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2023

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BOARD TALK



president's message >>>

Happy New Year!!

The Board had our first 2023 meeting last week and revised our operating norms, Board Member assignments, and projects for 2023. See "2023 Board Projects" in this newsletter for details. We also approved roadway restriping and crack sealing for the Spring and are planning for the power-washing and trim painting for the townhomes for later in the year. Check out the article, "Update: warehouse on Weston" to learn about the attorney we have hired to protect our Community's interests and the next steps in the process. The Board also awarded the 2023 Landscaping contract to JTs Lawn and Landscaping for 2023. see the "updates from the Board" for details. Finally, the Board approved the ARC 's recommendations for replacing your concrete front pathways with pavers. See Nancy for details. Have a safe winter!

"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, do not 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. We all pay monthly Home Owner Community Association (HOA) fees: single family homes pay \$268, and the Town Homes pay \$323. This represents a \$29 increase over 2022 dues. Condominium fees have increased to \$268 (Community Fee) and \$323 (Condo Association Fee). Increases are primarily due to new contracts for snow removal, pool and lawn maintenance and overall inflation.

Some of the monies are used for typical maintenance items such as lawn maintenance, snow removal, trash collection, pool operation and cleaning of the clubhouse. We also must contribute monies to our reserve accounts. Reserve accounts will be used for future major infrastructure repairs such as street repaving, sidewalk replacement and townhouse roof replacement. All items that have been mentioned can be found in the budget. The budget is available to all residents upon request. Here are two other examples of expenses...



SNOW REMOVAL

Our yearly contract for Snow Removal has increased by 10% to \$99,500 after three consecutive years of no increases.



POOL MAINTENANCE

Our yearly contract for pool maintenance and life guards has increased to \$28,500.

updates from the board >>>

Architectural Review Committee Updates: Bob Bottini

- One generator request is in process.
- Board has Approved ARC guidelines for homeowners wanting to replace their concrete front walkway with pavers. Contact Nancy for details.

Landscaping Updates: Joyce Eldridge-Howard

- JTs Lawn and Landscaping has been awarded the landscaping contract for 2023 at a savings of \$8500 compared to the current contractor.
- Fallen tree at entrance to the development is being addressed.

Building and Grounds Updates: Tom Cavagnaro and Robert Killion

- Planning has begun for road restriping and crack repair to occur in the Spring. Also scheduled for later this year is Townhouse power-washing and trim painting.

Budget Update: Robert Killion

- 2023 final budget has been approved by the Board. Final 2022 actuals will be available shortly.

Hearthstone Community Manager: Nancy Capella

- DCA 5-year interior inspections for all condo owners scheduled for Wednesday, February 22nd. More details to be sent out to all condo owners shortly.

2023 board projects >>>

In January, the Board identified major projects/goals for 2023.

See below:

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

Your 2023 Hearthstone Community Board Members

<i>Jim Vonderhorst</i>	<i>President</i>
<i>Joyce Eldridge-Howard</i>	<i>Vice President</i>
<i>Robert Killion</i>	<i>Treasurer</i>
<i>Bob Bottini</i>	<i>Secretary</i>
<i>Tom Cavagnaro</i>	<i>Trustee</i>
<i>Nancy Capella</i>	<i>MEM Property Mgmt.</i>

Did You Know?

The Clubhouse is now available to rent for private events at a minimal charge. Contact Nancy for details.

Did You Know?

It is now required to have lids on all cups in the Clubhouse. This will help to keep the new carpet stain-free.

Did You Know?

The Clubhouse fireplace is now repaired! Enjoy on your next visit.



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: Wednesday, February 8th, 6:30 pm at the Clubhouse

1st Quarter Birthdays

HAPPY BIRTHDAY!

Bob Bottini, Pat and Gus Baranoski, Vivian Merritt, Jan Senese, Roger Velic, Wes and Francesca Thielke, Zahava Schaefer, Dottie Perovich, Tom Cavagnaro, Linda Morse.

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

board member spotlight >>>

Tom Cavagnaro

Tom was elected to the Board in December 2021, and oversees Clubhouse needs and "Building and Grounds." He has been a resident of the Hearthstone community since February 2008. Tom has been an active member of the community and has a son, Thomas, a resident of Hillsborough and a daughter, Wendy, a teacher in Beacon NY. Tom worked for and retired from Brooklyn Union Gas Company, which is now Metro Tech, after 31 years as a Customer Servicemember. Tom is also an active member of Operation Jersey Cares, an organization which supports our service men and women who are deployed overseas and need support after returning home.



Special assessment for our warehouse defense fund >>>

The Board has fielded a few questions regarding why it was necessary to approve a \$220 Special Assessment to fight the proposed Warehouse on Weston. Of course, the easy answer is that nothing was budgeted for 2023 for a legal defense fund. Here are some additional details in case you missed the December Open Community Meeting where this was discussed:

Per the HOA's Governing Documents, the Board has the authority to assess homeowners to "...bring and defend actions which are pertinent to the operation of the Community Association, and the health, safety or general welfare of the Owners..."

The proposed Warehouse on Weston plans to use the Community's detention basin on Weston for storm water runoff. Our research indicates that in the event of a "10 year" storm, our detention basin will overflow with the additional runoff, causing flooding in the Community. It will also increase the HOA's cost of cleaning the basin on a regular basis. Fumes from tractor trailer diesel engines may impact our owners, especially those with respiratory issues. Added traffic increases the chances of accidents to members of the Community. Finally, it is expected that the warehouse, if built to current specifications, will decrease the property value of all our residents. All of the above are issues that affect the "health, safety and general welfare of the owners".

Members of the Board and a few other concerned, volunteer homeowners (including one with attorney experience) have worked diligently since mid-October to address the warehouse issue by researching, attending and expressing our concerns at three Hillsborough Township Meetings. Many of our homeowners attended as well and our huge showing has been noted by Township officials. However, after the Planning Board meeting in mid-November, it became evident that the only chance we had to influence the Township was to have experts (an attorney and specialists in specific areas, i.e., traffic, environment, floodwater runoff, etc.) to argue our case with facts. Prior to hiring anyone, and to check the pulse of the community, we presented our proposal at the December Open Community Meeting. The majority of those present, although not welcoming another \$220 as a special assessment, agreed we should move forward. We also divided the assessment into two payments, rather than one, based on the feedback received from you at the meeting.

Hopefully, this provides you with an understanding of why the assessment was necessary.

update: warehouse on weston

We have hired an attorney to represent the Hearthstone Community to oppose the Warehouse on Weston! Thanks in advance to everyone for sending in their special assessment fee of \$220.

We will identify the law firm and the lead attorney soon, along with our strategy moving forward.

Special thanks to the "Hearthstone Citizens Against Warehouses" team who have been partnering with the Board on this effort. Members include Nick Grigas, Rich Couzzi, Pam Grigas, Joyce Eldridge Howard and Jim Vonderhorst

The next Township Planning Board meeting addressing the Weston Warehouse has been scheduled for Thursday, February 2nd at 7:00PM at the Hillsborough Township Office.

Please mark your calendars...we need you there to show support and your presence makes a statement to the Township officials.

Coming in 2023

Roadway crack filling and restriping will occur after the snow season, in the spring. This project occurs every three years. Watch your email for details.

Coming in 2023

Every 5 years, the Association power washes the siding of the townhomes and paints the outside wood trim. This will be scheduled to occur in 2023. Watch your email for details.

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

new homeowner welcome meeting >>>

Our very first New Homeowner Welcome Meeting occurred in the Clubhouse on Wednesday, October 26. Board members presented several topics including how the HOA works, roles and responsibilities, financials, fees and expenses, rules and regulations, and ARC Committee, among others. The meeting concluded with a question-and-answer session. The Board plans to offer additional sessions in 2023.

from nancy's desk >>>

WINTER WEATHER:

- Remember, all cars must be off the roads when two inches or more snow is expected. You will automatically be fined if they are not removed. If you have extra vehicles in your household, you may bring them to the clubhouse parking lot (NOT CONDO LOT). Contractors do not clear off or dig out vehicles so you may want to get a plan in place; especially for those in the condominium buildings. "Snow packets" are available in the vestibule of the clubhouse.
- Have you remembered to shut off all your outdoor water spigots for the winter?
- No items should be stored around your homes - gardening items, sporting items, etc. Use your basements and/or garages for storage.
- Proof of Homeowner insurance and dryer vent cleaning needed: if you have not done so already, please submit proof of homeowner's insurance and, for town home owners, proof of dryer vent cleaning. If you are not sure when you last provided proof of vent cleaning to me, call. I have everything on record.

HOLIDAY DECORATIONS: ALL Holiday decorations should be removed by now.

upcoming social events >>>

Bingo: February 26th: Signup Dates: 2/18/2023 Sat. 10-12 and 2/21/2023 Tues. 7-9 PM
Kentucky Derby May 16th: Details soon!
Barbeque June 3rd or 4th: Details soon!

mark your calendar!>>>

First 2023 Open Community Meeting: Wednesday, February 8th, 6:30pm, at the Clubhouse.

All are Invited...Please Come!

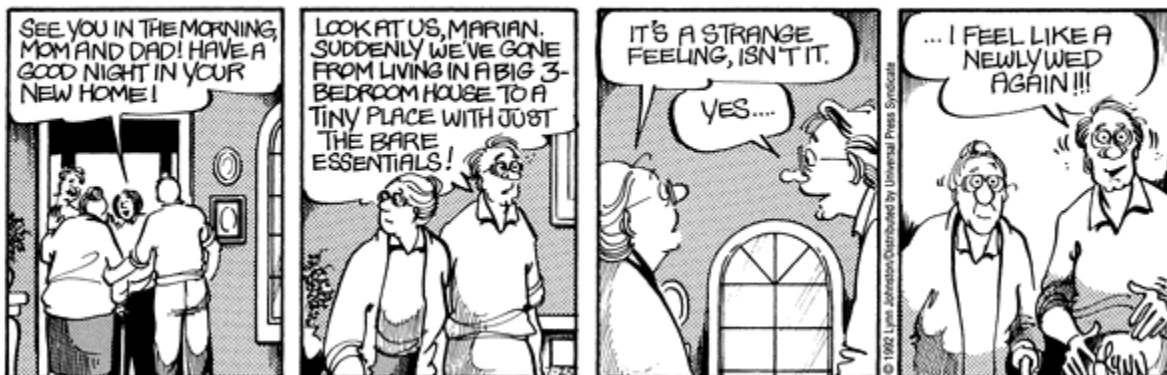
gutter cleaning >>>

Please remember to keep your roof gutters clean!

Clogged gutters prevent rainwater and melting snow from being dispersed properly away from your property. This may cause extensive puddling of water which can cause seepage of water into your basement.

For Better or For Worse®

by Lynn Johnston



condo corner >>>

**Your 2023 Hearthstone
CONDOMINIUM Board Members**

Rob Kenific - President

Jan Senese - Treasurer

Marie Riccardo - Secretary



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
Healthy Bones Class	Joan Kathenes (973) 768-8259
Bunco	Debbie Francolini (908) 217-7698 Thelma Emery (908) 359-6223
Bridge	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.