



in this issue >>>

Issue 2

Spring

2023

Presidents Message

Updates from the Board

Spotlight on Expenses

Be considerate of your neighbors

Community Projects

Board Member Spotlight

Weston Warehouse Update

Financial Accounts Update

Lanternfly Update

A Hearthstone at Hillsborough Community Publication

BOARD TALK

president's message >>>

Welcome Spring!

Spring is always a busy time for Hearthstone and the details are throughout this issue. A number of landscaping projects have been approved (see pg. 6) Tennis Court repairs will begin soon (see pg. 5) and plans are being made for crack sealing/stripping of our roads and power washing/painting trim for townhomes later this year. Of course, we continue to oppose the building of the Warehouse on Weston road (pg. 4) and this effort will continue at least into the third quarter. Check out the article "Understanding HOA Financials" on pg. 5 for a review of our Reserve accounts. Before you know it, summer will arrive, so we will start pool opening preparation next month. **Have a great Spring!**

"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 2023 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 \$268, and the Town Homes pay \$323. Condominium fees are \$268 (Community Fee) and \$315 (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 of your fees in action...



Crack Sealing and Road Striping

The Board has approved restriping and crack filling of our Community roads in 2023. The cost to our Association will be approximately \$22,000

Tree Trimming and Dead Tree Removal

The Board has approved tree trimming and the removal of dead trees and stumps throughout the Community in 2023. The cost to our Association will be approximately \$6000

updates from the board >>>

Architectural 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. EV Charger installation guidelines have been posted.

Landscaping Updates: Joyce Eldridge-Howard

Spring clean-up and mulch application has been completed. The Board has approved three landscaping projects.

Building and Grounds Updates: Tom Cavagnaro and Robert Killion

Proposals for detention basin cleanout, road crack repair/restriping, and Townhouse power washing and trim painting are being gathered. All projects are scheduled for 2023.

Budget Update: Robert Killion

The Board met with MEM accounting in April to review our 1st quarter Financials. Results show the Community is in decent shape compared to budget. Most homeowners have already paid their \$220 special assessment for our Warehouse Legal Defense Fund. *(If you haven't yet, please do so ASAP).*

Hearthstone Community Manager: Nancy Capella

Lanternfly mediation is being scheduled for July, 2023. A new vacuum cleaner, rug shampooer and dust buster have been purchased for the Clubhouse. "No Trespassing" signs have been replaced in the forested area behind the Steele Condominiums. Clubhouse blinds will be repaired later this year.

2023 board projects >>>

The Board has identified the following projects that must be planned for and expensed against the 2023 budget and completed this year:

1. Revise materials and schedule New Homeowner Welcome Meetings. **Fall 2023**
2. Drive the Community's response to the proposed Weston Warehouse. **ONGOING**
3. Review and address upcoming reserve expenditures coming due in 2023: **COMPLETED**
4. Investigate EV Charger Requirements and create ARC Guidelines. **POSTED**
5. Landscaping: Replace/remove shrubbery at both condominiums to address PSE&G concerns. **IN PROCESS**
6. Continue Lanternfly mediation in spring and re-examine need. **JULY 2023**
7. Clean all Clubhouse windows, inside and out. **SUMMER, 2023**
8. Review timetable to detention basin cleanout and adjust as necessary: **IN PROCESS**
9. Consider adding Zoom to Community Meeting: **IN PROCESS**
10. Review Hearthstone Website, determine how to keep current. **IN PROCESS**
11. Schedule Roadway Crack filling and Restriping: **IN PROCESS**
12. Power wash Townhouse siding and paint wood trim: **SUMMER 2023**
13. Address repairs to clubhouse blinds and installation of security camera: **IN PROCESS**

board member spotlight >>>

Nancy Capella:

Although not a Board Member, Nancy has been our MEM Community Manager for the last 16 years. Nancy began her career with American Standard and then J&J before leaving to stay home and raise her three children - Bobby, Chrissy and Gina. Nancy also has a background in the Real Estate Appraising field for 25 years where she received her license in appraising. She enjoys her time in the mountains with Lou, anytime spent with her kids and cooking/baking. Fun fact... Nancy was a brown belt, bartender, boxer, and bouncer which must be the result of growing up in a family of Irish NYC Police Officers. We thank Nancy for all she does at Hearthstone!



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

Your 2023 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?

Clubhouse windows will be cleaned, inside and out, later this year.

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 May 3rd in the Clubhouse at 6:30 pm
Details will follow.

2nd Quarter Birthdays

Joyce Eldridge-Howard: April 14

Jim Vonderhorst: April 21

Vivien Herritt: April 28

Bob Bottini: April 29

Zahava Schaefer: May 5

Roger Velic: May 5

Jan Senese: May 11

Michele Vonderhorst: May 19

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

lanternfly update >>>

Based on the success of last year's mediation, the Board has contracted with Viking Pest Control to treat 402 trees in our Community. There will be one application:

*In July 2023: **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.*

Trees to be treated include:

- 123 in the front of Townhome and Single-Family homes
- 207 in communal 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 additional measures to minimize the nuisance.



weston warehouse update >>>

Thank you to all who attended the March Planning Board Meeting regarding the proposed Weston Warehouse. Your presence at this and future meetings makes a positive statement to the Hillsborough Township Officials and encourages our attorneys and specialists.

At the March meeting, the applicant reviewed a number of changes to their proposal, in response to the Planning Board's input and our comments at previous meetings. Although their proposed changes are not major, there are a few that benefit Hearthstone:

1. The proposed Warehouse square footage has been reduced by approximately 1000 square feet.
2. The Height of the Warehouse has been lessened by 3.5 feet.
3. The building's "setback" from Weston Road has increased by an additional 20 feet.
4. The number of auto parking spaces has decreased (regrettably, the number of tractor trailer bays have not).
5. The applicant claims they will not be directing water into our detention basin on Weston.
6. The applicant claims they will voluntarily adopt a number of the proposed NJ Guidelines on Stormwater requirements.

Our attorney, Jordan Asch, cross-examined their witness and was able to enter their specific statements into the official record. This puts our efforts on firmer ground when we present our own witness specialists.

MARK YOUR CALENDARS: NEXT PLANNING BOARD MEETING IS THURSDAY, MAY 4th, 7:00PM.

At this important meeting, I expect at least one of our specialists will be sworn in as our witness and will review their findings in support of Hearthstone.

We hope you will be there to support our community. We need to show the Township that our concerns have not diminished, and we are in this for the long term.

electrical vehicle charger update >>>

Thinking of purchasing an electric car? The Architectural Review Committee asks that all EV Chargers be installed on the inside of your garage, and you must follow ALL guidelines outlined in your installation manual and township codes. For example, your charger must be installed by a certified Electrician. Installation inside of your garage DOES NOT require a Modification Request to be submitted.

However, if installing an EV charger on the outside of your garage, a Modification Request must be submitted and approved by the ARC before installation can begin.

understanding HOA financials >>>

The Board is frequently asked about three key financial “reserve” accounts of the Homeowners Association and how they work. The following is a recap.

Capital Reserves: *This account, funded by our monthly homeowner dues, contains the funds necessary to replace major components owned by the Association when the effective life of the component ends. In the recently completed Hearthstone at Hillsborough Capital Reserve Study, forty-five key components, and the useful life of each, are listed including sidewalk and road replacement, townhouse and clubhouse roof replacement, clubhouse HVAC replacement, clubhouse furniture and gym equipment, community fencing, etc. The Board decides if and when to replace these items based on the Capital Reserves Study, an item’s current condition and the monies available. The monies in the Capital Reserve Accounts must be spent only on Capital Reserve items. Examples of Capital Reserve expenditures coming due are:*

- **2025: Pool Furniture, \$11,000**
- **2028: Asphalt Paving, \$600,000. Clubhouse Furniture, \$16,250. Tennis Court Overlay, \$35,000.**

Working Capital Reserves: *This account is funded primarily by the fees charged to new homeowners when purchasing a home in the Community. It is used to purchase added items for the enhancement of the Community. Examples are the new park benches and new windows in the gym. Use of this account is at the Board’s discretion.*

Deferred Maintenance Reserves: *This account, funded by our monthly homeowner dues, is used for Community maintenance items that occur every 3-5 years. Examples are striping of the roadways, power washing of Condos and Townhouses, painting of outside trim, roadway crack filling, etc.*

tennis court repairs >>>

The Board has approved a proposal from Halecon for repairs to our tennis court. Work will include:

- *Take down and dispose of existing broken tennis net posts and net.*
- *Removal of broken net post footings*
- *Installation of concrete patch to reinforce the footings.*
- *Recolor the repairs with red tennis court surface.*
- *Install new 3inch round, black, tennis net posts and net.*

mulching update >>>

*Please be advised that mulch was applied to planting areas on the side and rear of some homes with plants, gardens etc. this year. **This was a one-time gift**, a result of a misunderstanding of our new landscaper. Mulching the sides and back of your yards is, has always been, and will continue to be, the homeowner’s responsibility.*

speed bump update >>>

*The Board reviewed the pros and cons of installing speed bumps in our community, including the requirements placed on us by the Township. **The Board decided NOT to install speed bumps due to cost and maintenance concerns** as well as the lengthy process to obtain Township permission and review.*

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.
Saturday, June 18, 4pm: Barbecue and Entertainment by the Pool (Details to follow)
Sunday, August 28th, 2-4pm: Ice Cream Social ate the pool (Details to follow)

mark your calendar!>>>

Hearthstone Community Open Board Meeting, Wednesday, May 3rd, 6:30 PM – Clubhouse.
Township Planning Board Meeting (Weston Warehouse): Thursday, May 4th 7:00 PM

Landscaping Projects >>>

At the April 3rd Board Meeting, the Board approved the following Landscaping Projects:

- Remove (CUT) 50% of Arborvitae by two electrical panels at Steele Condos and one electrical panel at Waterman Condos.
- Plant three-four medium size arborvitae near 2nd Condo electrical panel at Waterman.
- Remove all dead trees and stumps in development.
- Replace ten boxwoods in back of Steele Condo.
- Plant grasses and one tree by Weber Steele bench; plant grasses by Waterman bench.
- Install cemented rock/stone to prevent mulch runoff at Steele Condo

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

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"When you're retired, you'll have plenty of time to do more reading...mostly prescription labels."

condo corner >>>

**Your 2023 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
Social Activity	Thelma Emory (908) 359-6223
Knitting	Fran Cavagnaro (908) 359-5282 Ilona O'Sullivan (908) 428-6328
Book Club	Joan Ebersbach (908) 428-4857
<u>Mah Jongg</u>	Contact Clubhouse Office if Interested (908) 359-1102
<u>Bunco</u>	Debbie Francolini (908) 217-7698 Thelma Emery (908) 359-6223
<u>Bridge</u>	Not available currently
Summer Water Aerobics	Joan Kathenes (973) 768-8259
Architectural Review (ARC)	Bob Bottini -Chairman Wes Thielke Pam Maiolo Rich Couzzi
Alternate Dispute	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 2nd 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 3rd 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.