

HEATHERWOOD NEWS

2016

Prepared by B. Taggart



Fall



Winter

Board of Trustees

PRESIDENT'S MESSAGE

Kathy Logan

Just as in the upcoming fall and winter seasons, there are some changes in the air in Heatherwood, while other factors remain the same. Contract renewal time arrived and the Board of Trustees (BOT) voted to retain Target Property Management for another two years. Target President Carri Alper met with Board members and discussed efforts to increase lines of communication between the BOT and Target, as well as changing the

terms of the contract to include cost minimization measures. Not only were we able to negotiate the contract with no increase, we achieved a small savings of \$728.52 per year. It is noted, however, that we did seek bids from three other management companies prior to making this decision.

A significant change ahead is the contract for landscaping. While our contract with TLC Landscape for snow removal is in effect until March 2017, their landscape contract ends with the fall 2016 season. The BOT voted to negotiate a contract with Marksmen Landscaping, a local contractor, at a savings of \$7,123.39 per year under the previous contract with TLC. In this instance as well, we sought bids from three other contractors prior to making this decision.

As explained at the October 20, 2016 Open Meeting by Treasurer Rose Mary Colombo, these savings, combined with the efforts of the Board to maintain the high standards of Heatherwood at a reasonable, affordable cost to homeowners, have resulted in no increase in our Association Fee for the third year in a row. The 2017 Budget continues to include the funding of our Capital Reserve at the rate recommended in our latest Engineering Report.

Once again, volunteer efforts resulted in considerable savings when compared with the price of contractors. Many of our rubber handicap mats had become faded and unsightly. Cost estimates in 2013 to replace each with a similar rubber mat was \$1,367, or to replace each rubber mat with an inlaid paver was \$1,567. This year's volunteer project freshened up the color of the mats and added to their lifespan at a total cost of \$57.16. That figure is not for each, but for ALL of the rubber mats treated. We will monitor the durability of the paint as time passes. Also continuing savings is our Mailing Committee, which eliminates the cost of postage for all printed communications from the Board and/or the Architectural Review Board (ARB). Our Webmaster, another volunteer, has designed and maintains our Website, as well as designing and formatting our semiannual newsletter.

TARGET PROPERTY MANAGEMENT
2215 Old Marlton Pike East
Marlton, NJ 08053
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mgrilli@targetpm.com

Additionally, in the “stranger than fiction” category, we had two volunteers who singlehandedly saved our lovely blue spruce tree near the gazebo from bagworms by painstakingly and faithfully hand picking them off the tree daily for weeks on end! This gives new meaning to the term “concerned homeowners” and in my opinion is way too much to ask of anyone. Last but not least, the Garden Committee continues to beautifully decorate our entrances for summer, fall, and the winter holidays at minimal cost to homeowners.

In fact, one of the contractors bidding for our landscape contract included an offer of planting flowers for summer and fall at a cost of \$625 for each season! Simple words thanking all of these volunteers have become inadequate, but I believe I can speak for our homeowners in expressing great appreciation for their contributions to the beauty of our community and the efficiency of our communications.

FROM THE TREASURER

Rose Mary Colombo



Please refer to the attached Financial Report.

HEATHERWOOD COMMITTEES



FALL NOTES FROM THE ARB

Paul Rose, Chairperson



By the time you read this newsletter, the trees will be beautiful shades of red and orange, Halloween will be in the rear view mirror and Thanksgiving will be on the horizon. But I want to just say a few words about the spring inspection just past. First and foremost, the ARB wishes to thank the homeowners for a spectacular response to this inspection. Most all of the notices that went out were for minor corrections and repairs. The vast majority of you quickly made the needed improvements. There were only 13 homes that

were sent reminder letters and I am very happy to say that all had come into compliance within the suggested period of time. Thank you all again for helping to keep Heatherwood the most beautiful 55+ community around.

In doing the inspections this past spring and summer, it was my pleasure to have the opportunity to meet and talk with so many of the residents. One question that many of you had was why the application process for improvements took the length of time it did. So I would like to go over the steps of the application process so everyone can have a better understanding of what happens when you put in a request. The first step is to secure an application from either the Heatherwood website or by calling C. Matthew Grilli at Target Management at 856-988-8000, Ext. 321. The application consists of 5 pages. The first page is directions on filling out the application. The second is information on the type of documents we may need from you in order to review the application. Pages three and four is that application itself. And the last page is to be left blank for use by the ARB. You need to fill out pages three and four. Keep the first two pages for your information and send pages three, four and five to: Target Management 2215 Old Marlton Pike East, Marlton, New Jersey 08053 Attn: C. Matthew Grilli. It is important that you provide as much information and copies of documents as possible with the application so as to avoid any delay in determining the status of your application.

In step two, your application is received by Target, logged in and scanned. It is then sent by email to the chairperson of the ARB. The chair will go over the application and send out a copy to each ARB member to familiarize themselves with the request before our meeting. The ARB meets on the second Thursday of the month. If I feel that we need more information or clarification, I will contact the homeowner to get further information. Step three is the review of the application at the ARB meeting. At that time, your application and documents will be discussed and it will be determined if the application can be approved, receive conditional approval or be declined. All of these decisions are based on the Governing Documents, mostly Exhibits E and F. If your application is declined, we will cite the section, page number and line number in the documents so you can inform yourself as to why it was declined. In step four, the application status page is sent to Target and Target will send a letter notifying the homeowner of the status.

These are the steps but let me put in a few notes here that might be helpful to you. The more information that you send in with the application, the better. If the contractor has given you plans or brochures, please send in a copy with the application. In order to avoid delaying your application for a second ARB meeting, I will contact the homeowner in person or by phone if we need further clarification or information. And as the ARB meets only once a month (on the second Thursday) how long it takes for you to receive a decision depends on when your application was received in relation to that meeting date. Reminder - No work is to be started or completed until the homeowner receives approval from the ARB. This includes solar panels installation. So do your best to send your applications in on a timeline that will be best for scheduling your improvement. And if you are planning several projects, a separate application needs to be filed for each. I hope this gives everyone a better understanding of the application process and the general timeline through all the steps to approval. The members of the ARB would like to wish all residents a very colorful fall and a very Happy Holiday season.

CAPITAL ASSET MANAGEMENT COMMITTEE

Kathy Logan, BOT Contact



Each year in the fall, homeowners Joe Brennan and Jeff Parker take a wide-ranging walk around Heatherwood's common areas looking for issues such as pot holes, sinkholes, matters regarding safety, maintenance, and any other items they feel should be addressed by the BOT. This information is taken into consideration and prioritized by the BOT, which will then take action as finances permit. We believe this is a vital inspection and appreciate the time spent and expertise they bring to this project.

GARDEN COMMITTEE

Rose Mary Colombo, Chairperson



The Garden Committee did another outstanding job decorating for fall. A great deal of coordination and planning goes into completing the decorating each season, and none of it could be accomplished without the help of some very dedicated individuals.

Many thanks go out to Madeline and Bob Lentine, Joe and Marilyn Brennan, Glenn Henson, Kathy Logan,

Greg Rossini, and George Colombo. Thank you also to Paulette Noyes and Dan Kerney for assisting us in removing and bagging the summer begonias and preparing the beds for the fall planting. If you see any of these individuals in your travels, you may want to thank them personally for their efforts.

I also want to acknowledge those individuals who put up the American flags to honor our veterans. Thank you to Dan Kerney, Mary McGuckin and George Colombo. The Garden Committee can use some additional members for the upcoming holiday decorating so please consider contacting me to volunteer.

MAILING COMMITTEE

Joe Lynch, Chairperson



Sure, and as it should be, to see your name in print. Thank you to all the Heatherwood mail volunteers who do a fantastic job every time they are called:

Harriet Baccare & Moe
Marlene Horowitz & Irv
Renee' Blasko & Paul
Madeline Lentine & Bob
Joe Brennan & Marilyn
Glenn Henson & Esther
Joyce Whalen & Bob
George Colombo & Rose Mary
Terry Kurko & John
Mel Spiegel & R.I.P Verna (an original)

Thanks also to our standby substitute Dottie Wojtylak, who always makes herself available when somebody can't make it.

Special thanks to Coordinator Mary Ellen Lynch for counting, bagging, labeling, dispensing and delivering. Your assistance has been invaluable.

New rules and regulations for the 2017 Season are as follows:

1. No tips are to be accepted. Exception on a cold or dreary, wet day when a little shot of Jameson would be permissible.
2. Veterans and retired policemen may not carry a gun while making deliveries.
3. No bikinis allowed.

4. No skirts and black patent leather shoes. If you don't get it, it's OK. It's a Catholic thing.
5. No flip-flop shoes.

Other suggestions have been discarded by our BOT President Kathy Logan, rightfully so with only a slight reprimand. To all our community neighbors a healthy & happy Holiday.

WELCOME COMMITTEE

Rose Mary Colombo, Chairperson



Spring and summer of 2016 were very quiet for the Welcome Committee, with only one new homeowner visit in August.

We do have new homeowners who moved to Heatherwood in September and will be scheduling that visit shortly.

As in the past, the Welcome Committee is to be commended for volunteering their time and their talent (baking a treat) to give a warm and welcoming first impression to all new homeowners.

BOOK CLUB NEWS

Dona McKenney, Homeowner



The Heatherwood Book Club meets the third Tuesday of each month at 7 p.m. The next meeting is Tuesday, November 15, 2016 at 7 p.m. If you have questions or want additional information, please contact Dona McKenney, 40 Caserta Drive, 410-382-7441, or donamckenney@comcast.net.

VETERANS DAY

Kathy Logan



I cannot let this time of year pass without remembering and honoring all of our veterans who have served this country on our behalf. We thank those who served both during peacetime and war, all giving some of their young years on our behalf, with some still suffering the effects of their wartime service so many years ago. Those of us who have never served owe them our gratitude and thank them for their service.

BAGGING LEAVES



As our trees have grown considerably over the past few years, it's time to remind homeowners they are responsible for bagging leaves from the trees on their property. The Township will pick up bagged leaves, but they should either be in clear bags or marked as yard waste. They should be placed away from regular trash cans to avoid any confusion. While we try mightily to extend our lawn cutting season into mid-November when hopefully most leaves have fallen, this cannot be guaranteed and homeowners should be aware of their responsibilities in this regard.

Please also be alert regarding whether leaves from your property are being inadvertently blown onto the property of your neighbors. Heatherwood is a breezy community and there are areas where this has been a continuing problem that can be avoided if homeowners make a conscious effort to be aware if this is happening and take any possible steps to avoid it or correct it if at all possible. Of course no reminder should be necessary that leaves or other debris should not be blown or swept into our storm drains.

SNOW REMOVAL SEASON



As noted previously, our snow removal contract with TLC remains in effect until March 2017. Along with our landscape issues, snow removal remains one of our most serious challenges, and it is necessary to repeat the following items in our contract:

Snow removal shall be provided when snow accumulation reaches a minimum of two inches. The amount of snow will be agreed upon by the contractor and the Association. In case of a question, the National Weather Service for Washington Township, Gloucester County, will be used to determine amounts with regard to billing. We wish to remind you that this is not a problem in instances when there is either very little or a great deal of snow predicted. In some cases, however, it is nearly impossible for either the contractor or the BOT to guess accurately whether it will be two inches, when removal is required, or will taper off and be less. While we never wish to incur any unnecessary expenses, homeowners should bear in mind this is a call that must be made well before a storm arrives. You may rest assured that we, as homeowners ourselves, will make

every effort to make the best decision possible under the circumstances.

Snow removal shall begin within two hours after the snow has completely stopped and will be removed from all sidewalks, driveways, driveway aprons, walkways to front door, front door landing, mailboxes, and fire hydrants. Snow removal for single-family homes shall be completed as follows unless there are extenuating circumstances:

2" - 10" – within 6 hours
10" or more – within 12 hours

Please be reminded to **stock up on your ice melt**, as ice removal is the homeowner's responsibility. The Board **MAY**, by a two-thirds vote, direct TLC to be prepared to spread ice melt on the common area sidewalks and street sidewalks just before or in the early stages of an ice storm, but this does not absolve the homeowner of responsibility when ice occurs. You should be aware that such a decision would incur substantial additional expense not covered in our snow removal contract and would seriously impact our snow budget.

Any issues regarding the snow removal process are to be called in to Target Property Manager C. Matt Grilli at 856-988-8000, extension 321. If you reach an answering service, you should follow the prompts to leave a message. Target claims it has its managers check for messages on a frequent basis.

Please do not contact BOT members or TLC Landscaping directly, nor should you email the Heatherwood Secretary. All notices sent to those on our email list are intended as a courtesy and should not be used as a vehicle for complaints. Your anticipated cooperation in these matters is appreciated.

HOLIDAY DECORATIONS



Our Governing Documents include the following guidelines for winter holiday decorations:

Lights, both blinking and steady, white or multicolored, are permitted on homes, garages, flowerbed shrubs, and

trees. Spotlights to highlight ornaments are permitted on the lawn. Colored lights in garage lights are permitted.

Decorations are permitted on front doors, porches or front door landings, patios, garages, lawns, mailboxes, in flower and tree mulch beds. All types of decorations are permitted, although discretion should be used to ensure the high standards of Heatherwood's aesthetics. All decorations shall be properly secured. Decorations are permitted to go up one week prior to Thanksgiving but must be removed by January 31.

OUR BELOVED PETS



Once again, we have been requested to remind dog owners to please curb your dogs. While this has been included in our newsletters time and again, we are still requested time and again to include a reminder in the next issue. Please review your Governing Documents, Exhibit E, Rules and Regulations, Section A, Pets, which are very specific regarding this matter.

CONTRACTOR AND OTHER SIGNS



Another reminder that seems to have to be repeated in each newsletter is that contractor signs may not be placed on lawns either while work is being performed or after it has been completed. One "For Sale" sign advertising a property for sale may be placed inside a window, provided it does not exceed 30" x 48" overall. One "For Sale" sign (not to exceed 24" x 24") advertising a property for sale is permitted on the front lawn. Open House signs are permitted only on the day of the Open House. The sign shall be removed within two hours after the Open House is closed.

One political sign (not to exceed 24" x 24") is permitted in the front yard two weeks prior to an election and must be removed one week after an election. No other sign may be erected without prior written approval of the BOT, with the exception of one security sign (i.e. alarm sign) in the front and rear of the home. The sign in front shall be placed in the flowerbed or attached to the mailbox post. The sign in the rear of a home shall be placed in the flowerbed.

NEW TRASH REMOVAL COMPANY IN WASHINGTON TOWNSHIP



Washington Township has engaged a new contractor for trash removal. Recently a Heatherwood resident was misinformed by one of its workers regarding what items will and will not be picked up. Homeowners having questions regarding trash removal or recycling should call Municipal Services at 856-589-0523, extension 2, for correct information.

TRAVEL IDEA FROM PARKE PLACE



We were recently contacted by a resident of Parke Place, the over-55 community across Delsea Drive from TerraNova restaurant, concerning trips they occasionally arrange with the Camden County Senior Center (SCUCS), now known as Community Tours and Travels. Many Heatherwood homeowners have taken SCUCS trips in the past. Parke Place plans trips through this venue and if they have sufficient participants, the bus will depart from the Parke Place clubhouse rather than Audubon, NJ. She has agreed to contact Heatherwood in the future should additional trips be planned. Heatherwood homeowners would make their own arrangements with Community Tours and Travel, but specify that they are with the Parke Place group in order to be picked up there. There is sufficient parking in their community on Parke Place Boulevard. Should we receive information from them regarding future trips, we will send it along via our email system.

NEIGHBORS NEWS

CONDOLENCES



Our condolences to the families of Frank Polizzi and Albert Carrozzino, who recently passed away.

If you would like to post a note in future newsletters, please send your message to Bill Taggart at heatherwoodnj@comcast.net