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Summer

2023

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BOARD TALK

president's message >>>

Welcome Summer!

It's been a busy Spring, but Summer is here and the pool is open! (See pg. 6 for pool rules). Of course, we continue to oppose the building of the Warehouse on Weston Road and this effort will continue at the final Planning Board Meeting on October 12th. (See the important Weston Warehouse update on pg.4) The planned Tennis Court repairs have been completed (see pg.5) and the Lanternfly mediation is scheduled for July (See pg.4). The Board has postponed the power washing/painting trim for townhomes due to an unexpected increased in cost (see pg.4). Check out the article "Arborvitae trimming at the Condos" on pg.5 for a review of this planned Fall project. Finally, the cleanout of our detention basins has been completed (see "spotlight on expenses" on pg.2).

Have a great Summer!

"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:

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.

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 Follow Trash and Recycle Guidelines:

Place your trash/recycling cans curbside prior to pick up but **no earlier than 7:00 pm the day before.**

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

In July, restriping and crack filling of our Community roads will be completed. The cost to our Association will be approximately \$24,500.



Detention Basin Cleanout

Cleanouts of the detention basins as well as the areas under the Weber bridge and the Sunnymead/Weber outlet have been completed. The cost to the HOA is approximately \$30,000.



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. Please complete a Modification Request Form prior to any exterior work on your unit.

Landscaping Updates: Joyce Eldridge-Howard

Lanternfly remediation will be conducted in July. 3 dead trees have been removed. 4 new pencil trees will be planted at the 2 Waterman condo in September. Thinning of the Arborvitaes at the three other condos will be completed by end of July. There will be a second trimming of shrubs in the community in the Fall. Replacement of boxwood shrubs at the Steele condos has been completed.

Building and Grounds Updates: Tom Cavagnaro and Robert Killion

Detention basin cleanout and road crack repair/restriping will be completed in July and Townhouse power washing and trim painting has been rescheduled to 2025 which conforms to the original, every 5 year, schedule.

Budget Update: Robert Killion

The Board met with MEM accounting in June to review our 2nd quarter Financials. Results show the Community is in decent shape compared to budget. However, costs continue to rise, and the Board has postponed some non-essential projects until next year.

Hearthstone Community Manager: Nancy Capella

Clubhouse blinds will be repaired in 2024.

2023 board projects >>>

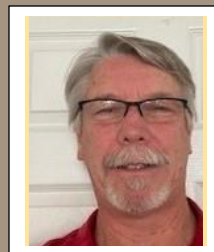
The Board has identified the following projects that will be planned for and expensed against the 2023 budget and completed this year:

1. Revise materials and schedule New Homeowner Welcome Meetings. **Oct. 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 arborvitaes 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. **RESCHEDULED TO 2024**
8. Review timetable to detention basin cleanout and adjust as necessary: **COMPLETED**
9. Consider adding Zoom to Community Meeting: **REVISIT IN 2024**
10. Review Hearthstone Website, determine how to keep current. **IN PROCESS**
11. Schedule Roadway Crack filling and Restriping: **COMPLETED JULY 2023**
12. Power wash Townhouse siding and paint wood trim: **RESCHEDULED TO 2025**
13. Address repairs to clubhouse blinds and installation of security camera: **RESCHEDULED to 2025**

board member spotlight >>>

Robert Killion:

Robert and his wife Cynthia have been residents since 2017. They have two sons Michael and John and a grand-dog named Zeus. Robert is a Technical Support Specialist for Homans Associates and has been in the Air Conditioning and Heating business for over 31 years. Robert has been a member of the Board of Directors since 2021 as our Treasurer and oversees the snow removal process and overall "building and grounds" needs. Robert is always up for a game of Bocce and enjoys Trout Fishing when time permits.



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 available to rent for private events. Contact Nancy for details

Did You Know?

Clubhouse windows will be cleaned, inside and out in 2024

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 **Sept 13** in the Clubhouse at **6:30 pm**. Details will follow.*

3rd Quarter Birthdays

Debbie Francolini, Ed Mandelli, Rose Mandelli, Nancy Bottini, Thelma Emory, Theresa Garahan, Zak Ballard, Lisa Ballard, Angelo Rosa, Cynthia Killion, Robert Killion, Joan Katherese, Diane Ahern, Rita Velic, Tom Jones, Betty Griffin, Fran Cavagnaro, Mary Thatcher, Shirley Frodelly.

HAPPY BIRTHDAY!

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 July 6th 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 July meeting, the applicant had their Planner and Architect provide testimony on the Weston Warehouse. They were cross-examined by our attorney, Michael Sinkevich, and he was able to enter their specific statements into the official record. This puts our efforts on firmer ground when we present our own witness experts at the next meeting. The applicant's experts were also questioned by numerous members of the public, including the Mayor of Manville, who also opposes the construction of this warehouse.

Regrettably, once again, we were unable to have our water expert and expert planner provide their testimony due to time constraints.

The positive news is that the Planning Board extended the deadline to make a final decision on the Weston Warehouse from July 31st to October 31st and scheduled the next (and probably final) Planning Board meeting to Thursday, October 12th at 7:00pm.

MARK YOUR CALENDARS: NEXT PLANNING BOARD MEETING IS THURSDAY, OCTOBER 12th, 7:00PM.

At this important, and probably the last, meeting before the Planning Board votes on the Weston Warehouse proposal, we expect both of our specialists will be sworn in and provide their testimony in support of Hearthstone. In addition, three members of our community will be called to provide testimony. **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.**

new homeowner meeting scheduled

A New Homeowner Welcome Meeting has been scheduled for October 25. If you joined the Community since October 2022, watch your email for the invitation.

arborvitae thinning at the condos >>>

The Hillsborough Fire Department requires the Community to thin out the existing arborvitaes by the electrical panels of each of the Condo Buildings. This work will be done later by July 31st in addition to replacing the already removed arborvitaes at 2 Waterman Condo in September

tennis court repairs completed >>>

Tennis Court Repairs have been completed to include:

- *Replacement of broken tennis net posts and net.*
- *Installation of concrete patch to reinforce the footings.*
- *Recolor the repairs with red tennis court surface.*

credit for snow and lamppost utilities received >>>

Due to the Board's application to the Township last year, the HOA has received payment of \$2326.24 for 2022 snow removal and are awaiting a credit for 2022 lamppost utilities.

townhouse power washing and trim painting rescheduled to 2025 >>>

Due to a significant cost increase, the Board has postponed a previously announced trim painting and power washing of Townhomes until 2025. This action restores the schedule for this work to the original, every 5-year, plan.

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.

Sunday, August 28th, 2-4pm: Ice Cream Social at the pool (Details to follow)

mark your calendar!>>>

Condo Board Elections: Wednesday, July 19th, 6:00 PM

Hearthstone Community Open Board Meeting, Wednesday, Sept 13th, 6:30 PM – Clubhouse.

Township Planning Board Meeting (Weston Warehouse): Thursday, October 12th 7:00 PM

New Homeowner Welcome Meeting: Wednesday, Oct 25th, 6:30 PM



The pool is open! >>>

1. *Pool Hours: July 1st through Labor Day, 7 days/week – 12:00PM (noon) to 7 pm. Any changes will be posted.*
2. *No guest under the age of 19 is permitted to use the pool without the presence of the sponsoring resident. (Proof of age may be required)*
3. *No child who is not fully toilet trained, and no child under the age of 3 permitted in the swimming pool.*
4. *Owners must accompany their guests for the duration of the guests visit to the pool.*
5. *Any persons showing signs of skin disease, sores, discharge, or other communicable disease shall be refused use of the pool.*
6. *Small floatation devices are permitted in the pool (vests, “swimmies”, noodles, small tubes). No large floatation devices permitted.*
7. *Guest must have badges at all times.*
8. *Proper attire is required in the pool (bathing suit).*
9. *No dressing or undressing permitted within the pool area. No diaper changing permitted within the pool area.*
10. *No pets permitted.*
11. *No glass containers or alcoholic beverages permitted.*
12. *No smoking or vaping permitted.*
13. *No running permitted.*
14. *The pool area must be kept clean and free of debris.*
15. *Use of the swimming pool is at your own risk. The Association and Management Company shall not be liable for personal injury, damage, or loss.*
16. *The pool may close immediately upon a lightning storm.*
17. *Upon entering the pool area, all residents and guests must sign in and present identification to lifeguard.*
18. *Lifeguard decisions concerning pool area are FINAL.*
19. *Additional rules may be posted*

IMPORTANT NOTES: Please OBEY ALL RULES. The lifeguard has strict orders to enforce all rules and is backed by the Board of Trustees, as well as Management. Badges MUST be worn at all times. If you forget it at home, you must return and pick up your badge prior to entering the pool area. EVERYONE, INCLUDING GUESTS, MUST SIGN IN when entering the pool area and INCLUDE YOUR BADGE NUMBER. You MUST sign children in as well. If you have more than two guests, they must sign in utilizing your resident badge number. There is NO glass or alcoholic beverages allowed in the pool area. Food is permitted behind the designated yellow lines that have been painted on the concrete. Please use the trash and recycling receptacles at ALL times. Please be careful while eating as food left out is only an invitation for ants and other critters visiting our lovely wooded areas. There is a refrigerator located in the pool house for your convenience. Please be mindful to bees and wasps near the fences. Although the exterminators have and will continue to treat these areas every other month, they have informed me that eliminating them entirely is basically impossible. Seating is first come, first served. You are however allowed to bring your own “beach” or “lounge” chairs to the pool area. They are not allowed to be stored in the pool area overnight. CHILDREN HOURS ONLY: Children between the age of 3 and 19 are permitted in the pool from 1:00 pm until 5:00 pm ONLY.

AED: A defibrillator has been installed inside the clubhouse Library on the wall next to the desk. IMPORTANT... The AED Unit is 100% USER FRIENDLY and talks you through each step – so no one should be apprehensive in using it in the event of an emergency. Should an emergency occur, contact 911. There is a phone on the front desk as well as in the pool house and exercise room.

Thank you for your anticipated cooperation!

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

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 Accounting Services extension: #6050 or email at billing@memproperty.com 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 lightening/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.