

HEATHERWOOD NEWS

2017

Prepared by B. Taggart



Fall



Winter

Board of Trustees

OUTGOING PRESIDENT'S MESSAGE

Kathy Logan

As with the changing seasons, Heatherwood will soon be seeing some changes of its own. Our recent letter to homeowners regarding service on the Board of Trustees (BOT) yielded some very positive results, with new homeowner Tina Assante stepping up to join current Board members Gary Bellotti and Dona File for two-year terms. They will join Bill Dennis, who has one year left

on his term, and Tony Sims, who has volunteered to fill the remaining vacancy for a one-year term. As this Newsletter was being prepared, the Open Meeting on October 26, 2017, had not yet been held. They will have been officially seated following adjournment of that meeting and will choose Officers at their next meeting.

As I look back on the four years I was a Vice President and the four years I have been President of the BOT, the main issue that stands out to me is that some original and new homeowners fail to familiarize themselves with the rules and regulations that are part of living in a community with a Homeowners' Association. They are readily available and easy to read on our website, www.heatherwoodnj.com, and much misunderstanding and angst could be avoided by that simple action, particularly when homeowners wish to apply for Architectural Review Board (ARB) approval or when they make some change and then protest they did not know of the rule concerning it.

To that end, attached to this Newsletter is Exhibit F-1, which is a comprehensive list of items for which ARB approval is NOT necessary. Beyond that, if homeowners would only read Exhibits E and F, I believe it would make a significant difference in misunderstandings about the Association's rules. As I have emphasized many times in the past, neither the BOT nor the ARB created our Governing Documents. The builder did so, but when each of us signs our papers at Settlement, we agree to abide by these documents.

Best Wishes to the new BOT, and Best Wishes to all Heatherwood homeowners for a happy, healthy, and memorable holiday season.

Target Property Management
2215 Old Marlton Pike East
Marlton, NJ 08053
Danielle Holmes
Community Manager
856-988-8000 ext. 311
[**dholmes@targetpm.com**](mailto:dholmes@targetpm.com)

ACKNOWLEDGEMENT OF PAST BOT PRESIDENT/TREASURER BETH ROSSINI

Kathy Logan



Thank You

Many Heatherwood homeowners know or remember Beth Rossini, who served as BOT Treasurer from October 2008 through October 2010 and as both President and Treasurer from October 2010 through October 2013. Beth recently moved from Heatherwood, but I would be remiss if I did not acknowledge her many contributions to the success we currently enjoy as the area's premier Over 55 community. In particular, it was Beth who recognized in 2008 that our Capital Reserve was not being adequately funded. This led to the first Engineering Study conducted at Heatherwood and resulted in a necessarily large increase of \$28 per month in the Association Fee in 2009. The volunteers on the BOT at that time endured a great deal of criticism, yet it was that action that put Heatherwood on the solid financial footing it is experiencing today.

Beth was a fond user of Excel spreadsheets and we continued to use a number of them in succeeding years. She subsequently committed many more hours to the ARB after leaving the BOT. I wish to publicly acknowledge the enormous amount of time and effort she devoted to Heatherwood at a most crucial point in its existence, and I expressed that to her personally prior to her departure.

FROM THE TREASURER

Rose Mary Colombo



Please refer to the attached Financial Report.

(Note from President: Rose Mary Colombo is also stepping away from the Board and I cannot say enough for the manner in which she has watched over the finances of Heatherwood. She has examined each Financial Statement provided by Target Management and ensured every entry is correct. She has prepared our Budgets with great attention to detail and is one of the most significant reasons Heatherwood is in such excellent financial condition as of 2017. In addition to this important office, she has done nearly all of the secretarial tasks, as well as chairing the Garden Committee that provides our entrance with seasonal decorations and flag displays on appropriate holidays, and the Welcome

Committee, the latter of which she created and continues to oversee. Her husband, George, is a great contributor to many of these endeavors. They tire of my thanking them, but I have found it necessary to do so once again!)

2017 MAINTENANCE PROJECTS



Projects completed thus far in 2017 include removal of dead trees in the common areas, pest control treatment of certain trees and grounds in the common areas, minor vinyl fence repair due to settling of earth near one of the posts, repair of several sprinkler heads, and the installation of a rain sensor on the common area irrigation system. Authorization has also been given for trimming of many of Heatherwood's most visible trees.

As it became evident that Heatherwood's 2017 budget would permit, the BOT finalized contracts to poly-level 15 areas with uneven sidewalk blocks, continuation of the Expansion Joint Project by caulking 80 more joints on Pleasant Valley Drive, and repairing many of the handicap mats. Sink holes in various locations have been reported to the Township and they periodically patch them, a less-than-ideal solution, but it is their responsibility and that is the way they choose to meet it.

VETERANS DAY

Kathy Logan



I can never let this time of year pass without honoring all of our veterans who have served our country. We thank those who have served, whether in peacetime or war, all of them having given up some of their young years on our behalf. Some are still suffering the effects of their wartime service so many years ago, and those of us who have never served owe them our great gratitude.

This seems an appropriate place to provide a gentle reminder to homeowners who place the smaller American flags in their mulch beds or in front of their mailboxes. **Weather conditions often play havoc with them, so please be cognizant of their condition and their placement, as they should never be allowed to become faded or to touch the ground.**

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 21, 2017. If you have questions or want additional information, please contact Dona McKenney, 40 Caserta Drive, 410-382-7441, or donamckenney@comcast.net.

(Note from President: Dona created the Heatherwood Book Club some years ago and remains the guiding force behind it, even while watching her two grandchildren every weekday, one of whom is a newborn. She has also served as Treasurer of the Board of Trustees in the past and is a wonderful contributor to our Heatherwood community.)

WINTERIZATION OF SPRINKLER SYSTEMS

Just a reminder to homeowners not to forget the winterization of the sprinkler system. In the past we have heard about homeowners who forgot and then experienced frozen and bursting pipes.

BAGGING LEAVES

It's time once again to remind homeowners they are responsible for bagging leaves from the trees on their property. The Township will pick up bagged leaves, but they must be in clear bags or other bags clearly marked as Yard Waste. To avoid confusion, the bags should be placed away from regular trash. While the Board of Trustees tries mightily to extend our lawn cutting season into mid-November when hopefully most of the leaves have fallen and will thus be picked up by the mowers, this cannot be guaranteed, and homeowners should be aware of their responsibilities in this regard.

In addition to the above, there are many areas of Heatherwood where leaves from your property are blown onto the property of others. Heatherwood is quite a breezy community, and homeowners are asked to be aware that this sometimes happens and they should make a conscious effort to avoid it if at all possible. It should not be necessary to do so, but homeowners are also reminded

that leaves or other debris should never be blown or swept into the storm drains.

A BIT MORE REGARDING YARD WASTE DISPOSAL

Washington Township trash services will pick up brush, wood, and Christmas trees, but they have specific rules to be followed, just a few of which are quoted below:

"Brush and untreated wood are collected separately and recycled. Brush, such as tree limbs and branches, should be cut up into 4-foot sections and tied into manageable portions. Branches may also be placed loose in containers under 50 lbs. Wood that has not been treated, such as plywood and 2 x 4's without stains or paint are collected with brush. These materials may be placed a few feet away from trash. Christmas trees are to be placed at the curb without plastic bags."

It is, of course, understood that such debris should be placed in front of your property and not in cul-de-sacs at the rear of your property.

SNOW REMOVAL SEASON

Snow removal will be provided when accumulation reaches a minimum of two inches. The amount of snow will be agreed upon by the contractor, Marksmen Landscaping, 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. You are reminded 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 Board to guess accurately whether it will be two inches, when removal is required, or will taper off and amount to less. While we never wish to incur any unnecessary expenses, homeowners should bear in mind this is a call that must often be made before a storm actually arrives. You may be assured that Board members, as homeowners themselves, will make every effort to come to the best decision possible under the circumstances.

In general, snow removal will begin within two hours

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

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

Please **stock up on your ice melt**, as ice removal is the homeowner's responsibility. The Board **MAY**, by a two-thirds vote, direct Marksmen 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 snow removal are to be called in to Target Property Manager Danielle Holmes at 856-988-8000, extension 311. If you reach an Answering Service, you should follow the prompts to leave a message. Target has its management staff check for messages on a frequent basis.

Please do not contact BOT members or Marksmen 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 during this season.

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. The definition of winter holidays includes Christmas, Hanukkah, and Kwanzaa.

CONTRACTOR SIGNS



Remember that contractor signs may not be placed on lawns either while work is being performed or after it has been completed.

FOR SALE SIGNS



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 and must be removed within two hours after the Open House hours have ended.

POLITICAL SIGNS



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 company 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 a flowerbed.

DISPOSAL OF WHITE GOODS, TELEVISIONS, AND OTHER METAL PRODUCTS



The following information is from the Trash Services section of the Washington Township Website: If you wish to dispose of an old refrigerator, appliance, or TV, you need

to stop by or call the Public Works Department (856-589-0523) to schedule a pickup for \$20 (items are picked up on Tuesdays only, so they should not be placed at the street until at least Monday evening). Alternatively, you may drop off such items any Saturday at the Public Works Yard between the hours of 8 a.m. and 2 p.m. This yard is located on McClure Drive, which is accessed from Greentree Road between Egg Harbor Road and Hurffville Cross Keys Road.

If for some reason your trash was not picked up, you can call the Public Works Department and they will fill out a slip that the Supervisor from Waste Management will pick up and he will then send the truck back out to pick up any missed items.

Collection of trash and recyclables is done by an outside contractor; therefore, the holiday collection schedule is observed only on their observed holidays, not the Township's holidays. Collection will take place one day after the observed holiday for New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.

Should you wish to dispose of paint, if the paint cans are dried up and latex, they may be put out on the regular trash day. If they are not dried up you can use kitty litter to dry up the leftover paint, dump the kitty litter into a separate bag, and then put the cans out in your trash with the lids off. If the paint is not latex, you can contact Gloucester County at 856-478-6045, extension 14, for drop-off dates.

WASHINGTON TOWNSHIP SENIOR CENTER



For Heatherwood homeowners who may be interested, the Washington Township Senior Center, which opened in August 1992, is located at 315 Greentree Road between Egg Harbor Road and Hurffville Cross Keys Road.

You must be at least 55 and a resident of Washington Township in order to join the Center; however, the Senior Center is not a Day Care facility. Membership Dues for the Center are \$10 per year (856-256-1508). On Mondays, Thursdays, and Fridays there is round trip bus transportation to the Center so Seniors can participate in the activities; however, it is required that you join the Center in order to use that service. You must call

Township Parks & Recreation (856-589-3227) ahead of time to schedule the ride.

Some of the activities offered are as follows:

Mondays: Bingo, Bridge, Pool, and other card games. Light lunch served for a minimal fee.

Tuesdays: Aerobics 10:00 a.m., Duplicate Bridge the second Tuesday of the month at Noon. (You must sign up ahead of time with the Duplicate Bridge Club.)

Wednesdays: Aerobics 10:00 a.m.

Thursdays: For a minimal fee, a hot lunch meal consisting of a salad, entrée, and dessert is served. After lunch, many members remain to play Bingo or cards.

Fridays: Aerobics 9:30 a.m., Bingo, Bridge, and other card games; light lunch served for a minimal fee.

In addition to the above, there are monthly casino bus trips, and occasionally Pool tournaments and card game tournaments. Bridge lessons have also been given when there has been enough interest. Each year there is a Christmas Party and an Anniversary Party.

HEATHERWOOD COMMITTEES



ARCHITECTURAL REVIEW BOARD (ARB)

Kathy Logan, BOT Contact



At its September 6, 2017, Work Session, the BOT reappointed Ivette Acchitelli (Chairperson), Janice Gorman, Eileen Laphan (who subsequently found it necessary to resign due to family health issues), Elaine Jones, Pat Wismer, and Mike Zidik to two-year terms. Subsequently, following an email message to homeowners regarding the need for

more ARB members, Lynne Duffy volunteered to join and was appointed to a two-year term at the Board's October 11, 2017, Work Session. Thanks go out to all of them for continuing to be dedicated to the most important task of keeping Heatherwood's beauty and wonderful reputation intact. Few of us have had visitors to Heatherwood who fail to mention how well maintained and beautiful it is, thanks in no small part to the ARB.

GARDEN COMMITTEE

Rose Mary Colombo, Chairperson



We experienced unseasonably hot weather in early October and apparently the SunPatiens loved the heat. This is the first year that this type of flower was planted and after a slow start and some additional watering and fertilizer, they bloomed beautifully. We delayed the Fall decorations because the flowers at the entrance continued to thrive.

By the time you read this article, the Fall decorations will have been completed. The work to purchase, pick up, deliver and put up the Fall decorations cannot be completed without the assistance of some very dependable people.

We hope you enjoy the decorations and will consider joining our Garden Committee. The holiday season is our biggest decorating venture so additional hands are most needed. If you are interested in joining this special group of people, please contact me at rmcolombo@hotmail.com.

MAILING COMMITTEE

Kathy Logan, BOT Contact



As many of you know, our former Mailing Committee Chairman (and Board member) Joe Lynch passed away just as the Spring/Summer Newsletter was ready for distribution. We have missed Joe greatly in the months since then, and thank his dear wife Mary Ellen for all of her contributions during his Mailing Committee Chairmanship, of which Joe would always say there were many (counting, bagging, labeling, dispensing, and delivering)!

We greatly appreciate that Jo Femiano has stepped up to chair the Mailing Committee, so we will be assured that this important Committee will continue to save us significant postage costs of distributing communications to Heatherwood homeowners.

WEBSITE AND NEWSLETTER

Kathy Logan, BOT Contact



As BOT Contact, I have provided each Newsletter in simple text format to our Webmaster, Bill Taggart. From that, he has continued to create a Newsletter replete with graphics and has transformed dull white pages into those that will catch the reader's interest. We have worked well together on both the Newsletter and the Website and enjoyed many spirited discussions on the best ways to present these communication vehicles to Heatherwood's homeowners.

My contributions to the Website have simply been changes in names of committee members, notices added when the need arises, and responses to new ideas Bill often brings forth to make things even better. There is no way Heatherwood could afford either our Website or our Newsletter if we had to pay our Webmaster for his time and expertise. Bill is another volunteer to whom my great thanks go out. I am also taking this opportunity to express my admiration of him for the website work he does for his Vietnam veterans' organization.

WELCOME COMMITTEE

Rose Mary Colombo, Chairperson



As we all know, Heatherwood is a highly desirable community as evidenced by eight new homeowners since our Spring/Summer Newsletter.

We have completed Welcome visits to four of the new homeowners and in mid-October, as this Newsletter was being prepared for publication, we were in the process of contacting the two homeowners who have moved in most recently.

And, it looks as though we will be busy welcoming two additional homeowners soon since two more houses have sold.

These visits give our Committee members the opportunity to meet the most gracious, friendly people who are so happy to join our community.

NEIGHBORS NEWS

CONDOLENCES



Our condolences to the families of Joe Lynch, John Pfrommer and George Ingram. 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

ADDENDUM F-1

ITEMS FOR WHICH ARB APPROVAL IS NOT REQUIRED

(See Exhibit F for guide to selection criteria)

While these items do not require ARB approval, the homeowner is responsible to ensure that these items are in compliance.

Improvement	Requirements
Kick plates on front entrance doors	None.
Side panel and transom glass at front entrance doors	Etching is permitted.
Door knockers	None
Door ornaments	Size - no larger than 24 inches in diameter.
Storm Door	Color – White or same color as front door. Material – Full glass. Glass can have a beveled edge or ornamentation around the border. Etching is permitted.
Garage Door wood trims	Can be replaced or covered with white vinyl.
Garage window panes	Location – top panel of door only. Color – clear glass only. Design – all designs of gridding permitted.
Window Candle Lights	None
Window Boxes (Stand-alone)	Size – must be free-standing, base of flowerpot shall not be higher than base of window. Location – in side and rear flowerbeds only.
Shutters	Same size, style, color, and material as original.

Improvement	Requirements
Garage Lights	Size - not to exceed 24 inches in height, 10 inches in width, and 16 inches in body/glass. Color - must be white, black, copper, verde, brass, or pewter. No colored glass or colored bulbs in fixture.
Electrical Land Lights	Location - must be located in flower beds; not permitted in grass areas.
Solar Land Lights	Location - must be located in flower beds; not permitted in grass areas.
Security Sensor Lights	Location - must be attached to buildings. Color – must be white.
Driveway Paver Lights	None
Patio light	Patio light replacement of existing wall mount fixture located by back door is permitted. Size – similar to the existing builder light and appropriate for the mounting block. Color: white, black, copper, verde, brass, and pewter.
Satellite Dishes	Location - based on reception requirements, the satellite dish placement can be determined by the dish provider. Color - shall be standard color of the dish provider. Limitations – 30 inches in diameter. No more than two (2) dishes permitted.
Attic Exhaust Fans	Design - must be of a “low profile” design. Color - must be equivalent to the roof shingles or may be factory aluminum mill finished. Location - must be located on rear roof surface, below the roof peak.

Improvement	Requirements
House Numbers	Must be in Arabic numbers. Material – Brass/decorative Size – minimum height of 3 inches; maximum height of 8 inches. Placement – at least 3 inches above ground level, clear from all obstructions (i.e., trees, shrubs); mounted in a position to be clearly visible from the street.
Barbeques (portable)	If you choose to locate your barbeque in a mulch bed, you may want to consider putting it on a platform, <i>i.e.</i>, pavers for safety and stability reasons. For those homeowners who do not have a patio or mulch bed, barbeques shall be on a platform, <i>i.e.</i>, pavers.
Plant/Shrub Flowerbed Replacement	None
Base of Mailbox Plantings	Plantings around mailbox shall not exceed 2 feet from the post in all directions.
Base of Street Trees Plantings	Planting areas are permitted around base of street trees, not to exceed already existing space created by builders.
Mulch	Permitted in planting areas and at base of trees. Stones are acceptable.
Ornaments	Location - not permitted on lawns or sidewalks, roof, garage doors, or hung from street trees, front flowerbed trees, or trees located outside of flowerbeds.
Ornament by Front Door	Size – one (1) ornament only, maximum 15” x 15”. Location – hung by door
Front Flowerbed Ornaments	Ornaments, statuary, planters, plant hangers, artifacts, small decorative flags, water fountains, or ornamentation are permitted. Size - may not exceed 30 inches in height and 24 inches in diameter with the exception of: Plant hangers – not to exceed 6 feet in height. Small decorative flags – not to exceed 24” by 24”. Water fountains – not to exceed 24” in height. Only one (1) permitted. Limitation: no more than five (5) items permitted.

Improvement	Requirements
Side Flowerbed Ornaments	Ornaments, statuary, planters, plant hangers, artifacts, trellis, small decorative flags, window boxes (free standing), or ornamentation are permitted. Size – may not exceed 36 inches in height and 24 inches in diameter with the exception of: Plant hangers – not to exceed 6 feet in height. Trellis - not to exceed 6 feet in height and 5 feet in width. Single-sided only. Small decorative flags – not to exceed 24” by 24”. Window boxes (free-standing) – base of flower pot may not exceed base of window. Limitation: no more than six (6) items on each side permitted.
Rear Flowerbed Ornaments	Ornaments, statuary, planters, plant hangers, artifacts, trellis, small decorative flags, water fountains, window boxes (free standing), stepping stones, or ornamentation are permitted. In addition, bird baths, small bird houses, and bird feeders, are only permitted in rear flowerbeds and on patios. Size – may not exceed 36 inches in height with the exception of: Plant hangers – not to exceed 6 feet in height. Trellis – not to exceed 6 feet in height and 5 feet in width. Small decorative flags – not to exceed 24” by 24”. Water fountain – not to exceed 24” in height. Only one (1) permitted. Window boxes (free-standing) – base of flower pot may not exceed base of window. Bird feeders – not to exceed 6 feet in height.
Mailbox Flowerbed Ornament	Limitation - one ornament permitted not to exceed 12 inches in height.
Garage Door Ornaments	Limitation - no more than two (2) flower pots or urns: one (1) on each side of garage doors or one (1) in center of garage doors. Size - maximum size of 24 inches in height and 18 inches in diameter.

Improvement	Requirements
Doorway Landing Items (between front door and a line along the front exterior wall of the house)	Limitations - one (1) chair, one (1) bench or table, two (2) planters or other ornament. Size - not greater than 24 inches in height or 24 inches in diameter.
Porch Items	Limitations – two (2) chairs or one (1) bench and one (1) table, three (3) planters or other ornaments. Size – not greater than 30 inches in height or 24 inches in diameter.
WINTER HOLIDAY DECORATIONS – Christmas, Kwanzaa and Hanukkah Duration: Decorations are permitted one week prior to Thanksgiving through January 31	
Winter Holiday Lights	Blinking or steady lights are permitted on homes, garages, flowerbed shrubs, and trees; color – white or multi-colored. Spot light to highlight ornaments are permitted on lawn. Garage light fixtures may be colored.
Winter Holiday Decorations	Location – Front doors, porches, front door landings, patios, garages, lawns, mailboxes, in flower/mulch and tree mulch beds. Limitation – must be secured properly.
SPRING, SUMMER, AND FALL HOLIDAYS – Easter, Halloween and Other Holidays	
Spring, Summer, and Fall Holiday Lights	Limitation – lights not permitted with exception of Halloween.
Spring, Summer, and Fall Decorations	Location – front doors, porches, front door landings, patios, mailboxes, in flower/mulch and tree mulch beds. Limitation – must be secured properly.