



# Carol Lynn Resorts, Inc.

33 Fremont Avenue, Woodbine New Jersey 08270

## **YEAR-ROUND CAMPER MAINTENANCE FEE 2025-2026**

**Please choose ONE method of payment - Seasonal Camper Fees: All fees include NJ Sales Tax.**

**\*Payments must be received within 15 days from the due date to receive discount.**

### **\$291.00 – Monthly**

**Due 1<sup>st</sup> of Every Month, beginning March 1<sup>st</sup>, 2025 thru February 1<sup>st</sup>, 2026**

### **\$866.75 – Quarterly \* – Save \$25 per year, over the monthly charge**

**1<sup>st</sup> Payment due March 1, 2025**

**2<sup>nd</sup> Payment due June 1, 2025**

**3<sup>rd</sup> Payment due September 1, 2025**

**4<sup>th</sup> Payment due December 1, 2025**

### **\$1721.00 – Semi-Annual Payments \* – Save \$50 over the monthly charge per year**

**1<sup>st</sup> Payment due March 1<sup>st</sup>, 2025**

**2<sup>nd</sup> Payment due September 1<sup>st</sup>, 2025**

### **\$3417.00 – Annual Payments \* – Save \$75 over monthly charge per year**

**1<sup>st</sup> Payment due March 1<sup>st</sup>, 2025**

### **The Maintenance Fee pays for all costs related to the operation of the campground.**

- Providing water (including maintenance to pumps & equipment and the required chlorination of the wells, mandatory governmental testing and licenses)
- Sewerage (maintenance and mandatory governmental tests and reports)
- Trash & Recyclables are picked up Monday (including Holidays) mornings at the end of your driveway. Bulk trash is available for an additional fee by contacting the office.
- Maintenance of roads (equipment and fuel)
- Leaf pickup of the 43 acres of campground property (equipment and fuel)
- Maintenance and repairs to the bath houses (heat, cleaning and supplies)
- Operating and maintaining the pool (chemicals, equipment and mandatory pool monitoring)
- Electric to common areas (bath houses, pool, water pumps)
- Compliance with all federal, state and local requirements, (testing, reporting, licenses)

**Campers are responsible for the repair and or replacement of all improvements and trees located on their site or exclusively servicing their site including but not limited to the following: Concrete, fencing, trees, individual electric (including the electrical pedestal), sewer and water lines and any fixtures related to such. Those sharing such improvements shall bear equal responsibility for same.**

**WEBSITE:** All forms and information can be found online at [www.carollynnresorts.com](http://www.carollynnresorts.com)

**CREDIT CARD PAYMENTS** – [www.carollynnresorts.com](http://www.carollynnresorts.com) or by phone (609) 861-5200.

**TEXT ALERTS** – Text the word “join” to 833-397-0900 to start receiving alerts. There is no charge for this service, however text message rates may apply.

**LEAF PICKUP** – March 15<sup>th</sup> - May 15<sup>th</sup> & October 15<sup>th</sup> -December 15<sup>th</sup> (rake loose leaves to the street in front of your site) Leaves are required to be in leaf bags for pick up outside of the designated months.

**FOR SALE** – Sale Listing will be held in the office and included in information packets given to interested buyers. Contact the office to have your site added.

Phone 609-861-5200 \* Fax 609-427-6241 \* Emergency Phone (609) 780-5250  
Email [carollynnresorts33@comcast.net](mailto:carollynnresorts33@comcast.net) Website [www.carollynnresorts.com](http://www.carollynnresorts.com)