



Heatherwood

Celebrating our 20th Anniversary



A Look Back



A BIT OF HEATHERWOOD HISTORY

Through no fault of its own, Heatherwood had somewhat of a rocky start, when new homeowners experienced delays in moving into their homes in 2002. The following information has been gleaned from newspapers published at the time:

A controversy had arisen between the Caserta family and the company to whom the property was originally sold. On August 10, 2001, County House Land Holdings, LLC, purchased the Caserta land for nearly \$1.9 million. It had been widely known as the Christmas Tree Farm on Mount Pleasant Road, where Township residents and many others annually shopped for their trees.

That same day, County House Land Holdings sold the land to Hovbros County Homes, LLC, (a subsidiary of J. S. Hovnanian and Sons of Mount Laurel, NJ, and the developer of Heatherwood) for almost \$3.5 million, a practice called flipping.

The Caserta family claimed they relied on a local attorney's advice in 1997 that the township would not change the property's zoning to Residential. That advice, lawyers for the Caserta family said, was a "critical component of the Casertas' willingness to sell and the price at which they would agree to sell." It was not until the land was flipped that the Caserta family realized that same local attorney was a principal in County House Land Holding and ultimately filed a lawsuit.

In addition, at one point, Washington Township lost two rounds in court after they attempted to stop work at the site in an effort to learn more about the land deal. The freeze on work and then its thaw, according to an early Heatherwood resident quoted in the newspaper, was the only problem he had with the matter. He called the Mayor at the time to ask why the Township was trying to "hold the homebuyers hostage" when they had not done anything wrong.

In the end, the Caserta family lost the lawsuit and the first homeowners moved into Heatherwood in 2002. The rest is history. Heatherwood has become known as one of the finest Over 55 communities in South Jersey. Proof of this is the rapidity with which the homes sell. Its homeowners are justifiably proud to be celebrating this 20th Anniversary.

HEATHERWOOD MEMORIES TO CHERISH

Among the earliest "settlers" in Heatherwood, **Mike Zidik** recalls that during the first Winter, the Caserta family went down Caserta Drive in a horse-drawn sleigh!

Mike also relates that Deptford Township was celebrating their Hot Air Balloon Event during warm weather and landed a hot air balloon on Morgan Drive, even offering to take a few residents on a trip. Since they have no directional control, someone would have to pick them up where they landed. Courageous homeowners Linda and Doug Ingram were the only ones known to step up, although only one person at a time was allowed. The balloon rose as high at the roof peaks. Linda traveled to the undeveloped area that is now the middle of Pleasant Valley Drive and Doug landed on Stiles Court.

Marlene Horowitz remembers that in 2003 and 2004 our community was filled with the noise of construction workers, construction vehicles, home repair workers, and furniture and appliance delivery trucks on a daily basis. She and her late husband Irv were introduced to the area by Welcome Wagon, which gifted them with a new Address Book that she still has and uses.

She relates community meetings were held four times a year, which gave them the opportunity to meet other homeowners, who were all happy and excited to live in a new community. Everyone was friendly and welcoming. Through these experiences, they made friendships that have lasted through the years.

Linda Ingram recalls that when the construction of their new home began, she and her husband Doug would drive over almost every night after work to check on the progress and very often see other new soon-to-be neighbors doing the same thing. It was a fun thing to meet and get to know them before actually moving in. She remembers some “rule breakers” would actually go inside their homes, but one sweet couple from Copeland Court was so excited they would drive over, park in front of their under construction home, haul out lawn chairs from their trunk, set them up and just sit at the curb and look, never going inside. It was a “mini party” whenever these early homeowners gathered!

Joanne Cassidy recalls her good friend, Renee’ Gruber, was one of the first buyers in Heatherwood, moving to Chew Lane in 2003. When Joanne saw Renee’s beautiful home, she decided to follow her here in November 2004. Renee’ moved into a Continuing Care Facility several years later and sadly passed away in June 2022. If it weren’t for her inspiration and support, Joanne believes she would likely still be living in Philadelphia and still thanks her in spirit for the inspiration. Joanne ended her story with the heartfelt phrase “May she rest in peace.”

Kathy Logan also fondly recalls having met Renee’ almost immediately upon moving into the community. The number of their homes was exactly the same, with Renee’ on Chew Lane and Kathy on Caserta Drive. As you might imagine, the Post Office and all delivery companies experienced great difficulty in finding homes not yet on local maps or other location help available at the time. Renee’ would kindly stop over on a regular basis to do the correct delivery of Kathy’s mail out of the kindness of her heart and a lovely smile on her face each time. Kathy echoes Joanne Cassidy’s sentiments regarding Renee’s passing away.

Linda Bodoni remembers that 11 years ago when she and her husband Frank had just moved to Chew Lane, she was busily cleaning their new home when she saw neighbor Rose Mary Colombo outside of the home next door. Linda jokingly told Rose Mary that she would be having wild parties and Rose Mary laughed and assured Linda that would be just fine, as long as she would be invited! They have been friends ever since that day.

CHANGES OVER THE YEARS

Replacement of Original Split Rail Fences

Likely the most significant change in Heatherwood occurred when the original split rail fences surrounding the pond and detention basins were replaced with lifetime-warrantied white vinyl fences. As early as 2007, it had become necessary to replace the majority of damaged rails around the pond and many others around the basins. Also added were stones surrounding the perimeter of the pond in order to decrease erosion, but they also added and continue to add to the lovely setting at our entrance. Eventually, split rail fences around all basins were also replaced with white vinyl fencing.



The most recent enhancement to the pond area was the necessity of replacing the dying willow trees. In the Fall of 2020, five separate areas were chosen for upgraded hardscaping and plantings, which have added much beauty over the past few years. Unfortunately, it was not

possible for the tree removal company to remove the remaining willow tree stumps completely and it took considerable efforts to finally have them removed, with current Community Manager Cheri Buriak providing help in getting over the finish line.

Heatherwood Website

A second leap ahead came in late 2007, when a call went out seeking a knowledgeable homeowner to create a website enabling considerably more communication with residents, as well as providing other helpful information regarding Heatherwood's specific areas of interest plus easy links to Washington Township and Gloucester County websites. As a result, our Webmaster, Bill Taggart volunteered his services and expertise and since that time has continually added and/or refined each and every category of possible interest to homeowners (www.heatherwoodnj.com). It is an invaluable resource to all and his many hours of time invested in it cannot be overstated. (Although our new management company, FirstService Residential, provides a website to Heatherwood, it is not intended to replace or even emulate our own website.)

As of the time of publication of this Newsletter, there have been 52,600 hits to this website. (Bill is also co-preparer of our Newsletter, whose contributions involve proofreading, formatting all written material into columns, and adding many humorous graphics to enhance the information being communicated and add interest to the messages being conveyed.)

Canada Geese, Alligator Heads, Dog Silhouettes and Swans

As far back as Fall 2008, some unique efforts were made in an effort to discourage Canada Geese in our pond and nearby properties. Alligator heads proved to be quite a challenge when then-Treasurer and subsequently Board President Beth Rossini kept a canoe in her garage, maneuvered it into the pond to strategically place alligator heads, which ultimately served to befriend the geese! Dog silhouettes were introduced at the same time, with similar results. Quite some years later, our two pair of swans, "Romeo & Juliet" and "Donald & Daisey," took over the task. While results have been similarly ineffective, many believe there has been a reduction in the number of Canada geese since their introduction. Along with our larger and more beautiful fountain, installed in 2021, they have nicely enhanced our already beautiful entrance pond.





Entrance Signs

The first Heatherwood signs were at the Caserta Drive entrance and bore the name of developer J. S. Hovnanian. Over the years they faded and were repainted several times, eventually painting over the developer's name.



Ultimately, in 2021 a new and completely different sign was installed.



There was originally no sign at all at the Pleasant Valley Drive entrance to Heatherwood. This was corrected in 2010...



...and then substantially upgraded in 2021 to more closely resemble the new signs at the Caserta Drive entrance.



As seen in the photograph on the cover page of this Newsletter, in 2022 banners were installed announcing that Heatherwood was celebrating its 20th Anniversary. The banners and very sturdy posts provided by the sign company will be removed at the end of this year and the posts stored in in our shed for possible future use.

Gazebo

Over the years, the gazebo has changed, with additions such as large boulders, white vinyl benches and, most recently, upgraded hardscaping and landscaping. In addition to enhancing the beauty of our main entrance, it remains a favorite spot for grandchildren to visit when they are heading to the pond to see the geese and the swans.





Storage Shed

In the Spring of 2017, efforts began to obtain a storage shed on Heatherwood property in order to have easier access to our flags and seasonal decorations. Prior to that time, we had rented storage units that were not only expensive but required driving to that location and back twice for any separate occasion. Following an OK from the Township, a storage shed was placed near the pump station on Caserta Drive. It has proven to be an excellent addition to Heatherwood and has made it considerably easier for the Garden Committee and others who frequently need the items inside.

Pump Station

Originally, the Municipal Utilities Authority (MUA) pump station was surrounded by chain link fencing, which made the unsightly equipment inside visible to all passing by. Even though it belongs to the MUA, an effort was begun by then Treasurer Rose Mary Colombo to convince the MUA to place a solid white fence across the front and, following that, replace trees along the side of the station that were popular feeding grounds for many deer. The deer would strip the trees down to their trunks, leaving only the top of the tree intact simply because it could not be reached. Rose Mary's unending persistence ultimately resulted in an agreement being reached

between the MUA and Heatherwood whereby both would contribute to bringing this location much more in keeping with the over-all beauty of Heatherwood.



American Flags

The tradition of placing American flags at our front entrance and in a long line on the pond side of Caserta Drive began with the Garden Committee around 2012 and continues to this day. Many volunteers have assisted in this effort over the years and Heatherwood homeowners are justifiably proud of this display every Memorial Day, Fourth of July and Veterans Day. Most recently, homeowner Glenn Henson has been singularly taking the initiative and placing them, as always, as Heatherwood's way of honoring our veterans and our country when we take moment as we drive in to remember the sacrifices of our veterans and silently thank them for their service.



HEATHERWOOD NEWS

2022

Prepared by Kathy Logan and Bill Taggart



Fall



Winter



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Community Manager

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Board of Trustees

PRESIDENT'S MESSAGE

Rose Mary Colombo



It is a privilege to be President of the Heatherwood Homeowners' Association and participate in the celebration of our 20th Anniversary. Heatherwood is an exceptional community, both in its beautiful landscaping and well-kept homes and its dedicated Board of Trustees and volunteers who work so diligently to maintain our outstanding reputation as a premier 55+.

However, the number of volunteers has significantly dwindled in the past years and those individuals who have dedicated their time and talents to our community have now become older or are incapable due to health problems to continue to volunteer.

The Architectural Review Board (ARB) is one of the most important groups of volunteers in Heatherwood. In addition to the important task of reviewing all ARB Applications for approval or disapproval, these individuals conduct an inspection once a year and alert homeowners to things needing upgrading, repair, or replacement. These inspections and the attention to property maintenance by our homeowners keep our community looking newer than its 20 years. Prospective home buyers are lining up to buy a house in Heatherwood, often at above asking price and within days of the house being placed on the market.

Three of our current ARB members have completed their terms and we need new volunteers. Unfortunately, even though we have announced the need for volunteers for the ARB, no one has yet stepped up.

On the Board of Trustees, two vacancies were announced for the annual Election in October. Again, requests were sent out in two different mailings, and no one has filed for the positions.

Volunteers are the backbone of our community! Without our volunteers, who are willing to give a few hours to Heatherwood, many of the things that make Heatherwood unique will not happen. Our volunteers keep the cost of the Association Fee reasonable.

I encourage all of our homeowners to give serious thought to volunteering for any of our Committees. The different Committees are listed on the Heatherwood website at www.heatherwoodnj.com. Your participation ensures the continued success of Heatherwood!

FINANCIAL REPORT

Jim Sherry, Treasurer



Complete financial reports are posted each month on the Heatherwood website, where they can be viewed by all Heatherwood homeowners who have requested

the password.

There is also a Financial Report that appears later in this Newsletter.

OPEN MEETING OCTOBER 27, 2022



Following the Pledge of Allegiance and approval of previous Minutes, President Rose Mary Colombo introduced Property Manager

Cheryl Buriak, who reported that once again Heatherwood will not hold an Election pursuant to the Radburn Law, which resulted in the appointment of Rose Mary Colombo and Kathy Logan, who agreed to serve an additional one-year term. **It was noted this will result in all five Board of Trustees positions being up for election in October 2023.**

Treasurer Jim Sherry presented a detailed report regarding the financial status of Heatherwood as

2022 ends, followed by an explanation of the impact of current economic conditions on our 2023 Budget. Despite increases in the cost of lawn cutting and snow removal contracts, the 2023 Budget proposal contained no increase in the Association Fee. He outlined the bids of three contractors and the subsequent acceptance of the lowest bid by far, which was Marksmen. It was noted, however, that this is the 9th year of no increases and it would be unrealistic to expect there will not be a reasonable increase in the Association Fee for Fiscal Year 2024 next October.

Following a brief question and answer period, the 2023 proposed Budget was approved by unanimous vote. Certain expenditures required to be ratified by the Radburn Law were explained and approved. Reports from the Welcome, Garden and Social Committees followed, and a brief Resident Forum took place before the meeting adjourned.

VETERANS DAY

Kathy Logan, Vice President



We gently remind homeowners who place smaller American flags in their mulch beds or in front of their mailboxes that 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. Of course any flag that has become faded or otherwise damaged should be replaced. They may be taken to Veterans Lane on Hurffville Cross Keys Road next to Washington Township High School. There is a marked mailbox in which to place them, minus any sticks, and they are ultimately burned in a properly respectful manner by veterans groups.

SEASONAL REMINDERS

SNOW REMOVAL



The following snow removal procedures have been provided by Property Manager Cheryl Buriak:

- Snow removal shall commence within four hours after the snow has stopped falling, provided a minimum of two inches has accumulated, and after the Township has plowed the streets. Snow removal services will be provided in a reasonable time but may take up to ten hours to complete.
- The Association will provide snow clearing from driveways, aprons, common area walkways, walkways to the front door, and front door porches/landings once accumulation reaches two inches or more.
- The homeowner will be responsible for removal of ice and snow accumulations under two inches from driveways aprons, walkways to the front door, and front door porches/landings
- Snow will be removed from the entire driveway if vehicles are not present once the contractor arrives. If two cars are in the driveway the contractor will need a 3 foot path to clear the snow so no damage is caused to any vehicles.
- The contractor will not be held responsible for any run off or re-freeze 12 hours after the services have been provided.
- The contractor is responsible for one clearing to the Township plowed street area. Subsequent plowing by the Township that requires additional driveway clearing by the contractor will be at the discretion of the Board of Trustees and not by resident requests.
- Mailboxes will be cleared so that they can be accessed by both the Postal Service and the homeowner.

- All fire hydrants are to be cleared so they are accessible.
- The Board of Trustees may, by a two-thirds (2/3) vote, direct Heatherwood's Landscaping Company 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.

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.

NEW TWP REGULATIONS RE RECYCLING...

NO PLASTIC BAGS TO BE USED!



As you have already been notified by Washington Township, due to new recycling regulations **ABSOLUTELY NO PLASTIC BAGS/FILM OF ANY TYPE** will be accepted in our curbside recycling program. The Township is being fined for every load containing bags/film, and

paid out almost \$45,000 in fines in 2021. **Also, they will no longer be accepting yard debris in plastic trash bags. Yard debris will have to be put out in a can or paper bag.**

The Bulletin Board section of Heatherwood's website, www.heatherwoodnj.com, provides links to additional details about Township trash regulations under the Bulletin Board heading.

Weekly Trash Pickup:

Please remember that trash and recycling cannot be put out any earlier than 6 p.m. the evening before your trash day (Ordinance 212-15.D).

For questions regarding Trash and Recycling pick-up please call 856-589-3227 or 856-589-0523.

Delayed Pick-Up Reminder:

The following holidays will delay trash **ONE DAY: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.** If the holiday falls on the weekend there will be no delay.

HEATHERWOOD EMAIL DISTRIBUTION LIST

Bill Taggart



Currently, 137 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

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)

Cheryl Buriak, Property Manager



ARB Annual Inspections

First and foremost, I would like to thank all the residents that have completed any items that were reported by the ARB. The purpose of these inspections is to preserve and to protect the original aesthetic character and environment of the beautiful community in which you live. However, I do feel the need to reiterate some of the guidelines in responding to any violation letters. All responses must be in **WRITING** and submitted to Management via email or regular mail. Phone calls are **NOT** an acceptable response.

As we now find ourselves in the third stage of the process, the third and final violation letters were

mailed on 10/1/2022. If you have received a fine, and after receiving notice by mail from the management company and the violation is not rectified within 30 days, another \$100 fine per month will be levied, up to a maximum of \$1,000, until the violation is corrected. Failure to pay fines will result in a lien filed on the resident's home. Failure to correct the violation after fines are paid may result in legal action.

The next steps would be as follows:

Each homeowner has the freedom and right to appeal any decision. Should you wish to appeal any decisions, you must submit your appeal in WRITING and supply Management with the signed copy. Management will not be taking phone calls on this matter in order to document. Management also will not present your appeal for you.

Exhibit E - Rules and Regulations

a. New or Desired Change:

New rule or desired change is presented to the BOT, who will consider bringing the suggestion up for discussion and vote by BOT (2/3 vote) with the exception of those items that are a Protective Covenant which will be presented to the membership for a vote.

b. Interpretation of Rules and Regulations:

The case is presented to the BOT. If the homeowner is not satisfied with the BOT's decision, the resident may request an Alternative Dispute Resolution (ADR) hearing.

Exhibit F - Architectural Guidelines

a. New or Desired Change:

The homeowner presents the request to the BOT. The BOT can decide to present the requested change to the membership for a vote. Suggested

recommendations for change will be presented to the homeowners once a year.

b. Interpretation of Guidelines:

After an ARB decision, the homeowner presents the case to the BOT. The BOT makes a decision and, if the homeowner is not satisfied with the BOT's decision, the homeowner can request an ADR hearing. If the BOT or ADR Committee agrees with the homeowner, a change in the guidelines will be presented to the membership for a vote.

GARDEN COMMITTEE

Rose Mary Colombo, Chairperson



The SunPatiens the Garden Committee planted in the Spring again bloomed beautifully all Summer. Our Fall decorations are also impressive, with

multicolored chrysanthemums, scarecrows and pumpkins.



Our next task will be the holiday decorating in early December. It is an enjoyable endeavor and puts us in the holiday spirit as we string lights on the bushes and gazebo and place our Toy Soldier and reindeer and sled at the gazebo.

We are requesting the assistance of the new, younger homeowners. Please consider joining the Garden Committee to decorate our lovely community. If we have more volunteers, the time involved is reduced to one hour in the Spring to plant flowers, one hour in the Fall to plant chrysanthemums and decorate, and one hour in December to decorate for the holidays. It is an opportunity to meet your neighbors, have some fun, and participate in making Heatherwood stand out as a premier community. Anyone interested in joining our committee should email Cheryl Buriak at Cheryl.Buriak@FSResidential.com.



MAILING COMMITTEE *Kathy Logan, Vice President*

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 continue to enjoy doing so.

SOCIAL COMMITTEE

*Charleen Orzechowski and Cathy Sherry,
Co-Chairpersons*

Yard Sale



On September 10th, 2022, we had a Repeat Performance for the 2022 Yard Sale that was an overwhelming SUCCESS.

There were approximately 25 Residents who participated in this event. Signs were placed at the corner of both entrances in addition to signs being placed at the site of each participating resident. Cathy did a magnificent job posting in various Social Media posts. Charleen had a community plot plan and both, Cathy and she worked diligently on the map indicating via color coding, the addresses of the participants. The Buyers/Lookers commented

this was one of their favorite Yard Sales to visit based on how well the Yard Sale was organized. The weather was beautiful, and traffic was amazing. Most likely we will launch another Yard Sale in September/October of 2023. We would certainly welcome any comments or suggestions that would enhance participation.

20th Anniversary Dinner



The 20th Heatherwood Anniversary celebration was held at Tuscan Bistro on October 6th from 4:00–7:00 PM. An afternoon dinner was served with a 3-Choice Menu, Appetizers for the tables, Selected Entrée, Anniversary Cake and Coffee, Tea and Soft Beverages. This was a BYOB affair.

There were a total of 87 guests, which included past presidents and our new FirstService Residential Property Manager, Cheryl Buriak. Special Thank You to the Heatherwood Board of Trustees for discounting the tickets by \$10 per person. Susan from Pleasant Valley Drive was the recipient of the 50/50, for which she received \$240. The balance of \$245 went to the Board Account to offset expenses. There was a \$50 Lottery Ticket Basket, donated by Charleen and Bob Orzechowski from Berkshire Hathaway Fox & Roach Realtors. Kathy Logan was

the winner of the basket and later reported she had won \$10. Congratulations to both winners.

If anyone is interested in becoming a member of the Social Committee, kindly contact Charleen (23 Caserta) or Cathy (27 PVD). We will be discussing other options for upcoming events in the very near future. Again, your comments and suggestions are always welcome.

CONDOLENCES



Our deep condolences go out to the family of John Collaretti, who passed away since the publication of our Spring/Summer 2022 Newsletter.

We also wish to note the recent death of former Heatherwood resident Beth Rossini. Beth contributed countless hours serving in different positions on the Board of Trustees at significant times in our history, including Secretary, Treasurer and President. Condolences to her family.