

FEATHERWOOD NEWS

2019

Prepared by Kathy Logan and Bill Taggart



Spring



Summer



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



Welcome to Spring! While we did not have much snow and ice (thank goodness) this past Winter, there were some brutally cold days and nights. Now is the time to get outdoors, work in our yards, and walk around this lovely community.

With the savings we realized by not needing snow removal, the Board of Trustees is planning some projects which have been delayed for financial reasons. Some of these projects include power washing the vinyl fences as needed, trimming and maintaining existing pine trees along the perimeter of the property, extending irrigation along the front property, replacing our Caserta Drive and Pleasant Valley Drive signs, and repairing raised sidewalks. Some of these projects will be funded from our Capital Reserve account and some will be paid from our Operating account. Rest assured that all projects will be completed within budget constraints.

Our annual ARB inspection will be conducted in early June. We believe that timeframe will give all homeowners enough time to critically assess their property and complete clean-up, power washing, painting and any other improvements necessary to pass inspection. Again, these inspections are not meant to be invasive or intimidating but are a means of maintaining the beauty and reputation of the community as well as your property values. We trust you will prepare your home for these inspections.

Before the Fall Newsletter, we will be in the process of conducting a Board of Trustees election. Two of the current Board members will complete their two-year terms, creating vacancies on the Board. I hope you will give serious consideration to running in the October election. Serving on the Board of Trustees is a challenging but a rewarding experience. If you have questions about the Board, please do not hesitate to contact me so that I may explain how the

Board operates and the duties and responsibilities of a Board member.

As your Board President, I continue to be proud of our community and to assist the wonderful people who live here.

FINANCIAL REPORT

Tina Assante



Please refer to the attached Financial Report.

APRIL OPEN MEETING

Kathy Logan



The Open Meeting began with the Pledge of Allegiance. Rose Mary Colombo, Board President, then apologized on behalf of the Board of Trustees for the scheduling of this semiannual meeting during a week that included both Christian and Jewish holidays. Rose Mary emphasized this was purely an oversight and that the Board will be more aware of religious observances when scheduling next year's meeting.

A new meeting format was introduced, with the use of microphones by Board members as well as homeowners wishing to ask questions. This format worked well and will be followed at future Open Meetings.

Prior to approval of the October 18, 2018, Open Meeting Minutes, Rose Mary explained that the prior Board had stated Heatherwood's contract with Marksmen Landscaping had been renewed for a period of one year. When the current Board reviewed the contract, it was determined that the signed contract was for a period of two years. The Minutes were then approved with this correction noted in the April 18, 2019 meeting Minutes.

Treasurer Tina Assante presented the 2018 Year-End Budget Review; financial reports for the current year, and information regarding the transfer of \$20,000 of

2017 excess Snow Budget funds and \$5,000 excess revenue from the 2018 budget to our Savings Account. Also, in preparation for a Board vote on a Resolution, she explained plans to transfer a portion of Capital Reserve funds and Savings Funds into 12-month CDs in order to earn a better interest rate and protect funds which exceeded the FDIC insurance limit of \$250,000. The Resolution passed unanimously and there were positive comments regarding the plan.

Vice President Gary Bellotti announced plans regarding leveling of sidewalks, replacement of the brick portion of the Caserta Drive entrance, finishing the caulking project, replacement of entrance signs, extending our sprinkler system, as well as trimming trees and general cleanup of a portion of the tree line between Heatherwood neighboring properties. All such plans depend upon available funds. Some projects will be paid from our Capital Reserve fund.

Treasurer Tina Assante also provided information regarding the new Call Messaging System that has been initiated. She has spearheaded this project and noted the substantial assistance provided by Webmaster Bill Taggart.

WASHINGTON TOWNSHIP RECYCLING



Heatherwood is a rather breezy community and overflowing recycling cans have resulted in numerous cans, plastic bottles and other lightweight items being blown into our storm drains and retention/detention basins. Please be attentive regarding loose items placed in the recycling cans. Note that one free container per household is provided to new residents (proof of residency must be provided). The container must be picked up within the first year of residency.

New recycling containers can be purchased at the Municipal Services building at a cost of \$10 for a 20-gallon bin or \$17 for a 32-gallon bin. Residents who are over 55 years of age can purchase a bin at half price.

The Township also has recycling stickers free of charge that can be placed on your own container.

You are reminded that during a week in which one of these holidays falls, **New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas**, Garbage and Recycling pickup will be delayed **One Day**. If the holiday falls on the weekend, there will be **no delay**.

SEASONAL REMINDERS



The BOT wishes to remind homeowners of some of Heatherwood's guidelines during the Spring and Summer 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, as well as longtime homeowners who could possibly use the reminders:

Any issues regarding landscaping 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.

CONTRACTOR SIGNS



Remember that contractor signs may not be placed on properties **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.

HONORING OUR FLAG



This is another gentle reminder to homeowners who place the smaller American flags in their mulch beds or in front of their mailboxes during Spring, Summer, and Fall: 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. Heatherwood is quite a breezy community and we need to stay alert regarding this important part of honoring our American flag.

SPRINKLER SYSTEMS



Homeowners may wish to turn off their sprinkler systems on the Friday prior to our scheduled lawn cuttings on Mondays.

As many are aware, drainage in some areas is problematic and this practice may help to alleviate such issues.

MISCELLANEOUS OUTSIDE STORAGE



From time to time, Heatherwood residents may find their back patio, porch areas or behind bushes a convenient place to stow unused flower pots, ladders, garden tools or other items.

While it may be helpful to them for storage, all of us should be aware that our homes are in close proximity to each other and what may be out of sight for one is often very visible and possibly unsightly to others.

Of course, we are all aware that our Governing Documents are clear regarding the maintenance and appearance of the outside of our properties.

ORNAMENTS



Please take a moment or two to review Exhibits E and F of our Governing Documents, which set forth guidelines created by Heatherwood's builder, J. S. Hovnanian.

At closing, each of us by signing the Agreement of Sale also simultaneously agree to abide by Heatherwood's Governing Documents. Of particular note are rules regarding ornaments, such as one indicating no ornaments are permitted in either street trees or trees in mulch beds located in front of the homes.

Guidelines also include the number of ornaments allowed in mulch beds. While some subsequently find they disagree with such limitations, as many of

us do, living in a community with a Homeowners' Association does bring with it restrictions of this sort.

One of the tasks of the Board of Trustees is to work in conjunction with the ARB to ensure compliance and every attempt is made to do so in the least confrontational manner possible.

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, May 21, 2019. If you have questions or

want additional information, please contact Dona McKenney, 40 Caserta Drive, 410-382-7441, or donamckenney@comcast.net

HEATHERWOOD EMAIL DISTRIBUTION LIST

Bill Taggart



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.

HEATHERWOOD WEBSITE*Bill Taggart*

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.

A TIMELY REMINDER*Paul Rose, Homeowner*

Why do all my electronic devices go bad in the middle of the night? Why can't they beep me at three in the afternoon or ten in the morning? One of my CO2 detectors decided to let me know that it was at the end of its life at 4:36 AM the other morning. It was beeping and I thought we were going to die if we didn't open the windows and evacuate the house. The LED readout was flashing the word END over and over. I had to look in the manual to find out it wasn't announcing MY end but its own. What, it couldn't tell me this after breakfast?

I tell this story to let everyone know that all our electronic devices, including smoke and carbon monoxide detectors, have a life span. A little research showed me that those smoke and CO detectors last about 10 years. And since most of the houses here in Heatherwood were constructed in 2002 and 2003, that means that the detectors in our homes are well past their expiration date and need to be replaced.

Don't be concerned. It's a fairly easy process, as I discovered when I replaced ours last Fall.

Depending on the number of rooms and configuration of your house, most homes in Heatherwood have about four or five hard wired smoke detectors: one in each bedroom, one in the hallway between the bedrooms and one in the loft area, if you have one. For our house that was a total of four smoke detectors and two plugin carbon monoxide detectors.

The smoke detectors the builder installed in Heatherwood are First Alert and can be bought at any home center or hardware store. They are a basic model and you can purchase them individually or in a contractor's pack. The plugin CO detectors can be basic or more expensive.

Replacing the smoke detectors is almost as easy. There is no need for any tools. Each wired smoke detector has a base that is attached to the ceiling. There is no need to remove this base. Just unscrew the detector by turning a half turn clockwise (looking up at the detector). It will come off the base and is attached by a plug-in wire. Unplug this wire and plug in the modular wire of the new detector. Seat the new detector into the base and turn counterclockwise into the base. That's it. Just push the test button to make sure all is functioning. Repeat for your other smoke detectors and you're done for another ten years.

Of course, don't forget to change the backup battery twice a year. Now enjoy the warmer weather and have a great Spring and Summer!

HEATHERWOOD COMMITTEES

ARCHITECTURAL REVIEW BOARD (ARB)*John Medica, Chairperson*

Annual home inspections will be performed the first week of June 2019. Inspectors will be wearing yellow safety vests.

A WORD ABOUT GENERATORS AND SOLAR PANELS

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*

The Garden Committee is preparing for the planting of the Spring flowers sometime in early May. We are again planting SunPatiens which seem to thrive in our front flower beds.

The Garden Committee volunteers save homeowners over \$500 by planting the Spring flowers versus contracting this work. We have a wonderful group of energetic women and men who enjoy getting together to beautify Heatherwood. We welcome anyone who wants to join this group. A green thumb is not a prerequisite!

If anyone is interested in volunteering for this fun Committee, contact Danielle Holmes of Target Property Management at 856-988-8000 extension 311.

SOCIAL COMMITTEE*Charleen Orzechowski and Cathy Sherry, Chairpersons*

A special thank you to those homeowners who responded to the December survey. We are currently working on ideas you have proposed to provide social activities and to provide opportunities to share common interests.

On March 12th our first **Meet & Greet** happy hour was held at The Bar at Seven Star Diner. Forty-four residents attended and from all feedback a good time was had by all!

Our next **Meet & Greet** is scheduled for Tuesday, May 7, 2019
The Bar at Seven Star
4PM – 6PM
Hope to see you there!

On Saturday, October 12th, an Oldies Dance Party is scheduled from 7PM to 11PM! We've reserved a fabulous venue where we can enjoy great food, great company, and dance the night away to songs that we all enjoy. Save the date! You don't want to miss this one!

Flyers and email will be utilized to announce all upcoming events. Stay tuned!

WELCOME COMMITTEE*Rose Mary Colombo, Chairperson*

Since the Fall Newsletter, five new homeowners have moved into Heatherwood. The Welcome Committee has completed a visit to one of the new homeowners. The other four have been contacted and have opted to notify the Committee when they are available for a visit.

During the one visit which was completed, we met a lovely woman who has moved to Heatherwood from

out of state to be closer to her family. She warmly welcomed the members of the Committee. It was enjoyable to visit with her and her family.

The Committee will continue to contact all new homeowners and offer a Welcome visit. Of course, it is always at the convenience of the homeowner, and we respect the privacy of those individuals who choose not to be visited by our Committee.

CONDOLENCES



Our deep condolences go out to the families of two Heatherwood homeowners who passed away since the publication of our Fall/Winter 2018 Newsletter:

Rose Colarulo
Edward Reiher