



Acorn Hill Homeowners Association

10 Evergreen Drive, Voorhees, NJ 08043

January 17, 2025

Dear Members of AHHA,

You are invited to attend the ***Annual Meeting of AHHA on Thursday, January 30 at 7:00 PM***. It will be conducted online/virtual/teleconference. See page 3 of this letter for details on how to join the meeting online or by phone, and a payment slip for your convenience. Check www.acornhillhome.org for agenda and financials, which will be posted shortly prior to the meeting.

In accordance with the “Covenant for maintenance assessments” attached to each lot in the Acorn Hill development, ***the 2025 annual assessment in the amount of \$125/lot was due and payable as of January 1, 2025***. Trustees have determined that since AHHA has adequate income, the ***annual assessment will remain \$125 looking forward to 2026***. AHHA accepts payments via Venmo, an app-based payment service, which is preferred and encouraged. Please include your address and send funds to @Acornhillhoa. If mailing a check instead, please include the last page of this letter and return by mail to 10 Evergreen Drive. Prompt payment is highly advantageous to cash flow for AHHA, as liability insurance must be paid in January. Additionally, regulations established by AHHA imposes a \$10 late fee if the Annual Assessment is not paid by March 31. AHHA does not invoice, but may produce dunning letters as a reminder for overdue assessments, and upon request will produce a description of assessments and payments for any lot. At Trustees’ discretion, a lien may be placed on the lot after March 31 for the amount due at that time, plus administrative fees associated with recording the lien, and interest will accrue at 8% per annum as specified in the Covenants.

AHHA exists “In order to preserve and enhance the property values and amenities of the community, the common areas and all facilities now or hereafter built or installed thereon shall at all times be maintained in good repair and condition by the Association and shall be operated in accordance with high standards.” This past year, ATA Lawn maintained the grassy areas, mulched, installed plantings and otherwise performed necessary “clean ups” primarily around the signage. Voorhees Township removed silt from the trap near the bridge. A tree service trimmed overhanging branches from sidewalk for safety in accordance with the expectations of our liability insurance carrier. A summer gathering for residents held on AHHA property was organized by our newest Trustee, Rebekah Doyle.

Your Trustees hope the following information is useful to members.

1. In recent years, *some members have made exterior changes on their property before obtaining approval in writing from AHHA*. Members must submit requests for consideration of the Architectural Committee by email to trustees@acornhillhome.org since per the bylaws, “No building, fence, wall or other structure shall be commenced, erected, or maintained on any of the lots, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography.” *Examples of alterations fitting this definition are installing a pool, patio, deck, shed or fence, replacing windows, portions of roofing or siding that have different finish or color.* Maintenance does not require AHHA approval, for example replacing a roof with materials of like kind and color.
2. Lots that are not regularly maintained as to removal of leaves/debris, mowing, etc., may impact property values across Acorn Hill. Owners are requested to make arrangements sufficient to keep their lots maintained to a minimal degree. Unkempt lots may violate Township ordinances, which are enforced by them. AHHA does not have any regulations addressing this, but Trustees may consider adding such regulations in future if deemed necessary.
3. AHHA has installed and maintains various signs on AHHA property that indicate it is private property for use of members or their guests where *ice skating, boating or swimming is prohibited for liability reasons*. Use by the community generally is permitted when consistent with AHHA regulations, which has led to AHHA benefitting from Voorhees Township and Scouts providing certain maintenance services without charge. Unfortunately, people were observed on the ice recently, and all members should be advised this shouldn’t be happening.
4. Other signs are not allowed on AHHA property, this includes political (non-commercial) signs. Such signs may be removed by AHHA, at Trustee’s discretion.
5. No dog or cat shall run at large at any time within the limits of the Township, enforced by the Township. Notification signs that pet waste must be removed immediately have been erected on AHHA property as a reminder, and recently-sanitized trash receptacles are provided.
6. AHHA currently enjoys non-profit status and does not pay taxes on revenue, so per New Jersey and Federal law cannot expend funds other than to maintain the AHHA property, to include necessary administration. Members arranging events or activities of a social nature are welcome to use AHHA property in accordance with bylaws, and Trustees request that details of planned use be shared with Trustees in advance to ensure safety of participants. Such events occurring on AHHA property are not under the auspices of AHHA, and are not funded by AHHA.

Contact AHHA Trustees easily via trustees@acornhillhome.org or access our website at www.acornhillhome.org to access an online contact form. The website also will have online copies of the current Annual Meeting Agenda, Budget, and Covenants for easy reference.

There are five Trustee positions for AHHA, elected for a term of three years, and serving until a successor is elected. Currently serving Trustees: Charles Tracey (elected 2022), Scott Wark (elected 2023), Michael Savage (elected 2023), Chante Mullica (elected 2023). Rebekah Doyle, a longtime resident, was appointed to the vacant Trustee position in 2024. She and Charles Tracey are slated to stand for election for 2025. Members may make other nominations during the meeting. To conduct business at the meeting, such as electing Trustees, a quorum is necessary. Members consist only of those listed on the property deed, and each property casts one vote. Per the bylaws, “A quorum shall consist of Members holding a majority of the outstanding votes. Only Members in good standing shall be entitled to vote. Members shall be deemed to be in good standing if, and only if, they have paid all maintenance charges and assessments due by them prior to the meeting date.” For instance, if 9 members attend, a Trustee can be elected with 5 votes.

How to Join the 2025 Annual Acorn Hill Homeowners' Association Meeting:

Acorn Hill HOA Meeting Virtual
Thursday, January 30 · 7:00 – 8:00pm
Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/obz-xvzu-vhk>

Or dial: (US) +1 508-456-7892 PIN: 779 046 990#

More phone numbers: <https://tel.meet/obz-xvzu-vhk?pin=8432858685462>

Payment Slip Below

Unless you pay via Venmo to @Acornhillhoa, physically mail a check for the 2025 Annual Assessment of \$125 to 10 Evergreen Drive and include this page. If paying after 3/31/25, add a \$10 late fee. If prior year assessments are outstanding for your lot, you must pay these as well to avoid having a lien placed. Email trustees@acornhillhome.org to check if your lot has overdue assessments or liens, since all members are expected to keep current. To minimize costs AHHA does not bill but may send dunning letters purely as a courtesy.

Owner(s) names: _____

Address: _____

Email: _____

Concerns or Comments for Trustees: