

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

December 27, 2024

**RE: Proposed Amendments to the Association's By-laws**

Dear Village Grande at English Mill Homeowner:

As members and residents of the Village Grande at English Mill community, we share a common interest in the prosperity of our development. Our homes are one of the largest investments we will have in our lifetime. This common interest is protected by the existence of our Condominium Association and our due diligence. Your Board of Trustees has the responsibility to make decisions that protect and benefit all current and future owners within the community.

Our Association's governing documents, including the Declaration of Covenants and Restrictions and the By-laws, were drafted, and recorded by the developer in or about 2006 when VGEM was first created. The Association has changed in those intervening 18 years, as have the federal and state laws that apply to all community associations in New Jersey. To keep up with those changes, your Board of Trustees and its hired professionals continue to review those documents and, when updates are deemed necessary, will propose appropriate amendments. After careful review by the Trustees and the Association's attorney, it has been determined that a few aspects of the governing documents, particularly the By-laws, are outdated and in need of revision. The By-laws give the Association the ability to protect our community and our individual investments. Without properly written documents, we stand to be subject to multiple issues that could potentially diminish our home values and increase our assessments.

As you know, when you first purchased your home here, you were required to contribute two separate fees to the Association as noted in Article II of the By-laws: one is known as the Association Initiation Fee (\$350) and the other is known as the Contribution to Working Capital fee (\$550). Those amounts have not kept pace with inflation, and the new law permits higher amounts *to be collected from new purchasers* of homes in our community. It is proposed we increase the Association Initiation fee to \$600.00 and the Contribution to Working Capital fee to \$2000.00 for future purchasers.

The proposed By-laws amendment sets forth those proposed changes. In accordance with recently amended New Jersey law, if you **agree** with these proposed amendments, there is nothing more you need to do. Stop, go no further. If you **disapprove** of these proposed amendments, you must do so by filling out the enclosed ballot and return it to the association no later than January 31, Amendment 2025.

The ballot can be mailed to 1 Village Grande Way, Egg Harbor TWP, NJ, 08234 or placed in the white mailbox by the front door, or the mailbox by the office manager's door.

Thank you for your attention to this important matter.

Sincerely,

*Village Grande at English Mill Homeowners Association Board of Trustees*

Enclosure (Rejection Ballot)

**VILLAGE GRANDE AT ENGLISH MILL HOMEOWNERS' ASSOCIATION**

**REJECTION BALLOT**

***Regarding Proposed By-Law Amendments***

By law, if you agree with the proposed amendments, you **DO NOT** need to return this ballot or do anything else. The proposed changes in no way effect your current or future HOA monthly maintenance fee.

If you disagree with the proposed amendments, you must vote as below:

I/We, being the Owner(s) and Members in Good Standing in the Village Grande at English Mill Homeowners' Association in Egg Harbor Township, New Jersey, do hereby vote to reject the following proposed amendments (identify by "X" on corresponding line):

1. Article II Section 2.07 increasing the amount of the Association Initiation fee: \_\_\_\_\_
2. Article II Section 2.08 increasing the amount of the Working Capital fee: \_\_\_\_\_

Rejection ballots are to be return to the VGEM Community Managers office or dropped in the white drop box at the front door no later than 31 January 2025.