



TIMBERS TALK



Office 973-875-1991

100 Tall Timbers Road, Sussex, NJ 07461

Gate House: 973-875-6060

May 22, 2026

Issue #1



REC HAPPENINGS



This Month

- May 1 Vernon Twp Property Taxes Due
- May 23 Welcome Back Dance - 8pm to 11pm
- May 24 Fishing Contest- 10am
Teen Pool Party w/ DJ - 8pm to 11pm
- May 25 Happy Memorial Day

Executive Board

- Michael Cox (Oak) - President
- Peter Hedenhag (Cedar) - Vice President
- Gerard McQuade (Pine) – Treasurer
- Wayne Rodriguez (Elm) - Secretary

Village Reps

- Mike Fiorello - (Birch)
- Alice McCulloch - (Dogwood)
- Mark Silverio - (Hemlock)
- Craig Miller - (Maple)
- Brian Semmens - (Spruce)
- Axel Herrera - (Sycamore)

**Holiday Water Restrictions
are in place, no car or trailer
washing allowed, or excess
water usage allowed.**



- Gatehouse 973-875-6060**
- Office 973-875-1991**
- Bear Cave 973-924-9256**
- Sussex Rural Electric 973-875-5102**
- JCP&L (Sycamore Village) 800-662-3115**
- Vernon Police (Non Emergency) 973-764-6155**
- Sussex Post Office 973-875-7410**
- Vernon Animal Control 973-764-7751**



FROM THE PRESIDENT'S DESK

Welcome back to all of our Tall Timbers Families,

The 2026 season is here and we are getting all ready for a great season!!!

The entire E-Board would like to wish each and every one of our Tall Timbers families a safe and joyous Memorial Day weekend as we officially kick off the nicer weather. Over the weekend, please take a moment to remember why we celebrate Memorial Day and remember those who have served and those who have given their lives to protect our great country.

We hope to see everyone out this weekend enjoying the scheduled activities and reconnecting with the other Tall Timbers families – both old and new.

- Mike





Recreation Fun

Dear Tall Timbers Community,

The Recreation Committee would like to officially welcome everyone back for another exciting season at Tall Timbers!

We hope everyone had a wonderful off-season, and we are looking forward to making this summer full of fun, laughter, and memorable moments for families of all ages. Our committee has been hard at work planning activities, events, games, crafts, and community gatherings that we hope everyone will enjoy.

As we prepare for the season, we are still looking for volunteers and paid recreation staff to help make our programs successful. Whether you can help with events, activities, or behind the scenes, we would love to have more members of the community involved.

We are excited for another great summer together and cannot wait to see everyone around the campground. Be sure to keep an eye out for upcoming schedules, event announcements, and recreation updates throughout the season.

Here's to a fun, safe, and memorable summer at Tall Timbers!

Warm regards,
The Tall Timbers Recreation Committee





Recreation Fun

Pool and Lake Schedules

LAKESIDE & MOUNTAIN POOLS

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

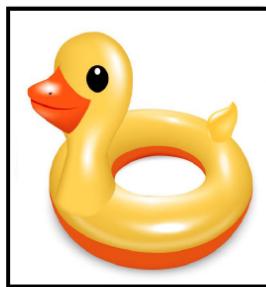
MAY 22 ~ 25, 2026, MAY 30 ~ 31, 2026, JUNE 6 ~ 7, 2026, AND JUNE 13 ~ 14, 2026

Swim Lessons (Starting 07/01/2025)

Lakeside Pool
Mondays, Wednesdays & Fridays
11:00 AM to 12:00 PM

Water Aerobics (Starting 07/02/2025)

Mountain Pool
Sundays and Thursdays
10:00 AM to 11:00 AM



Lakeside & Mountain Pools and Lake

June 20 ~ September 7
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

Recreation 2026



Bear Cave

REVISED BY REC 05/14/2026

MEMORIAL DAY WEEKEND

Saturday 10:00 AM — 10:45 PM
Sunday 10:00 AM — 5:00 PM
Monday Noon — 3:00 PM

JUNE

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

REVISED BY REC 05/20/2026

JUNE 27TH TO AUGUST 30TH

Saturdays / Sundays
Session 12:00 PM — 2:00 PM



Ceramics

JULY & AUGUST

Saturdays
Session 3:00 PM — 5:00 PM

Bingo

KIDS (SEE CALENDAR FOR DATES)

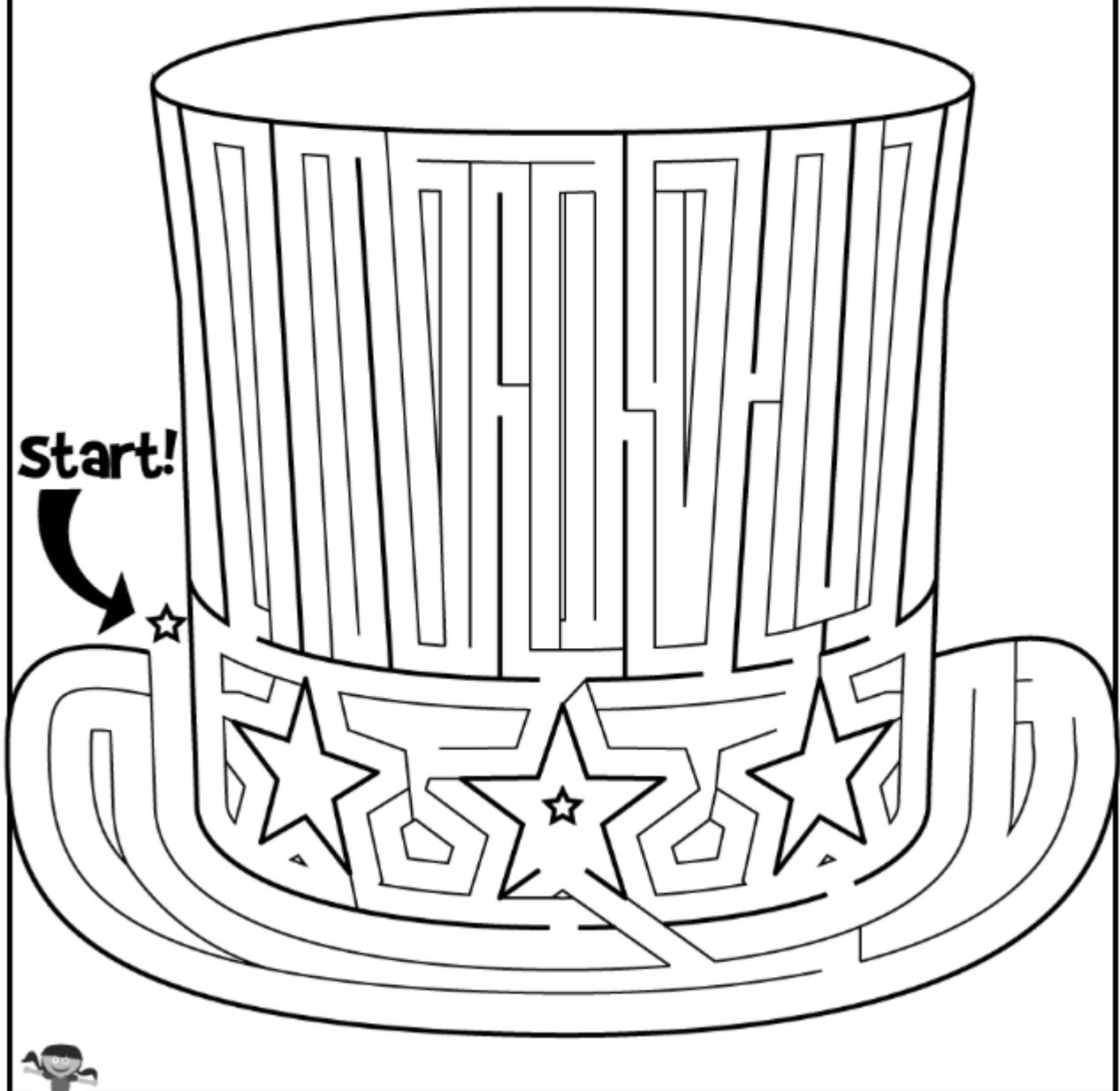
Wednesdays 7:00 PM

ADULTS (SEE CALENDAR FOR DATES)

Fridays 7:00 PM



Patriotic Mazes!



TTPOA STORE UPDATES

**COME AND CHECK OUT THE "NEW ARRIVALS"
AT THE TTPOA STORE**



**Come check out our new
Full Zip Hooded Sweatshirts
and our Hooded Sweatshirts
in new, fun colors.**



Buy a Brick Program

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 complete the form at the bottom and return it to the office along with your check for \$50.00. Please make sure you note on your payment 'brick'. A sample of the brick will be left in the office if you would like to see one! **Forms are also available in the office!**

WELCOME TO ANOTHER SEASON OF TIMBERS TALK!

GUIDELINES FOR SUBMITTING ARTICLES FOR TIMBERS TALK

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

All submissions must be submitted by 5 pm on or before the scheduled submission 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 any late submissions but make no guarantee. Therefore, it is important that you adhere to the deadline time and dates.

No handwritten submissions will be accepted. No exceptions will be made. Information is **ONLY** copied and pasted so please use **Word only**.

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. 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.

Any deviation from these guidelines will either delay your submission or prevent the submission from being included in that week's Timbers Talk.

Listed below are the submissions due by dates.

Submission deadline dates (by 10AM):

<u>Submission Date</u>	<u>Printing Date</u>	<u>Submission Date</u>	<u>Printing Date</u>
May 16, 2026	May 22 nd	July 10, 2026	July 17 th
May 29, 2026	June 5 th	July 24, 2026	July 31 st
June 12, 2026	June 19 th	August 7, 2026	August 14 th
June 26, 2026	July 3 rd	August 21, 2026	August 28 th

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





**TTPOA BOARD OF DIRECTORS
MEETING SCHEDULE 2026**

- ~~April 26, 2026 – 10 a.m.~~
- ~~May 17, 2026 – 10 a.m.~~
- June 28, 2026 – 10 a.m.
- July 4, 2026 – Saturday - Annual Owner Meeting
- July 26, 2026 – 10 a.m.
- August 23, 2026 – 10 a.m.
- September 27, 2026 – 10 a.m.
- October 3 & 4, 2026 -Saturday & *Sunday (*if necessary)
- (Budget for 2027)
- October 25, 2026 – 10 a.m.

Meetings are being 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

Updated Calendar Year 2025

Version 2025.1

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

Table of Contents

- GENERAL RULES 2
- CAMPFIRES 2
- CAMPSITES 2
- COMMON AREAS 3
- 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
 - Selling Your Campsite 7
 - Purchasing a Campsite 7
- TRAILERS ENTRANCE/EXIT PASS 7
- WATER USAGE RESTRICTIONS 7
- ALL AQUATIC FACILITIES 8
- FINE SCHEDULE 9
- NOISE NUISANCE ORDINANCE 11

★ See Revised Rules/Fines updates

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

Revised 4/27/2025 and 8/24/2025

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 ensuring 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.
- ◆ "Each campsite shall accommodate one camping unit occupied by persons within the same party, but in no case shall the total number of overnight occupants exceed a maximum of 10 persons per campsite." (*Vernon Township General Legislation, Chapter 179 "Campgrounds", § 179-2 Campsite occupancy*). Additionally, guest vehicles that do not fit on the owner's campsite must be parked in authorized parking spots/areas. Fines will be issued for any violations.
- ◆ Your primary (home) address must be included on your yearly Site Owner Information Sheet.
- ◆ Tampering or obstruction of Tall Timbers property and or operations is prohibited. (4/23/2023)

CAMPFIRES

- ◆ A fire is an open flame.
- ◆ When the sign at the entrance displays "No fires," or when a One Call goes out saying that fires are not permitted, you can only use your propane grill. No other source of flame is permitted.
- ◆ No campfire can be lit in the winter months between November 1 and April 1 when the water is turned off, or such other times as seasonal water supply is not in service. This includes patio chimneys, charcoal BBQs, 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 only clean hardwood is allowed. The burning of leaves is strictly prohibited. (4/27/2025)

CAMPSITES

- ◆ All campsites shall be maintained in 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.

- ★ Site owners are allowed one temporary tent on their site for no more than 48 hours. (5/18/2025)
- ★ Air mattresses or any sleeping in a vehicle in any manor is prohibited (5/18/2025)
- ★ § 179-2. Campsite occupancy. [Amended 3-14-2011 by Ord. No. 11-03] N.J.A.C. 8:22-3.6 entitled "Campsite Occupancy," is amended to provide that each campsite shall accommodate one camping unit occupied by persons within the same party, but in no case shall the total number of overnight occupants exceed a maximum of 10 persons per campsite The Vernon Township ordinance states: "the number of occupants of the camper shall be limited to the manufacturer's specifications for sleeping accommodations of the camper" which is a maximum of 10 people per site per night. (5/18/2025)
- ◆ Upon initial entry, all camping units must display a TTPOA-issued entrance pass as well as the original manufacturer-provided safety certification sticker, such as RVIA, RPTIA, NPMA, or similar certification body, that certifies the trailer to be compliant with relevant ANSI or NFPA standards. (8-25-2024)
- ◆ 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 use of gas and LP operated generators is forbidden. The only time a generator may be used is during extenuating circumstances. Adherence to the noise ordinance must be followed. (The fine is the current noise ordinance #10a – Quiet hours 11pm to 9am.) (8/25/2024)
- ◆ 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 which 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

- ◆ All guest vehicles entering Tall Timbers any day between Memorial Day weekend and the end of Labor Day weekend will be charged \$20 per vehicle. A pass will be issued that must be displayed in their vehicle. Each pass is good for seven (7) consecutive days. (4/27/2025)
- ◆ A temporary pass will be given at the security gate to allow a one-hour (1-hour) pass for drop off or pick up of residents/guest. If the pass is not returned in one hour or less, the property owner will be invoiced \$50 plus the \$20 guest fee. (7/24/22).

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 3% 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 who is delinquent with association fees shall be restricted from using the amenities, having guests 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.
- ◆ Any site owner in good standing may request the use of the lounge, ballfield, or Upper Gazebo 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 common areas can be reserved on holiday weekends (Memorial Day weekend, 4th of July celebration weekend, Labor Day weekend. Holiday weekends are considered to be Friday from 12:00 a.m. until Tuesday 12:00 a.m.)

TTPOA reserves the right to deny any reservation that will conflict with any TTPOA or village event, or that is considered to be an event that will be potentially dangerous or a nuisance to owners to staff. Common areas may not be used for any commercial purpose. No outside vendors may be invited into Tall Timbers without separate written approval. (7/24)

MOTORIZED VEHICLES

- ◆ No mini-bikes, trail bikes, snowmobiles, ATVs, trikes, quads or vehicles like (6/22/25) that 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.

- ◆ A Golf Cart is a small, motorized vehicle originally designed to carry golfers and their golf clubs around a golf course." Motion #051924-8
- ◆ For more information regarding golf carts see the "Golf Cart Rules and Application" packet which can be obtained from the office or downloaded from the website.

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 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. Guests without a prepaid visitor vehicle pass will need to pay the gate house in cash. Sites will no longer be invoiced.
- ◆ Register the visitors' vehicle using the website form or through the office. This needs to be done year-round. If the intercom is used to allow a guest in while the office is closed, the site owner must register them either immediately via the website or as soon as the office reopens.
- ◆ All guests will be logged in with license plate numbers and the name of the site 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, the gate house should also be made aware. Remember, this is for the safety of all the site owners in Tall Timbers as well as our guests!
- ◆ A one-hour temporary guest pass for drop off or pick up of site owners has been instituted. The gate house 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)
- ◆ All taxis and/or car services such as Uber will need to be registered using the guest registration process. A one-hour temporary pass will be issued.
- ◆ Passing your car decal to an unauthorized vehicle is prohibited. All decals must be listed on the annual info sheet. If you give a decal to someone you are passing your decal to an unauthorized vehicle. (10/27/2024)
- ◆ Piggybacking is considered an illegal entry. (10/27/2024)
- ◆ Property owners must meet food and grocery deliveries at the gate house as they are not permitted to enter Tall Timbers.
- ◆ All deliveries of building materials/appliances/furniture, and/or landscape materials must be registered with the gate house in season and the office off season. The property owner needs to meet the delivery, or they will be turned away.

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.
- ◆ All visitors who are planning to look at Tall Timbers site sales are required to schedule an appointment with the Administration in advance. No one should be let in without an appointment to drive around Tall Timbers by themselves.
- ◆ All realtors and/or private seller site owners (in good standing) who are showing a property in Tall Timbers must either be accompanied by the site owner and have a guest pass completed for them or in the case where a site owner will not be there with a realtor, the realtor must make an appointment with the office and will be escorted by a staff member.

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). (9/28/2024)
- ◆ To maintain a family-friendly environment at our aquatic facilities, appropriate bathing attire (no thongs, G-strings transparent bathing suits, nudity, or "cut-off" shorts) is required of all users at all times. (9/28/2024)
- ◆ Bathers who are not potty-trained or have continence problems must wear diapers that are made for swimming. Persons wearing regular diapers are not permitted to swim in the pools and/or lake." (9/28/2024)
- ◆ 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 always wear life jackets 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.
- ◆ Site Owners 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)



FINE SCHEDULE

Updated Calendar Year 2025

Version 2025.1

- ◆ If Campground Patrol writes a violation, the office will no longer issue written warnings. (8/25/2024)
- ◆ Campground Patrol may issue verbal warnings at their discretion, except for # 1, 5, 6, 8, 12, 13, 14, 15, 25, 26, 36, and 41. These are serious violations. (8/25/2024)
- ◆ If you receive a fine, you may appeal to the Enforcement Committee for an ADR (Alternate Dispute Resolution hearing). (08/24/25)
- ◆ ***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 (8/25/24)			
a. Verbal	\$100.00	\$200.00	\$ 300.00
b. Physical	\$500.00	\$750.00	\$1,000.00
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, snowmobiles, ATV's, trikes, quads or like vehicles	\$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
f. 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 Campground Patrol, 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 a primary residence (4/27/2025)	\$100.00 per day		
a. Off season occupancy per violation	\$200.00	\$500.00	\$1,000.00
28. Construction or movement of structures without approval of administration (5/18/2025)	\$300.00		
a. Unauthorized construction in progress after notification (5/18/2025)	\$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	\$ 100.00		
34. Obstructing, interfering with, or giving false or misleading information to campground patrol	\$ 75.00	\$150.00	\$300.00
35. Passing your car decal to an unauthorized vehicle (10/27/2024)	\$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 action not specifically defined in the fine schedule or rules or regulations that jeopardizes the safety and welfare of the community (8/25/2024)	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
a. Restitution of the cost of repairs to be determined by estimates given on damages (8/25/24)			
42. Not removing tarps placed on trailer and/or accessory structures for off season protection by Memorial Day 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 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.

Noise Ordinance 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.

Noise Ordinance 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)

Notifications / Reminders



All guest vehicles entering Tall Timbers any day between Memorial Day weekend and the end of Labor Day weekend will be charged \$20 per vehicle.

A pass will be issued that must be displayed in their vehicle.

Each pass is good for seven (7) consecutive days.

Owners:

All visitors and deliveries need to be registered prior to entering Tall Timbers. You can now complete the registration form on the Tall Timbers website (Talltimbers.net) or on the tablet in the office lobby.



The DCA will be on property Wednesday, July 1 for their annual inspection. Please make sure weeds are cut, standing water and sites are maintained in a clean and wholesome manner that is free from health or hazardous conditions. All sites must have a site number clearly posted and visible from the main road.

Notifications / Reminders

There is a Rental Fee of \$15.00 per year for use and assignment of the Boat Slip, billed by the Office on **February 1st** and payable each year by **May 31st**. As of May 31st, your payment must be received, your Boat Contract for the current year completed and the current year sticker put on your Boat.



GOLF CART REGISTRATION & INSPECTION REQUIREMENTS:

- All golf carts must be registered with TTPOA
- A first year or initial fee of fifty dollars (\$50.00) shall be paid to TTPOA per golf cart application filed.
- An annual fee of twenty-five dollars (\$25.00) shall be paid to TTPOA per golf cart thereafter, for renewal of the same golf cart each subsequent year.
- No more than two (2) golf carts shall be allowed per recorded site.
- Liability and property damage insurance for golf carts is mandatory; and a copy of policy shall be attached to the golf cart application when submitted. Any changes in insurance policies pertaining to the said golf cart must be submitted to TTPOA.
- Golf carts are to be registered and physically inspected by **July 1** by office personnel. (5/17/2026)
- All inspections will be done at the TTPOA office during office hours. (5/18/2025)
- All applications must be signed off by the office stating that the golf cart presented during inspection has complied with the rules and regulations.
- At the time of registration, TTPOA will provide the registered owner with the copies of all related documents pertaining to this rule. The TTPOA will require the owner to sign an acknowledgement stating that he/she has received a copy of the rules, that they have read and understand all the Rules and Regulation by signing the original application and will comply with same.





Birch Village News



Cedar Village News

Welcome Back Cedar Villagers!!

I am so Happy Summer is here .

We will be having a Cedar Village Meeting on Saturday May 30th 11 AM at the Cedar Bathhouse . If you would like a tree removed, need a bathhouse key or have any other concerns please come to the meeting .

If you plan on building a deck please apply for a permit , applications are in the office .

Reminder:

The Holiday weekend is upon us so conserving water is a must.

There is absolutely no car washing or power washing from Friday May 22 until Monday May 26 . Fines will be issued.

Recreation is back in full swing pick up a calendar of events at the office and come join us for some fun .

I would like to take this time to Remember John Doyle , Every Village is filled with your craftsmanship so we can never forget you . You are so missed!

Ginny Macchione

Cedar Village President

Dogwood Village News



Elm Village News



Hemlock Village News



Maple Village News



Oak Village News



Pine Village News



Spruce Village News

Hello Spruce Village and welcome home!

Our first order of "business" will be our **annual village meeting**, set for Saturday, 10am in the lounge located in the old Admin Building. If you are not familiar with the location, please reach out to the office. Come out, meet the Spruce Board and your neighbors to discuss our great village!

August 1st, the Rec Department will be having a **Carnival** in which each village will have a table game. Spruce will be hosting a fish bowl game for the children, which is always sure to please. Supplies for the game itself have been arranged but perhaps Dave would like some creative help for the table itself?

This year's calendar also lists a **Village Night** on August 29th from 8-11pm. This is something new to us and we are open to suggested activities. Of course, a "potluck" is always a good standby but other, more creative ideas are certainly welcome.

Another thing to think about is the **Fourth of July Parade**. It seems Spruce is never represented. There is a banner to march behind and of course, decorated golf carts are always a hit. People who do participate annually do seem to enjoy it.

With the official addition of the **golf cart parking lot** now in our village, please be aware that parts of our village will experience more road activity than before.

Parents are reminded that **helmets are required** for youngsters when biking or scooting around.

Any questions, ideas, comments are always welcome. Our official village email address has been established as sprucevillagett@gmail.com, or feel free to drop a note at the office to be put in the Spruce mailbox.

Let's make this a great season!

Lori

Spruce Village Treasurer.

Spruce Village News

Hello Spruce Village and welcome home!

Our first order of "business" will be our **annual village meeting**, set for Saturday, 10am in the lounge located in the old Admin Building. If you are not familiar with the location, please reach out to the office. Come out, meet the Spruce Board and your neighbors to discuss our great village!

August 1st, the Rec Department will be having a **Carnival** in which each village will have a table game. Spruce will be hosting a fish bowl game for the children, which is always sure to please. Supplies for the game itself have been arranged but perhaps Dave would like some creative help for the table itself?

This year's calendar also lists a **Village Night** on August 29th from 8-11pm. This is something new to us and we are open to suggested activities. Of course, a "potluck" is always a good standby but other, more creative ideas are certainly welcome.

Another thing to think about is the **Fourth of July Parade**. It seems Spruce is never represented. There is a banner to march behind and of course, decorated golf carts are always a hit. People who do participate annually do seem to enjoy it.

With the official addition of the **golf cart parking lot** now in our village, please be aware that parts of our village will experience more road activity than before.

Parents are reminded that **helmets are required** for youngsters when biking or scooting around.

Any questions, ideas, comments are always welcome. Our official village email address has been established as sprucevillagett@gmail.com, or feel free to drop a note at the office to be put in the Spruce mailbox.

Let's make this a great season!

Lori

Spruce Village Treasurer.

Sycamore Village News



Great Scotts News



John Doyle Memorial

**COME CELEBRATE THE LIFE OF
TT'S FAVORITE CARPENTER!**

**SATURDAY, MAY 30TH, 2026, 4PM
AT THE BEARCAVE**

ENJOY LIGHT REFRESHMENTS



ADR Open Call for Arbitrators

Anyone interested in serving as an arbitrator for ADR can submit their name to Patti, at Patti@talltimbers.net. She is the go-between for these meetings. If you submit your name, it will be put into a "pool" from which names will be picked.

Please be aware all arbitrators must be -

- A Deeded site owner in good standing
- Per the definition of an ADR, you must be a "disinterested party"
- Not currently active on any TTPOA or Village Board

Lori
ADR Moderator



Sunday Night Game Night Coming Back!

The Sunday night Po-ke-no games will resume on Sunday, June 7th at 7pm in the lounge and will continue Sunday nights throughout the season. So gather your nickels and a snack to share. We've got a lot of catching up to do!

Please note that this is not a Tall Timbers or Rec event; just people looking for a night of fun. All are welcome.

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** Metal only

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.

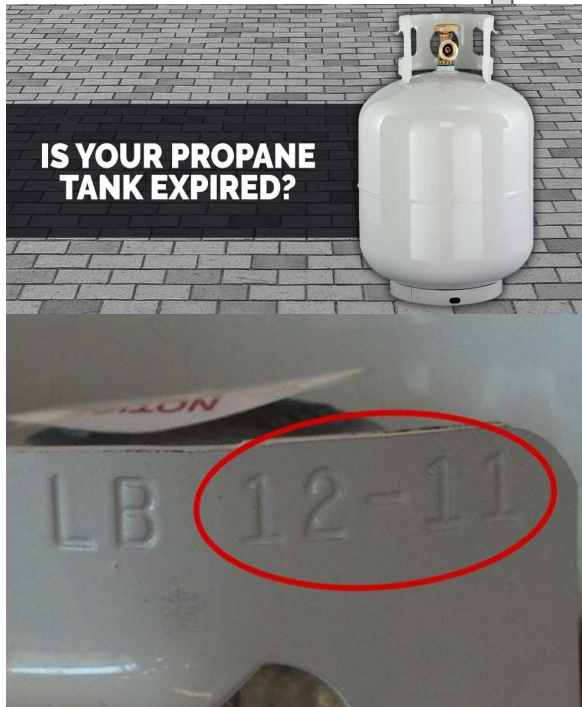
Materiales de reciclaje - Vidrio, latas, papel, plástico, Cartón Aplanado

Chatarra metal - Solo metal

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



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**.

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

We will even take your old one and make sure that it is properly disposed of!

Remember, expired tanks will NOT be filled

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 Bin – 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!!**



G. Greenwald Carpentry & General Contracting

Residential and Commercial

- Foundation Excavation
- Grading
- Trenching
- York Raking
- Trucking
- Machine & Operator
- Pavers & Stone Walls

Fully Insured
NJ State License #
13VH00762000

Gary Greenwald
105 Parkview Drive
Union, NJ 07083

Tel: 908-688-2984
Cell: 908-868-2970
email: gary.greenwald@aol.com
www.greenwaldcarpentry.com



*** Trailer & Site Leveling * Going on 49 years of service ***

***** Bucket load of firewood delivered to your site for only \$50.00 *****



G. Greenwald Carpentry & General Contracting

Residential and Commercial

- Kitchens
- Bathrooms
- Additions
- Remodeling

Fully Insured
NJ State License #
13VH00762000

Gary Greenwald
105 Parkview Drive
Union, NJ 07083

Tel: 908-688-2984
Cell: 908-868-2970
email: gary.greenwald@aol.com
www.greenwaldcarpentry.com



- Take downs
- Trimming
- Pruning
- Stump grinding

Fully Insured

FREE ESTIMATES



PO Box 3
Glenwood, NJ 07418



Professional Tree Service

973.875.0147

Vernon, NJ

Cell: 973-271-5054

David Talmadge - Owner

Email: treesplus4u@msn.com

ADVERTISE HERE!



simplifying **IT** for your Home

SERVICES AVAILABLE

- **SECURITY CAMERAS**
Live footage of your property from your mobile device
- **INTERNET ACCESS/WI-FI**
The Highest speed at the lowest price
- **FIRE & BURGLAR ALARM**
Get early Fire detection, 24/7 Monitoring, & Insurance discounts
- **INSTALLATION OF SENSORS**
Sensors to detect water leaks and freezing pipes

WATCH & PROTECT YOUR HOME EASY SOLUTIONS THAT WORK FOR YOU!

HD video recording and monitoring, secures & protects your home 24/7.

State of the art burglar alarm system gives you & your family the best defense possible from break-ins and theft.

Faster internet speeds at the lowest prices.

Get early detection of water leaks & freezing pipes.

SCHEDULE A FREE ONSITE ASSESSMENT—NOW!

At 888-859-3364 Ext 3

Ask for Ada

