

HEATHERWOOD NEWS

2017

Prepared by B. Taggart



Board of Trustees

PRESIDENT'S MESSAGE

Kathy Logan

As spring and summer arrive, you'll soon be seeing a few changes taking place in Heatherwood. First, there will be a storage shed near the pump station on Caserta Drive. The Board of Trustees (BOT), in its efforts to continue cost-effective measures, investigated the

possibility of having our stored items on site rather than paying an annual fee to a storage facility in the amount of \$915, with likely increases as years go by. A shed with low-maintenance vinyl siding was purchased from the Amish Farmer's Market on the Black Horse Pike for \$3,005.33. In addition to saving time and fuel for the volunteers who place flags at our main entrance and decorate for the holidays, the shed will pay for itself in slightly more than three years. It is a Capital Reserve expenditure.

You will also see work being performed on the Caserta Drive lighting system. It has become less and less cost effective to continually repair the system installed by our builder, which has historically never worked efficiently or reliably. The BOT voted to replace it completely and has sent Requests for Proposals to licensed electrical contractors. It will include having the lights on a photocell, which will come on at dusk and go off at a set time of our choosing, eliminating the need for volunteers to manually change the start time for daylight savings. The most important advantage, however, will be a well-designed system that should work reliably for a long period of time.

Additionally, it is apparent that some sidewalks are heaving or otherwise compromised and we are in the process of addressing this in order to keep our walkways safe and in good condition.

You will find that this newsletter has various reminders for homeowners for the spring and summer seasons, many of which original Heatherwood homeowners have seen before, but we can all use a bit of a jog to our memories from time to time. Hopefully everyone will enjoy the coming warmer months and living in this lovely community!

FROM THE TREASURER

Rose Mary Colombo



Please refer to the attached Financial Report.

Target Property Management
2215 Old Marlton Pike East
Marlton, NJ 08053
Danielle Holmes
Community Manager
856-988-8000 ext 311
dholmes@targetpm.com

EMAIL LIST

Homeowners are reminded that if they change their email address, they should notify the Heatherwood Secretary at (heatherwoodsec@hotmail.com).

WEBSITE FINANCIAL PASSWORD

If you have not already done so, please contact heatherwoodsec@hotmail.com to obtain the password.

Once again, you are encouraged to visit our excellent and extremely helpful website, which recently counted its 30,000th visitor! There are many timely updates of interest, easy links to Washington Township, Gloucester County, and other websites, information about Heatherwood, and the full text of our Declaration of Covenants and By-Laws. We are most fortunate to have such a communication vehicle and cannot thank Webmaster Bill Taggart enough for this substantial contribution to the success of Heatherwood.

LANDSCAPING SEASON

We are greeting our landscaping season with new contractor Marksmen Landscaping, LLC, and are looking forward to a successful relationship with them in our combined efforts to keep Heatherwood as beautiful as ever. Homeowners are reminded to protect the areas around mailbox posts, backflow preventers, and any cables near foundations that could possibly be damaged by weed whackers if there is not a mulch bed or some other protection in those areas.

You are reminded that as with snow removal, the process is as follows:

- The homeowner will call Target Management regarding an issue in question.
- Target will contact Marksmen Landscaping.
- Target will email Marksmen with the same message, with a copy to the Board
- Target will monitor the progress until the issue is resolved and will keep the Board advised.
- **As with snow removal, Board of Trustees members should not be contacted personally.**

- Also, as with snow removal, homeowners should not interfere with the workers in any way, including tipping them, which is not allowed by Marksmen.

IRRIGATION ISSUES

These few helpful hints may go a long way to preventing lawn damage during the summer cutting season:

- Spray zones on the sides of your homes where swales are located should be monitored carefully to avoid saturation. Each home has different issues, depending on its exposure to sunlight and other factors. If your swale is too saturated and you do not want the area to be cut, mark the swale area with flags to signify that desire. Next door neighbors may find it helpful to address the saturation issue together.
- Avoid watering lawns on Monday, this year's scheduled cutting day.
- Lawns should be watered early in the morning. Watering at night promotes fungus and should be avoided.
- Be sure your irrigation system is set for watering on "Odd Days Only," pursuant to a Washington Township ordinance.

LAWNS AND TREES

In the continuing fight against nature, please ensure your lawn is being treated for weeds, nutsedge, and other pesky intruders. Heatherwood's reputation as the area's premier Over 55 community depends on everyone's cooperation. Weeds love our flower beds, tree beds, area around mailbox posts, and the seemingly always present driveway cracks. They can make the loveliest property's aesthetics sadly diminished in no time. Of course we are all expected to irrigate properly in order to keep Heatherwood's stellar reputation intact, as well as to comply with the requirement in our Governing Documents that each of us is responsible to maintain our property in an acceptable manner.



Remember to ensure all trees are checked for compliance with Heatherwood's guideline for tree heights. We have many homeowners who enjoy walking in the community. This is also an item on the checklist for the Architectural Review Board (ARB) annual inspection. In addition, you are reminded that an application must be made to the ARB if a homeowner wishes to remove a street tree. For clarification, "street trees" are the trees originally placed by the builder in the lawns between the sidewalks and the homes.

OTHER SPRING/SUMMER ISSUES



We kindly ask homeowners to pay special attention to securing their trash and disposing of loose pieces of mail or any other litter being blown around the community. In some years there were issues with barbeque and patio furniture covers being caught by the wind and blown about, which obviously can be prevented if they are properly secured. If each one of us cooperates in this endeavor, we will be able to alleviate these issues, which are particularly troublesome for those whose homes are located in areas where wind is a bigger problem than in others.

ARB INSPECTION SEASON

Kathy Logan, BOT Contact



The ARB will be conducting its annual inspection soon. It is important that homeowners remember neither the ARB nor the BOT created Heatherwood's Governing Documents, but share the responsibility for enforcing them. They were created by the builder, J. S. Hovnanian, and had been used in other developments he built previously. These rules and regulations have been carefully reviewed by a Heatherwood volunteer committee in the past, and over the years revisions and clarifications were approved by the required number of homeowners voting on such alterations. The ARB members are all volunteers giving freely of their time and effort to fulfill their responsibilities as set forth in the Governing Documents. They will, as always, be wearing bright colored vests as identification and if you might see them doing their inspections, please keep in mind that they, too, are Heatherwood homeowners and should be treated with respect and appreciation for their contribution to the goal of keeping Heatherwood such a beautiful place to live.

CONTRACTOR AND SECURITY ALARM SIGNS



During this time of year when many homeowners are having contractors perform work either inside or outside of their homes, you are reminded that the contractors are not permitted to place their signs on the property either at the time work is being done or after it has been completed (Governing Documents Exhibit E, Rules and Regulations). As for security alarm signs, one may be placed in front and one in back of a home. The sign in front is to be placed in the flowerbed or attached to the mailbox post. The sign in the rear of the home is to be placed in the flowerbed.

HOMES FOR SALE IN HEATHERWOOD



For any homeowners who are presently selling their homes and are interested in listing that information on the Heatherwood website, please send an email to Webmaster Bill Taggart at heatherwoodnj@comcast.net with the address of the property, contact person, contact number, and specifics about the home. Recently one Heatherwood home sold in one day, and several homeowners walking or working outside have been approached by individuals hoping to move into our community. This may be one way to reach out to such individuals.

OCTOBER 2017 ELECTION

Kathy Logan, BOT Contact



It's not too early to bring to your attention the fact that there will be four vacancies on the BOT in October of this year. The Board welcomes new ideas and encourages each of you to take some time to think seriously about choosing to serve a two-year term. We have an excellent Community Manager in Danielle Holmes of Target and her experience and expertise makes the lives of Board members infinitely easier.

BOOK CLUB NEWS*Dona McKenney, Homeowner*

The Heatherwood Book Club meets the third Tuesday of each month at 7:00 PM. The next meeting is Tuesday, May 16, 2017. If you have questions, or want additional information, please contact Dona McKenney, 40 Caserta Drive, 410-382-7441, or donamckenney@comcast.net.

(Note from Board of Trustees: Congratulations to Heatherwood's Book Club as it celebrates its fourth year of existence!)

HEATHERWOOD COMMITTEES**CAPITAL ASSET MANAGEMENT COMMITTEE***Kathy Logan, BOT Contact*

As they have for many years now, Joe Brennan and Jeff Parker have made an annual inspection of the common areas of Heatherwood in order to provide the BOT with updates on issues of concern that may need to be addressed. This is quite a large community, with more assets than one might imagine at first glance, and this is of considerable assistance to the Board in determining where to best spend the funds available. We express great appreciation to Joe and Jeff for so faithfully addressing these concerns each year.

GARDEN COMMITTEE*Rose Mary Colombo, Chairperson*

It's time again for planting of the Spring flowers. The begonias planted last year were so large, healthy, and beautiful that someone decided to steal four of them

for their own garden! We hope that will not be an annual occurrence, but the Garden Committee remains undaunted.

The seasonal decorations are accomplished through the tireless efforts of our energetic Committee members and usually their husbands.

If anyone is interested in joining our Garden Committee, contact Community Manager Danielle Holmes of Target Property Management at 856-988-8000, extension 311.

MAILING COMMITTEE*Joe Lynch, Chairperson*

You may be unaware that many of your neighbors are volunteers ensuring community news and/or updates are delivered in our neighborhood in a timely fashion. Here is a list of current volunteers working with the Mailing Committee: Baccari, Horowitz, Blasko, Lentine, Brennan, Henson, Whalen, Colombo, Kurko, Spiegel, and Wojtylak. All have the desire to help and never miss a call. It is never too late to be helpful and assist our Delivery Force by volunteering your services. If interested, call Joe Lynch, 856-227-1365.

(Note from Board of Trustees: The Mailing Committee has been in existence for approximately 10 years and has saved Heatherwood many, many dollars in postage fees...a perfect example of volunteers making a difference!)

WELCOME COMMITTEE*Rose Mary Colombo, Chairperson*

The Committee welcomed two new homeowners to Heatherwood in the Fall of 2016 and the Winter of 2017.

Two additional homes were scheduled to go to settlement in April, so the Committee will be planning Spring visits to these new homeowners.

Members of our Committee agree that these visits make our new homeowners feel welcome in their new community. New homeowners are very cordial, ask questions, and generally are very interested in learning about Heatherwood.

These visits continue to be a mutually rewarding experience for both the new homeowners and the Committee members.

(Note: The Welcome Committee is also celebrating its fourth year of existence. Its Chairperson, Rose Mary Colombo, conceived the idea and is the guiding force behind arranging visits and providing our new homeowners with helpful information and good feelings, as well as a home-baked treat, as they settle in.)

NEIGHBORS NEWS

CONDOLENCES



Our condolences to the families of James Balkenhol, Marlene Graham, Ann Peltz, Concetta Sanguliano and Peter Venuto, who recently passed away.

If you would like to post a note in future newsletters, please send your message to Bill Taggart at heatherwoodnj@comcast.net