

HEATHERWOOD NEWS

2018

Prepared by Kathy Logan and Bill Taggart



Fall



Winter



Target Property Management
2215 Old Marlton Pike East
Marlton, NJ 08053

Danielle Holmes (Community Manager)
856-988-8000 ext. 311 (if you call after 3 p.m.)
dholmes@targetpm.com

In an emergency please call 856-988-8000 and listen to the prompts to leave a message in the emergency mailbox or, if it is a snow emergency, in the snow emergency mailbox.

Board of Trustees

PRESIDENT'S MESSAGE

Rose Mary Colombo



It was gratifying to see such interest and participation in the October 2018 election. 112 homeowners cast votes for the candidates.

As you aware, Kathy Logan, Tina Assante and I have been elected to the Board of Trustees for a two- year term. We join Gary Bellotti and Dona File who have one year left on their terms.

I thank those homeowners who voted for me and my fellow Board members for selecting me as their President. I assure you that I will do my best to maintain Heatherwood's exceptional reputation. While you and I may not always agree on issues, please know that decisions will be made for the benefit of the entire community.

In the past when I served as Treasurer, I took a very conservative approach to spending, mindful that the Board was entrusted with homeowners' funds. I always considered the impact of expenditures on the budget and the monthly Association fee. As President, I will work with the other Board members to monitor expenses. The Association Fee has been \$115 per month since 2014 and remains the same for 2019 (the sixth year). Future increases in the Association Fee will be dependent on the cost of contracted services. While I cannot guarantee there will be never be an increase, I assure you that the Board will work to maintain the monthly Association Fee at a reasonable level.

As you are aware, we live in a community guided by Governing Documents, which have been in place since 2002. These documents were written and implemented by the builder, and while some changes have been made over the years, the basic tenets of the documents remain unchanged.

I ask you to familiarize yourself with these documents which are available in their entirety on

our website (www.heatherwoodnj.com). It will help you to understand why certain decisions are made and what responsibilities are yours as homeowners.

As the winter approaches, let's hope that we have a mild season and that we will not be challenged by excessive ice and snow.

Best wishes to you and your families for joyful holiday season.

FINANCIAL REPORT

Tina Assante

Please refer to the attached Financial Report.



LANDSCAPING AND MANAGEMENT CONTRACTS



At the Open Meeting on October 18, 2018, then-President Bill Dennis advised that they had elected to renew the contracts of both Target Management and Marksmen Landscaping for a period of only one year. In response to questions from homeowners, it was explained that only three landscaping companies responded to the six Requests for Proposals sent out.

There was a significant difference in cost, upwards of \$25,000 more, between Marksmen and the nearest competitor. It was also noted once again that landscaping companies combine their contracts with landscaping and snow removal and will not bid on one or the other separately.

A similar situation existed with management company proposals, where due to unforeseen circumstances it was not possible to complete the process in a timely manner and it was decided to continue with Target Management for another year.

The current BOT will once again go through the process of obtaining new bids for both contracts next year.

VETERANS DAY



We 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 undying gratitude.

This seems an appropriate time 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 placement, as they should never be allowed to touch the ground.**

PROPER DISPOSAL OF AMERICAN FLAGS



American flags should always be disposed of in a proper and respectful manner and should not be put in the trash.

There are a few locations around the Township where old flags can be left, and where they will be disposed of properly. Two such locations are at the parking lot behind the Community Activity Center (CAC) on Hurffville-Cross Keys Road and another is at the parking lot of Egizi Funeral Home on Ganttown Road.

If you need any assistance in this matter, please email the website at heatherwoodnj@comcast.net

SEASONAL REMINDERS



The BOT wishes to remind homeowners of some of Heatherwood's guidelines during the Fall and Winter seasons. While they have from time to time been published in previous Newsletters, we have quite a number of newer homeowners who may benefit from their inclusion and longtime homeowners who could possibly use the reminders:

BAGGING OF 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 BOT 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.** (Declaration of Covenants and Restrictions, Article VI, Use of Property; Section 2, Maintenance of Property; (b) Lawns.)

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.

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.

WINTERIZATION OF SPRINKLER SYSTEMS



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

SNOW REMOVAL



Snow will be removed from all sidewalks, driveways, driveway aprons, walkways to front doors, front door landing, mailboxes, and fire hydrants.

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.

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.

YARD SALE



For the first time in several years, Heatherwood held a Yard Sale on September 29, which turned out to be a beautiful day. This effort was spearheaded by Jacqueline Dennis and it was apparent from the considerable participation by homeowners that it was much appreciated and enjoyed.

HEATHERWOOD EMAIL DISTRIBUTION LIST



This list is used to send out important Heatherwood related communications to residents and inclusion is strictly voluntary. This list is only used for this purpose and is not shared with anyone.

Heatherwood residents wishing to be added to the Heatherwood Email distribution list should notify Heatherwood at

heatherwoodcommunications@comcast.net

Residents already on the distribution list are also reminded to notify Heatherwood at that same email address if they change their email address or wish to be removed from the list.

When contacting Heatherwood, be sure to include your name and mailing address in your email.

CONTRACTOR SIGNS



Remember that contractor signs may not be placed on your property 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 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. During a week in which one of these holidays falls (New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas), garbage/recycling pickup will be delayed one day. If the holiday falls on the weekend there will be no delay.

(Ed. Note - Trash and Recyclables are normally collected in Heatherwood on Tuesday. If one of the above mentioned holidays falls on a Monday or Tuesday, trash will normally be collected on Wednesday unless otherwise notified.)

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.

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, December 18, 2018. If you have questions or want additional information, please contact Dona McKenney, 40 Caserta Drive, 410-382-7441, or donamckenney@comcast.net

HEATHERWOOD WEBSITE*Bill Taggart, Webmaster*

The Heatherwood website address is www.heatherwoodnj.com

The email address that you should use if you need to contact me on any website related issue is heatherwoodnj@comcast.net

The website has Heatherwood Community information as well as local area information and other links to various websites that people often need to reference. The Heatherwood website has this content and more in one easy to use location.

If anyone has any suggestions on adding any new content that you feel would be beneficial to our residents or if you have any questions on the website or suggestions on how I can make the website more useful to you, please contact me.

HEATHERWOOD COMMITTEES**ARCHITECTURAL REVIEW BOARD (ARB)**

As you were previously advised by letter, three homeowners responded to the request made by the previous Board in August 2018. The current Board was pleased to appoint them for two-year terms on November 6, 2018. Chairman John Medica and members Tom McQuillan and Tony Femiano bring their excellent credentials to this most important task and will make improvements regarding the annual inspection process. They have

already held their first meeting and look forward to more efficient communications with both Target Management and Heatherwood homeowners regarding ARB issues.

For the information of newer homeowners, the ARB receives, reviews and ultimately approves or disapproves requests made for architectural changes to the outside of their homes and property.

They also inspect each home prior to Closing in order to ensure there are no outstanding violations, as well as ensure the management company addresses any violations that crop up from time to time during the year (i.e. contractor signs on lawns during or after work performed, signs or flags not in compliance with our documents, etc.)

Inasmuch as the BOT intends to once again have Target Management conduct the annual inspection, the ARB members will not be actively involved in that process. Once the homeowner has advised Target they have corrected all violations, the ARB will do a quick check to confirm same and then ensure that the management company promptly advises the homeowners in writing that the violations have been corrected satisfactorily and thanking them for their cooperation

A WORD ABOUT GENERATORS

During the period of time in 2018 when Heatherwood did not have an ARB, a few applications for approval of generators were received and handled by the BOT. All homeowners are reminded that ARB approval must be sought prior to commencement of any work by a contractor.

GARDEN COMMITTEE*Rose Mary Colombo, Chairperson*

most impressive in the area.

The Garden Committee had another successful year with the Sun Patiens they planted in May 2018. Our front entrance flowers were among the

We were again very fortunate to choose a pleasant day on which to complete the Fall decorating. The minor problem with the lighting at the gazebo has been repaired and the orange lights now glow brightly in the evening.

Our next task will be the holiday decorating in early December. It is a more time-consuming endeavor since we place more lights on the bushes and gazebo. The current members have been doing this decorating for several years and would welcome the assistance of the new, younger homeowners.

Please consider joining our Committee to decorate our lovely community. It entails only two hours in the Spring to plant flowers, two hours in the Fall to plant chrysanthemums and decorate, and two hours in December to decorate for the holidays. We hope you will consider joining our Committee. It is an opportunity to meet your neighbors and participate in making Heatherwood stand out as a premier community.

Anyone interested in joining our Committee should e-mail the website at heatherwoodnj@comcast.net

MAILING COMMITTEE

tions to Heatherwood homeowners.

We greatly appreciate that Jo Femiano chairs the Mailing Committee, as this assures we will continue to save significant postage costs of distributing communica-

Recently a request was sent out for additional volunteers for this Committee and six responses were received. This was a heartening development and

confirms our belief that many Heatherwood residents wish to do their share toward the success of our community.

The BOT thanks Renee Blasko and Harriet Baccare, two longtime Mailing Committee members, for their years of service delivering various communications whenever requested.

SOCIAL COMMITTEE

Following in the footsteps of the previous dedicated and hardworking residents and prior Committee members, two recent newcomers to our

Heatherwood Community have volunteered to Co-Chair and revive the Social Committee, Charleen Orzechowski, (23 Caserta Drive) and Cathy Sherry, (27 Pleasant Valley Drive).

The goal of this Committee is to provide and organize events for the entire community so neighbors can meet and socialize. **Charleen and Cathy have prepared a brief survey which is included in this Newsletter. Your input is very important.**

Charleen and Cathy are inviting members of the Heatherwood Community to join this Committee. The first proposal is to organize a **WINTER THEME PARTY**.

If you are interested in being a part of this Committee, kindly contact by phone or text, Charleen (856-816-7416) or Cathy (609-617-4946) or email Charleen at charleen0613@comcast.net or Cathy at cjms5@comcast.net

WELCOME COMMITTEE

Rose Mary Colombo, Chairperson



Since the Spring/Summer News-letter, the Welcome Committee has completed visits to five new homeowners. Each of these homeowners received a home baked item from the volunteers on the Committee.

Two additional homeowners have been contacted, and we are waiting to schedule a time and date convenient for them.

These visits are so rewarding for the new homeowners as well as the Committee members. The homeowners we meet are very cordial and enjoy our visits. We believe that they feel more comfortable in their new community after we answer their questions and give them helpful information about Heatherwood.

Anyone interested in joining our Committee should e-mail the website at heatherwoodnj@comcast.net

CONDOLENCES

Our deep condolences go out to the families of two Heatherwood homeowners who passed away since the publication of our Spring/Summer Newsletter:

Daniel Griggs
Rocco Mattioli

HEATHERWOOD SOCIAL COMMITTEE SURVEY

Name _____

Address _____

Contact Phone # _____

Email Address _____

Kindly review and respond to this survey by placing a checkmark by your preference:

FOR IMMEDIATE CONSIDERATION

- 1) Is a Winter Party something you would like to attend? ____ Yes ____ No
- 2) When would you prefer the Winter Party? 2018 Dec ____ 2019 Jan ____ 2019 Feb ____
- 3) When would you prefer the EVENT? Lunch ____ Early Dinner ____

FOR FUTURE CONSIDERATION

- 4) Would you be interested in a cookout/block party? ____ Yes ____ No
- 5) When would you prefer the above? May/June ____ August/September ____

CHECK ACTIVITY THAT WOULD BE OF INTEREST TO YOU: CHECK AS MANY AS YOU PREFER

- ____ CARDS (Circle your choice(s) - Bridge / Canasta / Pinochle / Rummy / Bunco / Other
- ____ Board Game Groups
- ____ Walking Groups -State Time(s) you would prefer to walk _____
- ____ Yard Sales
- ____ Bus Trips (Circle Areas of Interest) Casino / Shows / Cultural Activities / Sporting Events
- ____ Golf Groups - Ladies ____ Men ____ Both ____
- ____ Progressive Dinner Parties
- ____ Book Club (already in existence)
- ____ Other Suggestions _____

Thank you for your input as we look forward to a new and exciting year. Kindly complete and return by December 7th, 2018 through email to charleen0613@comcast.net or cjms5@comcast.net

OR

Hand deliver or mail your response to Charleen Orzechowski, 23 Caserta Drive, Sewell, NJ 08080 or Cathy Sherry, 27 Pleasant Valley Drive, Sewell, NJ 08080