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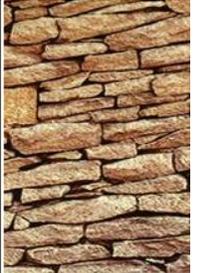
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# BOARD TALK



president's message >>>

## Welcome Autumn!

Wow! It's October already. Watch for an update from Nancy regarding the timing for our Fall Cleanup. In this issue, we have updates on lantern fly mediation, 2022 Board Goals/Projects and the Hillsborough Municipal Services Act.

During the next few months, the Board will be drafting the 2023 Association Budget. The new year will be challenging due to the impact of inflation and expected increases in the cost of our snow removal, landscaping, and MEM Management Fee expenses. In addition, as our community ages, additional maintenance expense for landscaping projects, dead tree removal, etc. will occur. We will review the final 2023 Budget, as well as the monthly Association Fee amounts at our December Open Community Meeting. Have a wonderful Autumn!

"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, do not 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 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...*



### New Treadmill

**One of our treadmills is broken and beyond repair. replacement will be purchased in the fourth quarter at a cost of approximately \$4225, paid from our Reserve Accounts**



### Dead Tree Removal

**Did you know that our Association must remove dead trees that present a potential falling hazard to a home or property. Costs range between \$250 to \$1000 per tree, depending on size**

## updates from the board >>>

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

*The ARC Committee has collaborated with residents on five projects YTD. **The Board has approved the ARC recommendation that Garage Door Screens are not permitted in the Development.** 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**

*Fall clean-up will occur during the next few weeks. Watch for an announcement from Nancy/Joyce regarding timing. Currently obtaining bids for new annual landscaping contract.*

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

*The Board has approved roadway crack filling and striping. Currently reviewing bids. Tom will work with Nancy to oversee this project in the Fall. Retaining wall at Weber and Champlain now repaired. Currently reviewing bids for new annual snow removal contract.*

### **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**

*New carpet in the Clubhouse has been installed. Coffee cups, WITH LIDS, are now required in the Clubhouse to protect our new carpet. Nancy is investigating repairs needed to the Clubhouse fireplace.*

## 2022 board projects UPDATE >>>

*In January, the Board major projects/goals for 2022. All have been complied as of September 30<sup>th</sup>, 2022. See below:*

1. *Replace Community Entrance Signs: **Completed***
2. *Reinvest Community Funds per 2021 audit: **Completed. RBC Wealth Management is our partner***
3. *Review upcoming reserve expenditures coming due in 2022: **Completed***
  - a. ***Replaced Rug in Clubhouse.***
  - b. ***AED Replacement not needed***
  - c. ***Replace Pool Cover: In process***
4. *Establish Welcome Sessions for new Homeowners: **First Session to occur October 12<sup>th</sup>.***
5. *Landscaping: **Completed***
  - a. ***Replaced shrubs at entrance***
  - b. ***Updated landscaping around clubhouse***
  - c. ***Tree roots removed 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: **first treatment Completed; second treatment not needed***
8. *Investigate Municipal Services Act and act accordingly: **Completed. Received a total of \$5037 from Hillsborough Township.***
9. *Investigate Working Capital Fees for New Homeowners: **Completed. Association voted to increase fees from three times to five times monthly fee, effective July 2022.***

### 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?

It is now required to have lids on coffee cups in the Clubhouse. This will help to keep the new carpet stain-free



## 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 December 7th, 2022, in the Clubhouse. Details will follow. Board Elections and 2023 Budget will be on the agenda.

## 4th Quarter Birthdays

Robert and Cynthia Killion, Rich Schaefer, Debbie and Bob Francolini, Sue Kimball, Rose Mandelli, Kathy Weld, Donna Sturm, Lisa and Zak Ballard  
**HAPPY BIRTHDAY!**

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)

## board member spotlight >>>

Joyce has been a resident of the Hearthstone community since August of 2007. She has served on the Hearthstone Board for three and a half years and is currently vice-president. Joyce has one loving son, named Michael who's a financial advisor. Joyce began her career as an elementary teacher at all levels and then served as a gifted/talented coordinator, guidance counselor, VP, Principal and Director of Elementary Education. Joyce retired after serving 40 years. After retirement, Joyce created an educational consulting business for ten additional years.



## lanternfly mitigation successful >>>



The Board had contracted with Viking Pest Control to treat 402 trees in our Community. In July, a **Basal Trunk Application** of insecticide was applied. This caused the sap from trees to become poisonous to lanternflies thereby controlling the population and minimizing damage to the trees.

*This treatment, combined with an extremely dry summer and the efforts of individual homeowners has resulted in a significant decrease in the lanternfly population; so much so, that the Board has decided to cancel the second application planned for September.*

*Please keep in mind that lanternflies will be back next year! The Association will treat the same trees again in the Spring of 2023. 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.*

## update: amendment to increase the working capital fee to new homeowners now effective >>>

***This Amendment was passed at our May Open Community Meeting! Thank you! IT became effective for new homeowners as of July 15th***

Previously all new homeowners contributed 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 existing homeowners other than increasing our revenues and minimizing future increases in community assessments.

Thank you for your participation in this important vote

### **Pet Friendly Fertilizer**

At the request of a homeowner at our last meeting, the Board investigated the option of using pet friendly fertilizer on our lawns. **Regrettably, the additional cost is prohibitive, and we will not be making this change.**

### **Coming in 2023**

Every 5 years, the Association power washes the siding of the townhomes and paints the outside wood trim. **This will be scheduled to occur next year.** Watch your email for details.

**STOP Attention! Please make a FULL STOP at the WEBER and BOYD STOP SIGN! STOP**

### **new homeowner welcome meeting >>>**

**Our very first New Homeowner Welcome Meeting will occur in the Clubhouse on Wednesday, October 26<sup>th</sup>, 6:30 pm, at the Clubhouse.**

*If you joined our Community in the last year, watch your email for your invitation. At the meeting, you will:*

- *Meet your Board members and fellow new homeowners*
- *Gain an understanding of Maintenance Responsibilities, both yours and the Associations.*
- *Obtain answers to your questions about the Association's Rules and Regulations, Finances and ARC guidelines.*
- *Snacks will be served.*

***Please RSVP Nancy when you get your e-mail. We look forward to meeting you!***

### **upcoming social events >>>**

***Watch your e-mail for announcements on some exciting Community events coming in 4<sup>th</sup> Quarter!***

### **mark your calendar!>>>**

***Hearthstone Community Open Board Meeting, Wednesday, December 7 at 6:30 PM – Clubhouse.***

### **Board Elections in December >>>**

***Mark your calendars! Elections for the Hearthstone at Hillsborough Board of Directors will take place on December 7<sup>th</sup>, 6:30 pm at an open community meeting in the Clubhouse. Any homeowner in good standing is welcome and encouraged to run for the Board. Please watch for Nancy's e-mail explaining the process to become a candidate for these volunteer positions. Now is your opportunity to influence the operation and future of our Community! There will be two positions available.***

### **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 currently
<b>Summer Water Aerobics</b>	Joan Kathenes (973) 768-8259
<b>Architectural Review (ARC)</b>	Bob Bottini -Chairman Wes Thielke Pam Maiolo Rich Couzzi
<b>Alternate Dispute</b>	Nancy Capella, Info

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.

**Bunco:** 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.