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2021

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A Hearthstone at Hillsborough Community Publication

# BOARD TALK

presidents message >>>

## Fall Happenings

The last quarter of the year is always busy and this year is no exception: 2022 Budgets, Clubhouse Painting, and Fall Cleanup, in addition to the following:

**Hurricane Response Project:** The Board has approved a major project to ensure our retention basins and storm drains are working to full capacity

**See our full update on page 5.**

**Capital Reserve Study:** Every 3 years the Association conducts a full review of the Community's property to ensure we can afford major future projects

**See our full update on page 5.**

**Board Elections:** There will be three openings for the Hearthstone Board

**See our update on page 5.**

The Board wishes everyone a fun Halloween and Happy Thanksgiving!

"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 probably 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. Additional signage has been received and posted.

**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.

**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.**

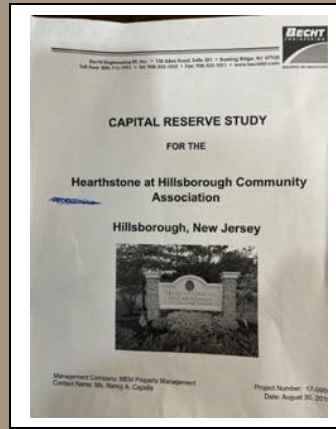
## spotlight on expenses >>>

# Do You Know What Your Homeowner Fees Pay For?

*Since the introduction of the 2021 budget, many residents have asked questions about the budget. In an effort for more transparency, the board will use Board Talk as a means to help the residents better understand the (HOA fees) Community Budget.*

*We all pay monthly HOA fees: single family homes and Condominiums pay \$239 and the Town Homes pay \$294. The higher Town Home monthly fee is due to an added assessment for future roof replacement. Some of the monies are used for items that can be seen, such as lawn maintenance, snow removal, trash collection, pool operation and cleaning of the club house. We also have to 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...*



## Capital Reserve Study

*Every 3 years the Association conducts a formal full review of the Community's common element components to ensure we can afford future major replacement projects. This year, the Board has approved Becht Engineering to conduct the study at a cost of \$4100.*



## Hurricane Response

*Due to the impact of Hurricane Ida we have contracted with Tri State Engineering to inspect and repair as necessary, all storm drains and retention basins throughout the Community. The cost will be \$25,192. (See the update on page 5)*

## updates from the board >>>

### **Architectural Review Committee Updates: Bob Bottini**

*The ARC Committee is currently working with residents on 6 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.*

### **Landscaping Updates: Joyce Eldridge-Howard**

*A number of dead trees and stumps will be removed in October/November. An additional number of new replacement trees are planned for October/November. Watch for an announcement from Nancy regarding Fall cleanup guidelines.*

### **Building and Grounds Updates: Bob Rolando**

*Belgium block and sidewalk areas needing repair have been identified. (See pink stripping paint throughout the Community) Work is scheduled to be completed in November. Entrance sign repairs project has been postponed to 2022. (Initial vendor refused the work).*

### **Budget Update: Jim Vonderhorst/Robert Killion**

*3rd quarter expenses are within budget but we will need to continually monitor as we enter a high expense season.*

### **Hearthstone Community Manager: Nancy Capella**

*Painting of the Clubhouse is tentatively scheduled for the first two weeks of November. Watch your e-mail for when the clubhouse will be closed for this project. The Board has approved the cost of the new windows in the gym as well as the Capital Reserve Study. These projects will also be completed in the 4<sup>th</sup> quarter.*

## 2021 board projects >>>

*Every year, the Board must identify any potential projects for the New Year that must be planned for and expensed against the 2021 budget. The Board has identified the following as projects to be addressed for the year:*

- Reopen the Community Center as Covid-19 restrictions are eased: **DONE**
- Reestablish the free Consumer Reports Workshops for the Community  
**Postponed to 2022**
- Repaint/Repair the Community Signs at the community entrance. **Postponed to 2022**
- Update and distribute the Rules and Regulations pertaining to exterior home Modification Requests **DONE**
- Examine Board Election procedures and revise as necessary **DONE**
- Revise and update a Welcome Packet for new residents **DONE**
- Address traffic issues within the community, possibly with additional signage: **DONE**
- Address utility box issues in the Condominiums; remove arborvitae and revise landscaping as necessary. **In Progress**
- “Buffer” trees replacement per Township Guidelines. **Scheduled for Fall**
- Determine if a new Capital Reserve Study is needed and proceed as necessary. **Study ordered**

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

### Your 2021 Hearthstone Community Board Members

Jim Vonderhorst	President
Joyce Eldridge-Howard	Vice President
Robert Killion	Treasurer
Bob Bottini	Secretary
Bob Rolando	Trustee
Nancy Capella	MEM Property Mgmt.

### Did You Know?

*The Clubhouse is now available to rent for private events. Contact Nancy for details*

### coming soon >>>

*Additional Community Benches are on order but delivery delayed due to supply chain issues.*



## 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

*The next Executive Board Meeting is scheduled for Wednesday, Nov 10<sup>th</sup> at 6:30pm*

*Our next Open Community Meeting is scheduled for Wednesday, December 8<sup>th</sup> at 6:30 pm. Details will follow.*

## 3<sup>rd</sup> Quarter Birthdays

*Bob Francolini, Rose Mandelli, Theresa Garrahan, Kathy Welds, Zack and Lisa Ballard, Rich Schaefer, Sue Kimball, Betty Griffin, Lauren Gohde,*

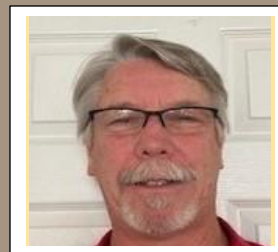
## Would you like your birthday to be listed in “Board Talk”?

*Send your name and date of birth to Bob Bottini at: [zajsara04@icloud.com](mailto:zajsara04@icloud.com)*

## board member spotlight >>>

### Robert Killion:

*Robert and his wife have been residents since 2017 they have two sons Michael, 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. He will be filling in for Don Andersen and is currently a member of the Hearthstone Board of Directors as the Treasurer and will be overseeing the snow removal this winter as well. Robert is always up for a game of Bocce and enjoys Trout Fishing when time permits.*



## upcoming social events >>>

### DAYTIME BINGO

When: Thursday, October 21, 2021

Where: Clubhouse

Time: 11:30 am - 1:00 pm

Please contact **Thelma Emory** at (908) 359-6223 to register for the free lunch.

### GAME NIGHT AT THE CLUBHOUSE (Refreshments will be served)

When: Friday, October 29th

Where: Clubhouse

Time: 7:00 pm to 9:00 pm

Cost: \$3.00 per person

Board games and/or Card games, etc. will be provided or you can simply bring your own game.

Sign-ups are October 16th from 10:30 am until Noon and again on Tuesday, October 19th from 7-9 PM.

### SAVE THE DATE: HOLIDAY PARTY

Saturday, December 11th - More info to come

## new events>>>

### LCR GAME NIGHT

Some residents have expressed interest in getting a group together to play "LEFT RIGHT CENTER" on Monday or Wednesday evenings at 7:00 PM here at the clubhouse.

There is no experience needed for this dice game and the cost would only be \$3.00 to play.

If you are interest in joining, please reach out to **Debbie Francolini** at [ilv2pnt@aol.com](mailto:ilv2pnt@aol.com)

Please indicate which day works best for you.



### PINOCHLE

There are some residents who would like to get a "Pinochle" group going. Please let **Debbie Francolini** at [ilv2pnt@aol.com](mailto:ilv2pnt@aol.com) know if you are interested and you can work out a day and time to get this up and running.



## hurricane response project >>>

Members of the Board have walked the entire development with our engineer/contractor to determine the extent of damage to our property due to Hurricane IDA. Although our visual inspection did not identify any clogs except in one drain at upper Weber, we recognized that a more extensive review was needed.

**As a result we have contracted with Tri State Engineering to perform the following work to begin in November:**

- **Retention Basins:**
  - Clean all trash/sediment out of head wall and inlet/outlets
  - Remove all excess vegetation
  - Remove three large trees in basin at Weber and Steele
  - Install 6 mil filter fabric and 3-4 inches' of graded base stone to improve flow
- **Within the Community**
  - Clean out ALL storm drains on the entire site and check for any obstructions in pipes
  - Install top soil and grass seed at all low areas throughout the site
  - Repair retaining wall (Weber and Sunnymead) and install filter fabric and decorative stone
  - Install new sewer lid on Weber
  - Remove excess erosion at the site behind 57 Thornton and install filter fabric and stone for water runoff.

## capital reserve study >>>

Every 3 years the Association conducts a formal full review of the Community's common element components to ensure we are adequately funding replacement of those components before the end of the component's effective life. **This year, the Board has approved Becht Engineering to conduct the study. The result will be a listing of all 30+ key components of our property, i.e. sidewalk and road replacement, townhouse and clubhouse roof replacement, clubhouse HVAC replacement, clubhouse furniture and gym equipment, community fencing, etc.** Each component will have listed its present age, typical life, estimated remaining life and estimated cost to replace. It also includes a recommended amount that should be put in reserves every month for that component.

For example: Our study from 2018 said the typical life of our Clubhouse Furniture was 20 years. Estimated remaining life is now 6 years and an estimated replacement cost of \$16,250. A small portion of your homeowner's fee has been placed in reserve every month to ensure the money is there when the furniture needs to be replaced.

**Since the results of this study may impact our homeowner fees in 2022, we will share the results when available.**

## hearthstone board elections in december >>>

Mark your calendars! Elections for the Hearthstone at Hillsborough Board of Directors will take place on December 8<sup>th</sup>, 6:30 pm at an open community meeting in the Clubhouse. Any homeowner in good standing is welcome and encouraged to run for the Board. **Please watch for Nancy's e-mail explaining the process to become a candidate for these volunteer positions. Now is your opportunity to influence the operation and future of our Community!**

## fema trash pickup >>>

Some of you may have noticed that FEMA trucks were in the development picking up trash caused by the hurricane. This was an error made by the truck drivers who thought Hearthstone was part of Manville. Some Hearthstone homeowners have expressed concern that this pickup could result in Hearthstone being designated as a "flood zone" thereby lowering property values and increasing insurance costs. This will not be the case. FEMA uses a complicated mathematical formula based on the amount of rain and flooding over an extended period of time to designate an area as a flood zone. Is it feasible the community could be designated a flood zone in the future? YES, it is always possible...but it would not be because of the mistaken trash pickup.

from nancy's desk >>>

**Hearthstone Community Annual Election & Budget Open Board Meeting**

**Reminder: Wednesday, December 8<sup>th</sup> - 6:30 PM - Clubhouse**

**Daylight Savings is Sunday, November 7<sup>th</sup>. Turn your clocks BACK 1 hour.**

Good practice is to change the batteries when you change your clocks even though the life of a battery may last up to one year's time. Another important note to remember is the fact that the life expectancy of a carbon monoxide detector is normally short of the manufacturer's time frame. If you change the batteries yet your system still beeps, that is a good indication that the sensor went bad and it is time to replace the entire unit.

**Important note from Hillsborough Fire and Safety:**

**When changing ANY detectors in your unit - make sure you replace a combo fire/carbon detector with another combo unit. THIS IS A REQUIREMENT!**

Also, do you have a fire extinguisher in your unit? Well, you should! You should also check the gauge on existing ones to ensure they are still good!

NOTE: When is the last time you changed your furnace filter? They too should be changed seasonally.

**HOLIDAY DECORATIONS: Decorations are only permitted 21 days before a holiday and 14 days afterward.**

**Winter Weather**

The weather will slowly begin to get hairy as we approach the winter months here in Jersey. I urge everyone to be aware when putting trash bins and recycling out on windy/stormy days. **You must weigh down recycling bins and tie up paper/cardboard.** Or you can simply skip putting them out on windy days.

I won't start with snow notices now and will keep my fingers crossed that there are none. For those new to the community and who live in single family dwellings and/or town homes, **you MUST move your vehicles off of the roadways prior to a snow storm or it will be towed.** 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 condo buildings.

Have a plan ready!!! Be prepared to look out for my email updates. This goes for new condo owners - there will be plenty of information available for you too!

I know most here know the drill during storms but for the newbies, we'll help you!

**Tuesday, November 2nd is State Election Day!** Your voting location is at the Hillsborough Township Middle School at 260 Triangle Road. You are District 7. If you have a neighbor that you believe may need a lift, please offer them a neighborly ride!

**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.

SHARE SOME LAUGHTER AT THE  
CLUBHOUSE!!!

Friday, October 29, 2021  
7 - 9 p.m.



EVERYONE  
IS INVITED  
TO JOIN

LET'S PLAY  
**SOME  
GAMES!**

*Come on in for some fun!*



REFRESHMENTS WILL BE  
SERVED - COST \$3.00.



Sign up: Saturday, October 16 - 10:30 a.m. 'till 12 noon  
or  
Tuesday, October 19 - 7 p.m. 'till 9 p.m.



Contact either:  
Thelma @ 908-359-6223  
- or -  
Joan @ 973-768-8259

Board games, card  
games, etc. will be  
provided.  
BUT... You are welcome  
to bring your own.



**condo corner >>>**

**Your 2021 Hearthstone  
CONDOMINIUM Board Members**  
**Rob Kenific**  
**Jan Senese**  
**Thelma Emory**

**Condo Alert**

**The Condo Board urgently  
needs Condo homeowners to run  
in the upcoming election to fill  
two open positions.**



**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
<a href="#">Mah Jongg</a>	Contact Clubhouse Office if Interested (908) 359-1102
<a href="#">Bunco</a>	Debbie Francolini (908) 217-7698 Thelma Emory (908) 359-6223
<a href="#">Bridge</a>	Contact Clubhouse Office if Interested (908) 359-1102
Summer Water Aerobics	Joan Kathenes (908) 829-4055
Architectural Review (ARC)	Bob Bottini -Chairman Rich Schaefer Walt Vestea Tom Cavagnaro Bob Wollenberg
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 2<sup>nd</sup> 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 3<sup>rd</sup> 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 insure 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 located 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.

