

Whiting Station HOA Board of Trustees
323 Gardenia Drive
Whiting, NJ 08759

Subject: Sealcoating Driveways - Approval Policy Update 05/16/2023

After a thorough review of the architectural guideline book, specifically Section P, titled "Guidelines for items requiring approval/items prohibited," dated August 24, 2009, we have identified a discrepancy pertaining to the need for Board of Trustees' approval for sealcoating driveways.

Upon careful examination, we noticed that the aforementioned document does not explicitly state the requirement of Board approval for sealcoating driveways. Given the lack of clarity in this regard, the Whiting Station HOA Board of Trustees, in its meeting held on 05/16/2023, has unanimously decided to update the policy to reflect the following:

Effective from May 16, 2023, homeowners will no longer require Board of Trustees' approval for sealcoating their driveways within the Whiting Station community. Homeowners are encouraged to maintain the condition and appearance of their driveways through sealcoating, provided that it adheres to the general standards and guidelines outlined in the architectural guidelines.

While the previous policy did not explicitly outline the need for approval, it is important to note that the responsibility for maintaining a well-kept and visually appealing community lies with each homeowner. We believe that empowering homeowners to carry out sealcoating without seeking approval will contribute to the overall aesthetics and longevity of our driveways.

However, it is crucial to reiterate that this updated policy does not absolve homeowners from adhering to the general guidelines and standards set forth in the architectural guidelines. Homeowners are advised to exercise due diligence and ensure that sealcoating activities are performed by reputable professionals and in accordance with industry best practices. It is recommended to hire licensed and insured contractors for sealcoating projects to protect both the homeowner and the community from any potential liabilities.

Mickey Ribera Pres.

Date:

