

# HEATHERWOOD NEWS

## 2021

Prepared by Kathy Logan and Bill Taggart



*Fall*



*Winter*



**Target Property Management**  
2215 Old Marlton Pike East  
Marlton, NJ 08053

**Up to and including December 31, 2021**

**Danielle Holmes (Community Manager)**  
856-988-8000 ext. 311 (if you call after 3 p.m.)  
[dholmes@targetpm.com](mailto: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.**

**Contact information for First Service Residential will be provided prior to January 1, 2022**

## *Board of Trustees*

### PRESIDENT'S MESSAGE

*Rose Mary Colombo*



I feel as though 2021 has gone by in the blink of an eye! The projects announced in the Spring/Summer Newsletter have been completed and the Board of Trustees is already discussing new projects for 2022.

The most noteworthy projects completed in 2021 were the installation of the impressive new fountain and the installation of the pavers and plantings at the gazebo. These were major projects funded by our Capital Reserve account and had no impact on the monthly Association Fee.

The annual project to address the levelling of uneven sidewalks is planned again this year, as well as the replacement of two handicap mats which have deteriorated. These two projects address the safety of our homeowners who walk throughout our community.

As you know, this year we had three vacancies on the Board of Trustees. Ballots were mailed to all homeowners for the election. The procedures for this election have changed significantly from past elections. In July 2017, the State of New Jersey passed the Radburn Election Law, which focuses on voting rights and elections by Associations. Some of the significant requirements of this law are: voting must be anonymous, the ballots must include space for write-in candidates, ballots must be provided with the meeting notice, ballots must be counted publicly during an Open Meeting, a quorum of votes must be received for a valid election, and ballots must be made available to homeowners for inspection.

We received 107 votes and I thank all homeowners who took the time to vote in this election, with candidates Gary Bellotti, Linda Parks and Jim Sherry elected for two-year terms beginning at the conclusion of the Open Meeting on October 21,

2021. Officers for October 2021-October 2022 had not yet been appointed at the time of publication of this Newsletter.

We wish all homeowners and your families a safe, healthy, and happy holiday season.

### **FINANCIAL REPORT**

*Jim Sherry, Treasurer*



Please refer to the Financial Report that appears later in this Newsletter.

### **OPEN MEETING OCTOBER 21, 2021**

#### HOA Meeting



For the first time since the beginning of the Covid issue in early 2020 it was possible for us to return to the Washington Township Senior Center for our Open Meeting. Following the Call to Order at 7:00 pm followed by the Pledge of Allegiance, President Rose Mary Colombo called attention to the Election Committee table located in front of the room, where election ballots would be counted in full view of those in attendance during the business portion of the meeting as required by the new Radburn Election Law.

Absent any request for reading, a motion was made to approve the Minutes of the May 13, 2021, Open Meeting, which was passed unanimously.

Treasurer Jim Sherry then presented the Financial Brief and Income & Expense Report as of August 2021, the most recent available at the time of the meeting. Upon hearing the current financial status of Heatherwood, there were no questions from those in attendance.

Prior to Jim's presentation of the proposed 2022 Budget and Budget Justification, Rose Mary announced that the Board of Trustees has voted to

change management companies effective January 1, 2022 with First Service Residential for a two-year period.

Jim then followed with the proposed 2022 Budget Justification, explaining various adjustments made to cover an increase in our management company contract. With these changes in place, it has been determined there will be no increase in our monthly Association Fee of \$115 again this year, for the eighth year in a row. A question-and-answer period followed, after which, upon Motion, the Board of Trustees unanimously approved the 2022 Budget.

The Annual Report, Resolutions for the past year, and standard Annual Contracts for insurance policies were presented and approved, after which Election Committee Chairman Bill Taggart announced the results of the election as noted in the President's Message previously.

A brief question-and-answer period followed.

Rose Mary then thanked Diane Maitag, who has served as Heatherwood's Secretary for the past two years, for her excellent Minutes and her many substantive contributions at the monthly Work Sessions. She concluded by saying if there were additional vacancies on the Board in the future, it is hoped Diane would consider serving once again.

The Open Meeting was adjourned at 8:30 pm.

### **LANTERN FLY INFESTATION**



These unwelcome visitors have descended upon Heatherwood for the second year in a row. Our Homeowners' Association contracted to have trees in our common areas sprayed, which was completed on October 20, 2021, while individual homeowners are responsible for addressing infestation of trees on their property.

## NEW JERSEY'S REGISTER READY



Did you know about New Jersey's Register Ready? It is designed to help emergency responders locate and safely evacuate people who could find it difficult to help themselves in the event of a

major disaster such as a hurricane. Emergency responders need to know where you are and what special help you might need to assist in evacuating you quickly and safely.

Personal preparedness is at the heart of public safety and emergency response – before, during and after a disaster. Advance planning and preparedness are especially important for people with special needs, which includes anyone who may find it difficult to self-evacuate because of a physical or cognitive limitation, language barrier, or lack of transportation, particularly if family, friends, or caregivers are unavailable to help them during a crisis.

To be included in Register Ready in Gloucester County a form is available through [www.registerready.nj.gov/809/EmergencyPreparedness](http://www.registerready.nj.gov/809/EmergencyPreparedness). You may also call 856-686-8330 for more information.

## VETERANS DAY

*Kathy Logan, Vice President*



Thank you again to Glenn Henson, who faithfully places our line of American flags along the Caserta Drive entrance on Memorial Day, 4<sup>th</sup> of July and Veterans Day. It gives all of us a moment to remember the sacrifices of our veterans and silently thank them for their service that made possible the freedoms we enjoy every day.

## SEASONAL REMINDERS

### SNOW REMOVAL



Snow will be removed from all sidewalks, driveways and 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.

**Until December 31, 2021**, 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. Complaints received through these venues will not be addressed.**

**Beginning January 1, 2022**, contact information for First Service Residential will be provided.

### 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.

### HEATHERWOOD EMAIL DISTRIBUTION LIST

*Bill Taggart*



Currently, 135 homes (out of 160) in Heatherwood participate in the Email Distribution List. The purpose of this list is to send out timely and important Heatherwood related communications to residents.

These emails can contain information on grass cutting schedule changes, snow removal updates and other information that impacts our residents.

**While inclusion on the email distribution is strictly voluntary, we encourage all homes to participate. 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](mailto:heatherwoodcommunications@comcast.net)

When replying please include your name and postal address along with your preferred email address.

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.

### HEATHERWOOD COMMITTEES



### ARCHITECTURAL REVIEW BOARD (ARB)

*Kathy Logan, Vice President*



The ARB continues to process Applications for architectural and landscape changes for which ARB approval is necessary, all of which are listed in our Governing Documents, Exhibit F. Of equal importance is Exhibit F-1 Addendum, which lists the numerous items for which ARB approval is **not** necessary.

### GARDEN COMMITTEE

*Rose Mary Colombo, Chairperson*



The Fall decorations were completed once again by the dedicated members of the Garden Committee.

We would like to thank Glenn Henson for transporting and planting the chrysanthemums. The decorating was completed by Marilyn and Joe Brennan, Mary McGuckin and Bob Giannotti.

Unfortunately, some of our former members are physically unable to continue to help with the seasonal planting and decorations, so there is a need for new volunteers.



We encourage anyone who could spare one hour in May, October, and December to volunteer for this Committee by emailing Danielle Holmes at Target Property Management, [dholmes@targetpm.com](mailto:dholmes@targetpm.com) or 856-988-8000, ext. 311.

### MAILING COMMITTEE

*Kathy Logan, Vice President*



The Mailing Committee, chaired by Jo Femiano, continues to save us significant postage costs by distributing communications to Heatherwood homeowners. Some of these volunteers have contributed their time and effort for many years and enjoy doing so.

### SOCIAL COMMITTEE

*Charleen Orzechowski and Cathy Sherry,  
Co-Chairpersons*

### YARD SALE RECAP



Thank you to all the residents of Heatherwood who participated in September's Yard Sale. There were 26 registered residents and a few last minute residents who were not registered who took part in the Yard Sale.

Mother Nature blessed us with beautiful weather. The traffic created through Social Media Advertising, Entrance Yard Sale Signs and Pop -Up Signs for those residents who registered, contributed to the success of the event. The feedback from the Shoppers was pleasant to receive. The Shoppers really appreciated the maps.

If you still have the Yard Sale Signs in your possession, kindly return them to 23 Caserta Drive at your earliest convenience. They will be stored in the Community Shed for future use. We hope you enjoyed the event and had a profitable return.

If you have any comments or recommendations, kindly forward your responses to Charleen at [charleen0613@comcast.net](mailto:charleen0613@comcast.net) or Cathy at [cjms@comcast.net](mailto:cjms@comcast.net). Your feedback will assist us in planning for future Yard Sales.

### NAME THE SWANS CONTEST



The Social Committee is planning a fun-filled contest challenging the creative minds of Heatherwood homeowners.

Details can be found on the form attached to the end of this Newsletter, one entry per household, with winners receiving a \$25 gift card. The deadline is Tuesday, November 30, 2021, with winners to be notified by Wednesday, December 15<sup>th</sup>.

### WELCOME COMMITTEE

*Rose Mary Colombo, Chairperson*



Heatherwood had seven new couples and one individual homeowner move into our community in 2021. The Welcome Committee completed four Welcome visits and contacted the remaining four homeowners to schedule a visit at their convenience.

The purpose of these visits is to meet our new neighbors, welcome them to our lovely community and help answer any questions they may have concerning the Governing Documents, our website, Washington Township, and other information unique to Heatherwood. The Committee also suggests the new homeowners familiarize themselves with the requirements in the Governing Documents regarding the submission of Architectural Review Board Applications for any changes to the exterior of their home.

Anyone wishing to join the Welcome Committee should contact Danielle Holmes at Target

Management as noted under the Garden Committee report above.

### **CONDOLENCES**



Our deep condolences go out to the families of:

Joseph Inverso  
Paul Milio  
Donald Sass  
Ronald Stortini  
Richard Tamburro

who passed away since the publication of our Spring/Summer 2021 Newsletter.

*Heatherwood Business Ads***ADVANTAGE**

Therapy Centers

**Three Convenient Locations**

Cherry Hill · Mt. Laurel · Sewell

**Do You Have Difficulty Breathing?**

- Asthma
- COPD
- Post-COVID Symptoms

***Advantage Pulmonary  
Rehabilitation Helps  
Patients:***

- Manage Symptoms
- Build Strength
- Regain Their  
Quality of Life

**Call For a FREE Evaluation****856-424-2000****Just Call, We do the Rest!**

We request the script from your physician, verify insurance, and obtain preapproval for your appointments. Call today and schedule your free visit!

**Medicare  
Authorized!**

## HEATHERWOOD NAME THE SWANS CONTEST

The Social Committee is introducing a fun-filled CONTEST and encourages creative minds to participate. NAME THE SWANS is the challenge. Come Spring of 2022, the Swans will re-emerge with specific identities. The birth of two additional Swans will also be included in the Contest.

There will be 2 Prizes awarded. Winners will receive a \$25 gift card. Hopefully, this will encourage greater participation. Members of the Board, Social Committee and their spouses are NOT eligible to participate. 1 ENTRY PER HOUSEHOLD. Judging will be conducted by outside sources.

Kindly complete the form below and drop off to either 23 Caserta Drive or 27 Pleasant Valley Drive. All entries **MUST BE RECEIVED NO LATER THAN NOVEMBER 30TH** in order to be eligible.

Fill out the form & enter your Name, Address, Phone # & Email **ON THE BACK OF THE FORM.**

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### CONTEST #1 – EXISTING SWANS 2021

A. \_\_\_\_\_

B. \_\_\_\_\_

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### CONTEST #2 – BIRTH OF SWANS 2022

A. \_\_\_\_\_

B. \_\_\_\_\_

**WINNERS TO BE NOTIFIED BY WEDNESDAY, DECEMBER 15TH**