

HEATHERWOOD NEWS

2024

Prepared by Kathy Logan and Bill Taggart



Fall



Winter



Cheryl Buriak CMCA
Community Manager
Direct: 201-514-7991

Heatherwood HOA
c/o FirstService Residential
1102 Broadacres Drive
Clementon, NJ 08021
cheryl.buriak@fsresidential.com

24/7 Customer Care Center: 800-870-0010

Board of Trustees

PRESIDENT'S MESSAGE

Linda Parks



I hope everyone had a pleasant summer.

Fiscal responsibility to keep Heatherwood in a strong financial position is a large part of the Board of Trustees' duties. Much of this is accomplished by being proactive with the care and maintenance of Association property and assets. A few examples:

- This summer we had the white fencing and common area sidewalks throughout the community pressure washed. This is done every two to three years and is a great and visible example of your monthly fees at work for the care and beautification of Heatherwood.
- Pond maintenance may be a bit less visible but is also extremely important. I'm sure many of you noticed we had a lot of dead fish at one point during the very hot weather when the fountain also ceased working. Our Property Manager was immediately alerted and contacted our pond service company. Although it did take several days, the dead fish were removed, our older smaller spare fountain was installed to continue aeration to the pond and the larger fountain is being evaluated for repairs or replacement.
- We recently enlisted the services of Miller's Landscaping to set up the autumn decorations at the main entrance and the gazebo. They will also be installing the winter decorations. We greatly appreciate all of our decorating volunteers who, for many years, have done these tasks, but the hauling and planting and overall set up was getting to be a lot more than most could handle. It was time to get help. This is another great

and visible example of your monthly fees at work.

The above are but a few examples of contracted maintenance services. Trees are periodically sprayed to prevent disease, lawns and common areas are mowed, common areas are watered, finances are audited, curbs are repaired...and more.

And speaking of monthly fees, I am happy to report that they will remain at \$115.00 per month in 2025. This is the 11th year in a row without the fees being raised!

I want to thank the other members of our great Board of Trustees: Gary Bellotti, Rose Mary Colombo, Kathleen Logan and Jim Sherry. Without these dedicated volunteers Heatherwood would not be the beautiful, well-kept community that it is.

The Board of Trustees wishes everyone a happy and healthy Holiday season.

MAIL COMMUNICATIONS TO FIRSTSERVICE RESIDENTIAL

Please take note of the 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
Heatherwood HOA
c/o FirstService Residential
1102 Broadacres Drive
Clementon, NJ 08021

FINANCIAL REPORT

Jim Sherry, Treasurer



The current Financial Brief as of August 2024 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 24, 2024

Kathy Logan, Vice President



Following the Pledge of Allegiance and approval of the April 25, 2024 Open Meeting Minutes, Treasurer Jim Sherry reviewed the most current

Financial Report, followed by details regarding the 2025 Budget which, as noted in the President's Message, requires no increase in Heatherwood's Association fee at this time due to several steps the Board has taken to absorb increased expenses up to this point.

It was announced that following consideration of several bids, the Board has renewed the landscaping and snow removal contracts of Marksmen Landscaping. Of the bids considered, one was 50% more than Marksmen's, which had unsurprisingly increased as well, but not nearly to such a degree.

There followed approval of numerous Resolutions involved with expenditures noted in the President's message. While an official roll call vote for each item is required at the Open Meeting, all have previously been discussed at length and approved by the Board in monthly Work Sessions.

Linda advised that **no candidates had submitted their names for this year's Election, including Rose Mary Colombo and Kathy Logan**, whose terms were ending following many years on the Board. After discussing various possible options

resulting in no viable solutions, a request was made by the remaining Board members and Rose Mary and Kathy each agreed to be appointed to another one-year term.

It was announced that renewed efforts to recruit others are planned in 2025 inasmuch as all five terms of those currently on the Board will end October 2025, when an election will be held for three two-year terms and two one-year terms.

Topics of discussion during the Resident Forum included pond and fountain issues (fencing damage caused by Canada geese and/or mowing machines, fishing, pond maintenance companies), speeding in the community, trash problems resulting from overflowing containers and unauthorized use of plastic bags vs. trash cans, and disposal of leaves as required by our Governing Documents.

Depending upon weather and conditions of our lawns and common areas, there may or may not be one additional cutting not included in the budget, plus leaf cleanup scheduled for late November or early December. Meanwhile, our documents provide that homeowners are responsible for bagging and proper disposal of leaves and other yard debris. Debris may not be discarded in the streets, sewer drains via blower, broom, or any other means. The new Township trash company requires 48 hours' notice for pickup of yard debris, which may be accomplished by calling Suburban Disposal, 1-973-227-7020, or via the Heatherwood website or the Washington Township website.

WASHINGTON TOWNSHIP VACATION WATCH PROGRAM



The Washington Township website (easily accessed via a link on Heatherwood's website) provides information and an accompanying form to be utilized to request the police department to check on your property while you are away. This form is not to be utilized to report crimes, suspicious activity or illegal activity. To

report those types of issues please call 911 for emergencies and 856-256-1212 for non-emergency requests for police.

You are asked to fill out the form and submit it at least seven (7) days prior to the requested check start date.

NOTE: The Vacation Watch Program is not intended for periods of time greater than two weeks, or homes for sale. If you will be gone for more than two weeks, you must resubmit your Vacation Watch request at the end of each two-week period. Requests submitted for longer than two weeks will be patrolled for the first two weeks only.

VETERANS DAY

Kathy Logan, Vice President

VETERANS DAY



We must never forget the service of our veterans and their families. Sadly, we continue to lose them to age, disabilities, and/or lingering war-related issues.

It is also appropriate to once again thank Glenn Henson, who faithfully places our American flags along the Caserta Drive entrance on Memorial Day, 4th of July and Veterans Day, giving us a poignant reminder to take a few moments in honor of all who have served.

SNOW REMOVAL DETAILS FOR WINTER 2024



Snow will be removed from all sidewalks, driveways, driveway aprons, walkways to front doors, front door landing, mailboxes, and fire hydrants after the snow has reached a level of more than two inches. On occasion, the amount that has fallen is in question and can vary from one location to another in Heatherwood. Such circumstances always present a difficult decision for the Board of

Trustees and homeowners may be assured a great deal of care and concern goes into reaching them.

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.

Plantings located near driveways and front entrances should be protected to minimize any snow clearing damage.

Any issues regarding snow removal are to be called in to FirstService Residential Customer Care Center on 800-870-0010.

Please do not contact BOT members or Marksmen Landscaping directly, nor should you email the Heatherwood 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.

HOME HOLIDAY DECORATIONS REMINDERS



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.

OUR HEATHERWOOD WEBSITE

Kathy Logan, Vice President



While FirstService Residential provides a website for Heatherwood, our own Heatherwood website, www.heatherwoodnj.com, continues to offer a wealth of information that is not only useful, but easily acquired. In addition to our Governing Documents, it contains details regarding important matters relating to Heatherwood, an up-to-date Bulletin Board of pending events, including Township and County events, and many useful links to items of interest.

HEATHERWOOD WEBSITE

Bill Taggart, Webmaster



If anyone has any suggestions on adding any new content to the Heatherwood website 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.

The **email address** that you should use if you need to contact me on any **website related** issue is heatherwoodnj@comcast.net

Please also be aware that much of what is reported or referenced in this, and other Heatherwood Newsletters can be found on the Heatherwood website.

HEATHERWOOD COMMITTEES



ARCHITECTURAL REVIEW BOARD (ARB)

Jim Sherry, Chairperson

The ARB conducts an annual walk-around inspection in the spring to ensure that all properties are properly maintained, but all residents are reminded that property maintenance is a year-round obligation. It is hoped that after a “spring clean-up,” property maintenance will continue all year.

If random violations are observed during the year, 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. Heatherwood is a very desirable community, and our property values remain high because of the overall appearance of the homes and the common areas.



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. It is available for printing via our Heatherwood website noted above, under the heading “Forms.”

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

Rose Mary Colombo, Chairperson



For many years, various homeowners have volunteered to serve on the Garden Committee and decorate our lovely community. As the numbers of members dwindled due to age, health and personal circumstances, we have requested other homeowners volunteer to help on the Garden Committee. Unfortunately, volunteers did not step up and it was necessary to disband the Committee totally.

The Board has now contracted with a landscaping company that will decorate in the Spring, Fall and Winter seasons. Of course, work that is contracted comes with an additional cost. The Fall decorations recently installed are the first job performed by this landscaper. We hope you enjoy the Fall display.

I want to take this opportunity to recognize some of the volunteers who have participated on the Garden Committee over the years. Our sincere appreciation goes out to Madeline and Bob Lentine, Marilyn and Joe Brennan, Peg and Jack Yoast, Diane and Klaus Maitag, Glenn Henson, and Bob Giannotti.

MAILING COMMITTEE



We greatly appreciate that Jo Femiano chairs the Mailing Committee, as this assures we will continue to save the significant postage costs of distributing the Newsletter and other 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, Cathy Sherry, and Lynne Borucki Co-Chairpersons



Thank you to all the residents who participated in the annual Heatherwood Community Yard Sale on September 14th.

Fortunately, we were blessed with beautiful weather! More than 23 residents took part, and those who registered were included on a map. The maps were available at tables at both entrances and shoppers really appreciated them. The traffic created through Social Media Advertising and Entrance Yard Sale Signs contributed to the success of the event.

If you have feedback on the Yard Sale or have recommendations for future events, we would love to hear from you. Please contact:

Charleen at charleen0613@comcast.net
Cathy at cjms5@comcast.net or
Lynne at LBorucki227@comcast.net.

We look forward to hearing from you

As always, we wish a happy and safe Fall and Winter to all!

WELCOME COMMITTEE

Rose Mary Colombo, Chairperson



From January 2024 to September 2024, seven new individuals or couples have chosen Heatherwood as their new home. The Welcome Committee has met four of the new homeowners who agreed to a visit. We were happy to answer their questions and share with them our personal experiences as Heatherwood homeowners.

This Committee has been in existence since 2012 and, as the Chairperson, I have coordinated and attended many of these visits. I am planning to relinquish my position as Chairperson of this Committee, and I ask that someone volunteer to chair this Committee in the future. It takes very little time, and the visits are so rewarding.

I believe that the Welcome Committee provides our new neighbors with a snapshot of how wonderful Heatherwood is and how friendly our homeowners are. The visits also introduce new homeowners to the various Heatherwood committees with the hope that some of these new homeowners will volunteer in the future.

I trust you will consider taking my place as Chairperson. I would be happy to speak to anyone interested. Volunteers help keep Heatherwood an affordable 55+ community and maintain its stellar reputation.

CONDOLENCES

Our deep condolences go out to the families of the following Heatherwood residents who passed away since our Spring/Summer 2024 Newsletter:

Robert Duffy
Dan Kierney
Michael Kidd
Mel Spiegel, original owner who recently entered an Assisted Living facility
Joseph Lisa