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Summer

2022

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# BOARD TALK

president's message >>>

## Welcome Summer!

July 4<sup>th</sup> weekend means the pool is now open 7 days a week! (See page 5 for Pool Rules and Regulations) We have received many positive comments regarding our new pool vendor, Dream Pools, so we are off to a good start to the season. The Board has also approved the purchase of 2 additional tables, 8 chairs and 4 umbrellas for the pool area.

Our Spring season has been quite busy...our new park benches and Community entrance sign (with solar lighting) have been installed, and major landscaping projects have been completed. These additions help to provide a greater ambiance to our community. Scheduled for the Fall will be the replacement of carpet in the Clubhouse, and roadway crack filling and striping.

Have a great Summer!

"Board Talk" is focused on improving communications throughout the Hearthstone Community. Please send your comments to Jim Vonderhorst.

be considerate of your neighbors >>>

## Show them that you care!

Living in an active adult community like ours may be different than what you experienced prior to moving to Hearthstone. Homes may be closer to one another, home lots are smaller and yes, there are those Rules and Regulations that we all must follow. Please keep the following in mind to be a better neighbor...

**Please complete a Modification Request Form for ALL exterior work.**

Modifications must be pre-approved by the ARC for **all** exterior work.

**Please follow the one-way signs on upper Weber** (by the "lollipop")

We continue to have close calls due to residents and guests not following the signage.

**Please Obey Speed Limits!**

There are posted speed limits in our community. This is for the safety of all. Please slow down and watch your speed. Be sure to **STOP** at all stop signs. Running through these signs puts you and your neighbors at risk. Remind your guests, and delivery personnel, of the speed limits.

**Please Park Considerately**

Parking is at a premium in our community. If parking on the street, don't take two parking spaces. **No one should be parking in front of mailboxes.**

**Please Use the Pet Area**

When walking your pet, please be considerate of the community and your neighbors. Do not allow your pet to relieve themselves on a resident's property. If an emergency happens on the way to the Pet Area, have them use the common area between the street and sidewalk and then clean thoroughly.

**All residents are required to pick up after their pets and dispose of properly.**



spotlight on expenses >>>

## Do You Know What Your Homeowner Fees Pay For?

*The 2022 Budget has been approved by your Board. In an effort for more transparency, the board will use Board Talk as a means to help the residents better understand the Community Budget and expenses.*

*We all pay monthly Home Owner Association (HOA) fees: single family homes pay \$239, and the Town Homes pay \$294. This represents a \$0 increase over 2021 dues. Condominium fees are \$239 (Community Fee) and \$299 (Condo Association Fee)*

*Some of the monies are used for typical maintenance items such as lawn maintenance, snow removal, trash collection, pool operation and cleaning of the club house. We also must contribute monies to our reserve accounts. Reserve accounts will be used for future major infrastructure repairs such as street repaving and sidewalk replacement.*

*All items that have been mentioned can be found in the budget. The budget is available to all residents upon request. Here are some other examples...*



### Road Repaving

Since our HOA owns the roads throughout the development, we are responsible for repaving.

This is scheduled to be completed in approximately 6 years at a cost of \$600,000, paid from our Reserve Accounts



### Fire Hydrants

Did you also know that the community must pay a \$55 monthly fee for each hydrant in the development to New Jersey American Water?

## updates from the board >>>

### **Architctural Review Committee Updates: Bob Bottini**

The ARC Committee is currently collaborating with residents on 2 projects. Any residents who have started/completed exterior projects without an approved Modification Request will be sent a non-compliance notice and will be visited by the ARC Committee to discuss resolution. The ARC is also creating guidelines for replacement of front walkways.

### **Landscaping Updates: Joyce Eldridge-Howard**

Spring clean-up has been completed including a mulch application. Three landscaping projects have also been completed. (See "2022 Board Projects" for details). Four new park benches have been installed. **For your convenience, you may have received a listing of shrubs from 3G Landscaping Design & Supply, an arm of Custom Landscaping.** They will remove and plant listed shrubs in front of your property at your request. This service is optional and is charged directly to the homeowner

### **Building and Grounds Updates: Tom Cavagnaro and Robert Killion**

The Board has approved roadway crack filling and striping. Tom will work with Nancy to oversee this project in the Fall.

### **Budget Update: Robert Killion**

Operating budget continues to be tight due to increases in pool contract, MEM Fees and inflation. Some expenses are expected to increase in 2023.

### **Hearthstone Community Manager: Nancy Capella**

"No Parking" signs have been placed on all mailboxes. Additional "No Trespassing" signs have been posted behind the Steele Condos. New carpet in Clubhouse scheduled for the Fall. First treatment for Lantern Flies scheduled for July.

## 2022 board projects >>>

Every year, the Board must identify any potential projects for the New Year that must be planned for and expensed against the 2022 budget. The Board has identified the following as projects to be addressed for the year:

1. **Replace Community Entrance Signs: *Completed***
2. **Reinvest Community Funds per 2021 audit: *In Process***
3. **Review upcoming reserve expenditures coming due in 2022: *In Process***
  - a. **Replace Rug in Clubhouse.**
  - b. **Replace AED**
  - c. **Replace Pool Cover**
4. **Establish Welcome Sessions for new Homeowners: *In Planning***
5. **Landscaping: *Completed***
  - a. **Replace shrubs at entrance**
  - b. **Update landscaping around clubhouse**
  - c. **Address tree roots on Thornton**
6. **Research and establish new contract with a Pool Vendor: *Completed***
7. **Research and determine what can be done to mediate LanternFly Infestation: *Completed***
8. **Investigate Municipal Services Act and act accordingly: *In Process***
9. **Investigate Working Capital Fees for New Homeowners: *In Process***

Depending on the needs of the Community and our budget, projects may be added to or deleted from this list during the year

### Your 2022 Hearthstone Community Board Members

Jim Vonderhorst	President
Joyce Eldridge-Howard	Vice President
Robert Killion	Treasurer
Bob Bottini	Secretary
Tom Cavagnaro	Trustee
Nancy Capella	MEM Property Mgmt.



### Did You Know?

The Clubhouse is now available to rent for private events. Contact Nancy for details

### Did You Know?

There are now new windows that open in the exercise room to allow for better ventilation

## board member spotlight >>>

Jim and his wife, Michele, have been residents since February 2008.

They have 2 children and 4 grandchildren. Jim is retired after a long career in Human Resources and Leadership Development at Johnson & Johnson, Mercedes-Benz of North America and the Southland Corporation. Prior to being elected Board President, Jim chaired the Architectural Review Committee for the Community. He is also a volunteer facilitator for Consumer Reports.



## Thinking of replacing landscaping? (Or any exterior modification)

Contact Nancy for a Modification Request Form, complete and submit your request. Installation may begin AFTER receiving approval from the Architectural Review Committee

## Upcoming Meetings

Our next **Open Community Meeting** is scheduled for September 21, 2022, in the Clubhouse. Details will follow.

## 3rd Quarter Birthdays

Nancy Bottini 7/3 Ed Mandelli 8/7  
Thelma Emory 8/2 Angelo Rosa 7/7  
Joan Kathenes 7/23 Rita Velic 7/20  
Diane Ahern 8/11 Cynthia Killion 8/20  
Robert Killion 8/21 Tom Jones 8/25  
Fran Cavagnaro 7/9

## Would you like your birthday to be listed in "Board Talk"?

Send your name and date of birth to Bob Bottini at: [zajsara04@icloud.com](mailto:zajsara04@icloud.com)

## lanternfly mitigation to begin >>>

You may have started to see Lantern Fly “NYMPHS” around the neighborhood. These are recently hatched lantern flies and have no wings but are strong jumpers. Neither NYMPHS or adult lantern flies sting or bite humans or animals



NYMPH

The Board has contracted with Viking Pest Control to treat 402 trees in our Community. There will be two applications:

On or around July 8th: Basal Trunk Application, which will cause the sap from trees to become poisonous to lanternflies thereby controlling the population and minimizing damage to the trees.

On or around August 15<sup>th</sup>: Knockdown Spray Application, which will kill infestations of the pests that have attacked the trees.

Trees to be treated are:

- 123 in the front of Townhomes and Single-Family homes
- 207 in common areas
- 72 in and around Condos
- **Trees in the rear of homes will not be treated due to cost**
- **Oaks and Arborvitaes will not be treated since they are not attractive to the insects.**

**Please keep in mind that this is a minimal application and will not completely eradicate all lanternflies! Homeowners may still need to take added measures to minimize the nuisance.**

**If you see egg masses, scrape them off, double bag and throw away. You can also place the eggs into alcohol, bleach, or hand sanitizer to kill them. You can also use commercial wasp spray to kill the pest on trees, furniture, etc.**

## amendment to increase the working capital fee to new homeowners

**This Amendment was passed at our May Open Community Meeting! Thank you!**

Currently all new homeowners contribute a one time “application fee” equal to three months of the Annual Community Assessment. This money goes directly to the Association’s “Working Capital” account which allows the Association to take on new projects for the betterment of the Community.

The amendment to our by-laws will increase this “application fee” to five months of the Annual Community Assessment for new homeowners

This change will have no impact on current homeowners other than increasing our revenues and minimizing future increases in community assessments.

We are waiting for the legal paperwork to be approved by the Township. Once we have final approval, we will advise you when the change takes effect.

Thank you for your participation in this important vote

## pool rules and regulations >>>

1. **Pool Hours: July 2nd through Labor Day, 7 days/week, Noon – 7 pm. Any change in pool hours will be posted.**
2. **No guest under the age of 19 is permitted to use the pool without the presence of the sponsoring resident. (Proof of age may be required)**
3. **No child who is not fully toilet trained, and no child under the age of 3 permitted in the swimming pool.**
4. **Owners must accompany their guests for the duration of the guests visit to the pool.**
5. **Any persons showing signs of skin disease, sores, discharge, or other communicable disease shall be refused use of the pool.**
6. **Small floatation devices are permitted in the pool (vests, “swimmies”, noodles, small tubes). No large floatation devices permitted.**
7. **Guest must have badges at all times.**
8. **Proper attire is required in the pool (bathing suit).**
9. **No dressing or undressing permitted within the pool area. No diaper changing permitted within the pool area.**
10. **No pets permitted.**
11. **No glass containers or alcoholic beverages permitted.**
12. **No smoking or vaping permitted.**
13. **No running permitted.**
14. **The pool area must be kept clean and free of debris.**
15. **Use of the swimming pool is at your own risk. The Association and Management Company shall not be liable for personal injury, damage, or loss.**
16. **The pool may close immediately upon a lightning storm.**
17. **Upon entering the pool area, all residents and guests must sign in and present identification to lifeguard.**
18. **Lifeguard decisions concerning pool area are FINAL.**
19. **Additional rules may be posted**

**IMPORTANT NOTES: Please OBEY ALL RULES. The lifeguard has strict orders to enforce all rules and is backed by the Board of Trustees, as well as Management. Badges MUST be worn at all times. If you forget it at home, you must return and pick up your badge prior to entering the pool area. EVERYONE, INCLUDING GUESTS, MUST SIGN IN when entering the pool area and INCLUDE YOUR BADGE NUMBER. You MUST sign children in as well. If you have more than two guests, they must sign in utilizing your resident badge number. There is NO glass or alcoholic beverages allowed in the pool area. Food is permitted behind the designated yellow lines that have been painted on the concrete. Please use the trash and recycling receptacles at ALL times. Please be careful while eating as food left out is only an invitation for ants and other critters visiting our lovely wooded areas. There is a refrigerator located in the pool house for your convenience. Please be mindful to bees and wasps near the fences. Although the exterminators have and will continue to treat these areas every other month, they have informed me that eliminating them entirely is basically impossible. Seating is first come, first served. You are however allowed to bring your own “beach” or “lounge” chairs to the pool area. They are not allowed to be stored in the pool area overnight. CHILDREN HOURS ONLY: Children between the age of 3 and 19 are permitted in the pool from 1:00 pm until 5:00 pm ONLY.**

## upcoming social events >>>

**First Monday of each month, 7:00pm to? Left-Center-Right Dice Game (LCR) in Clubhouse. Questions? Call Thelma (908) 359-6223. Bring \$5.00 in single, one-dollar bills.**

**Tuesday, July 12<sup>th</sup>, 11:30 am: Social Committee Meeting**

**Sunday, August 28<sup>th</sup>, 2-4pm: Ice Cream Social at the pool (Details to follow)**

## mark your calendar!>>>

**Hearthstone Community Open Board Meeting, Wednesday, September 21<sup>st</sup> at 6:30 PM – Clubhouse.**

### **board approved final location of new park benches >>>**

- *2 New Benches around curb, on Weber, near Steele*
- *Existing bench at Weber and Steele around curb to be moved to the Bocce Court area.*
- *1 new Bench at 2/4 Steele Condo Courtyard*
- *1 new bench at 2/4 Waterman Condo Courtyard*
- *Existing bench on Upper Weber (past chain) will be moved across street out of doggy refuse area.*
- *Existing Bench in Cul de Sac area stays in current location.*

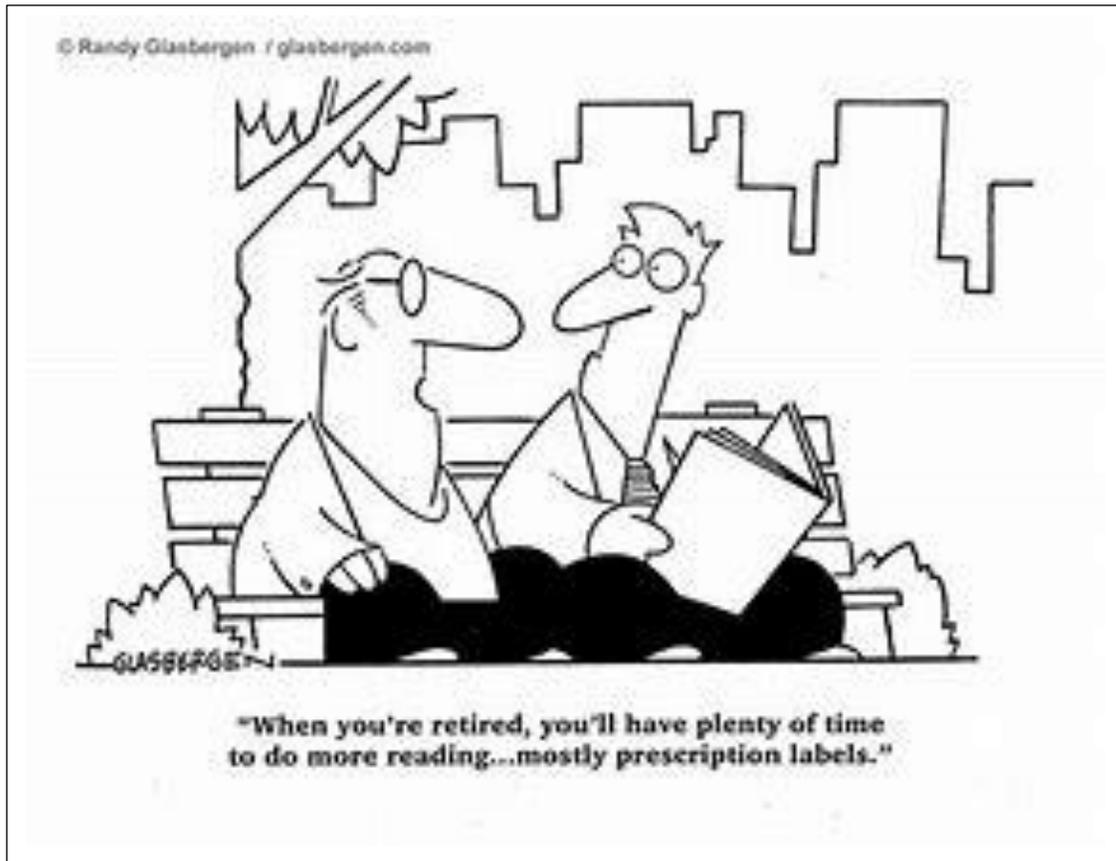
### **municipal services act update >>>**

*The Board has successfully applied for rebates from the Township of Hillsborough due to the Municipal Services Act of New Jersey. **The Association has received \$3437.50** to offset our operating expenses for streetlamp utilities and snow removal.*

### **gutter cleaning >>>**

***Please remember to keep your roof gutters clean!***

*Clogged gutters prevent rainwater from being dispersed properly away from your property. This may cause extensive puddling of water which can cause seepage of water into your basement*



**condo corner >>>**

**Your 2022 Hearthstone  
CONDOMINIUM Board Members**

**Rob Kenific**

**Jan Senese**

**Marie Riccardo**



**websites >>>**

**Hearthstone FACEBOOK Group**  
<https://www.facebook.com/groups/HearthstoneAtHillsborough>

**Hearthstone Website**  
<https://www.hearthstoneathillsborough.org>

**hearthstone committees >>>**

All residents are welcome to join the various committees that our community has to offer. If you would like to know more about the committees in Hearthstone or become a member, please contact Nancy or the following contact numbers:

Committees	Contact
<b>Social Activity</b>	Thelma Emory (908) 359-6223
<b>Knitting</b>	Fran Cavagnaro (908) 359-5282 Ilona O'Sullivan (908) 428-6328
<b>Book Club</b>	Joan Ebersbach (908) 428-4857
<b><u>Mah Jongg</u></b>	Contact Clubhouse Office if Interested (908) 359-1102
<b><u>Bunco</u></b>	Debbie Francolini (908) 217-7698 Thelma Emery (908) 359-6223
<b><u>Bridge</u></b>	Not available at this time
<b>Summer Water Aerobics</b>	Joan Kathenes (973) 768-8259
<b>Architectural Review (ARC)</b>	Bob Bottini -Chairman Wes Thielke Walt Vestea Pam Maiolo Rich Couzzi
<b>Alternate Dispute</b>	<b>Nancy Capella, Info</b>
MEM Property Management Headquarters: 65 Challenger Road, Suite #320, Ridgefield Park, NJ 07660 Phone: 201-798-1080 Fax: 201-798-8588 Emergency Number: (800) 506-3360 Client Services email: clientservices@memproperty.com Web site: www.memproperty.com	

**All Social Events and planned meetings can now be scheduled at the Clubhouse**

**Social Activities Committee:** Meets in the Clubhouse the 2<sup>nd</sup> Tuesday of each month at 10:00am

**Knitting** (crochet, needlepoint, etc.) meets in the Clubhouse. We offer to teach those who want to learn how to knit or crochet. (Call Ilona (908)359-5282 or Fran (908)428-6328). Meets in the Clubhouse every Tuesday, 7-9pm

**Book Club:** Meets every 1st Thursday of the month at the Clubhouse library at 7:00. This is a casual group formed to enjoy many types of books. You may experience and enjoy many types of books you might not have tried before. Everyone is invited to join us for a casual discussion about a new book each month. The group, led by Joan Ebersbach, discusses the book we read during the last month and together chooses a new book for the following month. Contact Joan at vettejoan@comcast.net if you have any questions.

**Bunko:** Meets the 3<sup>rd</sup> Wednesday of the month in the Clubhouse at 7:00pm. Cost is \$5.00 per person. Refreshments served.

**CONDO OWNERS: WEATHER ANNOUNCEMENT**

Should there be a power failure due to inclement weather please take the following precautions to ensure safety:

- If you see there is a threatening lightning/thunderstorm, please DO NOT use the elevators.
- Should you be stuck in an elevator, use the phone found inside the elevators to call for assistance.
- According to the Fire Marshall of Hillsborough Township, the emergency lights will remain on for only ONE (1) hour after a power outage. The purpose being to serve as a warning to either remain where you are or to allow for a safe evacuation of the building in the possibility of a fire. They do not remain for longer than that.
- Keep flashlights on hand. If using candles, always use precaution. NEVER leave lit candles unattended.
- Use the good neighbor policy. If you know of a neighbor that may need assistance, do not hesitate to check on them.