

# HEATHERWOOD NEWS

Fall

Winter

2014

*Prepared by R. Gutleber*

## PRESIDENT'S MESSAGE

*Kathy Logan*

With fall's arrival, Heatherwood became even more beautiful than it was in the summer. It is truly enjoyable to drive or stroll through our community and see the lovely wreaths on doors and flowers in the mulch beds. Heatherwood homeowners should be very proud of the excellent reputation we enjoy in Washington Township and surrounding towns. I know I am.

Now as winter approaches we must keep our fingers crossed that snow, if any, will be insignificant or nonexistent, particularly in November and December of this year. Last winter was especially difficult and took a serious toll on our snow budget, leaving us with slightly less than \$8,500 for the rest of 2014. We can only hope for better treatment from Old Man Winter as the cold months unfold.

I sincerely hope all Heatherwood homeowners will have healthy fall and winter seasons and enjoy the upcoming holidays.



## FROM THE TREASURER

*Dona McKenney*

Please refer to the attached Financial Report.



## COMMUNITY CLEANUP DAY, JUNE 16, 2014

We were happy to welcome all volunteers who gathered at the gazebo on June 16 to help in addressing the continuing problem we are experiencing with vacant homes. Grass is not fertilized; weeds grow with amazing speed as time passes by. These four vacant homes are unsightly and needed attention, but the Board of Trustees is most reluctant to spend the Association fees of others on these properties. As our attorney had advised we are limited to weeding and cleaning the mulch beds, these volunteers came prepared with shovels, brooms, weed whackers, and lots of enthusiasm. All homeowners should be grateful that the result was a vast improvement on the overall appearance of the properties. While we would be happier if the homes were occupied, once the process moves into the court system it is frustratingly slow. We receive monthly reports from our attorney's office at no charge, but there is little movement as a general rule.



Special thanks go out to those who helped on June 16 and those who continue to spread Preen, apply RoundUp, or even weed whack on a regular basis: Joe and Marilyn Brennan, Rose Mary and George Colombo, Bill Dennis, Pat Donnelly, Ken Garner, Glenn and Esther Henson, Elaine Jones, Kathy Logan, Dona McKenney, Dave Murphy, Judy Parker, Carmen Popolo, Greg Rossini, and Evelyn Sass.

Thanks

In addition to the Community Cleanup Day, volunteers continue to contribute time and effort in order to keep Heatherwood beautiful and, just as significantly, save the Association money to pay outsiders for such work. Greg Rossini has cleaned up fallen branches and other debris in the wooded area near the pump station, Bill Dennis has painted the entrance signs, replaced and/or repaired several handicap ramps, and saved the cost of a pest control contractor in order to remove wasp or bees nests in our common areas, Rose Mary and George Colombo and Kathy Logan cleaned the vinyl fence along County House Road, and Glenn and Esther Henson power washed the benches at the gazebo and cleaned the gazebo.

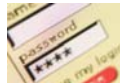
We are also still most fortunate to have our enthusiastic and efficient Mailing Committee, whose efforts save us over \$70 each time a communication is delivered rather than mailed. While we have attempted to keep communication deliveries to a minimum, this committee truly saves us a considerable amount every year. The only mailings which are not delivered are ones we are required by law to mail, such as the annual Budget and Budget Justification, votes for Board of Trustees elections, and documents regarding any changes in our Governing Documents.



Another form of communication is our amazing Website, created and maintained by our Webmaster Bill Taggart. There is a fountain of information on it and you are encouraged to spend a bit of time occasionally to see what is happening there. This year Bill worked many patient hours with Rose Mary Colombo and Kathy Logan to achieve the goal of having a complete set of our Governing Documents on the website for easy review by our homeowners.



The URL is [http://heatherwood\\_nj.home.comcast.net](http://heatherwood_nj.home.comcast.net). (Note there is an underscore \_ after the word heatherwood.) Access to the Financial and Open Meeting sections requires a password. Please send an e-mail to the Heatherwood Secretary at [heatherwoodsec@hotmail.com](mailto:heatherwoodsec@hotmail.com) to request the password.



Thank you is very inadequate to say to all of these Heatherwood homeowners who care so much and show it in so many meaningful ways.

## RECYCLING

Homeowners are requested to please not overfill the recycling containers as some problems have arisen with plastic bottles and other debris being blown around the community and in some cases ending up in front of other homes, in the streets and/or into the storm drains. Your cooperation will be much appreciated.

## VETERANS DAY

November 11<sup>th</sup> gives us the opportunity to take a few moments to remember and honor all veterans who have given so much on behalf of our country. Heatherwood is blessed to still have World War II veterans, as well as those from the Korean and Vietnam Wars. We also have our veterans who did not serve during wartime, but served this wonderful country honorably as well. Thank you to all for your service.



## GOVERNING DOCUMENTS ON WEBSITE

Our website now has available a current set of our Governing Documents, including the By-Laws and Declaration of Covenants. They have been placed in a format which allows for changes to be made should they be necessary in the future. We have quite a number of new homeowners who may not be familiar with some of the rules and restrictions in those documents and this now makes it very easy to review them without paging through a big binder or stack of loose papers. We have found in the past that new homeowners have been provided with a set of documents at closing but they have not been kept current by the previous homeowner. All are urged to take advantage of this new quick and easy way to review these documents.



## LEAF-PEEPING SEASON

We all love the colorful trees in Heatherwood at this season, but it is time to remind homeowners that they are responsible for bagging the leaves from the trees on their property. The Township will pick up the bagged leaves, but they should either be in clear bags or marked as yard waste. They should also be placed away from regular trash cans to avoid any confusion. Our trees are getting bigger and we will all be facing disposing of our leaves.



Our Declaration of Covenants, Article VI, Section 2(b), states in part regarding leaves, "Lot owners will be responsible for the care and maintenance of any and all shrubs, flower beds, trees or other plantings on individual Lots. This responsibility is inclusive of bagging and proper disposal of any debris from said plantings, including but not limited to clippings, fallen leaves from trees, etc. Debris shall not be discarded in the streets or sewer drains via blower, broom or by any other means."

The Board of Trustees (BOT) has made every effort during the summer to skip cuttings whenever possible so we may extend the lawn cutting season as far into the fall as possible. Ideally this will result in the last cutting being in mid to late November, leaving what will hopefully be the major portion of leaf cleanup being done by the lawn contractor.

Please also be alert as to 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 which can be avoided if homeowners make a conscious effort to be aware if this is happening and take steps to avoid it or correct it if at all possible.

### **A BIT MORE ON YARD WASTE DISPOSAL**

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

"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 the sprinkler system. In the past we have heard about homeowners who forgot and then experienced frozen and bursting pipes.

### **SNOW REMOVAL – 2014**

Please note that our snow removal contract contains the following items:

Snow removal shall be provided when snow accumulation reaches a minimum of two inches.

Amount of snow will be agreed upon by the Contractor and the Association. In case of a question, the National Weather Service will be used to determine amounts.

Snow removal shall begin within two hours after snow has completely stopped.



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

Please note that during heavier storms, if fire hydrants are blocked by Township plowing, clearance will not be included.

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

A gentle reminder to all: Stock up on your ice melt, as ice removal is a homeowner's responsibility. The BOT **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 removal budget.

\* \* \*

Any issues regarding the snow removal process are to be called in to Target Manager Property Manager Matt

Grilli, at 856-988-8000, extension 321. If you reach an answering service, you should follow the prompts to leave a message. Target advises it has its managers check for messages on a frequent basis.

**Please do not contact BOT members or TLC Landscaping Company directly.**

### CONTRACT RENEWALS

For your information, the following contracts were reviewed, motioned, and approved at the Heatherwood Open Meeting on October 28, 2014:



CPA:

Francis J. April, CPA, L.L.C.: Renewal of Contract, 1-year term

Insurance (Volunteer):

Star Indemnity and Liability Company, 1-year term

Princeton Hydro:

Pond maintenance contract, 1-year term

### E-MAIL COMMUNICATIONS

If you would like to add your e-mail address to Heatherwood's e-mail communication distribution list, please send an e-mail to the Heatherwood Secretary at [heatherwoodsec@hotmail.com](mailto:heatherwoodsec@hotmail.com) requesting her to do so. E-mail bulletins include updates on such items as lawn cutting schedule changes and maintenance project commencement or status.



### REVISITING FLAGS AND SIGNS

Every so often, it seems wise to revisit some of Heatherwood's lesser known regulations in an effort to continue to fulfill the responsibilities of the BOT and the Architectural Review Board (ARB). To that end, our Governing Documents indicate the following:

**Flags –**

- 1) Large decorative flags, other than the traditional American Flag, are prohibited. American Flags shall be of a size no larger than 3 ft. by 5 ft.
- 2) Small decorative flags/banners/plaques (not to exceed 24" by 24"), as part of the total allowed

ornaments, are permitted in front or side flower beds.

**Signs –**

- 1) One unlighted sign advertising a property for sale may be placed inside a window provided it does not exceed 30 inches by 48 inches overall.
- 2) One "For Sale" sign (not to exceed 24" by 24") advertising a property for sale is permitted on front lawn.
- 3) Open house signs are permitted only on the day of the open house. Sign shall be removed within two (2) hours after the open house is closed.
- 4) One Political sign (not to exceed 24" by 24") is permitted in front yard. Sign may be displayed two weeks prior to the election and be removed one week after the election.
- 5) No other sign may be erected without prior written approval of the BOT, with the exception of one security sign (*i.e.* alarm sign) front and rear of home. Sign in front of home shall be placed in flowerbed or attached to mailbox post. Sign in rear of home shall be placed in flowerbed.
- 6) Any of the aforementioned signs permitted on front lawns need to be removed on the day that lawn cutting transpires. Heatherwood's Landscaping Company is not responsible for any damage that may occur to signs left out on lawns.

### HOLIDAY DECORATION REMINDERS

Our governing documents set forth the following guidelines for winter holiday decorations:

Definition of winter holidays includes Christmas, Hanukkah, and Kwanzaa

**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/mulch, 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 secured properly. Decorations are permitted to go up one week prior to Thanksgiving but must be removed by January 31.

### **ALWAYS LOOKING FOR VOLUNTEERS!**

We've experienced changes in some of our committees and encourage you to consider lending a hand. Some committees take very little time, but help to serve our community in meaningful ways. We are presently looking for new members for the ARB, a most important committee, and the Garden Committee (which also needs a Chairman and continually outdoes itself in seeing to it that our entrances look beautiful in every season).



There are signup sheets for all committees at Open Meetings in April and October, but you may also call Target Management at any time to say you are ready, willing, and able to help.

### **MUSIC ANYONE?**

One of Heatherwood's new homeowners would like to invite others in our community who play musical instruments to join a proposed group. He plays the trumpet and enjoys light classical, jazz, and swing music. Sounds like great fun! If you are interested, please contact Vince at [cardinalvlc5@gmail.com](mailto:cardinalvlc5@gmail.com).



### **BOOK CLUB**

*Dona McKenney, Homeowner*

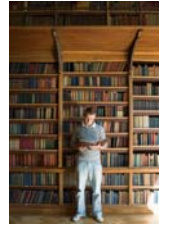
The Heatherwood Book Club meets the third Tuesday of each month at 7 p.m. The next meeting is Tuesday, November 18, 2014, at 7 p.m. The host is Peggy Orazi at 34 Caserta Drive. The club will be discussing *The All-Girl Filling Station's Last Reunion* by Fannie Flagg. If you have questions, or want additional information, please contact Dona McKenney, 40 Caserta Drive, 410-382-7441, or [donamckenney@comcast.net](mailto:donamckenney@comcast.net).



### **BOOK LOVERS - DON'T FORGET THE LIBRARY**

*Terry Kurko, Homeowner*

I love to read, and I love a good bargain. If you are like me, then don't forget to use the Margaret Heggan Library funded by your tax dollars. Not only can you go to the library and check out books, you can borrow DVDs and ebooks at no cost.



Ebooks (or electronic books) and audiobooks can be downloaded to your Kindle or Nook devices. You can also read or listen to these books on your computer, smartphones or tablets. The Heggan Library, in conjunction with other South Jersey libraries, has books for download through Overdrive and offered at the South Jersey Audiobook and eBook Download Center. I recently spoke to the new librarian, Sheila Mikkelson, who is making some great changes to the library including the recent elimination of fees to borrow DVDs. She's also planning some additional training for library members on how to download ebooks and audiobooks. But I'm sure you can stop by anytime and ask for some help.

The library also has a computer lab with free internet service and offers various classes on how to use the computer. They have book clubs at the library and an area where you can clip coupons or leave coupons that you don't use. Heggan Library has a large children's area with books and DVDs that you can borrow or bring the grandkids for many of the storytime hours that they offer.

The Margaret Heggan Library is located at 606 Delsea Drive, Sewell, NJ 08080. Online the library is located at <http://www.hegganlibrary.org>.

### **HEATHERWOOD COMMITTEES**

#### **ARCHITECTURAL REVIEW BOARD**

*Norm Imaoka -Chairperson*

The Architectural Review Board (ARB) has completed Heatherwood's home inspections for 2014. In total, there were 126 violations issued of which the majority were for property maintenance issues, i.e., mildew on siding, sidewalk stains, painting of wood trims and painting of shutters.

We would like to take this opportunity to thank Ed Behrens, Ben Eller, and Sandy Imaoka, now retired from the ARB, for their service in the past several years and welcome our newest volunteers, namely, Renee Blasko, Greg Rossini, and Beth Rossini.



*Have a great holiday season...*



**GARDEN COMMITTEE**

*Rose Mary Colombo, BOT Contact*

The summer begonias bloomed so beautifully this year that the Garden Committee was very reluctant to remove them to make way for the fall decorations! But, we took advantage of a lovely fall day to decorate Heatherwood for the autumn season.

The Garden Committee appreciated the assistance of the six male volunteers. With their help we removed the begonias, purchased, transported and planted the mums, tied the corn stalks and scarecrows and managed to complete the entire process in two hours.

It was truly a group effort and many thanks go out to Glenn Henson, Madeline and Bob Lentine, Joe and Marilyn Brennan, Greg Rossini, Rose Mary and George Colombo, Dan Kerney, Ruth Gutleber, Judy Parker, and Nancy Bennett.



We hope that all the homeowners enjoy the fall decorations.

The Garden Committee is always looking for new members, both men and women. We could use the extra help for our next big project, which are the holiday decorations. If you are interested in joining, please

contact the Heatherwood Secretary at [heatherwoodsec@hotmail.com](mailto:heatherwoodsec@hotmail.com).



**SOCIAL COMMITTEE**

*Ruth L. Gutleber, Chairperson*

The grandchildren trick-or-treating took place the weekend before Halloween, with lots of fun for the grandchildren and homeowners alike.



The Social Committee has decided that it will **not** hold a Holiday Luncheon this year, but may possibly hold one in 2015.

The Labor Day Picnic 2014 was a great success!



Because attendance was down by a few people and because of the warm weather and the flies, our plan for next year is to hold the picnic in late September (September 26, 2015, to be exact) and call it "Fall Fiesta." Flyers will be distributed before the event.

We would like to take this opportunity to thank Donna Ulmer and Ginny Ingaran, two members and friends who moved away from Heatherwood, for their service and dedication in the past several years. We welcome our newest volunteers and friends, namely, Theresa Cerrato, Terry Kurko, and Pat Wismer.



**WELCOME COMMITTEE**

*Rose Mary Colombo, BOT Contact*

Heatherwood continues to be the community of choice for many people. Since the spring, there have been seven new move-ins. The Welcome Committee has completed six visits and the remaining visit will be completed at the convenience and availability of the new homeowners.

All of our new homeowners have warmly received our visit. We are happy that we have been able to positively impact their new homeowner experience by answering their questions, providing helpful resources, and of course, providing a sweet treat.



Again, many thanks go out to the Committee members and especially to the bakers (Joanne Cassidy, Madeline Lentine, Peg Yost, and Rose Mary Colombo) who take the time to visit the new homeowners and provide a homemade baked treat.



**NEIGHBORS' NEWS**

Our condolences to the families of Rick Schenauer, John Harris, and Diane Welker, three residents who recently passed away.

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If you would like to post a note in future newsletters, please send your message to Ruth Gutleber at [ruth.gutleber@comcast.net](mailto:ruth.gutleber@comcast.net).

*Heatherwood  
Business Ads*



**TheraSport Physical Therapy**  
*Maximizing Performance & Rehabilitation*

**Daniel Liss, DPT, OCS, Cert. MDT**  
*Board Certified Specialist in Orthopedics*  
*dliss@therasport.org*

<b>P.856.256.8393</b>	<b>P.856.661.0200</b>
<b>F.856.256.8390</b>	<b>F.856.661.0204</b>
14 Parke Place Blvd. #D	30 W. Maple Ave.
Sewell, NJ 08080	Merchantville, NJ 08109

[www.therasport.org](http://www.therasport.org)