

FEATHERWOOD NEWS

2019

Prepared by Kathy Logan and Bill Taggart



Fall



Winter



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



Your Board of Trustees has had a very busy Spring and Summer. We have completed many maintenance and capital reserve projects and addressed some unexpected issues which have arisen.

In 2019, the Capital Reserve account was used for the extension of the Irrigation System on the Pond Side down County House Road and to the end of our property on Mt. Pleasant Road, replacement of the dead trees surrounding the Pump Station with deer-resistant holly trees (it is important to note that the Board negotiated with the Washington Township Municipal Utilities Authority to pay half of the cost of the trees), the regrading and repaving of the entrance on Caserta Drive, and the purchase of three new signs and the replacement of the signposts at the back entrance.

Maintenance projects completed in 2019 included the levelling of approximately 40 sidewalks; removal of dead trees and limbs throughout the community; pressure washing of the exterior of all vinyl fences and common area sidewalks; cleaning of the pond; Sickler Court Basin engineering analysis, resulting in cleaning of the concrete swales and orifice, correction of erosion along the fencing and installation of a trash rack; repair of concrete surrounding the handicap pavers and repair of the concrete on the stone pillars and globes at the front entrance signs; cleanup of limbs, vines and other vegetation extending through the party line fence and entangling 30 pine trees along the tree line at the end of Caserta Drive. (This is phase one of a three-phase project which will address all 100 pine trees in this area.)

Board members spent many hours planning, communicating with vendors, and guiding and inspecting the contracted work.

The Board of Trustees appreciates the positive comments by some homeowners, but unfortunately, these comments are rare. We hope you will remember that we are volunteers and spend many personal hours on Heatherwood business for the benefit of the Heatherwood homeowners.

I recently read a weather prediction that we may experience excessive ice and snow during the upcoming winter. I hope that the weather experts are wrong, as they are in many cases. But just in case their predictions are accurate, I hope you will prepare for the bad weather with extra water, food and medicine so that you will not be forced to leave your home. This will give our contractor ample opportunity to clear away the snow and make leaving your home safer.

My best wishes to you and your families for a happy holiday.

FINANCIAL REPORT



Please refer to the attached Financial Report prepared by Board President Rose Mary Colombo following the resignation of Treasurer Clementina Assante in September 2019.

OCTOBER 17 OPEN MEETING

Kathy Logan, Vice President



Following the Pledge of Allegiance, the Minutes of the April 2019 Open Meeting were accepted and approved as written. President Rose Mary Colombo advised that in the absence of resigned Treasurer Assante she would present the 2019 Budget Review, as well as the 2019 Budget Justification. The Budget Review consisted of a review of expenditures approved by the BOT during this Fiscal Year. They are summarized in her President's Message in this Newsletter.

She then presented the 2020 Budget, which for the sixth consecutive year involves no increase in the

amount of our Association Fee of \$115 per month. It includes renewal of Heatherwood's contract with Target Management for two years, with a minimal increase of \$555 the first year and no increase for the second year. Marksmen Landscaping contract expires December 31, 2020; their Snow Removal contract expires March 31, 2021 and thus does not impact the 2020 Budget. The Pond Maintenance contract will be in the second year of a two-year contract with a minimal increase of \$20.

Other increases and decreases in various line items were explained. There were no questions following her detailed presentation.

Rose Mary stressed the Board of Trustees' goal is to maintain Heatherwood's reputation as our area's premier 55+ Community and, in so doing, enhance your property values. The Board will continue to monitor all common assets and repair or replace those requiring upgrading due to age or wear. The Board will seek the most competitive prices and award contracts to reputable vendors who are properly licensed and insured.

Vice President Gary Bellotti then presented a review of all projects completed thus far in 2019 and announced several more that may be addressed before the end of the year, finances permitting. Many of these items were included in the 2019 Budget Review presented earlier by Rose Mary Colombo. Additional business was addressed, such as approval of the 2020 Budget, approval of the Annual Report and approval of the Resolution to extend Target Management's contract.

During the Resident Forum, several items of interest were addressed such as the condition of one home that is vacant due to the death of the owners (referred to our attorney); storm sewer inlets, an issue being addressed with the Township; Heatherwood's sharing of costs of replacement of trees at the pump station with deer-resistant trees after many previous replacements by the Township Municipal Utilities Authority that were not deer-resistant; willow trees around the pond; littering within Heatherwood; possible scams by contractors riding around our community with ladders on their vehicles and

offering to replace roofs or perform similar outside work; the “No Knock” sticker being made available by the Township (see article elsewhere in this Newsletter); and the possibility that some Heatherwood homes may not be properly grounded (see article elsewhere in this Newsletter).

The meeting was concluded with a Thank You to Dona File, who has served as Secretary for the Board of Trustees for several years, and the acknowledgement of our two Board members who ran unopposed in this year’s election, Gary Bellotti and Jim Sherry. (Post Meeting Note: Diane Maitag graciously stepped forward to fill the vacancy on the Board for a period of one year.) Officers of the Board for the coming year had not yet been selected at the time of publication of this Newsletter.

SEASONAL REMINDERS



The BOT wishes to remind homeowners of some of Heatherwood’s guidelines during the Fall and Winter seasons. While they have been included in previous Newsletters, we have quite a number of newer homeowners who may benefit from their inclusion herein, as well as longtime homeowners who might possibly find the reminders helpful:

BAGGING OF LEAVES



It’s time once again to remind homeowners they are responsible for bagging leaves from the trees on their property. The Township will pick up bagged leaves, but they must be in clear bags or other bags clearly marked as Yard Waste. To avoid confusion, the bags should be placed away from regular trash. While the BOT tries mightily to extend our lawn cutting season into mid-November when hopefully most of the leaves have fallen and will thus be picked up by the mowers, **this cannot be guaranteed, and homeowners should be aware of their responsibilities in this regard.** (Declaration of Covenants and Restrictions, Article VI, Use of

Property; Section 2, Maintenance of Property; (b) Lawns.)

In addition to the above, there are many areas of Heatherwood where leaves from your property are blown onto the property of others. Heatherwood is quite a breezy community, and homeowners are asked to be aware that this sometimes happens and they should make a conscious effort to avoid it if at all possible. It should not be necessary to do so, but homeowners are also reminded that leaves or other debris should never be blown or swept into the storm drains.

YARD WASTE DISPOSAL



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

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

SNOW REMOVAL



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

Please **stock up on your ice melt, as ice removal is the homeowner's responsibility.** The Board **MAY**, by a two-thirds vote, direct Marksmen 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 budget.

Any issues regarding snow removal 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 Communications Email address or the Website. 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 DECORATIONS



Our Governing Documents include the following guidelines for winter holiday decorations:

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 during this season.

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. The definition of winter holidays includes Christmas, Hanukkah, and Kwanzaa.

A REMINDER ABOUT GENERATORS



During the period of time in 2018 when Heatherwood did not have an ARB, a few applications for approval of generators were received and handled by the BOT. **All homeowners are reminded that ARB approval must be sought prior to commencement of any work by a contractor.**

You should also be aware that Permits obtained from Washington Township are in addition to the Application that must be made to the ARB.

VETERANS DAY

Kathy Logan, Vice President



We never let this time of year pass without honoring all of our veterans who have served our country. We thank those who have served, whether in peacetime or war, all of them having given up some of their young years on our behalf. Some are still suffering the effects of their wartime service so many years ago, and those of us who have never served owe them our undying gratitude.

This seems an appropriate time to provide a gentle reminder to homeowners who place the smaller American flags in their mulch beds or in front of their mailboxes. **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.

This is also an appropriate time to thank Rose Mary and George Colombo and Glenn Henson, who faithfully place our line of American flags along the Caserta Drive entrance on Memorial Day, 4th of July and Veterans Day. This is such a beautiful display that some homeowners have been inspired to stop and take photos of this expression of honoring the flag of the United States of America and those who have served to preserve our freedoms.

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, December 17, 2019. If you have questions

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

PORCH PIRATES

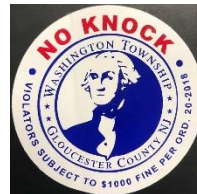


In what appears to be a sign of the times, those of us who order boxes and boxes of items from Amazon, QVC, and numerous other shopping outlets must now be vigilant for “Porch Pirates,”

who follow UPS and FedEx delivery vehicles around and snatch up our purchases. Police Departments often find these to be challenging to investigate, making prevention a top priority. Some encourage homeowners to purchase video cameras, which at the very least provide investigators with a place to start. Especially during this period prior to the holidays, this can become a more frequent occurrence. We are fortunate here in Heatherwood to have the blessing of neighbors ready and willing to help those who are expecting deliveries. If you are expecting delivery of packages, do take advantage of the kindness of your

Heatherwood neighbors to keep watch for your packages or even take them and hold them until you return home from work or an outing.

WASHINGTON TOWNSHIP “NO KNOCK” REGISTRY



As noted in the Open Meeting report above, some individuals have been observed driving in our community with ladders in their trucks or top of vans. At least one individual was reported as knocking on a door and offering repair or replacement services. Washington Township has instituted a “No Knock” Registry whereby homeowners may request to be placed on a list at the Township Clerk’s Office. The homeowner will be provided a sticker to be placed near a door or in a window where it will be visible by anyone who may knock on the door.

As expected, there are a number of exemptions where the “No Knock” Registry will not apply (political, bona fide charitable, religious, patriotic, community service, philanthropic and public utilities, to name a few). Others are specifically noted on the Application. You may obtain an Application by visiting the Township Clerk’s Office or contacting Deputy Township Clerk Barbara Moore, 523 Egg Harbor Road, Sewell, NJ 08080, 856-589-0520, extension 213.

IMPORTANT NOTIFICATION CONCERNING POTENTIAL ELECTRICAL HAZARDS

By Charleen Orzechowski



It has been noted in some recent Home Inspection Reports regarding homes sold in Heatherwood that improper grounding may exist, a potential safety concern. In several instances the condition required that a certified electrician correct the issue prior to the date of Closing.

While Bob and I will be celebrating our two-year Anniversary at Heatherwood, it is our mission to keep the residents of Heatherwood informed about any issues that may compromise a resident's safety. Several neighbors have experienced power surges during severe electrical storms. Bob and I were no exceptions. In July of 2019, our home at 23 Caserta Drive incurred damages as a result of the storm, whereby our two-car garage door openers, two TVs and our sprinkler system were damaged, with costs to repair and/or replace amounting to over \$2500.

It was the recommendation of the latest electrician, based on his findings, to communicate to the residents of Heatherwood to contact an electrician to inspect your homes for proper grounding. If you have any further questions or concerns, you may contact us at 856-607-6553 or 856-816-7416.

OLDER ADULT FINANCIAL EXPLOITATION



This seems to be a good opportunity to remind residents of several telephone numbers and websites for reporting

Older Adult Abuse/Exploitation/Neglect. *Courtesy of the Fall 2019 Issue of The Informant, the Official Publication of the Society of FBI Alumni*

Consumer Financial Protection Bureau (CFPB)
1-855-411-2372 www.consumerfinance.gov

FBI's Internet Crime Compliant Center (IC3)
www.IC3.gov

Federal Trade Commission (FTC)
1-888-382-1222 www.ftc.gov

Medicare Fraud
1-800-633-4227 www.medicare.gov

DISPOSAL OF WHITE GOODS, TELEVISIONS, AND OTHER PRODUCTS



If you wish to dispose of an old refrigerator, appliance, or TV, you need to stop by or call the Public Works Department (856-589-0523) to schedule a pickup for \$20 (items are picked up on Tuesdays only, so they should not be placed at the street until at least Monday evening). Alternatively, you may drop off such items any Saturday at the Public Works Yard between the hours of 8 a.m. and 2 p.m. This yard is located on McClure Drive, which is accessed from Greentree Road between Egg Harbor Road and Hurffville Cross Keys Road.

Collection of trash and recyclables is done by an outside contractor; therefore, the holiday collection schedule is observed only on their observed holidays, not the Township's holidays. **Collection will take place one day after the observed holiday for New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.**

DISPOSAL OF PLASTIC BAGS (WASHINGTON TWP. REGULATIONS)



This is a reminder of a recent notice from the Township that due to new recycling regulations **ABSOLUTELY NO PLASTIC BAGS will be accepted in the curbside recycling program.** Any recycling cans with plastic bags in them will have to be taken as trash so as not to contaminate the recycling stream. The current list of accepted materials in the Township curbside recycling program is: Newspaper & paper (including magazines), cardboard (no wax), plastic bottles (only #1 & #2 and no lids), aluminum and tin cans, glass bottles and jars (any color).

It seems this may also be a time to remind all homeowners of the **TOWNSHIP REGULATION** that trash should not be placed outside **UNTIL**

AFTER 6:00 PM the day before pickup is scheduled.

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 postal mailing address in your email.

USING EMAIL

Bill Taggart



We have all had occasions where an email we send does not get to its intended recipient, as well as times when someone has sent us an email and we don't see it in our inbox. Unfortunately, these things happen and most times the problem is not the result of anything wrong that the sender did.

When emails are sent, they do not take a direct path from the sender to the recipient. Emails usually go through many locations as they travel. At these stops along the way, an email can get flagged as Spam even if there appears to be nothing bad within the content of the email. All emails go through various filters along their path looking for certain content and

some will get flagged for no apparent reason. I have seen the most innocuous of emails flagged.

Because of this, it is always a good practice to look at your Spam/Junk folders daily, especially if you email often. Even those from someone who emails you regularly can occasionally wind up flagged as bad. I often will CC myself on some emails to make sure they are sent, and I have had them flagged occasionally as well.

What makes this even more frustrating is that the sender does not always get an alert that the email that was sent never arrived, so they never know of the problem. Just because an email is in your Sent Mail folder does not guarantee that the email reached its intended recipient.

If you were told that an email was sent and you do not see it in your inbox, check your Spam/Junk Folder first. I routinely check my Junk folders daily. If you use email, this is something you should do as well.

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.

HEATHERWOOD COMMITTEES



ARCHITECTURAL REVIEW BOARD (ARB)

Kathy Logan, Vice President



Chairman John Medica and members Tom McQuillan and Tony Femiano continue to bring their excellent credentials and devote a considerable amount of their time to this most important task.

For the information of newer homeowners, the ARB receives, reviews and ultimately approves or disapproves requests made for architectural changes to the outside of their homes and property.

They also inspect each home prior to Closing in order to ensure there are no outstanding violations. They ensure the management company addresses any violations that crop up from time to time during the year (i.e. contractor signs on lawns during or after work performed, signs or flags not in compliance with our documents, etc.)

The ARB is also responsible for conducting the annual inspection that ensures the requirements in our Governing Documents are being followed. While there has been some support provided by Target Management, the great majority of physically inspecting and following up on compliance falls to these ARB members. Their efforts are largely responsible for the numerous compliments we homeowners receive concerning the obvious excellent upkeep of the exterior of our homes and the property surrounding them.

GARDEN COMMITTEE

Rose Mary Colombo, Chairperson



October 10th turned out to be a lovely day to plant the Chrysanthemums and decorate for the Fall season. Our gratitude to Diane and Klaus Maitag, Madeline and Bob Lentine, and Bob Giannotti for once again volunteering to decorate our community. Special recognition to Madeline Lentine for ordering and picking up the beautiful bows from the store in Glassboro and to Bob Giannotti for adjusting the timer and lights.

Thank you to Glenn Henson for removing our summer flowers and preparing the flower beds for planting of the Fall flowers. An additional thank you to Glenn for transporting the corn stalks and Chrysanthemums in his truck from the Garden Center to Heatherwood.

It is evident that planning, personal time and personal transportation by dedicated volunteers are required to successfully decorate Heatherwood for the changing seasons. Most of these individuals have been volunteering for five years. They would welcome the addition of some new members to assist with the planting or decorating. It requires only two hours in May, October and December.

Anyone interested in joining our Committee should e-mail the website at heatherwoodnj@comcast.net

MAILING COMMITTEE



We greatly appreciate that Jo Femiano chairs the Mailing Committee, as this assures we will continue to save significant postage costs of distributing communications to Heatherwood homeowners. Some of these volunteers have contributed their time and effort for many years and have recently been joined by additional dedicated newcomers.

SOCIAL COMMITTEE*Charleen Orzechowski Co-Chairperson*

The 50's-60's OLDIES Event which was scheduled on October 12th was disappointingly cancelled due to a lack of interest. Cathy Sherry,

Co-Chairperson, and I both agreed to find an alternate venue for those who had committed to the event. We were able, on short notice, to plan an eventful evening at Aurora's Bistro. Twenty-one neighbors enjoyed a Five Course Dinner, camaraderie, and 50's-60's music provided by one of the guests who has a passion for the Oldies.

Our next event is the HEATHERWOOD HAPPY HOUR on Tuesday, November 12th from 4-6 PM. An email reminder was sent to all residents to join us.

We are also working on a HOLIDAY GATHERING and Spring Yard Sale. Stay tuned for more information.

CONDOLENCES

Our deep condolences go out to the family of Rose Aucello, who passed away since the publication of our Spring/Summer 2019 Newsletter.