

Dear Cape Shores Resort owners,

We are looking forward with great anticipation for the beginning of the summer season. Memorial Day is just around the corner and we have been working vigorously to provide you with the best vacation experience. Many of our proposed improvements will be ready for you to enjoy prior to Memorial Day.

Below is a list of these improvements:

### **FRONT ENTRANCE**

The entry is being fully landscaped with an irrigation system, trees, shrubs and seasonal flowers. The flag pole will be repainted and a new American flag will be installed to welcome you to the community. The entry sign has also been repainted.

### **SECURITY CAMERAS**

We are installing security cameras at the front entrance, the main roadway, laundry and pool area as well as the garbage area so please put all trash and recycling in their proper containers. The cameras are connected to a 24 hour DVR so the management will have access to all tape recordings.

### **POOL**

The pool has new skimmers, new electrical wiring, and new self closing gate locks for your safety. New pool furniture has been ordered and will include 6 umbrellas with stands, 6 tables, 24 side table chairs and 24 chaise lounges all color coordinated for your enjoyment. The pool area will also have new landscaping.

### **GARBAGE AREA**

The area has been completely cleaned up and a new concrete pad has been installed for easier maintenance. The large 8 yard trash bin has been replaced with two 4 yard bins for easier access for your trash.

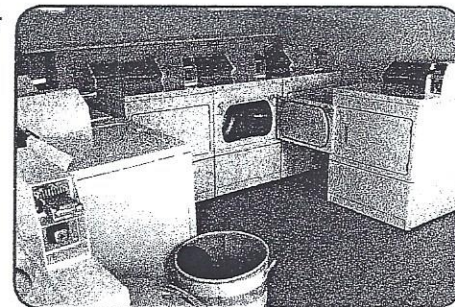
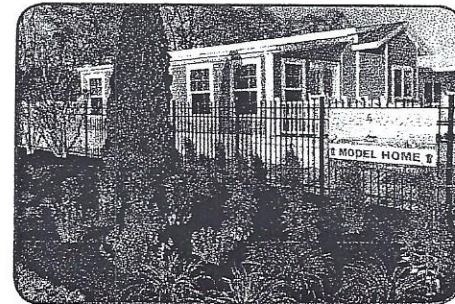
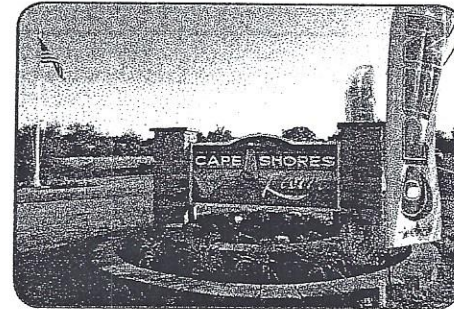
The recycle bins are being replaced with brand new ones. The area has a new clam shell base to keep dirt off the community roadways after pickups. Most importantly the area will be screened off with landscape plantings.

### **LAUNDRY AREA**

All new and larger duct work has been installed for more efficient drying time. Two new windows brighten up the laundry area and air conditioning will make your waiting time much more comfortable. The laundry and bath will be cleaned daily during the season and weekly after season.

### **POND**

The pond will be dredged will improve the clarity and all overhanging branches will be removed for your fishing and viewing enjoyment. A jogging and walking path has been installed around the pond.





## AMENITIES

The bocci ball court will be raked and rolled weekly. An outdoor ping pong table and two corn hole games will be installed for your enjoyment.

## MAINTENANCE

The pool and laundry will be professionally maintained by Cabrera Management and pool maintenance. The pool will be checked multiple times daily and all garbage from the pool area will be removed daily.

We have 7 days a week pool cleaning and chemical checks.

## LAWN

The lawn will be professionally maintained on fridays throughout the season with cutting , weeding and blowing being done .

The landscape company can attend to your personal home as well by providing additional plantings or services at a price billed directly to you. Call Darren 609-602-9170 for individual pricing.

## ON SITE MANAGEMENT

Cabrera Management will be the on site manager and will tour the property to maintain any deficiencies. They have a 24 hour emergency number for any emergency community issues.

## NEW MODELS

We are proud to offer three new model types and have a fully decorated model at the entrance. Models will be available for purchase only. [ No rentals ]

Professional sales will be handled by broker Jeanine Cabrera and her team at Cabrera Coastal Real Estate: 609-729-0559

In an effort to maintain the continuity of the community which will increase your property values we are offering the ability to fence in your rear yard and install a paver patio. Call Frank Tomassi for pricing. 609-780-2104 for saturday quotes.

The Ferruggia family is happy to welcome you for the summer 2018 season. We hope these improvements we have made will make your time at Cape Shores Resort both memorable and enjoyable. Thank you all who responded to our questionnaire. We always welcome your input. So please enjoy the number one and only year round campground vacation community in south jersey.

If you have an emergency please call Cabrera emergency services at 1-800-691-6264 - rates may apply.

KMK Vacations Limited LLC

