



FOXBOROUGH VILLAGE TOWNHOUSE RESIDENTS 2025 SPRING NEWSLETTER

LANDSCAPE TRIMMING/ WEEDING SCHEDULE – OPT OUT FOR 2025

The Foxborough Village Townhouse Association Landscape contract (Zadlock Outdoor Services) includes a service to have all common areas and individual THA properties' front small shrubbery pruned, weeded, trimmed, and every other year mulched. (2025 is a mulch year!) **This does not include trimming large trees next to the Townhouses. They are the individual Townhouse owners' responsibility.**

If you do not wish to take advantage of these services please **call or email the Foxborough Village Management Office to "Opt Out"**. **If you have already been on the previous list, please call again to re-confirm "Opting Out"**.

All homes will be done unless you "**Opt Out**". Please keep in mind by opting out, **you will be responsible to maintain this area. Remember, this is a "Landscape Contract," not an Individual Service Contract.** Therefore, there will be no provisions for weekly changes to your services. Zadlock's Landscape's Associate, Natural Green, has completed their annual **Fertilization, Crab Grass, and Broadleaf Weed Control Application.**

We hope all owners will abide by these rules to make everyone's quality of life a pleasure in Foxborough Village.

- Please supervise children on the tot lots.
- **Please do not let your children use chalk on the basketball and tennis courts or sidewalks.**
- Please make sure your children are respectful and considerate when using the courts. **No bikes, scooters, skateboarding or roller skates allowed on basketball and tennis courts. Absolutely no sitting on tennis court net!**
- Do not bring glass bottles or containers to the Courts, Tot Lots etc. **Do not litter. Be sure to clean up after yourself. Put trash in containers at the clubhouse area.** Please put easy to read house numbers on your unit, both front and back.
- **Window air conditioners are strictly prohibited.**
- Garbage and recycle containers are to be put out the night before or morning of and **must be removed out of sight after each pick up.**
- If you need a bulk pickup, **it must be scheduled through Republic Services at (732) 545-8988.** There will be a charge for all items. Please do not put the bulk items out until the day of the scheduled pickup. **This is a BIG issue. Please abide by the rules.**
- **Keep all pets on a secure leash** and pick up waste immediately ("It's the Law!"). There are pet waste stations around the property for your convenience.
- **Do not leave pets out on the patio for any length of time without supervision.**
- Remember to weed & clean privacy garden areas, **(this is not part of landscape contract).**

- Maintain your property by painting, staining and replacing damaged wood every 5 years per the Foxborough Association painting cycle guideline and regulations. **NOTE: If your Townhouse is not in compliance with your cul-de-sac stain/paint, it is imperative that you apply for painting/staining your unit the approved color immediately. Do not wait to receive a violation letter along with a fine.**
- No parking in center of cul-de-sac under the light (Old Bridge Police will ticket you). **Parking in cut-outs only!**
- Vehicles parked without proper registration will be subject to Township and Association fines and towing off the property at the residents' expense. **Remember, the main roads are dedicated to Old Bridge Township.**
- Residents must submit applications for "any work" that is done **outside the unit** including but not limited to satellite dishes, painting, major repairs, siding, roofing, windows, doors, garden walls, etc. All exterior work to any unit must have an approval letter from Management prior to any work being done.
- **If you see illegal acts going on at the clubhouse or on the common property please call the Old Bridge Police at 721-5600, Ext. #3050.**
- Please do not put kiddie swimming pools in front of units on the lawn.
- Boats, trailers, and recreational vehicles are strictly prohibited.
- **If you are dropping off or picking up your child at the school bus stop, please do not park close to the corner, as this creates a dangerous vision issue for cars either coming into or out of the street trying to pass the parked vehicles.**
- **Do not leave your vehicles unlocked. There have been vehicles broken into that were either left unlocked or in some cases, broken into. If this happens, you MUST CALL THE POLICE.**
- **Townhouse Residents:** Please do not put small decorative items in your planting beds. These items can be broken by the Landscaper when they are mowing or edging the lawns. If you want to have decorations in your beds, bring them in close to your Townhouse. Do not put them close to the edge of the beds. This also applies to garden lighting. Do not put the light so close to the edge of the beds. They can get damaged.
- **PARKING: DO NOT PARK IN A NON-CUTOUT AREA. PARKING IS ONLY PERMITTED IN THE CUTOUTS. DO NOT PARK IN THE FIRE LANES. DO NOT PARK BY A FIRE HYDRANT. THIS IS A FIRE HAZARD. PARKING BY A NON-CUTOUT AREA BY THE CENTER ISLAND IS PROHIBITED. THE POLICE HAVE BEEN NOTIFIED AND ARE NOW AWARE OF THE ISSUE. SINCE WE HAVE TITLE 39 IN FOXBOROUGH, THE POLICE CAN AND WILL TICKET THE VEHICLE.**



ATTENTION ALL UNIT OWNERS

We are asking all Townhouse owners to send in a copy of your Property Survey for our files.

It has also come to the Management's attention that townhouse owners are not notifying the Management Office when they are renting their homes. Please call the office upon renting your home and provide the office with a copy of the Lease Agreement as well as the names, contact phone numbers and emails of the renters.

If you have not yet provided the Management office with your email address, please call in or go onto the website below and do so AS SOON AS POSSIBLE.

We will be sending all future correspondence via email instead of paper mailings.

MONTHLY MEETINGS ARE USUALLY SCHEDULED FOR THE FIRST WEDNESDAY OF THE MONTH. OCCASSIONALLY, THE DAY IS CHANGED DUE TO A CONFLICT IN SCHEDULES. ALL MEETINGS HAVE A 30 MINUTE OPEN FORUM SESSION BEGINNING AT 7:30 PM. THIS TIME IS AVAILABLE FOR RESIDENTS TO BRING ISSUES OR CONCERNS TO THE ATTENTION OF THE BOARD

HAVE ANY QUESTIONS OR CONCERNS?? PLEASE CALL THE MANAGEMENT OFFICE AT 732-360-2970 or email to mirraa@u-b-e.com or dolanj@u-b-e.com

Or go to our website for important information at www.foxboroughvillage.com

