

HEATHERWOOD NEWS Fall Winter 2015

Prepared by R. Gutleber

PRESIDENT'S MESSAGE

Kathy Logan

The June 23rd storm left considerable damage to our common areas, as well as to numerous unfortunate



homeowners' properties. While our Association insurance covered some repair work, our deductible of \$1,000 and the intricacies of what is covered and what is not resulted in unforeseen expenses. We were able to use the Capital Reserve fund for some repairs but not others. Despite this, we were able to continue fully funding the reserve according to the recommendations in our latest engineering study, and note that the balance has nearly doubled in the

past two years. This resulted, frankly, from some very frugal spending on the part of the Board of Trustees, but 2016 looms with pond pump expenses and spraying of many common area trees.

Fall also brought Election for the Board, with three vacancies.




Only one application was received, from a new Heatherwood homeowner, Dona File, but we are fortunate that Joe Lynch and Dottie Giannotti, who have lived here for a longer period of time, stepped up and agreed to a one-year appointment to the Board. I am not a person to lecture. I will only say each and every one who has not yet considered serving this community as a member of the Board needs to realize it is time to **TAKE YOUR TURN**. No one is asking for a lifetime commitment. The continued success of Heatherwood as one of the most beautiful, successful, and financially secure Over 55 communities anywhere depends on homeowners who care enough to contribute in a meaningful way.

I want to take this opportunity to thank Dona McKenney, Bill Dennis, and Bob Euler, who have now left the Board, for the time and effort they expended on behalf of Heatherwood. Dona was a truly excellent Treasurer and carefully *Thanks!* monitored the financial reports provided by Target Management. Her advice to the rest of the Board was invaluable and very much appreciated. Bill stepped up time and again to perform budget-friendly tasks such as repainting signs and replacing handicap mats at significant savings over a contractor's price, and acting as liaison with our contractors. Bob also volunteered for various and sundry tasks requiring much effort, and his good counsel in all matters was greatly appreciated.

Inasmuch as we enter 2016 with no increase in the Association fee for a second year in a row, we are

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hopeful Mother Nature will be kind to us in keeping snow to financially manageable levels. As pointed out by our Treasurer at the Open Meeting on October 22nd, the Board again voted for no increase in the monthly fee. This difficult decision was based on the opinion that the fee should not be raised in anticipation of things that MIGHT happen, such as major snow storms or another summer storm. We would be remiss, however, if we did not give fair warning that a special assessment may be necessary if such unfortunate events should occur. It is also a fact that it is virtually impossible to continue successive years with no Association fee increase. Contracts for lawn and snow removal, as well as our management company, are due to be rebid in 2016. It is more likely than not that they will result in increased costs for those services and an increase in our monthly fee in 2017. 

Finally, I want to take this opportunity to wish everyone in Heatherwood a wonderful holiday season and a happy, healthy New Year to follow in 2016.

Happy Holidays!

FROM THE TREASURER

Dona McKenney

Please refer to the attached Financial Report.



HEATHERWOOD WEBSITE CHANGES

Bill Taggart, Webmaster

The Heatherwood website was recently re-formatted and moved to a new address. The content is the same as you are used to; it just has a new look.

The new website address is www.heatherwoodnj.com. Please update your PC, Tablet or other electronic device to point to this new address.



There is also a new email address that you should use if you need to contact me on any website issue. That new email address is heatherwoodnj@comcast.net.



If you have any questions or suggestions on the website, please contact me.

VETERANS DAY

Once again, November 11th is a time for us to remember and honor all of our veterans who have given so much on our behalf. We lost two of our World War II veterans during the past year, Leroy Carter and Lou Wojtusik. We are still blessed, however, with Korean and Vietnam War veterans, as well as those who served during peacetime but nevertheless gave some of their young years to our



country. Those of us who have never served owe each and every one of you our appreciation and honor. Thank you all for your service.

FOND FAREWELL TO SOCIAL COMMITTEE

Kathy Logan

Many, many Heatherwood homeowners, including me, were saddened to hear that the Social Committee recently decided unanimously to disband. Their efforts over more than a decade were more than any homeowners' association could hope for. There were Labor Day picnics, come rain or come shine; Annual Holiday Brunches beginning in 2006 that brought the community together in such an enjoyable way; bi-annual garage sales when they handled all the advertising and other details for us; and the always fun early Halloween celebration where our grandchildren were welcomed at each home with an orange balloon attached to its mailbox. Each of these events took much planning and effort, and all resulted in an opportunity for us to bond as a community. They contributed in so many ways to the success of Heatherwood. It is certainly understandable, however, that when they began to observe fewer and fewer responses to each event they became discouraged and questioned

whether their efforts were worth the time and planning involved. So it is a sad but very fond farewell that we bid them, along with the appreciation of the many of us who happily supported their efforts every year. Thank you to Nancy Bennett, Ruth Gutleber, Madeline Lentine, Mary Ellen Lynch, Judy Parker, Joan Scardapane, Sue Webster, and Peg Yoast, as well as three longtime members who have since moved: Ginny Ingaran, Donna Ulmer, and Eleanor Young. They had recently welcomed Terry Kurko, Theresa Cerrato, and Pat Wismer into their fold, and they are thanked also for being willing to participate in the fun activities planned for the whole community.

Thank You

GOOD NEIGHBORS

Kathy Logan



Heatherwood has been blessed with Good Neighbors! Following the June 23rd storm, several large trees fell from properties adjoining ours behind the Sickler Court homes. While they were not legally required to do so, the owners of the horse farm, as well as JPC Contractors on Blackwood-Barnsboro Road, removed the portions of their trees that had fallen on Heatherwood property. The horse farm is owned by Mary and Joe Kensler, who simply felt compelled to be good neighbors and had their contractor come onto our property and haul the debris away. Greg Petrongolo of JPC Contractors did the same, by virtue of a simple request by Board members, and went an additional step by removing a high branch of an extremely large tree that was threatening the backyard of a Heatherwood homeowner. This was an expense that Heatherwood would have had to incur in order to protect the homeowners and their grandchild, who often visits. It was accomplished using cherry picker equipment that was no doubt very costly to JPC. We are most grateful to them for giving extra meaning to the term Good Neighbors.

REMINDER RE: BAGGING LEAVES

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 also be placed away from regular trash cans to avoid any confusion. Our trees are getting bigger and we will all be facing the increasing issue of leaves in future years.



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."

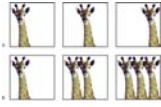
The Board has made every effort during the summer to skip cuttings whenever possible in order to extend the lawn cutting season as far into the fall as possible. As of the publishing of this Newsletter, we are scheduled into mid-November, hopefully resulting in the major portion of leaf cleanup being accomplished by the lawn contractor while performing the regularly scheduled cuttings.

Please also be alert as to whether leaves from your property are being inadvertently blown onto the property of your neighbors. Heatherwood is a very 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.

YARD WASTE DISPOSAL ISSUES

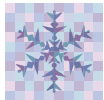
Washington Township has very specific rules homeowners must follow, just a few of which are included here as a reminder to homeowners:

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

2015 SNOW REMOVAL



We have quite a few new homeowners this year, so the general rules regarding what may be expected regarding snow removal bear repeating:

Please note 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 with regard to billing. As you might imagine, this is not a problem 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 of Trustees to guess accurately whether it will be the 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 the storm actually arrives. You may rest assured that we, as homeowners ourselves, will make every effort make the best decision possible under the circumstances.

Snow removal shall begin within two hours after the 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.

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 the homeowner’s responsibility. The Board **MAY**, by a two-thirds vote, direct TLC 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 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 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 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.

A HOLIDAY DECORATION FROM 2014

Kathy Logan



Pictured here is a fun holiday decoration spotted on Caserta Drive in Heatherwood last year. It is the

famous Leg Lamp featured in the movie *A Christmas Story*. It's a holiday tradition for some families to watch it each year. One television station, TBS, devotes an entire day to showing the movie nonstop every two hours beginning 8 p.m. on Christmas Eve until 6 p.m. on Christmas Day. I soon learned that numerous homeowners, when seeing this decoration last year, had no idea what it was about. I must admit I was among those with no knowledge of it myself until a couple of years ago when I received a photo Christmas card from friends with their little boy posed in festive holiday clothing looking at the Leg Lamp. According to information on the Internet, when the movie was first released in 1983, it was a sleeper that attracted only a small (but quite cultish) following. Over the past three decades, however, the film has steadily become a holiday staple on par with classics like *A Charlie Brown Christmas* and *Miracle on 34th Street*. And as the film grew in popularity, so did one of its most recognizable props – the Leg Lamp. In any event, since I am apparently not alone in my previous ignorance, I wanted to share this and hope you receive as much enjoyment as I have by making it a point to watch the movie sometime over the holidays, or perhaps DVR it for a later date. I hope my neighbors will put it out again this year! Thanks to them, I have added the movie to my schedule of fun events for the holiday season.

ALWAYS LOOKING FOR VOLUNTEERS!

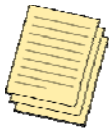
We've experienced changes in some of our committees and encourage you to consider lending a hand. Some committees take very little time, but help to serve our community in meaningful ways. We are presently looking for new members for the ARB and the Garden Committee. We would very much appreciate a volunteer who would put up the flags on Memorial Day, 4th of July, and Veterans Day.




There are sign-up sheets for all committees at the 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 join in an effort to keep Heatherwood the great community that it is.

It's important to remember that many small jobs need to be addressed...jobs that will otherwise have to be completed by outside contractors, with a definitely negative impact on our Association fee.

GOVERNING DOCUMENTS ON WEBSITE



We have quite a number of new homeowners who may not be familiar with the various rules and regulations of Heatherwood. It is very easy to review the Governing Documents on our website, www.heatherwoodnj.com, 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 quick and easy way to review these documents. Many misunderstandings regarding what needs ARB approval and what does not could be avoided by a simple check online. Heatherwood's website should win an award for its organization and ease of navigation. In addition to Heatherwood information, it provides numerous links to Township and other helpful sites. We are indeed fortunate to have it, and thank Webmaster Bill Taggart once again  for his many talents and efforts. He is also of great assistance to Ruth Gutleber and me in the preparation of our newsletters.

A COUPLE OF SCAM WARNINGS

Fair warning to everyone...it seems we continue to hear about one scam after another on the news or by word of mouth. A recent one concerns grandparents receiving a call that a grandchild has been jailed in some distant city and needs to be bailed out. When attempts to reach the grandchild are unsuccessful, concerned grandparents could understandably be anxious to do anything possible to help. Fortunately for some, when they go to Western Union or another company that wires funds, that company has warned them about this apparently well-known scam (which is



apparently well known to some, but perhaps not others). How the perpetrators learn enough information in order to put the scam in motion is not known, but social media may well be the culprit.

Another scam, this a longtime one, involves potential identity thieves posing as jury managers and asking for personal information by email or by sending representatives to their home. The Judiciary has sent notices in the past due to reports of those who were impersonating court personnel to solicit personal information. The warning is as follows: "The New Jersey Judiciary does not and has never asked for personal identifiers over the phone, by email or in person. Furthermore, the Judiciary does not make follow-up phone calls nor send emails to jurors. Those contacts are scams. All notifications to potential jurors are conducted through the U. S. Postal Service."

VACANT HOMES

We have achieved a small success with regard to our three vacant homes by contacting the Zoning Officer of Washington Township and pursuing the registration and fining of the lenders involved. They were each fined \$500 this year, which obviously is not much incentive for them to move forward, but if they are still vacant next year they will be fined \$1,500, with increasing fines in succeeding years. Hopefully we will not reach the "succeeding years" point, but it is a step forward, however modest. We continue to follow their status monthly and look for positive steps we can take on our own without incurring legal fees.

FINED!

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 17, 2015, 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.

GARDEN COMMITTEE*Rose Mary Colombo, Chairman*

The Garden Committee planted the Chrysanthemums and put up the Fall decorations just in time for the deluge of rain, wind, and cold that occurred during the first weekend in October. Luckily, our decorations withstood the awful weather.



We hope that all homeowners enjoy the Garden Committee's (and their husbands) hard work. Thanks to Madeline and Bob Lentine, Marilyn and Joe Brennan, Peg Yoast, Ruth Gutleber, Glenn Henson, and George Colombo, for their time and talent.

If anyone is interested in joining the Garden Committee, please contact and Heatherwood Secretary at heatherwoodsec@hotmail.com. We could always use extra sets of hands.

SOCIAL COMMITTEE*Ruth L. Gutleber, Outgoing Chairperson*

We are sorry to inform you that there will **not** be any Social Committee going forward due to the lack of participation in Heatherwood activities.



The Social Committee wishes to thank those homeowners who faithfully supported the Committee's efforts.

WELCOME COMMITTEE*Rose Mary Colombo, Chairman*

In 2015, the Welcome Committee has made five visits to new homeowners and two additional visits are scheduled in October.



During our visits, we have consistently been told by the new homeowners how happy they are to have moved into our community. The Welcome Committee members are to be congratulated for being excellent ambassadors for Heatherwood. They donate their time and a home-baked item to give to our new homeowners.



I would like to again thank these generous individuals: Madeline Lentine, Peg Yoast, Joanne Cassidy, Elaine Osterman, Kathy Logan, Marlene Horowitz, Ed Behrens, Dona McKenney, and Paul Milio.

**NEIGHBORS' NEWS**

Our condolences to the families of Joseph Chiasson, Rose Marie Marinaro, Leroy Carter, Derryck Connor, Kathleen Smith, Mary Ann McCann, and Vincent Morabito, 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.