SEASON OF TIMBERS TALK!

GUIDELINES FOR SUBMITTING ARTICLES FOR TIMBERS TALK

All articles, village events, campground events or any other noteworthy information should be submitted to patti@talltimbers.net.

All submissions must be submitted by 10 am on or before the schedule listed below. If they are not, I cannot guarantee your submission will make it into the current months edition of Timbers Talk. I will do my best to accommodate any late submissions but make no guarantee. Therefore, it is important you adhere to the deadline date and time.

No handwritten submissions will be accepted. Submissions must be emailed ONLY. No exceptions can be made. A Word document or email is best.

The publication will be printed in greyscale/black and white only.

All questions or concerns regarding Timbers Talk are to be directed to patti@talltimbers.net.

All village messages should be a maximum of ½ page. Again, if space allows, I will do my best to accommodate anything larger; no guarantee is made.

Any deviation from these guidelines will either delay your submission or prevent the submission from being included in the current months Timbers Talk.

Listed below are the submissions due dates.

Submission deadline dates (by 10AM):

May 17, 2024

July 26, 2024

May 31, 2024

August 09, 2024

June 14, 2024

August 23, 2024

June 28, 2024

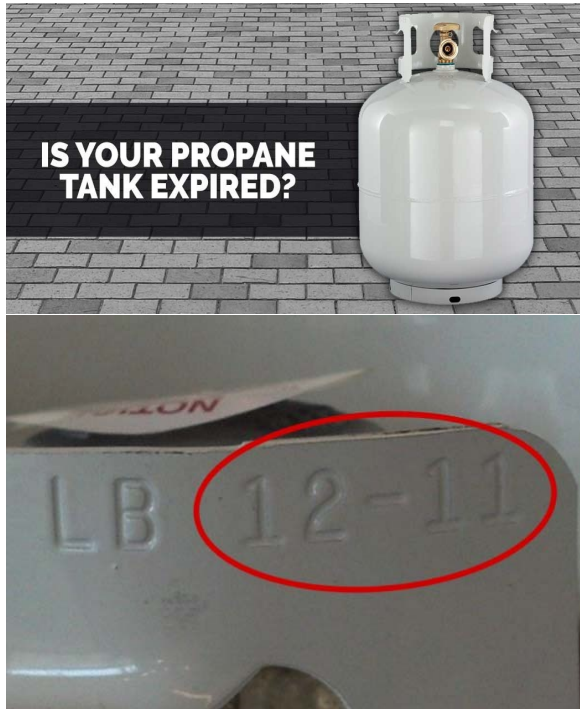
There will also be a Halloween Edition - TBD

July 12, 2024

Here's to a great Tall Timbers memory making season!

MAINTENANCE REMINDERS

NEW Propane Information



Expired tanks CANNOT be filled! Any tank that is older than 12 years of age (for 2020 that means tanks made before the same month of 2008) 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**.

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.

100#	\$210.00 (+ tax)	Propane Fill	\$110.00
20#	\$70.00 (+ tax)	Propane Fill	\$22.00



Remember, expired tanks will NOT be filled



Cedar Village News

Welcome back to the new Season !!!

Winter went very quickly I feel like we just left !

Our Cedar Village meeting will be held Saturday Morning May 25 10Am, at the cedar Bathhouse. Come join us for coffee and donuts . All new owners are welcome you can introduce yourselves !

Please remember to be mindful of your neighbors we are in close proximity and excessively loud music will not be tolerated.

Please clean your properties , remove tarps, clean leaves, and all debris from your property to get ready for the DCA. Inspection.

We would like to Thank Tanja for her service , she really did a wonderful job as President and left some big shoes to fill. Let's hope her successor can meet up to T T's expectations.

Congratulations to the Graduates. Rocco , Chris, and Paige. 🤝🤝🤝🤝 we are very proud of all of you.

Let's Welcome Cedar Villages newest princess Savana Marie she will be making her debut this weekend ! (Meh Meh can't wait)

Happy Birthday to Nicollette and Mike Biglin !

Remember "if you want the rainbow you gotta put up with the rain" (we should have plenty by now)

See you Saturday Morning

Ginny Macchione

Cedar Village President

Elm Village News

Welcome back old & new site owners! As you open your sites for the 2024 season remember all tarps must be removed from trailers, your site number must be visible from the road & any stagnant water is to be drained per the DCA. Our Elm board meetings are held the day prior to the TT board meetings at 4pm Saturday in the lounge unless otherwise noted. You can also find our mtg calendar on our website. Our merch store is now live, check it out on our website at Elmerssticktogether.com. Please join us June 22nd at 12pm to help Beautify Elm to help in keeping the costs down. Afterwards we will hold our monthly meeting at 4pm in the Lounge and will give out Elm T-shirts & pizza to all those volunteers who helped as a thank you. We also have another round of Beautify Elm on September 21st. Any type of help is good help with these events. Currently we are working on getting estimates to patch the roads in lower Elm. Here's a friendly reminder to leash your dogs & don't leave your garbage outside. The bears love to find out what treasures they hold and there have been multiple recent bear attacks on dogs in Sussex County. We are looking to change the bylaws to allow electronic mailings in the future, please look out for these ballots in next month's mail. If anyone has shoutouts for birthdays, anniversaries or announcements for fellow Elmers or if you have questions in general or concerns, please email them to board@elmerssticktogether.com Have a great weekend, hope to see you at our meetings!

Kimberly DeYoung

Hemlock Village News

Hemlock Happenings

Welcome back! We are kicking off another amazing season. Expect some Village surprises with additional events coming soon

A BIG WELCOME to our new site owners, Derrick Welch H-8, The Andrade's H-30 and Rob Parsons H-45. (If I've missed any new owner, sorry, I haven't received your information yet) It is wonderful to see these sites occupied and new members to our "Village by the Dam".

Our next Village meeting will be Sunday, **May 26, 10am** at the Pavilion - General Business / Nominations for our upcoming July elections. It is important that all Villagers attend. The Village is what You make it, so stay involved and informed on Village and TTPOA issues.

Dates to remember:

Village Meetings: **June 30** – General Business/ Nominations **July 7** – Annual Elections, **July 21** – General Business, **Aug. 18** - General Business **All meeting are 10am at the Pavilion**

Hemlock Bocce Tournament Saturday, July 20th
(rain date: Saturday 27)

Check the Hemlock Pavilion for Village information (on bulletin board) and on weekend evenings, as there are usually impromptu gathering of Hemlockians looking for a game of darts, foosball or pool and good conversation.

Maple Village News



Welcome Back Maple. Stop by the office to pick up your activities calendar. Looking forward to another great season! Wishing Steven and Jackie a very Happy Anniversary (May 25th). Happy Birthday to John Miller (May 11th). Happy Mother's Day to all of the beautiful mothers. If you have any news to share email me Laura Perry at lauraperry0909@gmail.com

Laura Perry

Maple 8



Oak Village News

Buy a Brick Program

Hello Oak Village! Welcome Back!

The 2024 TTPOA Season is here!

There is a full slate of events this year, from fishing contests, dances, bingo and so much more. Make sure you pick up an “events calendar” from the office to see what is taking place and when. The Recreation Committee is always in need of volunteers so please contact the office if you wish to help.

Our next village meeting will be held on Saturday, June 15th at 10:00am. Please make every effort to attend our monthly meetings to learn firsthand what is going on.

The Community Garden is located near the Upper Pool (back of the parking area). We would like to have a few people from Oak volunteer to maintain the Oak Village box, if you are good with gardening and have a green thumb, please help and make the Oak Village Garden Box the best there is!

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

Maureen DeFilippo

Oak Village Secretary / Treasurer

Tall Timbers is a special place for all of us! Many of you grew up here and are now raising your own families here! 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. If you are interested in purchasing a brick simply pick up a form at the office and return it along with your check for \$50.00. Please make sure you note on your payment 'brick'. A sample of the brick is in the office if you would like to see one!



Name: _____ Date: _____

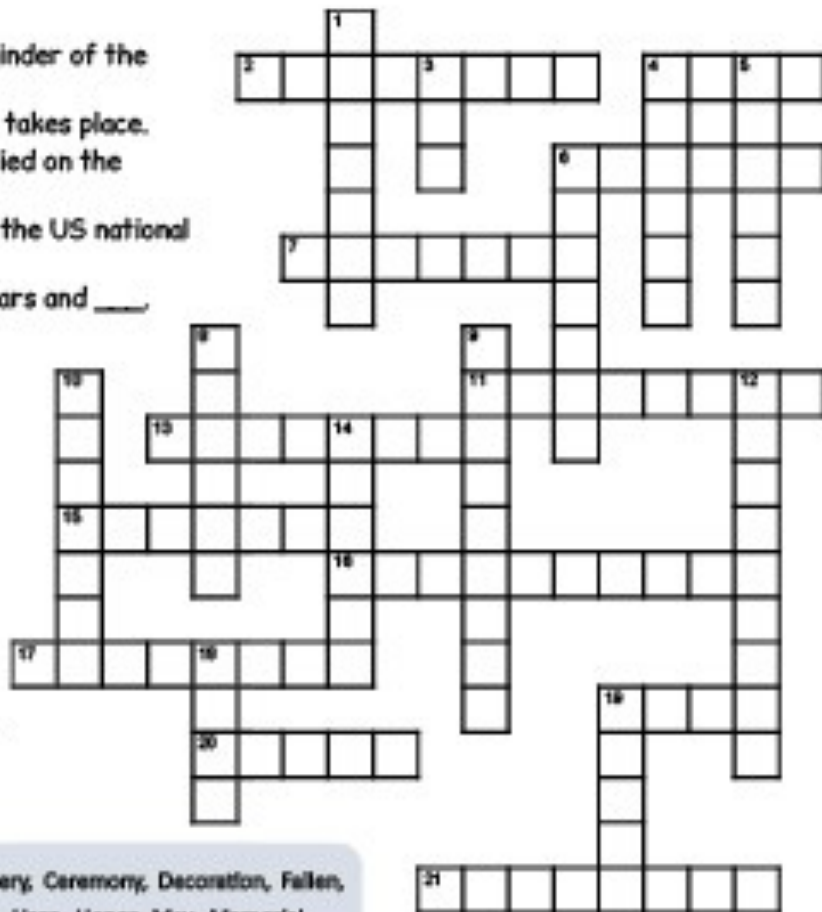
ACROSS

2. Ritual performed to mark a formal occasion.
4. The Stars and Stripes.
6. A 21 gun ____ might be a part of Memorial Day ceremonies.
7. Member of the US Army.
11. US Citizen.
13. Describes a flag's position on the pole as a symbol of mourning.
15. Person who formerly served in the military.
16. Memorial Day was originally called ____ Day.
17. Possible gathering place on Memorial Day.
19. A person idolized for their courage.
20. Flower symbolizing Memorial Day.
21. Something that is created to honor and remember people or events.



DOWN

1. Memorial Day serves as a reminder of the sacrifices made for our ____.
3. Month in which Memorial Day takes place.
4. Describes someone who has died on the battlefield.
5. The Star-Spangled Banner is the US national ____.
6. Nickname for the US flag: Stars and ____.
8. These are often decorated with small American flags on Memorial Day.
9. Devoted to one's country.
10. Time spent in the armed forces.
12. US military cemetery located near Washington DC.
14. Day of the week on which Memorial Day is celebrated.
18. Song played on the bugle at military memorial services.
19. Respect paid to a person for their qualities or actions.



American, Anthem, Arlington, Cemetery, Ceremony, Decoration, Fallen, Flag, Freedom, Graves, Half Mast, Hero, Honor, May, Memorial, Monday, Patriotic, Poppy, Salute, Service, Soldier, Stripes, Taps, Veteran

Name: _____ Date: _____

DIRECTIONS:
Find and circle the
vocabulary words
in the grid. Look
for them in all
directions including
backwards and
diagonally.

Memorial Day

Word Search

E	I	E	O	D	K	S	O	S	R	Z	S	Y	C	Y	Y	Z	R	E	V	A
F	Q	W	B	F	T	M	O	P	T	Z	Y	Q	B	A	A	O	P	C	I	I
Q	A	I	S	C	S	E	U	O	N	W	A	G	N	E	M	D	L	I	J	N
R	S	B	E	C	A	H	R	A	A	P	I	I	L	A	C	E	I	U	R	Z
M	A	X	R	V	M	T	M	E	P	N	W	Y	S	C	C	E	V	L	V	G
G	C	H	V	P	F	N	W	A	M	V	A	L	D	M	H	I	M	A	O	V
L	R	P	A	A	L	A	Y	L	S	E	M	F	Y	Z	E	Y	R	U	R	H
P	I	K	N	T	A	S	F	T	V	R	M	R	F	R	R	U	O	E	J	G
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I	U	E	T	D	S	L	J	K	L	E	T	U	L	A	S	S	B	P	N	A
O	G	U	M	F	L	W	V	A	K	E	T	A	R	O	M	E	M	M	O	C
N	R	G	N	R	K	S	G	R	V	E	W	H	M	Q	U	Z	L	V	R	L
Z	N	G	E	U	N	S	K	O	T	K	L	A	I	R	O	M	E	M	B	M

AMERICAN

ANTHEM

CEMETERY

CEREMONY

COMMEMORATE

DECORATION

FALLEN

FLAGS

FLOWERS

FREEDOM

GRAVE



HALF MAST

HEROES

HOLIDAY

HONOR

MAY

MEMORIAL

OBSERVANCE

PATRIOTIC

REMEMBRANCE

SACRIFICE

SALUTE

SERVICE

SOLDIERS

TAPS

VETERANS

WAR

DON'T FLUSH THAT!



Toilets Aren't Trash Cans!

Don't flush anything besides human waste and toilet paper. Your septic system is not a trash can.

Never flush:

- Cooking grease or oil
- Feminine hygiene products or Condoms
- Dental floss, Cigarette butts, Coffee grounds
- Cat litter
- Wipes (even the "flushable" ones)
- Paper towels
- Sharps, or sharps containers (needles)
- Household chemicals like gasoline, oil, pesticides, antifreeze, and paint or paint products

When anything other than human waste and toilet paper are flushed, pipes and filters will become clogged causing damage to your septic system components.

Think at the Sink!

Your septic system contains a collection of living organisms that digest and treat household waste. Pouring toxins down your drain can kill these organisms and harm your septic system. Whether you're at the kitchen sink, bathtub, utility sink, or toilet:

- Avoid chemical drain openers for a clogged drain. Instead, use boiling water or a drain snake.
- Never pour cooking oil or grease down the drain or toilet!
- Never pour oil-based paints, solvents, or large volumes of toxic cleaners down the drain or toilet. Even latex paint waste should be minimized.
- Eliminate or limit the use of a garbage disposal, which will significantly reduce the amount of fats, grease, and solids that enter your septic tank and ultimately clog its drainfield.

PLEASE
DO NOT FLUSH
ANYTHING
EXCEPT
TOILET PAPER

GARBAGE & DEBRIS



The dumpster area is located at the Tall Timbers entrance at the side of the Guard House. Please place your garbage in the appropriate containers.

The Compactor – Household garbage ONLY. Place all bags containing food into the compactor to avoid attracting animals. If the compactor is full, please notify the guard on duty.

The Open Tops – Bulk items only. **NO FOOD!** (This will attract the bears!)

Recycle Compactor – Paper, plastic, glass and aluminum only. Please be sure to rinse any food out.

Red Dumpster – Scrap metal only. Do not throw old propane tanks in the dumpster, please contact the office for proper disposal methods.

Please dispose of your garbage properly and never feed the wild animals. Animals fed by humans tend to become nuisance animals and/or become dependent on humans for survival. This is their home as well as yours; we need to respect each other. You can do your part to help prevent most problems by just respecting the wildlife laws. By doing our part we can ensure the safety of our site owners and wildlife alike!

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!!** The bears in our community are wild bears; you should never feed them! 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!



**PLEASE
Do NOT FEED THE
WILDLIFE!!**

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.

Household Trash	Kitchen and household trash
Bulky Trash	Large items: furniture, appliances, mattresses, anything too large for household trash.
Recycling Materials	Glass, Cans, Paper, Plastic, Flattened Cardboard
Scrap Metal	<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!



Propane Refill Information

We will gladly refill your propane tanks at the Office. We can fill 20#, 30#, 40# and 100# tanks. Please bring your UNEXPIRED tank to the office (with the exception of the 100#'s) and **leave them** on the wall near the propane. We will give you a tag to put on your tank after your payment has been received. **Please keep in mind that propane is not filled after 2 pm.** All propane **must** be paid for in advance.

- **100#:'s:**
 - Site owners must disconnect their tanks from the trailer in order for maintenance to pick them up. All propane is prepay. Tanks are called in and filled the **next morning.**
 - Maintenance is not responsible for disconnecting or connecting propane tanks to trailers. **Please note, propane tanks have expiration dates stamped on them; expired tanks cannot and will not be filled..**

Selling your property?

We have recently updated the property sales section of our website. If you haven't seen it, check it out at **www.talltimbers.net.** If you are interested in listing your property for sale on our website, you can send the office a brief description including site number, price and contact information. You may also send up to four photos if you would like. **However, you must be a member in good standing before we can list the property.** If you are currently on our website and missing a photo of your listed property, you can still submit one to **patti@talltimbers.net.**

Please remember to notify the office if you sell your property. All accounts must be in good standing to be transferred to new owners. We would also like to meet the new owner and get their information for our records. Remember, you will continue to be the owner of record and responsible for the site until the deed transfers out of your name!

Mosquito Control



We need your help in controlling those annoying mosquitos! Do not leave any standing puddles of water... mosquitos love that! If you clean your site of leaves, please bag them in biodegradable, paper bags. When you are finished, call the office and we will have them picked up for you - pick up days are Sundays and Thursdays! If you continue to dump them off the side of the mountain for convenience, the Town will **no longer** come in and treat for mosquitos. We must all do our part in helping reduce the mosquito population.



**TTPOA BOARD OF DIRECTORS
MEETING SCHEDULE 2024**

- April 28, 2024 – 10 a.m.
- May 19, 2024 – 10 a.m.
- June 23, 2024 – 10 a.m.
- July 6, 2024 – Saturday - Annual Owner Meeting
- July 28, 2024 – 10 a.m.
- August 25, 2024 – 10 a.m.
- September 22, 2024 – 10 a.m.
- October 5 & 6, 2024 -Saturday & *Sunday (*if necessary)
- (Budget Prep for 2024)
- October 27, 2024 – 10 a.m.

Meetings are held in the Adult Lounge at 100 Tall
Timbers Road, Sussex, NJ 07641

The Annual Meeting is held on the deck of the Bear
Cave.

All meetings are subject to change by notice posted at
the TTPOA office and on the website.



TALL TIMBERS RULES AND REGULATIONS

Table of Contents

General Rules	2
Campfires	2
Campsites	3
Common Areas	4
Construction	4
Guest Pass Resolution	4
Members in Good Standing	5
Motorized Vehicles	5
Pets	6
Quiet Hour and Curfews	6
Security Rules/Guests	6
Rentals	7
Sales	7
Trailers – Entrance/Exit Pass	7
Water Restrictions	7
All Aquatic Facilities	8
Fine Schedule	9 - 11
Noise Nuisance Ordinance	12



TALL TIMBERS RULES AND REGULATIONS Updated Calendar Year 2023

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 relating to campgrounds.
- ◆ No permanent or year-round occupancy of the campsites is permitted. Only such use as is seasonal in nature and clearly incidental to recreation and resort activities shall be permitted. No recreational vehicles shall be occupied for more than 10 continuous days between November 1 and March 31, or such other time as seasonal water supply is not in service. (Vernon Township Land Development Zoning Code 330-184 Section D. SR Seasonal Recreational District. #3.)
- ◆ 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 to March 31, inclusive of each year. Water service shall begin on April 1, weather permitting and shall cease on November 1, 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.

CAMPFIRES

- ◆ No campfire can be lit in the winter months between November 1 and April 1 when the water is turned off, or such other time as seasonal water supply is not in service. This includes patio chimneys, charcoal BBQ's, or any other type of open flame.
- ◆ Campfire rings shall be a maximum of 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 except for a campfire and such campfire must always be attended to 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.

CAMPSITES

- ◆ 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.
- ◆ All camping units must display an RVIA or RPTIA sticker to ensure that the units comply with standards implemented by the State.
- ◆ 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 drilling for water or digging for wells shall be permitted on any campsite.
- ◆ No campsite shall be fenced.
- ◆ No campsite shall be used except for camping purposes.
- ◆ Tarps placed on trailers, and/or accessory structures for off-season protection must be removed by Memorial Day weekend unless a written request for an exception is granted in writing. Failure to obtain a written extension and/or removal of tarp(s) by Memorial Day weekend will result in a fine of \$50 per week until removed (8/20/2023)
- ◆ 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.
- ◆ The only time a gas operated generator may be used is during power outages.
- ◆ No oil or natural gas drilling, refining, quarrying, or mining operations of any kind.
- ◆ No trash, ashes, garbage, or other refuse shall be dumped or stored or accumulated on any campsite.
- ◆ 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 hunting, trapping, shooting, or discharging of firearms, arrows or other projectiles shall be permitted.
- ◆ 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.
- ◆ No natural rock shall be painted, nor shall there be introduced in the condominium such alien materials as neon signs or the like thereof.
- ◆ No grease, cooking oils, animal fats or detergents shall be poured, spilled, or otherwise disposed of on the ground within the community.

COMMON AREAS

- ◆ 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. Leaves are not to be dumped or blown on common ground.
- ◆ Tall Timbers' common areas, including but not limited to, the beach, Bear Cave deck, volleyball courts, basketball courts, baseball fields, playgrounds, mini-golf area, pickleball, gazebo, picnic-BBQ 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.
- ◆ No glass bottles are ever permitted on any common areas of 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 pool area, exercise room or common areas.
- ◆ Geese, ducks, or any wildlife may not be fed on common area properties.

CONSTRUCTION *This is a summary and does not replace the Construction Permit Procedure document – can be obtained from the office or downloaded from the website.

- ◆ Permits are mandatory for placement of any structure on a site, which includes hot tubs, sheds, decks, installation of propane tanks, park models, electric service reconnection, new electric, new plumbing or alterations to an existing structure.
- ◆ Tall Timbers must approve your work prior to applying for a permit.
- ◆ Licensed plumbers and electricians are required to sign and seal the permit applications and general contractors are required to be registered with the State as a Home Improvement Contractor and provide Vernon Township with a copy of the registration.
- ◆ All Vernon building permit applications must be accompanied by an approved Tall Timbers application (2 copies).
- ◆ All construction must be in conformance with the Uniform Construction Code, local zoning regulations and Tall Timbers guidelines.
- ◆ The maximum size for sheds and gazebos is 100 square feet.
- ◆ Decks may have a maximum size which is equal to the square footage of the trailer but never more than 400 square feet. Decks have additional requirements – refer to the Construction Permit Procedure before planning a deck.

GUEST PASS RESOLUTION

Effective date April 1, 2018/Amended August 20, 2023

- ◆ All guest vehicles entering Tall Timbers between Memorial Day and Labor Day will be charged a visitor vehicle fee of \$10 and will receive a pass to be displayed in their vehicle. The pass is good for seven (7) days. Guest amenity bracelets can be purchased at a cost of \$10 each for (7) days.

MEMBERS IN GOOD STANDING

- ◆ Association fees are billed and due on January 1 of each year, or as the Village and the TTPOA Board of Directors dictate. Your village fee is due in January and your association fee is payable in 8 equal installments (January through August). Payment plan options are available. A late fee of 2% will be applied to any balance owed on the 16th day of the corresponding month. The administration reserves the right to deny access to services and common areas of any site that remains delinquent more than 30 days."
- ◆ A "Deactivation Fee," monetarily determined by the TTPOA Board, will be charged when a site is deactivated for payment delinquency. Reactivation will occur within 24 hours of payment in full, or by the end of the next business day.
- ◆ Owners of multiple deeded campsites must be current in association fees on all sites to be considered a member in good standing.
- ◆ Owners with deeds recorded with Sussex County are considered members of the Tall Timbers Property Owners Association. Tall Timbers will accept the filing receipt as proof of recording. (04/20/2023)
- ◆ 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.

MOTORIZED VEHICLES

- ◆ 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 17 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 stripped down, partially wrecked, inoperable, 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.
- ◆ Golf carts must be registered with the office. (5/21/2023)
- ◆ A golf cart may not be operated with an unlicensed driver.

PETS

- ◆ 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 always be maintained under control 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.
- ◆ Dogs must always be leashed and kept under control.

QUIET HOUR AND CURFEWS

- ◆ Quiet hours are every day from 11:00 p.m. to 9:00 a.m. See Noise Ordinance Below
- ◆ 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.

SECURITY RULES/GUESTS

- ◆ When expecting guests, it is your responsibility to notify the office to register and pay the visitor vehicle fee between Memorial Day and Labor Day. Guests without a prepaid visitor vehicle pass will need to pay the guard. Sites will no longer be invoiced.
- ◆ All guests will be logged in with license plate numbers and the name of the owner.
- ◆ All guests are required to show their driver's license or state/federal issued ID as proof of their identity.
- ◆ If you fail to register your guests, your guests will be detained until you can be reached to verify. In addition, if there are those you wish to deny access to, security should also be made aware of that. Remember, this is for the safety of all the residents in Tall Timbers as well as our guests!
- ◆ A one-hour temporary guest pass for drop off or pick up of residents has been instituted. Security will issue a temporary pass good for a maximum of one hour. If the pass is not returned in one-hour or less, the property owner will be invoiced \$50.00 plus the \$10 visitor vehicle pass fee. (6/24/2022)
- ◆ Passing your gate card to an unauthorized vehicle is prohibited. All cards must be listed on the annual info sheet. If you give a card to someone you are passing your card to an unauthorized vehicle. (8/28/2022) and (9/5/2022)
- ◆ Any site owner who is delinquent with association fees shall be restricted from using the amenities and will not be allowed to enter Tall Timbers with a vehicle.
- ◆ A delinquent site owner may not be a guest of another site owner.
- ◆ All deliveries of building materials/appliances/furniture and/or gravel must be registered with security in season and the office off season. The property owner needs to meet the delivery, or they will be turned away.
- ◆ Tampering or obstruction of Tall Timbers property and or operations is prohibited. (4/23/2023)

RENTALS

- ◆ Owners must register with the office if renting their sites and notify your village board as well. The Site Owner Rental Registration Form and Rental Policies and Procedures are available in the office and on the website. It takes time for us to review your registration form and prepare the rental package so please give us ample notice of your rentals – 48 hours' notice is appreciated. Forms need to be in by 3 pm if on the same day as arrival. *Not all Villages allow rentals – ask your Village Board if you have any questions*.

SALES

Selling Your Campsite

- ◆ Do not include the trailer, deck, shed or any other personal property you are including in the sale. When you prepare the deed, only include the cost of the property.
- ◆ The seller must notify the office immediately of who is purchasing your property. All accounts must be in good standing to be transferred to new owners.
- ◆ Remember you will continue to be the owner of record and responsible for the site until the deed transfers out of your name.

Purchasing a Campsite

- ◆ When a site is transferred in Tall Timbers the new owner receives a deed which is subject to the Master Deed and By-laws of the village as well as the By-laws of TTPOA and the state, County and Township laws.
- ◆ Accordingly, all owners have agreed to abide by the Rules and Regulations of Tall Timbers and their Village, as well as all applicable laws. When the new owner presents their deed at the TTPOA office they are also given a copy of the TTPOA Rules. From time to time the Rules are also reprinted and updated.

TRAILERS ENTRANCE/EXIT PASS

- ◆ Property owners must obtain an entrance pass or exit pass when trailers are being brought into the campground or are being removed from the campground.

WATER USAGE RESTRICTIONS

- ◆ Cars, decks, and trailers may be washed at any time from Sunday through Saturday, excluding holiday weekends and/or announcements made for water restrictions.
- ◆ Holiday weekends are considered; Friday at 12:00 a.m. through Tuesday at 12:00 a.m. Memorial Day, 4th of July, and Labor Day.

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 only.
- ◆ No swimming allowed when a lifeguard is not on duty at any facility unless it is posted "Swim at your own risk." (8/20/2023)
- ◆ 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 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 \$50.00 moving charge for those boats or rafts that must 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 12 years of age or younger are required to wear life jackets at all times while in a boat. New Jersey Law – Children 12 and under must always wear a Coast Guard approved flotation device.
- ♦ No gas-powered boats of any kind are allowed on the lake.
- ♦ Residents 16 years and older may rent a paddle boat for \$20 an hour and must wear life jackets provided by Tall Timbers. If the operator is under 18 then the waiver must be completed by a parent or guardian 18 or over. (6/26/2022)

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

FINE SCHEDULE

Revised 2023

Written warning for first offense and posted on site owner's account except # 1, 5, 6, 8, 12, 13, 14, 15, 25, 26, 36, and 41. These are serious violations.

***If a fourth fine is not posted, the fine will be calculated by adding the 3rd and 1st offense fine.

If a 5th fine is not posted, the fine will be calculated by adding the 3rd and 2nd offense fine. This formula will continue if additional fines are given. It will be the responsibility of the office to calculate the fines beyond the 3rd offense. Amended 8/20/2023

If you miss your scheduled enforcement hearing as a no-show, you will not be allowed to reschedule – your fine will be automatically placed on your account. (8/28/2022)

Violation Description	1st	2nd	3rd
1. Fireworks/Explosives	\$200.00	\$300.00	\$400.00
2. Possession of an open container of alcohol on TTPOA common ground	\$50.00	\$100.00	\$150.00
a. No glass bottles are permitted in the pool area	\$50.00	\$100.00	\$150.00
3. Careless driving	\$100.00	\$150.00	\$200.00
4. Unauthorized parking			
a. In a handicap space (zero tolerance) (8/28/2022)	\$50.00	\$100.00	\$150.00
b. Blocking a road or access	\$ 50.00	\$75.00	\$100.00
c. Parking on TT owned sites (zero tolerance) (8/28/2022)	\$ 50.00	\$75.00	\$100.00
d. Illegal Parking (8/28/2022)	50.00	100.00	150.00
5. Illegal dumping (plus the cost of removal)			
a. Leaves on common grounds	\$ 50.00	\$100.00	\$150.00
b. In compactor area			
1. Propane tanks	\$50.00	\$100.00	150.00
2. Leaves/branches	\$50.00	\$100.00	150.00
3. Tires/auto parts	\$200.00	\$300.00	\$400.00
4. Hazardous material	\$200.00	\$300.00	\$400.00

c. Campsites			
1. Trash/Garbage	\$ 100.00	\$150.00	\$200.00
2. Furnishings/Appliances	\$ 100.00	\$150.00	\$200.00
3. Construction debris	\$ 100.00	\$150.00	\$200.00
4. Leaves/Cut trees	\$ 100.00	\$150.00	\$200.00
5. Tires	\$ 100.00	\$150.00	\$200.00
6. Hazardous material	\$ 100.00	\$150.00	\$300.00
6. Vandalism/Destruction of property (Plus cost of restitution)			
a. On common area	\$200.00	\$300.00	\$400.00
b. Personal property	\$200.00	\$300.00	\$400.00
7. Pets			
a. Unleashed	\$ 50.00	\$ 75.00	\$100.00
b. Improper shelter	\$ 50.00	\$ 75.00	\$100.00
c. Failure to clean up after your pet	\$ 50.00	\$ 75.00	\$100.00
d. Excessive or nuisance barking	\$ 50.00	\$ 75.00	\$100.00
8. Disorderly/Alarming/Threatening Intimidating Behavior			
a. Giving false or misleading information	\$ 50.00	\$ 75.00	\$200.00
9. Obscene behavior	\$ 50.00	\$100.00	\$200.00
10. Noise			
a. Quiet hours (11 p.m. to 9 a.m.) (8/28/2022)	\$100.00	\$200.00	\$300.00
b. Noise/Nuisance Ordinance 8/28/2022)	\$100.00	\$200.00	\$300.00
11. Use of mini-bikes or snowmobiles	\$50.00	\$100.00	\$150.00
12. Possession of a weapon or firearm for illegal purposes	\$500.00	\$1,000.00	\$1,500.00
13. Discharging of a firearm, arrow, or any other projectile within Tall Timbers Property	\$500.00	\$1,000.00	\$1,500.00
14. No hunting or trapping	\$200.00	\$300.00	\$400.00
15. No Campfires (No Warning) (7/24/2022)			
a. Unattended in season (7/24/2022)	\$200.00	\$300.00	\$400.00
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	\$200.00	\$300.00	\$400.00
e. Greater than 36 inches around	\$200.00	\$300.00	\$400.00
e. Burning of hazardous or illegal materials	\$500.00	\$1,000.00	\$1,500.00
16. Boating or fishing in swimming area	\$ 50.00	\$100.00	\$150.00
17. Swimming without lifeguard present unless posted as a "Swim at Your Own Risk" (8/20/2023)	\$100.00	\$150.00	\$200.00
18. Failure to comply with Security Lifeguard or other TTPOA Employee(s)	\$ 50.00	\$100.00	\$150.00
19. Failure to wear a life preserver when boating, under 12 years of age	\$ 50.00	\$100.00	\$150.00
20. Unauthorized solicitations or postings on common grounds	\$ 50.00	\$ 75.00	\$100.00
21. Operating a business on your site(s)	\$ 50.00	\$100.00	\$200.00
22. Failure to wear a helmet - underage of 17 while bike riding, rollerblading, skateboarding or riding a scooter	\$ 50.00	\$100.00	\$150.00
23. Improper or no identification of a site(s)	\$ 50.00	\$ 75.00	\$100.00
24. No "For Sale" signs or billboards of any kind	\$ 50.00	\$ 75.00	\$100.00
25. Sharing water with a plugged site(s)	\$100.00 per day for each party involved		
26. Stealing water when your site is plugged	\$200.00 per day		
27 Use of the site as your legal residence	\$100.00 per day		
a. Off season occupancy	\$200.00	\$500.00	\$1,000.00

28. Unauthorized construction in progress after notification	\$50.00 per day		
29. Violation of zoning ordinance after notification	\$50.00 per day		
30. Removal of items from dumpster or open top container on TTPOA property	\$ 50.00	\$ 75.00	\$100.00
31. Unchained boat violation	\$ 75.00	\$100.00	\$300.00
32. Accumulation of litter, debris, or stagnant water on your site(s)	\$ 50.00	\$100.00	\$200.00
33. Deactivation Fee for payment delinquency	\$75.00		
34. Obstructing, interfering with, or giving false or misleading information to a Security Officer	\$ 75.00	\$150.00	\$300.00
35. Passing Gate Card between Memorial Day and Labor Day (8/28 and 9/25/2022)	\$50.00	\$100.00	\$150.00
36. Renting off season 11/1 – 3/31 (8/2022)	\$200.00	\$500.00	\$1,000.00
a. Not registering renters (5/22/2022)	\$500.00	\$1,000.00	\$2,000.00
b. Renters using owner bracelets (5/21/2023)	\$50.00	\$100.00	\$150.00
37. Not registering golf carts (5/21/2023)	\$ 50.00	\$75.00	\$100.00
38. Failure to notify office of deliveries	\$50.00	\$100.00	\$150.00
39. Smoking or vaping on common ground			
40. Failure to comply with any of the rules or regulations not specifically addressed in the fine schedule	Tall Timbers will determine what the fine will be		
41. Tampering or obstruction of TT property and/or Operations (5/21/2023)	\$500.00	\$1,000.00	\$5,000.00
42. Not removing tarps placed on trailer and/or accessory structures for off season protection by Memorial Day protection weekend (8/20/2023)	\$50 per week		

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 (roadside) 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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