



# Board Talk...



*A Hearthstone at Hillsborough Publication*

December 2017

Editor: Ron Newsom

## IMPORTANT DATES –View of the Year

### Mark your Calendars

**Dec. 16 Sat. Hearthstone Holiday Party 6:00 PM.**  
**Feb. 7 Open Meeting (Change due to Val. Day)**

### Fresh Look for The Web Site

[Check Hearthstone Web Site for Details:](http://www.hearthstoneathillsborough.org)  
[www.hearthstoneathillsborough.org](http://www.hearthstoneathillsborough.org)

### 2017 Board of Trustees

<b>President - Ron Newsom</b>	Home: (908) 829-0285 Cell: (908) 884-7038 rnewsom@hearthstoneathillsborough.org
<b>Vice President – Bob Francolini</b> Contracts-ARC-Activity	Home: (908) 431-3118 Cell 908-229-8733 Email: rpfrancolini@embarqmail.com
<b>Secretary – Bill Merritt</b> Minutes/Records/Condo Liaison	Home (908) 428-6327 Cell: (201)-665-3078 Email: vivien_merritt@comcast.net
<b>Treasurer – Don Andersen</b> Financial reporting/Pool	Home: (908) 874-5199  Cell 908-296-5871 dandersen@hearthstoneathillsborough.org
<b>Trustee – Joyce Eldridge Howard.</b> Building and Grounds	Home 908-281-0380 Cell 973-699-6905 Email: timbaone65@gmail.com
<b>Community Administrator</b> <b>Nancy Capella - MEM</b> Management Club House Rental/DRC	Clubhouse: (908) 359-1102 Clubhouse Fax: (908) 359-1105 ncapella@memproperty.com

## Annual Community Meeting and Board Elections Results

On November 8<sup>th</sup> at 6:30 PM the Community held its Annual Board meeting and Board Election. . VP Bob Francolini Conducted the meeting in President Ron Newsom's absence. Nancy ran the election process. Joyce Eldridge-Howard, Bill Merritt, and Bob Francolini were re-elected for another 2-year term. They nipped out Ken Holzschuh by a slight margin. Congratulations to all. They will join Ron Newsom who is finishing out his remaining year. Don Andersen is also finishing out his final year, but unfortunately has submitted his resignation to the board for health reasons. Don has been a long-term board member and has help shape the building and grounds program along with the financial

structure of the Community. We will miss him and look forward to his return to the board in the near future. With that said, the board has appointed Ken to finish out the term of 1 year for Don. The Board is in the process of assigning positions and responsibilities. We know Ken will be a great fit with the board and look forward to working with him to continue the excellent work for the Community. We congratulate Ken on his appointment and again, thank Don for his hard work and a speedy recovery.

### No Fee Changes for Community Fee

The 2018 Budget was presented to the residents by Bob Francolini. We should end up the year with a small surplus which will be put into a snow reserve fund. Several contract changes were noted. Bottom line is that the Board approved a no fee increase on 10/25/2017 for the **Community Budget**. (Condo Fee is a separate Budget). We still must complete the balance of the year, but all looks good. As soon as all the financials are completed for the year, a copy of the budget for 2018 will be available for all residents.

### Contract Changes

A new **Snow removal and landscaping contract** has been award to A&B Landscaping beginning with this winter snow removal. It is at a lower cost and improved service. They will begin the landscaping in the Spring.

**Insurance** for the Community also changed to Farmer's insurance. Lower cost and complete coverage.

**New Pool Company and new hours:** New Contract has been awarded to American Pools. They have been with us in the past and they bid on the contract at a lower cost. In addition, the pool will be opened Memorial Day Weekend until Labor Day weekend. The New hours will be from 12 PM to 7 PM each day, 7 days a week.

**Capital Reserve Study Due:** In the late spring we will have a Capital Reserve Study completed to make sure we are on track for all future items to be purchased. These are items like equipment, furniture, roofs, pool surface replacements, etc... This is part of your monthly fee, so we must make sure we are on target since the original survey was done when the Community opened.



# Board Talk...



*A Hearthstone at Hillsborough Publication*

## Building and Grounds

Joyce covered the Year of projects for the Community at the meeting.

- Repaired a section of a fallen picket fence along with stabilizing and replacing the separated/or deteriorated section with 15 pickets on Thornton St.
- Repaired existing chain link fence with a loop cap and secured the fence with a top tension wire on Weber Ave.
- Removed twenty-two (22) dead shrubbery and replaced with burning bushes at the entrance (both sides) and near the basin at Steele Place.
- Beautification Project: Installed various plantings, boxwoods, river stone around trees added mulch to what is known as the "Teardrop/Lollipop" parking area on upper Weber Ave.
- Cut down a hanging tree limb at the entrance and cut back branches of trees pushing through the chain link fence at the entrance.
- Mulch was applied around the trees and edifices throughout the community.
- Removed twelve (12) trees and replaced in the common and identified areas.
- Removed (ten) 10 dead trees in the common areas throughout the community.
- Removed tree growth behind one of the houses on Thornton. Clipped the limbs which were growing through the wooden pickets.
- Six (6) residents **adopted a tree** in the community. This entails watering the trees periodically throughout the spring and summer.
- Removed volcano mulch in close proximity to the front of four (4) townhouses on Weber Avenue.
- Tall grass was planted on both ends of the aisle in front of the Clubhouse which replaced one small dead evergreen. The other tree was removed and replanted
- Street cracks in the community were all sealed by Supreme-Metro and the street signage was refreshed.
- The tree in front of a 63/65 Weber Avenue was removed.
- This summer, the retention basin near Weston/Boyd was pumped out to remove muddy water, leaves and debris. A temporary fix until the basin was completely dry.

- This fall, the retention basin near Weston/Boyd was scaled and the input/output drains were cleaned.
- Tree branches were cut back from eight (8) street lamps on Weber Ave.
- Storm drain behind 88 Weber was repaired and river rock was added around the perimeter of the drain. Seed/topsoil included.
- Storm drain repair on Thornton is more extensive. An engineer has just completed the evaluation of the needed repair. Repair pending.
- Two storm drains input/output drains were cleaned (total of four 4), two in each basin near Weber Avenue and Steele Place.

The weeds and growth behind the dumpsters near the condos on Waterman Lane, facing the street were cleaned out and the dead trees were cut down..

- The roots of five (5) trees were cut in front of five identified townhouses.
- Five (5) ft. of bamboo was cut back along the fire access road.
- Identified sidewalks were replaced throughout the community. (Nancy's lead)
- **PENDING THIS FALL:** A plan to cut down the two (2) dead trees bracing the one (1) leaning tree on the service road near upper Weber Ave.
- **All unfinished projects will carry over into the spring.**

So you can see it was a busy year for Building and Grounds.

**ADOPT A TREE or PLANT Program.** Joyce has suggested the the community can help with the landscaping activity through a program of adopting a tree or bush in the common area to water and maintain. We are all responsible for our landscape on our property, and we have asked everyone to water the nearby plants in the common areas. By adopting the plant we can be assured of special care and watering being done to preserve the plant. Call Nancy or Joyce and sign up for "ADOPT a Plant" program or sign up on the list in the Club House.

We continue to identify areas in need and work on planned Activity for 2018.





# Board Talk...



*A Hearthstone at Hillsborough Publication*

## Guest parking for Holiday Parties!

We ask that you make sure your guests do not park in places that are "NO PARKING ZONES". They will be towed. Boyd Street is an area of concern. Please call Nancy and let her know that you will need to use the clubhouse parking for your guests. She needs to make sure there is nothing going on at the clubhouse first. It is imperative that you make sure your guests are parking only where allowed. The Board appreciates the show of cooperation recently.

## DRIVING SAFETY

THERE ARE A COUPLE OF SAFETY ITEMS THAT YOU NEED TO BE AWARE OF WHILE DRIVING IN THE COMMUNITY. SPEED LIMIT IS 25 MPH AND WHEN DRIVING DOWN THE STREET, PLEASE STAY ON THE PROPER SIDE. MANY TEND TO DRIVE IN THE MIDDLE OF THE STREET. THIS IS DANGEROUS. IT HAPPENS A GREAT DEAL ON BOYD. PLEASE TAKE A MOMENT AND MAKE SURE YOU ARE FOLLOWING ALL TRAFFIC LAWS WITHIN THE COMMUNITY.



"Do not park within 10 feet of a fire hydrant or within 25 feet of a crosswalk at an intersection. You cannot park within 50 feet of a **stop sign** or a railroad crossing either. ... If you are going to park on the opposite side of the street, you need to be at least 75 feet away from the entrance." Apr 27, 2016

[New Jersey Parking Laws: Understanding the Basics | ...](#)



## Be Sure to Fill Out a Modification Request

If you plan to have a deck or patio, sprinkler or change to your surroundings on your property, you **MUST** fill out a modification request and submit it with support to Nancy. She will forward to the ARC committee. Failure to do so may cost you money in undoing a project that was not done within the rules

## ARC COMMITTEE

CHAIR: RICH SCHAEFER  
JIM VONDERHORST  
WALTER VESTEA  
TOM CAVAGNARO

BOARD LIAISON: BOB FRANCOLINI

## DONATION OF BOOKS TO COMMUNITY LIBRARY

WE APPRECIATE THE DONATIONS OF THE BOOKS TO THE LIBRARY, BUT PLEASE KEEP THEM TO 5 YEARS OR LESS UNLESS THEY ARE BIOGRAPHIES/AUTOBIOGRAPHIES. THANK YOU.





# Board Talk...



*A Hearthstone at Hillsborough Publication*



## Social Activity Committees

**Every Tuesday in the Clubhouse - 7PM to 9PM**

- 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)

### CONDO CORNER

The Board Members are:

Howie Freeman – President    Kathy Perl - Vice Pres.  
 Rob Kenific – Treasurer    Thelma Emory - Secretary  
 Bill Merritt – Trustee

Please contact the Condo Board should you have any issues concerning the Condo properties. They will know how to handle the issue and where to go for assistance.

Committees	Contact
Social Activity	Deb Francolini & Thelma Emory
Trips & Travel	Vacant (Interested Party Inquire)
Knitting	Fran Cavagnaro (908) 359-5282
	Ilona O'Sullivan (908) 428-6328
Book Club	Joan Ebersbach (908) 428-4857
Mah Jongg	Renee Freeman
Bridge	Bill Merritt (201-665-3078)
Men's Group	Mon. & Wed. from 1:30 - 4PM (Pool)
Architectural Review	Rich Schaefer- Chairperson Jim Vonderhorst /Walter Vestea/Tom Cavagnaro
Alternate Dispute	Nancy Capella, Info

## Pet Care (Winter)

*Pets - Please Use the Pet Area*



When walking your pet, please be considerate of the community and your neighbors. USE THE PET AREAS. We have three of them. Do the right thing and respect the community and your neighbor's property. During routine reviews of the grounds, it has been noticed that several home owners allow their pets to poop in the yards and then leave it there. **THIS IS NOT ALLOWED.** Due to health laws and the protection of your neighbors, you must pick up after your pets, even if it is your own yard. Home owners that continue to abuse this rule will receive warnings and possible fines. This is a significant issue that must be addressed. The Board and the Community appreciate your cooperation.



When walking your pet, please be considerate of the community and your neighbors. USE THE PET AREAS. We have three of them. Do the right thing and respect the community and your neighbor's property. During routine reviews of the grounds, it has been noticed that several home owners allow their pets to poop in the yards and then leave it there. **THIS IS NOT ALLOWED.** Due to health laws and the protection of your neighbors, you must pick up after your pets, even if it is your own yard. Home owners that continue to abuse this rule will receive warnings and possible fines. This is a significant issue that must be addressed. The Board and the Community appreciate your cooperation.

**MEM Property Management**  
**Headquarters: 35 Journal Square, Suite 1025, Jersey City, NJ 07306**  
**Phone: 201-798-1080 Fax: 201-798-8588**  
**Toll-free (800) 506-3360**  
**Web site: www.memproperty.com**

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

*Book Club* Meets - 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.



# Board Talk...



*A Hearthstone at Hillsborough Publication*

## Hearthstone Knitting Club /Operation Care

The Hearthstone Knitting Club has donated 12 Lap Robes to Operation Jersey Cares for our Veterans. They also donated 12 Robes to Foot Hills Nursing home & rehabilitation Center. This group knows the meaning of giving and the reward in helping others.

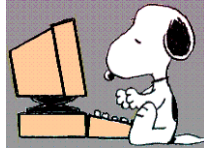
Anyone that would like to join us or learn to knit, or crochet would be more than welcome. We work on our own items as well as items for charity. We meet at the Club House Tuesday evenings from 7-9 PM.



(Call Ilona (908)359-5282 or Fran (908)428-6328)

## Stay Up to Date with the Community

Please visit the Hearthstone web site for additional activity information and details on programs:  
<http://www.hearthstoneathillsborough.org/activities.html>  
[www.hearthstoneathillsborough.org](http://www.hearthstoneathillsborough.org)



## Check on your Neighbor

With winter moving in, please Check in on your neighbors to make sure they are ok. We are a community of family and need to take care of each other. Check on the property of those neighbors that are away. As Winter approaches, some of us may need a little help.



## **Snow Season Fast Approaching**

As we prepare for the winter season (and yes, it will come) ...Nancy has issued the snow removal procedures.



Please read them carefully as we **must get all cars off the street** for snow removal. You can use your garage, driveway or the clubhouse. We have a new snow removal team. Please let them do their job. They have been directed not to honor resident request for snow removal. It slows down the operation and delays completion of snow removal project. Give them some time to get familiar with our community. Thanks for your cooperation.

**To Our Residents:** This is a monthly 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. Please send them to Ron Newsom, Board President at [RRnewsom@comcast.net](mailto:RRnewsom@comcast.net)

## **From the Board:**

Merry Christmas

