

## Wayne Hans

---

**From:** Sarah Vellner <sc.vellner@gmail.com>  
**Sent:** Saturday, May 07, 2022 11:41 AM  
**To:** Monica Green; Info  
**Cc:** Wayne Hans  
**Subject:** [EXTERNAL] Village of Timber Creek Condos - Tree Down on 2400 Building

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Good morning,

We have an urgent incident at the 2400 building.

Lindenwold Borough Code Supervisor Wayne, cc'ed, stopped to evaluate the situation and offer assistance.

He stated that a tree service is on route to remove address the immediate safety issues, and that the dwelling is unsafe for habitation at this time.  
Please connect directly with Wayne and the unit owner with any questions or concerns.

Thank you,

Sarah Vellner

## Wayne Hans

**From:** Sarah Ray <mail.ray786@gmail.com>  
**Sent:** Tuesday, April 05, 2022 3:32 PM  
**To:** Wayne Hans  
**Subject:** [EXTERNAL]:Re: [EXTERNAL]:[Lindenwold NJ] Current Code for Bathroom Exhaust Ventilation (Sent by Sarah James, mail.ray786@gmail.com)

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Wayne,

Thank you for your response.

My apologies, I did not phrase this correctly. My 2nd floor bathroom currently has an exhaust fan, but upon inspection (when purchasing) it was discovered that it is not vented properly. I was curious to know what the code is for venting the exhaust fan. Does it have to go out the roof, or can it be vented out the side of the house?

Sarah James

On Apr 5, 2022, at 7:47 AM, Wayne Hans <whans@lindenwold.net> wrote:

You will need an electric permit, please contact Heather. Thank you Wayne Hans

Sent via the Samsung Galaxy A32 5G, an AT&T 5G smartphone

----- Original message -----

**From:** Contact form at Lindenwold NJ <cmsmailer@civicplus.com>  
**Date:** 3/28/22 2:21 PM (GMT-05:00)  
**To:** Wayne Hans <whans@lindenwold.net>  
**Subject:** [EXTERNAL]:[Lindenwold NJ] Current Code for Bathroom Exhaust Ventilation (Sent by Sarah James, mail.ray786@gmail.com)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello whans,

Sarah James ([mail.ray786@gmail.com](mailto:mail.ray786@gmail.com)) has sent you a message via your contact form (<https://www.lindenwoldnj.gov/user/48/contact>) at Lindenwold NJ.

If you don't want to receive such e-mails, you can change your settings at <https://www.lindenwoldnj.gov/user/48/edit>.

Message:

Good afternoon,

I am inquiring as to what the current code is for installing a bathroom exhaust ventilation fan. I will be doing work in my bathroom and want to make sure that it is currently up to code.

Thank you,  
Sarah James

## Wayne Hans

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**From:** Sarah Vellner <scvellner@gmail.com>  
**Sent:** Friday, April 01, 2022 10:07 AM  
**To:** Wayne Hans  
**Cc:** Craig Wells; Corey Rasmussen  
**Subject:** [EXTERNAL]:Village of Timber Creek Condo Association

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Good morning,

I am following up on the safety code violations from 2021.

I have good news and no news for you.

The good news is that VTCCA has engaged the services of a property management company to help serve the community.

The name if this company is Action Management, and VTCCA contact there is Monica Green. I have included their contact information below.

The no news is that we have seen some repairs and progress taking place around the complex, and it is encouraging; however, many safety code violations remain unaddressed, such as roof leaks, broken utility doors on units, uneven sidewalks, drainage issues, etc.

Most notably, the pump station is in alarm 24/7 for the past 2 weeks. It is still sounding as I write this. The new management company for the complex is aware of this issue.

I am hopeful that by connecting you with the new management for the complex, we can see more of these issues resolved in the near future.

Action Management  
[Info@actionmg.com](mailto:Info@actionmg.com)  
856-722-8585

All the best!

Sarah Vellner  
267-753-5047

On Wed, Nov 10, 2021, 7:00 PM Sarah Vellner <[sc.vellner@gmail.com](mailto:sc.vellner@gmail.com)> wrote:  
Thank you. It means a lot to residents of Timber Creek to see the responsiveness from the borough and the positive changes resulting from effective oversight.

We will continue to work from our end to come up with creative solutions to address issues that impact community health and safety with both management and residents. We recognize the mutual responsibility.

Thank you again.

On Wed, Nov 10, 2021, 3:42 PM Wayne Hans <[whans@lindenwold.net](mailto:whans@lindenwold.net)> wrote:

FYI: I had a meeting today that was scheduled, was at site today and went over several issues including the recycling and walked several areas of concern with Monica and they are going to be in process of fixing concerns and or violations. Upon my visit they did fix some benches and damaged playground at Greenwood section. I will stay on top of. Thank You Wayne Hans

**From:** Sarah Vellner [<mailto:sc.vellner@gmail.com>]  
**Sent:** Wednesday, November 10, 2021 2:59 PM  
**To:** Craig Wells <[cwells@lindenwold.net](mailto:cwells@lindenwold.net)>  
**Cc:** Wayne Hans <[whans@lindenwold.net](mailto:whans@lindenwold.net)>  
**Subject:** [EXTERNAL]:Re: [EXTERNAL]:Fwd: Locks on Recycling Dumpsters

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Thank you both for the quick response and attention to this matter.

We'll sit tight and look forward to a forthcoming solution from management.

Thank you,

Sarah Vellner

On Wed, Nov 10, 2021, 2:34 PM Craig Wells <[cwells@lindenwold.net](mailto:cwells@lindenwold.net)> wrote:

Good afternoon,

Wayne has already contacted me on this issue, and I believe is working on.

To answer your question, The complexes may add the recommended locking device. But, they must provide the ability for the residents to recycle at all times. The new smaller containers would make it easier for the maintenance team to inspect for litter, then dump into the larger dumpster.

They must either unlock or provide a container as soon as possible.

Thank you for your concerns,

*Craig M. Wells*

Supt. of Public Works

Borough of Lindenwold

861 Gibbsboro Road

Lindenwold, N.J. 08021

856-783-1848 Ext.653

**From:** Sarah Vellner [mailto:[sc.vellner@gmail.com](mailto:sc.vellner@gmail.com)]  
**Sent:** Wednesday, November 10, 2021 1:30 PM  
**To:** Craig Wells <[cwells@lindenwold.net](mailto:cwells@lindenwold.net)>  
**Subject:** [EXTERNAL]:Fwd: Locks on Recycling Dumpsters

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Craig,

Can you shed any light on this issue.

Many thanks,

Sarah Vellner

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From: **Sarah Vellner** <[sc.vellner@gmail.com](mailto:sc.vellner@gmail.com)>

Date: Wed, Nov 10, 2021, 9:11 AM

Subject: Locks on Recycling Dumpsters

To: <[whans@lindenwold.net](mailto:whans@lindenwold.net)>

Good Morning Wayne,

I am hoping you can shed some light on the recent addition of locks to the recycling dumpsters at Village of Timber Creek complex.

It is my understanding that the condo association has faced repeated fines for polluting the recycling stream and is looking for solutions to prevent future fines.

This resulted in locks being placed on each of the recycling dumpsters located on the property at 1801 Laurel Road.

I would like to understand how this impacts residents rights of access to dispose of household recycling.

Currently, the association employs a single maintenance employee that is on-site 3 days a week. There has been no communication with residents regarding these locks on the dumpsters, and when/how residents will have access to dispose of household recyclables. Our action group of unit owners has proposed alternative, cost-effective and revenue increasing solutions to the litter and water management issue to Timber Creek management. Timber Creek board of directors declines to respond or acknowledge these communications. The current board has been unable to retain a property manager or fulltime maintenance employee due to high turn over rate of employees.

NJ DCA has been engaged to address the civil issues with the board of directors. Above information is for context.



My concern is 1) compliance housing and waste disposal codes, and 2) with recycling dumpsters locked, that people will begin to dispose of their recyclables by placing them on the ground or in the trash dumpsters, nullifying any sustainable recycling efforts.

Can you shed any light on the codes regulating access to the dumpsters at multi-family dwellings?

Many thanks,

Sarah Vellner

267-753-5047

## Wayne Hans

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**From:** Sarah Vellner <sc.vellner@gmail.com>  
**Sent:** Wednesday, November 10, 2021 7:00 PM  
**To:** Wayne Hans  
**Cc:** Craig Wells; Corey Rasmussen  
**Subject:** [EXTERNAL];Re: [EXTERNAL];Re: [EXTERNAL];Fwd: Locks on Recycling Dumpsters

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Thank you for your concerns,

*Craig M. Wells*

Supt. of Public Works

Borough of Lindenwold

861 Gibbsboro Road

Lindenwold, N.J. 08021

856-783-1848 Ext.653

**From:** Sarah Vellner [mailto:[sc.vellner@gmail.com](mailto:sc.vellner@gmail.com)]

**Sent:** Wednesday, November 10, 2021 1:30 PM

**To:** Craig Wells <[cwells@lindenwold.net](mailto:cwells@lindenwold.net)>

**Subject:** [EXTERNAL]:Fwd: Locks on Recycling Dumpsters

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Date: Wed, Nov 10, 2021, 9:11 AM  
Subject: Locks on Recycling Dumpsters  
To: <[whans@lindenwold.net](mailto:whans@lindenwold.net)>

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Can you shed any light on the codes regulating access to the dumpsters at multi-family dwellings?

Many thanks,

Sarah Vellner

267-753-5047

## Wayne Hans

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Sarah Vellner

267-753-5047

## Wayne Hans

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**From:** Sarah Vellner <sc.vellner@gmail.com>  
**Sent:** Wednesday, November 10, 2021 9:21 AM  
**To:** Wayne Hans  
**Subject:** [EXTERNAL]:Fwd: Locks on Recycling Dumpsters  
**Attachments:** 1110210841\_HDR.jpg; 1110210842\_HDR.jpg; 1110210847\_HDR.jpg; 1110210843\_HDR.jpg

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---

Photos attached for reference.

----- Forwarded message -----

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Sarah Vellner  
267-753-5047

## Wayne Hans

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**From:** Sarah Vellner <sc.vellner@gmail.com>  
**Sent:** Wednesday, November 10, 2021 9:12 AM  
**To:** Wayne Hans  
**Subject:** [EXTERNAL]:locks on Recycling Dumpsters

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Sarah Vellner  
267-753-5047

## Wayne Hans

---

**From:** Sarah Vellner <sc.vellner@gmail.com>  
**Sent:** Friday, October 01, 2021 12:54 PM  
**To:** Wayne Hans  
**Subject:** [EXTERNAL]:Fwd: Inspection No: 99134 - VTCCA Master Deed and Bylaws  
**Attachments:** masterdeed\_000263 (1) (1).pdf; 0929211303\_HDR.jpg; 0929211333\_HDR.jpg

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Wayne,

Thank you for returning my messages and resolving the code compliance report.

Thank you for offering to take the time to stop by Village of Timber Creek next week. I truly appreciate the personal effort.

I went to give you a head's up that I will not be available the morning of Tuesday, October 5th, but otherwise, I expect to be home throughout the week.

Just give me a call when you're thinking of heading this way, and I'll make sure I'm there to meet you.

Best,

Sarah Vellner  
267-753-5047

----- Forwarded message -----

**From:** Sarah Vellner <sc.vellner@gmail.com>  
**Date:** Wed, Sep 29, 2021, 1:47 PM  
**Subject:** Inspection No: 99134 - VTCCA Master Deed and Bylaws  
**To:** <whans@lindenwold.net>

Good Afternoon,

I received this letter in the mail today containing notice of a code violations for my property at unit 1201 Village of Timber Creek Condominium Association.

As you are well aware, the care of all common property, including, but not limited to, the cutting and maintenance of grass, bushes, trees, etc. is the express responsibility of the association.

Please see the attached master deed for Village of Timber Creek Condo Association(VTCCA).

As such, please forward any violations pertaining to code 302.4 to VTCCA.

Finally, this notice was sent out on 9/27/21 with an abatement date of 9/29/21.

This is not adequate time for any property owner to take action and respond. I literally recieved the notice today and have to reaponnd by today. Have we heard of due process?

Please respond to confirm you have recieved this communication and all attachments.

Please let me know if you have any questions.

Thank you,

Sarah Vellner

## Wayne Hans

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**From:** Sarah Vellner <scvellner@gmail.com>  
**Sent:** Wednesday, September 29, 2021 1:48 PM  
**To:** Wayne Hans  
**Subject:** [EXTERNAL] Inspection No: 99134 - VTCCA Master Deed and Bylaws  
**Attachments:** masterdeed\_000263 (1) (1).pdf; 0929211303\_HDR.jpg; 0929211333\_HDR.jpg

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Sarah Vellner



## Wayne Hans

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**From:** Sarah Vellner <scvellner@gmail.com>  
**Sent:** Wednesday, June 16, 2021 10:31 AM  
**To:** Wayne Hans  
**Subject:** [EXTERNAL]; Code Violations; Village of Timber Creek Complex

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Complaints regarding 1801 Laurel Road, Lindenwold NJ 08021, the Village of Timber Creek Condo Association:

Kiddie swimming pool was never repaired. Instead, it was filled in with soil by and unqualified professional, and remains a massive mosquito breeding ground as well as a health risk for other reasons.

Playgrounds: Both one Greenwood Drive and Timber Creek Drive sides are deteriorated to the point of danger. Last summer, kids were getting 3rd degree burns and nasty splinters routinely from playing on the delapidated equipment.

Retaining walls all over the complex are rotten and collapsing. In some places, the ground is completely collapsed into a tunnel.

Trash dumpsters are rarely accessible. I routinely hear from elderly neighbors they they are struggling to dispose of their household solid waste because they cannot open the dumpsters. Management and the association refuse any conversation about making dumpsters and trash/litter disposal more accessible to residents.

Raw sewage routinely bubbles up out of the ground next to the 1000 building.

Sidewalks are dangerous. They are uneven, and often flood, making walkways impassible in the warmer months and hidden, icy fall risks in the colder months.

Thank you,

Sarah Vellner  
267-753-5047

## Wayne Hans

---

**From:** Tyler Venuto  
**Sent:** Wednesday, May 31, 2023 8:23 AM  
**To:** Wayne Hans  
**Subject:** Contact with Sarah vellner

Phone conversation 11/7/22 at 3:20 pm regarding predatory towing in Timber Creek. Advised her that it's a of issue.

Sara Verner

X

11/7

267-753-5047

predatory towing

Talked 11/7

3:20 pm

advised ~~her~~  
her that it's  
a pd problem