



in this issue >>>

2021  
Issue 1

Presidents Message

Updates from the Board

Spotlight on Expenses

Be considerate of your neighbors

Community Projects

Condo Corner

Board Member Spotlight

Hearthstone Committees

Covid 19 Update

A Hearthstone at Hillsborough Community Publication

# BOARD TALK

presidents message >>>

## Welcome to 2021!

...and hopefully it will be a better year than 2020! The New Year brings a new look to our Community Newsletter. Your Board is committed to open communication and it is our hope this new format contributes to that goal. Your Board Members are fellow homeowners, charged with the responsibility of creating and maintaining a Community that all of us can be proud of while exercising fiscal responsibility to ensure our future success. We cannot do that in a vacuum so we hope to see all of you at our next open Community meeting. On behalf of Bob B., Bob R, Joyce, Don, Nancy and myself, we wish everyone a safe and healthy 2021.

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

Additional Community Information is at:  
<http://www.hearthstoneathillsborough.org>

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 probably smaller and yes, there are those Rules and Regulation that we all must follow. Please keep the following in mind to be a better neighbor...

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

We have had a number of close calls recently 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 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.

**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.

**Please remove all holiday decorations**

Our Rules and Regulations stipulate they must be removed 14 days after the holiday.

## spotlight on expenses >>>

# Do You Know What Your Homeowner Fees Pay For?

*Since the introduction of the 2021 budget, many residents have asked questions about the budget. In an effort for more transparency, the board will use Board Talk as a means to help the residents better understand the (HOA fees) Community Budget.*

*We all pay monthly HOA fees: single family homes and Condominiums pay \$239 and the Town Homes pay \$294. The higher Town Home monthly fee is due to an added assessment for future roof replacement.*

*Some of the monies are used for items that can be seen, such as lawn maintenance, snow removal, trash collection, pool operation and cleaning of the club house. We also have to 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...*



### Street Lights

*Streetlights in our community are leased from PSE&G at a cost of \$1800 monthly. These lights turn on at dusk and off at dawn. In addition, PSE&G tracks how many hours of daylight and darkness there is in every day of the year and charges us accordingly, even if the light is not working! When you notice a streetlight that is not working write down the number located at the base of the light, street name and location (a house number is very helpful) and call or send that information to Nancy. Nancy will advise PSE&G that the light needs to be repaired. PSE&G repairs the lights at no cost to the community because the lights are leased. So, if you see a streetlight that is not working **REPORT IT!** Let's not pay for electricity that we are not using.*



### Fire Hydrants

*When you walk around do you take notice of the Fire Hydrants.? Like me, you may take them for granted. But they are always ready to swing into action providing water to protect our homes from fire. Did you also know that the community has to pay a \$55 monthly fee for each hydrant to New Jersey American Water?*

## updates from the board >>>

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

*A new member of the ARC Committee has been named: Bob Wollenberg. We welcome Bob and know that his addition will assist the ARC in ensuring a consistent look and feel throughout our Community.*

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

*Spring cleanup is tentatively scheduled to begin late March-Mid-June.*

*104 trees were identified last year as needing pruning. Budgeting has been approved and work will begin in the spring.*

### **Building and Grounds Updates: Don Andersen/Bob Rolando**

*We are in the process of inspecting our community for needed repairs to sidewalks, belgium block curbs, etc. Repairs will be scheduled in the spring*

### **Budget Update: Don Andersen**

*2021 Budgets will be reviewed again at the next open Community Meeting with time available for your questions.*

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

*We continue to monitor, along with our attorneys, the NJ State guidelines for safely reopening the clubhouse and pool in a Covid-19 environment. However, there have been no updates from the governor's office so we do not know what requirements or restrictions will be in place this spring and summer. The Board will advise of any changes as soon as they are available.*

## 2021 board projects >>>

*Every year, the Board must identify any potential projects for the new year that must be planned for and expensed against the 2021 budget. The Board has identified the following as projects to be addressed for the new year:*

- Reopen the Community Center as Covid-19 restrictions are eased
- Reestablish the free Consumer Reports Workshops for the Community (pending the reopening of the Community Center)
- Repaint/Repair the Community Signs at the community entrance
- Update and distribute the Rules and Regulations pertaining to exterior home Modification Requests
- Examine Board Election procedures and revise as necessary
- Revise and update a Welcome Packet for new residents
- Address traffic issues within the community, possibly with additional signage
- Address utility box issues in the Condominiums; remove arborvitae and revise landscaping as necessary
- "Buffer" trees replacement per Township Guidelines
- Determine if a new Capital Reserve Study is needed and proceed as necessary.

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

### Your 2021 Hearthstone Community Board Members

Jim Vonderhorst	President
Joyce Eldridge-Howard	Vice President
Don Andersen	Treasurer
Bob Bottini	Secretary
Bob Rolando	Trustee
Nancy Capella	MEM Property Mgmt.

### Did You Know?

*If a resident fails to pay their HOA fee, the rest of the community has to make up the difference?*

coming soon >>>

### Updated Community Directory

### board member spotlight >>> jim vonderhorst

*Jim and his wife, Michele, have been residents since February, 2008. They have 2 children and 4 grand-children. Jim is retired after a long career in Human Resources 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 certified facilitator for Consumer Reports and has offered free workshops for the Community and hopes to do so again in 2021*



## Thinking of installing a patio awning? (or other 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

*The next Executive Board Meeting is scheduled for Wednesday, February 24<sup>th</sup> at 1:00pm*

*Our next open Community Meeting is tentatively scheduled for Wednesday, March 10<sup>th</sup>*

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

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

## covid 19 update and resources

*As of this date, Covid-19 vaccines are being administered throughout New Jersey, however the supply is exceeding demand.*

*The state has published a list of coronavirus vaccination sites and residents are asked to [pre-register on this state website](#). After registering, however, people must make appointments at specific locations for the shot. Some locations have already run out of appointments, though that could change daily as more vaccines are delivered.*

### ***How can I get more information about Covid-19 and NJ Resources?***

Go to the [New Jersey COVID-19 Information Hub \(nj.gov\)](#)

### ***Who is currently eligible?***

Individuals aged 65 and older, and individuals ages 16-64 with medical conditions, as defined by the Centers for Disease Control and Prevention

### ***How do I pre-register for the vaccine?***

You can pre-register for the vaccine on the NJ Vaccine Scheduling System, and you will be notified when an appointment is available to you. [Click here to visit the NJ Vaccine Scheduling System.](#)

### ***I don't have a computer, how can I pre-register?***

You can call [855-568-0545](#) for the NJ Vaccine Scheduling Hotline. The hotline is open from 8 a.m. to 8 p.m. every day and can help callers in more than 240 different languages. Due to high call volumes, callers are experiencing long wait times. Your call will be answered in the order it was received.

### ***Where can I get a vaccine?***

You can make an appointment directly with one of the many designated vaccination sites across the state. [Click here to view a full list of these designated vaccination sites.](#)

### ***Local (Somerset County) designated vaccination sites include:***

- Hunterdon Family Medicine at Bridgewater, 250 Route 28 Suite 100, Bridgewater, NJ, (908) 237-4238 [hunterdonhealthcare.org](#)
- Hunterdon Family Medicine at Your Doctor's Care, 71 US 206, Hillsborough Township, NJ (908) 685 - 1887 [hunterdonhealthcare.org](#)
- ShopRite Pharmacy #447 601 Route 206, Hillsborough, NJ, (856) 627-8137, [vaccines.shoprite.com](#)
- ShopRite Pharmacy of Bernardsville, 93 Morristown Rd/Route #202, Bernardsville, NJ, [vaccines.shoprite.com](#)
- Somerset County Department of Health, Raritan Valley Community College, 118 Lamington Road, Branchburg, NJ, (908) 231-7155
- RWJ Somerset, 110 Rehill Avenue, Somerville, [rwjbh.org/covid19vaccine](#)
- RMG Urgent Care Center – Watchung, 1569 US-22 Watchung, N.J, (908) 322-2631 [riversidemedgroup.com/services/urgent-care/watchung-nj/](#)



condo corner >>>

**Your 2021 Hearthstone  
CONDOMINIUM  
Board Members**

<b>OPEN</b>	President
Kathleen Perl	Vice President
Rob Kenific	Treasurer
Thelma Emory	Secretary
Jan Senese	Trustee

*The Condo Board continues to seek leadership to fill the vacancies on the Board. If you are interested, please contact your Board members.*



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>	Contact Clubhouse Office if Interested (908) 359-1102
<b><u>Bridge</u></b>	
<b>Summer Water Aerobics</b>	Joan kathenes (908) 829-4055
<b>Architectural Review (ARC)</b>	Bob Bottini -Chairman Rich Schaefer Walt Vestea Tom Cavagnaro Bob Wollenberg
<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	

**All Social Events and planned meetings at the Clubhouse are postponed due to Covid-19 until further notice**

**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).

**Bridge** meets in the Card Room. Join us Tues. from 7PM to 9PM.

First Thursday of the month at the clubhouse 7PM to 9PM

**Book Club** Meets via ZOOM - The purpose of the club is to enlighten our members and get them out of their "comfort zone" with their "normal" type of book they read. You'd be surprised how many other types of books you may like. Join us for stimulating discussion about a new book every month. The group, led by Joan Ebersbach, discusses the book we've read during the last month and chooses a new book for the following month.

coming soon >>>

**Saint Patrick's Day Dinner "Pickup "on March 17th from 10:00 AM -12:00 noon. More info coming soon from a Social Committee member between February 21<sup>st</sup> and March 7<sup>th</sup>.**

