

*This is...*

# *Wellington Manor*

*Pennington, New Jersey*

*What we are.....*

Constructed between 2003-2006, the community is comprised of 115 single family homes, each home unique with several open floor plans to suit a variety of needs and preferences. The models range from 3 to 4 and 5 bedroom homes, each with an attached garage. All homes are situated on cul de sacs allowing no thruways. The development is bordered by protected wetlands.



*Who we are....*

We are truly an ideal community offering something for everyone. We welcome all new residents and are proud that Wellington Manor residents reflect many cultures, backgrounds, and faiths, as well as many talents, skills, and interests! There are snowbirds and world travelers, full-time employees and small business owners as well as the blissfully, successfully retired. Wellington Manor residents are open, friendly, and actively invested and engaged in the community's well-being.

"A variety of individual and group activities along with a strong feeling of community in Wellington Manor closed our deal."



*What we offer* (Amenities, Clubhouse, Activities)

The Wellington Manor property is located in a pristine parklike setting of approximately 90 acres, 14 acres of which are manicured common and homeowner properties.

**Amenities**

We offer amenities that include lush landscaping in common areas. Residents can run, power walk, bike or stroll along our safe, well-lit streets. For added exercise we offer a pool with attendant presence, tennis courts, a recreation area constructed in 2013 that includes a pocket park, two state-of-the-art bocce courts and a shuffleboard court.

**Clubhouse**

Our beautiful clubhouse, with a 2020 planned refurbishment, offers a warm, friendly atmosphere and provides many opportunities to socialize with friends and neighbors new and old. It houses an exercise room, men and women's locker rooms with showers, library, kitchen, meeting room and gathering space that hosts our many, varied community activities.





## Activities

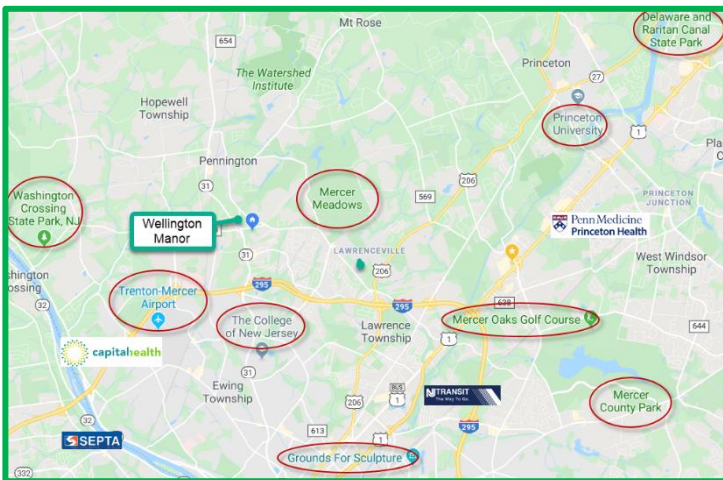
A few of the ongoing activities offered for homeowner participation are book club, ladies' and men's luncheons and dinners, Saturday coffees, sports competitions, holiday parties, multi-topic lunch and learns, mah-jongg, social hour, etc. Feel free to join a club or form one of your own, or simply immerse yourself in Wellington Manor community life.



## Where we are....

Wellington Manor is located in central New Jersey in historic Mercer County. Mercer County is home to hundreds of acres of gorgeous preserved parklands and an excellent road system offering easy access to beaches, mass transit, airports, Princeton, Philadelphia, and New York City.

Only a short drive will bring you to a variety of shopping, dining, education, and cultural activities that are sure to appeal to a wide variety of tastes.



"The lovely streets and more intimate size of the community is what attracted us to Wellington Manor. It truly enables residents to become not only neighbors, but friends."



## Governance & Management

Wellington Manor is self-governed. Our five-member Board of Trustees is comprised of and elected by residents to two-year terms with a maximum of two terms.

There are many exciting ways to become involved in the Wellington Manor community. The work of the Board for the community is supported and enhanced by the volunteer work of our residents on committees including: Communications, Finance, Grounds, Recreation, Social, Sunshine, and Welcome.

## Financial Overview

Wellington Manor is a fiscally sound community per our 2018 audit. There have been no deficits in operating budgets in more than a decade and HOA fees have remained stable since 2015. HOA fees, paid quarterly, cover operating costs including common landscaping, snow removal, pool maintenance, and non-operating costs. Our reserves (funds set aside) are currently funded at 90% of what is projected will be needed to replace and repair aging equipment.

"We love walking through the community especially in spring and fall. There is no traffic and we do a 2-mile loop, greeting neighbors and appreciating so much diversity in landscaping."

