

HEATHERWOOD NEWS



Spring-Summer 2015

Prepared by R. Gutleber

PRESIDENT'S MESSAGE

Kathy Logan

All of us, I am sure, breathed a sigh of relief when April arrived with warmer temperatures. We began 2015 happily in January with visions of a winter with no snow removal expenses. February brought such dreams to a screeching halt and with it came the plows, bobcats, snow blowers, and shovels. For those of you who did not attend the April 2015 Open Meeting, we reported that we are still within our snow removal budget, but also have concerns regarding November and December 2015. With hopefully the worst behind us, we are optimistically planning on 2015 remaining within the budgeted amount.

As spring and summer unfold, this issue contains important reminders regarding maintenance of our homes, lawns and landscaping, as well as the necessity for obtaining Architectural Review Board (ARB) approval for changes such as removal of street trees as set forth in our Governing Documents. Now that we have the most current version of our entire Governing Documents on our website (<http://heatherwood.nj.home.comcast.net>) (note there is an underscore between heatherwood and nj), it is very easy to review the requirements involved. Of course you

may always refer to your own copy of the Governing Documents, but in many cases they have not been kept up to date. Target Management may also be contacted should you have questions you cannot resolve. It is the responsibility of the homeowner to determine whether the project in mind must have ARB approval or not. It bears repeating that as a Homeowners' Association, neither the Board of Trustees nor the ARB made the rules set forth in our Governing Documents, but are bound by those documents to enforce them.

My final thought concerns another Election, which will come up before our Fall/Winter newsletter is published. More detailed information will be provided to you in a timely manner. This year there will be three vacancies and, as always, all homeowners are urged to consider devoting just some of their time and talents to this lovely community we proudly call Heatherwood. I am certain many of you have received compliments on its beauty and well-maintained appearance from family and other visitors. This does not happen in a vacuum. Each homeowner is encouraged to take a few minutes to think about what You might do to help keep Heatherwood's reputation as an outstanding Over 55 community as fine as it is at present.



VACANT HOMES

Kathy Logan

The Board shares the concerns of many Heatherwood homeowners regarding the three vacant homes in our community. We receive a monthly report from our attorney's office regarding the status of each, but that has been of little substantive help in moving forward. We are in the process of exploring several additional options with both the Township, which has passed a new ordinance that may be helpful, and with our attorney's office, which has recently advised they have been experiencing some success with pressuring lenders of vacant homes elsewhere to meet their responsibilities. It is a slow process requiring much patience but we remain determined to pursue every possibility open to us.

TARGET PROPERTY MANAGEMENT
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Marlton, NJ 08053
856-988-8000, extension 321
mgrilli@targetpm.com

NEW SPRING FLOWERS**FROM THE TREASURER***Dona McKenney*

Please refer to the attached Financial Report.

**WATCHING OUR PENNIES***Kathy Logan*

The Board wishes to assure homeowners that our financial responsibilities as outlined in our Governing Documents are of utmost importance to us and the subject of many a discussion at our monthly Work Sessions. Based upon the foundation of a budget drawn up by our Treasurer, Dona McKenney, we carefully considered each line item for 2015. We are happy to report that savings in 2014 resulted in our being able to meet the requirements set forth in the most recent Capital Reserve Engineering Study (conducted in 2014), which included raising our annual contributions to the reserve fund, without incurring an assessment fee increase for 2015. We also made no expenditures from the Capital Reserve during the year, resulting in a balance of \$141,979.56 at the end of 2014.

While many of the savings may appear small, such as those realized by having just two newsletters rather than four, communications copied in black and white rather

than on Heatherwood's letterhead for each copy, combining mailings to save postage, paying insurance annually rather than monthly, or taking advantage of the competition among storage companies to decrease the cost for our storage unit, they do add up. Some of our holiday decorations, such as wreaths, were refurbished with new lighting in December 2014 rather than purchasing entirely new wreaths, and the gazebo holiday lighting was reduced to that which could be installed by volunteers.

Of course there is always a concern about unforeseen repairs and replacements, but our continuing to fully fund our Capital Reserve is the most responsible way to do everything possible to ensure such expenses are covered.

TRIPS AND TRAVELS

At our April 2015 Open Meeting, Rose Mary Colombo and Kathy Logan gave a brief presentation regarding trips offered by the Senior Citizens United of Camden (SCUCS) and Jonathan's Travel. Several inquiries had been received from homeowners concerning whether Heatherwood sponsored such trips, which it does not, but in response to those inquiries SCUCS and Jonathan's Travel booklets were provided to those in attendance. If anyone not at the meeting would like either of these booklets, please contact Target Management and arrangements will be made to provide them to you.

**SEMIANNUAL REMINDERS**

Now that the landscaping and lawn cutting season has arrived, you are reminded that some protection such as a mulch bed should be provided around the backflow preventers and other cables and pipes near your home's foundation, as well as mailbox posts. These are particularly vulnerable to weed whackers and result in complaints and damage which could easily be avoided if there is some distance maintained between the grass and these areas.

Be sure to turn off your sprinkler system if the day for cutting is a watering day (Heatherwood's watering days are odd-numbered days). As the newsletter was being prepared, the weekly scheduled date for cutting had not yet been determined but it will be posted on our website and any changes will be emailed to those on our email list.

Homeowners who use leaf blowers are also reminded not to blow leaves or other debris into the storm drains.



TLC has requested that homeowners be aware the company does not condone tipping or any other payments to its employees. Please refrain from interacting with TLC's employees as they go about their work.

It appears many homeowners are simply using black plastic bags for placing trash at the curb for collection and neglecting to use covered trash cans. Exhibit E of our Governing Documents states, "All trash shall be

Trash placed in a sealed trash can (before being placed at curbside). This will help eliminate odors and avoid any possible disturbance from animals and further avoid loose trash from blowing throughout the community. Any excess trash shall be placed in heavy duty tie bags. Exception: Recyclable cans are uncovered." Our documents go on to say, "Excess trash in heavy duty tie bags can only be placed at the curb on the day of trash pickup." Also please note Township ordinances state trash shall not be placed at the curb before 6 p.m. on the day preceding trash pickup. It is understood that if assistance is needed from a relative or some other party, adhering to this precise time frame may not be possible.

OUR EMAIL SYSTEM

This is a gentle reminder that our email list exists to enable our Secretary, Rose Mary Colombo, to advise homeowners of changes in lawn cutting schedules, snow removal updates, or similar notices. It is not intended to be used for issues which should be directed to Target Management. We pay our management company well to assist homeowners with questions or concerns and the company will, in turn, contact the Board of Trustees regarding issues which cannot be resolved immediately or are not within the purview of Target's responsibilities. The same applies regarding telephone calls. Thank you for your cooperation in this regard. For your convenience, contact information for Target Property Management has been included in this newsletter.



SEE SOMETHING, SAY SOMETHING

As our local and national law enforcement agencies continue to remind us, if we observe something here in

Heatherwood or elsewhere that just does not "seem right," good citizens should report any suspicious activity to our local police department. Ordinarily, Heatherwood is a quiet and peaceful place, but we should not become too complacent, instead remaining aware of our surroundings and taking every precaution to ensure our security and safety. While it may be as innocent as someone looking for a runaway pet, it could also be of a more suspicious nature. This reminder is not intended to cause you concern or frighten you in any way, but is simply to underscore the warnings we frequently see on our televisions or read in our newspapers.



HOMES FOR SALE



Anyone whose home is for sale who wishes to have that information included in our website should advise Target Management. Please advise Target when the home has been sold so the address may be removed from the website.

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, May 19, 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.

HEATHERWOOD COMMITTEES

ARCHITECTURAL REVIEW BOARD

Norm Imaoka –Chairperson

ARB APPLICATION

It's that time again, and you may be thinking about doing some improvements/alterations to the outside of your home. Please remember that an ARB application needs to be submitted and approved prior to beginning any work. Refer to the "guidance" section of the ARB application for processing information and due dates.

For your convenience, the ARB application form can be accessed through the Heatherwood website under Table of Contents – Forms. For those homeowners who do not have access to the Heatherwood website, contact C.

Matthew Grilli at Target Property Management at 856-988-8000, (Ext. 321) for a copy. In addition, a copy of Addendum F-1, which is an itemized list of those improvements not requiring an application, can be accessed under the Table of Contents – Governing Documents.

COMMUNITY ARB INSPECTION

This year the ARB members will be conducting a site inspection of our entire community beginning in the late May/June timeframe. For identification purposes, we will be wearing a bright colored vest.



STREET TREES

Reminder: The removal and/or the replacement of street trees require ARB approval prior to any action taken. For guidance on trees, please refer to Exhibit F – Architectural Guidelines – Section R – Landscaping.

Have a great spring...

GARDEN COMMITTEE

Rose Mary Colombo, BOT Contact

We received many complimentary remarks on the Holiday decorations from both homeowners and visitors. We want to thank the Garden Committee members and the many volunteers who assisted in this decorating project. A special thanks to Bill Dennis for restringing new lights on the four large wreaths.



This year instead of outsourcing the project, the Gazebo lights were strung by the Committee. We were very pleased with the results of our efforts. Unfortunately, the lighting of the reindeer was a problem because some of the electrical outlets were not functioning. As a matter of fact, the pair of deer was moved three times with no success.

On the fourth move across Caserta Drive we thought we had achieved success only to find out a short time later that one of the deer's back end did not light! Oh well, we will try again next year. Anybody want to volunteer to test the 100 lights on the reindeer to determine which one light is burned out??

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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.

SOCIAL COMMITTEE

Ruth L. Gutleber, Chairperson

Please mark your calendars for these dates:

September 26, 2015: "Fall Fiesta." This is our annual Labor Day Picnic, only later than Labor Day and with new food selections. We hope you can attend as it will be an event you won't want to miss.



October 24, 2015: Grandchildren Trick-or-Treating. This is always a fun day for the grandchildren and homeowners alike.



Flyers will be distributed before each event.

WELCOME COMMITTEE

Rose Mary Colombo, BOT Contact

As you may have guessed, there were no new move-ins during our long, cold, snowy winter!

We do, however, have new homeowners who will be moving into Heatherwood in early May and the Chairperson of this Committee has already contacted them by phone. They were delighted to receive the welcome phone call and look forward to an actual visit in May.



Since there are several homes for sale in Heatherwood, the Welcome Committee anticipates a busy spring and summer as these homes are sold.



NEIGHBORS' NEWS

Our condolences to the families of Diane Welker, Lou Wojtusik, Verna Spiegel, and Maria DeMarco, residents who recently passed away.

*Heatherwood
Business Ads*



QDC Services LLC
609-254-1673

Dan Sottile
Owner

- **Landscaping**
- **Leaf & Gutter Clean-up**
- **Exterior/Interior Painting**
- **Christmas Decor**
- **Power Washing**

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