

HEATHERWOOD NEWS

2023

Prepared by Kathy Logan and Bill Taggart



Fall



Winter



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Board of Trustees

PRESIDENT'S MESSAGE

Rose Mary Colombo



As we welcome Fall to Heatherwood, we also welcome 9 new homeowners who have moved into Heatherwood in 2023. Our community continues to attract “younger” 55-plus residents who appreciate our beautiful and well-maintained homes and common grounds.

Most of the projects scheduled to be completed in 2023 and outlined in the Spring/Summer 2023 Newsletter have been completed. We will meet with the contractor regarding additional sidewalk repair in November. The replenishment of the river rocks surrounding the front entrance pond is also scheduled to be completed in November.

The Capital Reserve Study was completed in May and the Project Engineer has reported the annual Capital Reserve contribution of \$48,000 is adequate funding for the replacement of Heatherwood's capital components for their remaining life expectancy. This study will be repeated in 4-5 years, as recommended.

I am pleased to report that the 2024 Budget has been finalized and the Association Fee of \$115 per month will remain the same for the tenth year. The Board of Trustees works very diligently to complete maintenance and improvement projects in the most economical way possible. In the present economy, this is not an easy task. Board members meet with many contractors to negotiate the best prices for the projects involved. Through their efforts, the homeowners benefit from an Association Fee that has remained static since 2015.

The Board wishes all homeowners a happy and healthy holiday. Hopefully, we will not get too much snow!

**CHANGE IN ADDRESS TO MAIL
COMMUNICATIONS TO FIRSTSERVICE
RESIDENTIAL**



Please take special note of the change of address for mailing **all written correspondence** to FirstService Residential as noted in the box in the lower left corner of the first page of this Newsletter:

Cheryl Buriak CMCA
Community Manager
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c/o FirstService Residential
1102 Broadacres Drive
Clementon, NJ 08021

FINANCIAL REPORT

Jim Sherry, Treasurer



The current Financial Brief as of August 2023 is included later in this Newsletter.

Residents are also reminded that complete financial reports are posted on the Heatherwood website each month, where they can be viewed by all homeowners who have requested the password.

OPEN MEETING OCTOBER 26, 2023

Kathy Logan, Vice President



This meeting, held at the Washington Township Municipal Building, had a bit of a late start due to the Township's use of the large meeting room in preparation for the upcoming elections in November. Nevertheless, following the Pledge of Allegiance, Treasurer Jim Sherry presented the latest financial status of Heatherwood, along with a Budget Review to date for 2023 and the projected 2024 Budget. As previously noted in

the President's Message, there will be no increase in the amount of our \$115 Association fee in the coming year.

There followed a number of ratifications of various expenditures paid from either our Operating or Capital Reserve Accounts. Included were approval of the cost of renewing the management contract with FirstService Residential, with some technical wording issues still outstanding that will not impact the cost of the contract, additional landscaping by Marksmen, services of Stephens Exterminating for treatment of ground wasps in the common area, work by Randazzo Landscaping for trimming bushes in the pond area and adding river rocks to the pond perimeter, a new Capital Reserve Study, cost of Chris' Power Wash to clean the gazebo, shed and common area sidewalks, trimming and removal of trees by Meinhart Tree Service, and Bill Martin Irrigation for start-up and repair of the irrigation system.

Reports of our various committees followed and each has submitted an article for inclusion in this Newsletter below.

In order to give the Election Committee of Bill Taggart, Madeline Lentine and Terry Kurko sufficient time to tally the voting, each homeowner in attendance introduced themselves and announced how long they have lived in Heatherwood, ranging from several months to over 20 years!

During the Resident Forum, homeowners on Pleasant Valley Drive reported receiving a letter from Washington Township advising them and their immediate neighbors that the "Wetlands" at the rear of their properties are being considered for development of a warehouse. While this is not a Heatherwood Homeowners' Association issue, they received great support from those in attendance as they intend to move forward with an objection and appeal.

Other discussions concerned landscaping issues and ideas, as well as the possibility of determining if Heatherwood homeowners might confidently rely upon the Township for vacuuming of leaves at the

curb each week on the day following trash pickup day.

In addition, Kathy Logan explained to those in attendance the recent creation of spreadsheets by Board Secretary Linda Parks that will greatly assist future Boards of Trustees in monitoring required maintenance or other issues concerning all Heatherwood assets including, for example, basins, Belgian blocks, benches, the gazebo, electric boxes and outlets, fountain, monitoring of handicap ramp mats, lights, common area plantings, sidewalk issues, signs, sprinkler system, common area trees and fencing. She also created detailed spreadsheets covering all contracts and vendors. These required much research and technical expertise and will be of significant use to future Boards of Trustees. Thanks go out to Linda for such a valuable contribution to Heatherwood!

Following the Resident Forum, Community Manager Cheri Buriak explained the process that had been followed to ensure all ballots received were validated according to the Radburn Law, which has significantly complicated the process.

Election Committee Chairman Bill Taggart then announced that the current Board of Trustees consisting of Rose Mary Colombo, Gary Bellotti, Jim Sherry, Linda Parks and Kathy Logan had been re-elected. They will meet shortly to determine the length of each term (three two-year terms and two one-year terms), as well as Officers for the period October 2023 through the Open Meeting in October 2024. Vice President Kathy Logan thanked Lynne Borucki for stepping up to run for the Board and encouraged her to try again in the future.

It was noted the Election Committee had met their serious responsibilities in excellent fashion once again this year and they were thanked for their very important service.

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 Board of Trustees. 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



Once again we send a gentle reminder to homeowners who place small 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.** Of course, any flag or bunting that has become faded or otherwise damaged should be replaced.

Faded flags may be deposited in a container similar to a mailbox located on Veterans Way next to Washington Township High School. There is a parking lot on the right side, where the container is clearly marked as being for proper disposal of United States Flags only, with any sticks removed.

SEASONAL REMINDERS



As seasons change, it is often a good time to consider those pesky tasks that should be done annually, one of them being changing of batteries in your smoke and carbon monoxide detectors or, in the event you have had them for ten or so years, replacing them.

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 contractors arrive. 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 runoff 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.

In addition to the above, please note the following:

- Plantings located near driveways and front entrances should be protected.
- Please keep in mind that occasionally the amount of snow accumulation is in question and can vary a great deal from one location in Heatherwood to another, particularly in windy conditions. Such circumstances always present a difficult decision for the Board of Trustees, but homeowners may rest assured a great deal of care and concern goes into reaching the decision.

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

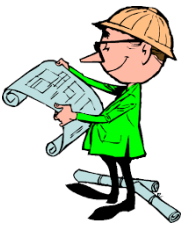
holidays includes Christmas, Hanukkah, and Kwanzaa.

HEATHERWOOD COMMITTEES



ARCHITECTURAL REVIEW BOARD (ARB)

Jim Sherry, Chairperson



Although the ARB conducts an annual walk-around inspection in the Spring to ensure that all properties are properly maintained, all residents are reminded that property maintenance is a year-round endeavor. It is hoped that after a "Spring clean-up," property maintenance will continue all year. If random violations are observed during the year, the homeowners may receive a violation notice to correct the issues. It is truly hoped that all residents will continue to take pride in maintaining their properties to help preserve the beauty of our community and environment.

You are also reminded that an ARB application must be submitted for any improvements or changes to the exterior of your property. The application must be submitted and approved PRIOR to the start of any work. Please refer to the Governing Documents, Exhibit F, Architectural Guidelines, for specific items that do or do not require approval. Certain things, such as door and shutter colors, cannot be changed, and when replacing a roof, the new shingles must be a similar color to the original.

Any questions regarding the ARB should be directed to Cheri Buriak at FirstService Residential.

GARDEN COMMITTEE

Bob Giannotti, Chairperson



I hope everyone enjoyed the beautiful Spring/Summer flowers at the main entrance this year. We received many compliments and I hated to have them removed to make room for the autumn flowers. However, as the seasons change, it was time to move on, but I do think the autumn flowers and decorations are also quite beautiful. We are finding it much easier to have a landscaping contractor do the actual digging and planting. A special thanks to Joe and Marilyn Brennan, who helped with the Fall decorating.

Shortly after Thanksgiving, the Garden Committee will look forward to holiday decorating. Since our holiday soldier has been retired, we have purchased a new addition to our Heatherwood community, to be placed in the gazebo. I think everyone will be pleased with the selection that was made.

As we move forward, additional volunteers are always welcome to join the Garden Committee. Please contact FirstService Residential if you are interested in serving on our committee. Keep in mind that the services required just entail decorating for the Fall and the holiday season (plus removal). There is no planting work required on the Garden Committee's part.

As always, we all appreciate the time the Garden Committee volunteers have continued to provide over the years. The volunteers' efforts continue to keep our community looking great.

This is also an appropriate time to once more thank Glenn Henson, who faithfully places our line of American flags along the Caserta Drive entrance on Memorial Day, 4th of July and Veterans Day. It provides all of us with a moment to remember the sacrifices of our veterans and silently thank them for their service as we drive by.

MAILING COMMITTEE*Kathy Logan, Vice President*

We greatly appreciate that Jo Femiano chairs the Mailing Committee, as this assures we will continue to save the 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*

The Heatherwood Community Yard Sale was held on Sunday, October 8th. Because of the stormy weather forecast, our event was held on the Sunday rain date and not on Saturday. We

had more than 25 houses that participated and the Yard Sale was advertised through multiple Social Media sites and Entrance Signs. Our shoppers were provided with maps of the participating residents. Turnout was lighter than usual, but residents were happy to sell what they could.

We are seeking new members to join our committee. You would partner with us to brainstorm ideas and provide activities and events so neighbors can meet and socialize. Please contact Cheri Buriak, our Community Manager, via email at Cheryl.buriak@fsresidential.com or via phone at 800-870-0010 if you are interested. Thank you!

As always, we wish a happy and safe Fall and Winter to all! It's nice to see you out and about in our lovely community. Stay well!

WELCOME COMMITTEE*Rose Mary Chairperson*

As noted previously, Heatherwood has welcomed 9 new homeowners during the past year and the Welcome Committee hopes to briefly visit them and provide them

with information that will likely be helpful as they adjust to their new surroundings.

CONDOLENCES

Our deep condolences go out to the families of the following Heatherwood residents who passed away since our Spring/Summer 2023 Newsletter:

Janice Gorman
Charles Gutleber
Judith Milio