



# Board Talk...

## A Hearthstone Community at Hillsborough Publication

Editor: Ron Newsom, Board President- Issue 4 Nov. 2020

**IMPORTANT DATES:**

All activities and meetings are cancelled for now  
Fall Clean up underway

**Community Board 2020**

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

**From the President: by Ron Newsom (Final)**  
**New Board for 2021**

On November 11, 2020, Board Elections were held for two positions to join the Board in 2021. Don Andersen and Ron Newsom were the only members to run on the Ballot. Deb Francolini and Bob Bottini were write-in candidates. Long time Board member, Don Andersen, was returned to the Board with new Board member Bob Bottini. Ron Newsom finished third and Deb Francolini finished out the voting. Congratulations to all that ran and thank you to the community for turning out to vote in this unusual year of pandemic.

Speaking for myself, I had not planned on running this year as after 12 years of serving on the Board, it was time to step down and bring in some fresh ideas to the board and community. I appreciate all the support and challenges given to me over the years. I was able to work with many boards from transition of the Builder to the Hearthstone community to finishing off the community property by working with the local municipality to get what was justly the community needs after the Builder walked out on the Community. Thank you to the current Board for all the help with the Virus this year and making hard decisions for the safety of the Community. When no one but Don was running on the ballot, the Board extended the time to present a bio and get on the ballot. Again, no one opted to run. With the Board's ok, I put myself on the ballot so they would not have to appoint another member as they did before.

One irregularity in this year's election occurred immediately prior to the deadline to submit ballots. A few

homeowners campaigned for a Board position by visiting selected homeowners and asking for their "write-in" votes, rather than declaring their candidacy and following the normal process. Although campaigning and "write-in" votes are allowed, the process was not transparent and, since not all homeowners were made aware of the additional candidates, many in the Community were confused by the final election results. The New Board will discuss and determine how to address this issue for future.

Nevertheless, the election was finalized and the new Board will transition in December to be ready for January 2021. More about the Board and everyone's respective responsibilities in future publications

One person I would like to personally thank is Nancy for all she has to do to keep meetings going, contracts signed, handling residents' complaints, etc.. She is the best thing to happen to the Community of Hearthstone.

As we go into the end of the year, the virus is raging. We have put steps in place to keep everyone safe. It appears that these restrictions and disciplines of wearing a mask, social distancing, washing hands, etc... will go on for some time. There is a glimmer of hope with the potential vaccines down the road. Nancy and the Board will keep you informed. Listen to them and follow the directives, and give them your support as in the past.

Again, congratulations to Don Andersen and Bob Bottini for their selection to the Board as they will join Joyce Eldridge-Howard, Jim Vonderhorst and Bob Rolando along with Nancy, the engine behind the Board.





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### Budget for 2021

The 2021 Budget was presented at the annual meeting and was approved by the Board as of 11/11/20. When the Financial reports are complete in January 2021, a copy of the Budget will be sent to you. Here are the highlights in case you were not able to be on the Zoom meeting based on 10 mo. Actual and 2 months Estimate.

The Community will collect \$41,000 more than 2020 from the residents primarily due to an increase in townhome rate.

General and Administrative cost are up \$5,000  
Grounds and Maintenance will go up \$32,000 due to what we will not spend in snow clearing in 2020 because we have had a mild winter. We are looking to put \$26 to \$30,000 into the snow fund at the end of 2020.

One big question at the meeting was the savings since we shut down and how much will everyone get back? As the residents could see from the charts, there really is no savings as we still have the expense that is on-going. Utilities, Insurance, pool maintenance, cleaning, landscaping, fees, etc... continue.

One big item is the increase to the fees for the town homes. The Board noticed that the roofs for the TH are due to be shingled and repaired in 12 years. We have collected 1/3 of that in the last 12 years. The Board decided to increase the rate \$25.07 per month to cover the about needed for the Capital expense needed to have the money needed for the repairs to TH roofs. General increase of \$4.47 per month for common area expense increase will affect single family homes, condos and town homes.

Your new rates will be as follows:

Single Family home from \$235 to \$239  
Condo from \$235 to \$239  
Town homes from \$265 to \$294

This is effective in January 2021.

Again, you will be able to see the detail once the books are closed for 2020.



### Landscaping (Joyce Eldridge-Howard)

Fall and winter clean up underway. Late leaves will be cleaned up during the month by Custom Landscaping. Will try to get as many as we can. They have done a great job this year.



Plans set to tend to falling trees, root systems, etc...  
Treating the grass in various areas is a goal for 2021.

### Building and Grounds (Don Andersen/Bob Rolando)

Plans in place to cover the grounds and clubhouse with various repairs for 2021.

**Updated Community Directory Coming from Nancy.**  
Nancy is updating the Directory as there are a number of new residents. She hopes to have it out before end of 2020.

**There are no Social Events Planned due to the Clubhouse Closure**

### Hearthstone Committees Corner

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>	Contact Clubhouse Office if Interested (908) 359-1102
<u>Bridge</u>	Bill Merritt (201) 655-3078
Summer Water Aerobics	Joan kathenes (908) 829-4055
Architectural Review (ARC)	Jim Vonderhorst -Chairman Rich Schaefer Walt Vestea Tom Cavagnaro Bob Bottini
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  
Toll-free (800) 506-3360  
Client Services email: clientservices@memproperty.com  
Web site: www.memproperty.com



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**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 (Call Bill Merritt (908) 428-6327). 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.



### Please Obey Speed Limits

The Board asks the residents to obey the posted speed limits in our community. This is for the safety of the Hearthstone Community. 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.



### ARC Committee (Jim Vonderhorst)

The ARC Committee will work with Nancy to Update and revise a modification Packet/list that would reflect previous changes to Community Guidelines; i.e., Floodlights, Awnings, use of river rock, house numbers, etc..

### Please Use the Pet Area (Winter Coming)

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. This causes damage to the grassy areas. 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. Do not use the resident's yard. This is not a statement that it is ok to use the common area between the street and the sidewalk. It only provides a solution



on the way to the Pet Area, and your pet just can't wait.

**THE PET AREAS.** We have three of them. Do the right thing and respect the community and your neighbor's property. Thank you. keep Social distancing when there are more than one of you at the pet park.



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

Board Members 2020	
	President
Kathleen Perl	Vice President
Rob Kenific	Treasurer
Thelma Emory	Secretary
Jan Senese	Trustee

### From the Board

**To Our Residents:** This is the publication from the Board to strengthen communications with its residents. The mission of the Board is to serve its residents wisely and positively. We hope this will be well received by all of you and look forward to any comments you may have.

More information on the Hearthstone of Hillsborough  
Web site: [GO TO](#)

<http://www.hearthstoneathillsborough.org>

