



Wellington Manor Homeowners Association

**BOARD OF TRUSTEES
BOARD MEETING MINUTES**

2010

Wellington Manor Home Owners Association

www.wellingtonmanorhoa.com

Board of Trustees, January 11, 2010

The regular monthly Board meeting was held at 7:00 p.m. at the Clubhouse. All Trustees except Mr. Bing (Robert C. Johnston, Mary Schulz, Howard Schwartz and Roni Shotwell) and new Property Manager Judith Quinn were present. Ms. Schulz, Vice President, presided in Mr. Bing's absence, and Mr. Johnston kept the minutes.

Ms. Schulz introduced Ms. Quinn to the homeowners who were present.

On motion of Mr. Johnston, seconded by Ms. Shotwell, the minutes of the December 14, 2009 meeting, as distributed before the meeting, were unanimously approved.

Ms. Schulz announced that Burt Sutker, chair of the Finance Committee, had reported that he was resigning as chair, effective after the upcoming meeting of the Committee (although he will continue as a member of the Committee), and that the Board should appoint a new chair. Mr. Johnston nominated David Morris. Mr. Schwartz seconded the nomination, and it was unanimously approved.

Ms. Schulz reviewed a proposed "Duties and Responsibilities of the Finance Committee", a copy of which is attached to these minutes. David Zoll asked how it differed from the Committee's present responsibilities. Ms. Schulz replied that the principal difference was that Ms. Quinn rather than the Finance Committee would be preparing a draft of the annual budgets, with the Finance Committee reviewing her draft. Also, Ms. Quinn rather than the Finance Committee would be actively overseeing the preparation of the Capital Reserve analysis.

The new FC responsibilities were unanimously approved by the Board.

Ms. Schulz asked Ms. Quinn to provide her recommendations for work on the Lexington Island benches. Ms. Quinn reported that she had arranged for them to be taken apart and refinished, if the Board approves, with the cost to be charged to Deferred Maintenance. On motion by Mr. Johnston, seconded by Ms. Shotwell and unanimously adopted, Ms. Quinn was authorized to enter into a contract to have that work done.

Ms. Quinn reported that Hopewell Township is providing a free service called NIXLE, which will provide emergency messages to the land phone, cell phone, e-mail or text message of anyone who signs up for the service, at NIXLE.com.

Ms. Schulz reported that our recycling is now on a "single stream" basis, so all recyclable materials may be put in either bucket if desired.

Ms. Schulz stated that another draft of the Homeowners Manual is almost ready to be posted on the web site, and it will be discussed and voted upon at the February meeting.

Ms. Schulz reported that the transition from Al Pellegrino to Judith Quinn seems to be proceeding very well. Ms. Quinn commented that she has received several calls in response to the mailing about assessments from homeowners who paid \$210 per month during 2009, while they owed only \$200, and is resolving their overpayments. In response to a question, she advised that her office does not need coupons with payments, so long as the check or a note shows the address for which the payment is made.

Mr. Morris reported for the Transition Committee that it is still awaiting the DEP decision on the draft of the Agreement between the DEP and the Homeowners Association, which seems to be the final ingredient necessary to complete the transition settlement with Beazer. He also noted that the annual letter to all homeowners on their obligations with respect to preserving the wetlands will be mailed soon.

Representatives of the Architectural Review, Clubhouse Utilization and Communications Committees stated that they had no reports.

Mr. Melchior reported that the Covenants Committee expected to meet soon to start work on revising our by-laws.

Mr. Sutker reported for the Finance Committee, reviewing the major income and expense items in the last few years and advising that the community needs to work to restrain spending.

Ms. Mellilo reported for the Recreation Committee that the Saturday morning coffee in January was well attended, and they would therefore be continued.

Several owners questioned why we spent the money to remove the very small snowfall last Friday. Ms. Quinn replied that the reason was to provide more safety. Mr. Anderson reported that de-icing chemicals had been spread with a rotary spreader, putting chemicals on one-third of his driveway, which was supposed to remain free of chemicals. Ms. Quinn and Mr. Byrne replied that Brickman and their subcontractor had been instructed not to use that kind of spreader and would be told so again.

On motion by Ms. Shotwell, seconded by Mr. Schwartz, the meeting was adjourned.

Robert C. Johnston

Wellington Manor Home Owners Association
www.wellingtonmanorhoa.org
Pennington, NJ 08534

February 8, 2010

The regular monthly Board meeting was held at 7:00 p.m. at the Clubhouse. All Trustees except Howard Schwartz (Sandy Bing, Robert C. Johnston, Mary Schulz and Roni Shotwell) and Property Manager Judith Quinn were present. Mr. Bing, President, presided and Mr. Johnston kept the minutes.

On motion of Ms Schulz, seconded by Ms. Shotwell, the minutes of the January 11 meeting, as distributed before this meeting, were unanimously approved.

Mr. Bing noted that snow removal costs would exceed our budget this year.

Ms. Quinn stated that she has not as yet sent any bills to owners who are not current with their assessments, since some have had difficulty adapting to the new payee address and procedures. She expects to start this month to notify any who are delinquent.

Mr. Bing announced that the annual letter that the Association is required to send to homeowners about the restrictions imposed by the New Jersey Department of Environmental Protection on activities in the wetlands and transition areas will be mailed to all owners soon. He also announced that the annual owners meeting for the election of trustees will take place on May 10, before the regular Board meeting, and that Lou DeLauro will chair a Candidates Night on April 12 and handle other election procedures, as he has in the past.

It was noted that snow removal personnel had again put chemicals on at least one driveway that had been marked to not have them. Ms. Quinn and Mr. Byrnes said that they would remind the contractors again to have their employees be more careful.

David Morris reported for the Transition Committee that the DEP had agreed to the changes that we had requested to the Agreement between the DEP and the Homeowners Association, which Beazer requires as part of the final Transition Agreement, and we have the final Agreement. It will be forwarded to our attorney for review. Ms. Schulz moved that the President be authorized to sign the Agreement on behalf of the HOA. Mr. Johnston seconded the motion and it was unanimously approved.

Mr. Morris reported for the Finance Committee that they are pleased with the reports that Ms. Quinn has produced.

Ms. Mellilo reported for the Recreation Committee on the upcoming Ladies Night, the Saturday morning Coffee and plans for the St. Patrick's Day party.

Mr. Geronowitz reported that there were no Architectural Review Committee applications.

Mr. Byrnes reported for the Grounds Committee that the recent snow removal was generally very good, except for the failure to abide by the no-chemicals markers.

Mr. Bing suggested that the Board authorize having dogs return in March to persuade Canadian geese to depart. Ms. Schulz moved that Ms. Quinn be authorized to engage the same firm that was used last year at a cost of up to \$1,200.

Mr. Bing reported that the new Homeowner Manual was now almost ready to be distributed. Ms. Schulz moved that the Board approve it in its current form. Ms. Shotwell seconded and the motion was unanimously approved, although Mr. Johnston stated that he disagreed with many parts of the document.

In response to a question about trash collection for the Clubhouse, Ms. Quinn reported that there was a contract with Raritan Valley for them to make a special pick-up on Fridays, including getting the container and returning it. There was extensive discussion about trash collection, especially from private parties.

Mr. Sutker reported that he was trying a utility “consolidator” named Palmco, which is supposed to lower utility costs. He will provide further information as to whether or not it works.

On motion by Ms. Shotwell, seconded by Ms. Schulz, the meeting was adjourned.

Robert C. Johnston

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Minutes of Board of Trustees Meeting, April 12, 2010

The regular monthly Board meeting was held at 7:30 p.m. at the Clubhouse, following the Candidates Night chaired by Lou DeLauro at which Sandy Bing and Roni Shotwell, the only candidates who have announced their interest, gave brief presentations and responded to various questions.

All Trustees (Mr. Bing, Robert C. Johnston, Mary Schulz, Howard Schwartz and Ms. Shotwell) and Property Manager Judith Quinn were present for the Board meeting. Mr. Bing, President, presided and Mr. Johnston kept the minutes.

Mr. Bing noted that David Zoll, a resident who had made extensive contributions to the community, especially by his participation in review of our financial affairs, had died, and led a moment of silence.

On motion of Ms Schulz, seconded by Ms. Shotwell, the minutes of the March 8 meeting, as distributed before this meeting, were unanimously approved.

Bob Rushnak gave the Library Committee report on behalf of his wife Millie, with requests relating to book donations and the suggestion that the desk in the library room be disposed of.

Ms. Quinn stated that the Board had decided that late fees would be waived through April, but would be levied starting in May. She requested that all residents reduce the amount of watering of grass, especially the day of and the day before scheduled lawn mowing, and reminded everyone to keep their flower beds weeded. She added that she will provide a list of landscaping firms to anyone who inquires about weeding assistance.

Carol Melillo reported for the Community Activities Committee that there will be a monthly coffee at the Clubhouse this Saturday, and requested RSVPs for Mrs. Byrnes's 100th birthday party.

David Morris reported for the Transition Committee that he is still trying to get Beazer and the DEP and Hopewell Township to move ahead with their remaining obligations to conclude our transition arrangements.

Mr. Rushnak reported for the Pool Committee that the winter safety cover had been removed and the pool had been "shocked", and plans for the opening are on schedule. There was a request that when the pool is open the mowers refrain from using equipment near the pool, to avoid the risk of stones being propelled into children or others near the pool.

There were no other Committee reports.

Several owners commented that they did not like the rocks near the Lexington Drive entrance. Others defended them, as part of the landscaping appearance and to stop the prior instances of driving over the stones, flowers and grass.

Mr. Bing suggested that the Board consider the new Committee responsibilities that had been distributed before the meeting. On motion of Ms. Schulz, seconded by Ms. Shotwell, the revised responsibilities were unanimously approved.

Mr. Bing reminded all that the annual owners meeting for the election of trustees will be held just prior to the May 10 Board meeting.

Mr. Rushnak reported that there will be a special Memorial Day ceremony honoring all Wellington Manor veterans.

On motion by Ms. Shotwell, seconded by Ms. Schulz, the meeting was adjourned.

Robert C. Johnston

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Minutes from the 5/10/10 Board Meeting

Present: Mary, Roni, Howard, Bob, Judith, Sandy

The minutes from the April 12 Board meeting were approved without change.

1. Announcements:

a. Judith:

i. She has been walking and inspecting properties, and communicating with homeowners, as necessary.

b. Tom Mihalko:

i. Lexington detention basin clogged – Judith to follow up

ii. Concern expressed about mowers shooting clippings against houses. Landscaper will be notified.

iii. Judith will contact contractor about touching up paint above front entrance to CH.

c. Bob Rushnak:

i. Pool will open Memorial Day weekend

ii. Flag Committee meeting and discussing Memorial Day Program. Mayor will attend and all residents are invited. Carol mentioned that hot dogs, soda and water will be provided.

3. Transition (Dave M.):

a. Dave heard from Chris Gillen and apparently new person at DEP will review (and presumably agree with) the Conservation Easement by the end of May.

b. Sidewalk and road survey completed by Township. List has been expanded with additional sidewalk work. Dave will contact Pogo to proceed with the work. Dave will also alert residents when work is being done that might be disruptive. (Gerry clarified that sidewalks in the future sidewalk work in front of homes is the responsibility of the homeowner; the Association is responsible for common area sidewalks only.)

c. Harry mentioned that we have permission to cut down dead trees in the wetlands area along Buckingham. Excess trees had been planted in anticipation of at least 85% surviving. Mulch, humus and plugs will be placed in the area to help to improve the quality of the soil.

Harry also mentioned that we should know this week when and who will be replacing the street trees designated for replacement.

4. ARC (Gerry):
 - a. 23 York (Lucy Nugent) proposal for a concrete patio was approved.
 - b. 12 Westminster (Jim Cruikshank) proposal for a fence in backyard was denied. Proposal was incomplete, and several aspects of the proposal were in violation of requirements. Discussions had been held with homeowner and all concerns discussed. Homeowner preferred to wait for action by Board before proceeding further.
5. CUC (Roni): CH committee has met and 'tweaked' proposal.
6. Communications (Valarie): All ARC forms, CVH rental form, etc. are on the website.
7. Community Activities (Carol, Dot):
 - i. recent coffee was a huge success; next one planned for 6/12.
 - ii. Hot Dogs, soda and water available at Memorial Day Prpgram.
8. Covenants (Mike M.): nothing to report; Board and Covenants meeting 5/12
9. Disputes and Resolutions (Lou D.): nothing to report
10. Finance Committee (Dave M.):
 - i. will meet next after receiving new financial statements.
 - ii. Will meet with Board in June to discuss engineering study and anticipated '10 deficit.
11. Pool Committee (Bob R.): Pool rules have been pared down; please use common Sense. Also, please sign in when you are at the pool.
12. Grounds Committee (Harry B.): everything ok.
13. A motion was made by Mary S. to eliminate the July Board Meeting. Motion seconded by Roni S. and approved by Board.
14. The new slate of Board officers was approved: President- Sandy Bing, Vice-President – Mary Schulz, Treasurer - Bob Johnston, Secretary – Howard Schwartz, Archivist – Roni Shotwell
15. The May Executive Committee Meeting with be rescheduled to avoid the conflict with Memorial Day Weekend.

Wellington Manor Home Owners Association
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Minutes of Meeting of Board of Trustees
June 14, 2010

The regular monthly Board meeting was held at 7:00 p.m. at the Clubhouse. All Trustees (Sandy Bing, Robert C. Johnston, Mary Schulz, Howard Schwartz and Roni Shotwell) and Property Manager Judith Quinn were present. Mr. Bing, President, presided and Mr. Johnston kept the minutes.

On motion of Ms Schulz, seconded by Mr. Schwartz, the minutes of the May 10 meeting, as distributed before this meeting, were unanimously approved.

Ms. Quinn reported that she would be looking at pruning and reminding homeowners where work was required, since some shrubs need to be pruned now, some are overhanging neighbors' space, and some have grown so much that mowers cannot get through. She reported that the consultant who is preparing the Capital Reserve Study had submitted a draft, which would be reviewed by the Board and Finance Committee and others with relevant knowledge.

Ms. Quinn reported that requests for proposals for landscaping and snow removal services had been sent to four firms, and that Brickman was the low bidder. It agreed to a four year contract, with the same cost for the first three years and a 2%[^] increase in the fourth year. The annual total cost is less than the current contract. Brickman will also agree to warrant all trees that it has planted, including the "street trees" that it is installing as part of Beazer's commitment to Hopewell Township, which would otherwise have no warranty. She said that she had been very satisfied with Brickman's work, recommended approval of the draft contract, and reported that the Grounds Committee also recommended approval. On motion of Ms. Schulz, seconded by Ms. Shotwell, the proposed contract was unanimously approved.

Mr. Bing thanked Millie Rushnak and Barbara Michalko for rearranging the library. He also reported that the street tree replacement was going well.

Burt Sutker asked if the Board and Property Manager were considering changing to another insurance agent, in view of problems last year with the present one. Ms. Quinn said that our present agent was now getting bids for our renewal policies, and that it would be difficult to change carriers and agents at the same time, but we could change agents at any time. She said that she would be sure that we get bids from Philadelphia, our present carrier, and others, and would consider whether to recommend a change in agents.

Bob Rushnak reported for the Clubhouse and Pool Committees that Sparkling Pools is doing better this year than last, and that we expect to have only two lifeguards this summer,

instead of the many in the past, making it more likely that they will do a good job and be responsive to our needs.

Carol Mellilo reported for the Community Activities Committee that the June monthly coffee had been well attended and successful, but only 17 had attended the Ice Cream Social.

Michael Melchior reported that the Covenants Committee had decided not to try to revise the by-laws to delete the references to Beazer, and it expects to prepare explanatory descriptions of some procedures, especially those related to elections, in order to provide clearer guidance.

David Morris reported that the Finance Committee recommended that the \$25,000 Certificate of Deposit maturing in June, which is part of the Capital Reserve, not be renewed but that the funds be put into the Money Market Fund, since its interest rate is higher than now being offered on CDs. On motion of Ms. Schulz, seconded by Mr. Johnston, the Board unanimously approved that recommendation.

Mr. Morris reported for the Transition Committee that Beazer's replacement of defective sidewalks seems to be satisfactory, but that there seems to be no progress on getting the Easement Agreement approved by the DEP.

Mr. Bing noted that while the sidewalk replacement crew was on site, they had agreed to install the long-discussed sidewalk around the back and side of the clubhouse for an attractive cost, and the Board had agreed to have that work done. This also requires moving some landscaping.

Ms. Schulz made a motion to replace the disintegrating "meeting room" chairs, at the special request of the poker group but to benefit many users, for a cost not exceeding \$2,500. Ms. Shotwell seconded and the motion was unanimously adopted.

There were no other Committee reports.

Mr. Bing initiated a discussion of the use of the clubhouse by organizations for activities that would include non-residents. He said that he had received six responses from residents, most opposing permitting this use, and some saying that they should be permitted only as fee-paying private parties. He commented that the three programs of Hopewell Valley Senior Services had included eight Wellington Manor residents, about half of the total attendance, which was beneficial for our neighbors, and that bringing other prospective new residents into the community was good public relations. He also said that he approved our rendering of this kind of public service.

Anne Bolick, who had supervised all of the Senior Services sessions, said that she had not been aware of any problems, and that they would like to continue providing educational programs here, for about 20-25 people.

Burt Sutker stated that he would have liked to have had a public meeting here of the Mercer County Office on Aging, which he chairs, since it would have been good for the residents and good for the public.

Other residents expressed a wide variety of views. Some stated their opposition to any use by outside groups; others said that outside groups should be permitted if they paid the same fees as for private parties; that the Board should get more information on relevant policies of other homeowners associations in New Jersey and elsewhere before establishing our policy; that the Senior Service group should be permitted to have future educational programs; and that we should permit any group to use the clubhouse on a non-exclusive basis so long as a resident is actively supervising the activity.

On motion of Ms. Shotwell, seconded by Mr. Johnston and unanimously approved, the Hopewell Valley Senior Services were authorized to have educational activities at the clubhouse in the rest of 2010, for a maximum of 20 attendees, without fee. Mr. Bing said that the policy on the use of the clubhouse would be discussed at future Board meetings.

Mr. Sutker commented that he is saving electricity costs by shifting his supplier to Palmco, and that he had heard that Verizon apparently can route phone calls through its FIOS optic system instead of copper lines and thereby avoid billing for federal charges.

On motion by Ms. Shotwell, seconded by Mr. Schwartz, the meeting was adjourned.

Robert C. Johnston

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Minutes of Meeting of Board of Trustees, August 9, 2010

The regular monthly Board meeting was held at 7:00 p.m. at the Clubhouse. All Trustees (Sandy Bing, Robert C. Johnston, Mary Schulz, Howard Schwartz and Roni Shotwell) were present. Property Manager Judith Quinn was absent due to jury duty. Mr. Bing, President, presided and Mr. Johnston kept the minutes.

On motion of Ms Schulz, seconded by Mr. Schwartz, the minutes of the June 14 meeting, as distributed before this meeting, were unanimously approved with the following explanation/clarification. Permission for the use of the Clubhouse by the Hopewell Valley Senior Center was approved for the 2010 calendar year only. Any extension beyond that date and the general policy on clubhouse utilization would be reviewed in the future.

Mr. Bing reported that the auditor's report on the Association's 2009 finances had been received and distributed to the Board and Finance Committees and posted on the web site. On motion by Mr. Johnston, seconded by Ms. Schulz and unanimously adopted, the report was accepted.

Mr. Bing reported that Ms. Quinn had submitted to the Board and Finance Committee her projection of the Association's financial status for the rest of 2010, and her draft of the budget for 2011, which would be reviewed by the Board and Finance Committee and discussed at subsequent open Board meetings. He also stated that the second draft of the Association's engineering consultant's Capital Reserve Study had been received and it, too, would be reviewed by the Board and Finance Committee.

Gerry Jeronowitz reported that the Architectural Review Committee recommended approval of three applications: repainting the garage door and replacing light fixtures at 59 Lexington Drive; replacing garage doors at 15 Buckingham Drive; and installing a retractable awning at the rear of 38 Lexington Drive. On motion of Ms. Schulz, seconded by Ms. Shotwell, all three applications were unanimously approved.

Bob Rushnak reported for the Clubhouse and Pool Committees that various fire safety activities had been completed; that the clubhouse cleaning contract had been reviewed and renewed; that pool attendance was higher than in the past; and that the lifeguards seemed to be doing well. He also reported that a replacement flag that had flown over the Capitol Building was being obtained, courtesy of Senator Lautenberg.

Roni Shotwell reported for the Clubhouse Utilization Committee that eight new chairs had been delivered and placed in the side meeting room. Several residents (most notably the poker players) commented that they were comfortable and a great improvement.

Millie Rushnak reported that the Library needs more bookcases, since books are now stacked on the floor. After discussion among the Board and residents the Board unanimously approved the expenditure to purchase two bookcases that were on sale at Staples for \$149 each.

Carol Mellilo reported for the Community Activities Committee that flu vaccine would be available to all residents on September 15. In addition, a "musicologist" would present a program on September 10, and that the monthly coffee would be on September 11.

Michael Melchior reported that the Covenants Committee was working on proposed procedures relating to elections.

Harry Byrne reported for the Grounds Committee that Brickman was looking into better ice control materials for this winter. He also described various lawn and turf problems arising from the lack of rain and excessive heat, on both individual lots and common areas, and actions taken to cope with them. Various residents made other comments and suggestions.

Mr. Johnston reported for the Transition Committee that the DEP attorney had said that she was sending some comments on the Beazer-WMHOA agreement to Beazer's attorney, so there is hope that we are getting closer to the Settlement Agreement with Beazer.

There were no other Committee reports.

A resident inquired whether it would be possible to relax the requirement that at least one resident be at least 55 years old, since there are now seven houses for sale in the development. Mr. Bing replied that this requirement could not be changed.

Mr. Bing noted that the 2011 budget and other financial matters would be discussed at the September and October open Board meetings, and encouraged all interested residents to attend.

On motion by Ms. Schulz, seconded by Ms. Shotwell, the meeting was adjourned.

Robert C. Johnston

WELLINGTON MANOR HOMEOWNERS ASSOCIATION
Minutes of Meeting of Board of Trustees, September 13, 2010

The regular monthly Board meeting was called to order at 7:05 PM at the Clubhouse. In attendance were Board members: Howard Schwartz, Roni Shotwell, Mary Schulz, and Sandy Bing, who chaired. Also in attendance was property manager, Judith Quinn.

On the motion of Ms Schulz, seconded by Ms Shotwell the minutes of the August 9th meeting, as seen on the web page were unanimously approved.

ANNOUNCEMENTS

Recycling materials were dumped in our recycling cans over the past weekend. The origin is unknown. If anyone sees any unusual car or truck in the vicinity of the trash/recycling area, please call Judith immediately. Do not attempt to confront the person or persons.

The next meeting of the Executive Committee is September 27th. The next Board meeting is October 11.

Mr. Bing thanked Ms. Rushnak and those that assisted her for organizing the monthly coffees. He also encouraged everyone to attend. He also thanked the Community Activities Committee for the pool closing party and the Music Night. He again encouraged the community to participate in the scheduled activities.

Mrs. Andres announced the Fall Festival will occur on October 3 rd. Tickets are now available for \$18.00 per person. Sales will end one week prior to the event. There will be three hours of music supplied by a professional group.

The freezer door was left open last week causing everything to defrost. PLEASE make sure door is tightly closed if you are using the refrigerator.

Mrs. Honigman announced she would delay getting in touch with "MAGIC TOUCH" until later in the fall. The hope is to turn off sprinkling systems in November allowing plenty of time for watering newly reseeded areas.

Mrs. Bolick announced that the Hopewell Senior Explorations classes will begin in the Clubhouse October 4 at a cost of \$30.00 for six classes

COMMITTEE REPORTS

ARC: Request approval for a motorized awning at 33 Lexington Drive which will conform to a specific size requirement and will use an existing plug for power. Ms. Schulz made the motion to approve, seconded by Mr. Schwartz. The motion passed unanimously.

CLUBHOUSE : Mr. Mihalko reported that the monthly inspections of extinguishers, etc. have been completed. We are still waiting for materials to complete the township requirements. These should be arriving soon according to Ms. Quinn who is following up on the situation. Mr. Mihalko also thanked the Board for the new sidewalk from pool exit to front of the clubhouse.

CLUBHOUSE UTILIZATION: Ms. Shotwell reported no activity since there is no money available at this time.

Communication: Ms. French reported that all committee reports are available on the web site.

She had tried to include everything in one link, but will separate out by committee. Mr. Bing reminded us that the minutes of the Board, budget, reports etc. as well as the monthly Newsletter are available on the web site.

SOCIAL ACTIVITIES: Ms. Melillo thanked all who attended the community events. She is trying to get Joe Cardone again, but he has not gotten back to her .

Flu shots will be given at the clubhouse September 15 th. between 11 and 12 noon.

Harry is trying to arrange a hayride (tractor driven) for October 23 rd. Ms. Melillo and Ms. Andres requested anyone interested, please contact them.

The children's Halloween party and the adults' party are scheduled for the same day--October 30 th. RSVP for children's party to Janet King or Ginna Mistretta.

DRC: Mr. DeLauro reported nothing pending.

Finance Committee: Mr. Morris reported that the budget was the major topic.

Transition is ongoing and currently in the hands of the DEP and Beazer attorneys. The conservation easement has been read and basically agreed to by DEP, but the Beazer attorney has made a few minor changes. Our lawyer thinks DEP and Beazer will agree so we are making slow progress.

Hopewell Township has released the Beazer Bonds since the tree replacement and sidewalk work has been satisfied.

GROUNDS: Mr. Byrne reported that all should see e-mail from Judith on reseeding. No broadleaf weed killer applications at this time, just fertilization.

POOL: Mr. Bing thanked Bob Rushnak for his season long efforts at the pool. Pool was used at about the same rate as 2009.

SNOW EMERGENCY ASSESSMENT

Mr Bing explained that it was an unusual year for snow, We budgeted \$55,000 for this year and have already spent \$65,000 + for removal in 2010 with two months (November, December) of possible snow to go. The Board wishes to look at actual costs for snow removal at the end of this fiscal year and then proposes a one time assessment to cover costs and rebuild the snow emergency account. This recommendation comes from the Finance Committee and the Board, who have held a number of meetings on this subject as well as the 2011 Budget. After a lengthy discussion, Ms. Schulz made the following motion: 'The Board will evaluate and decide whether to make an assessment on deficit snow removal in January and the Board will come up with a dollar amount to replace all or part of the snow deficit.' The motion was seconded by Ms. Shotwell and passed unanimously by the Board. It is the intention of the Board that the snow budget will be reviewed each January and a decision about a special assessment to replace any snow removal deficit from the preceding year will be determined at that time.

Mr. Jeronowitz wondered if this would affect the monthly maintenance fee? Mary replied that he should assume a one time assessment for snow; separate from the budget and maintenance fee.

2011 BUDGET

Mr. Bing indicated that the proposed budget for fiscal year 2011 takes all anticipated expenditures into account. The recently completed engineering study resulted in the Finance Committee and the Board recommending that we fund the Capital Reserve Fund at a 90% threshold, which would result in a \$5.50 monthly increase in the Maintenance Fee. The Budget that appeared online was for illustrative purposes only. In addition to the \$5.50 monthly increase for Capital Reserve, it was also recommended that an additional \$4.50 be added to the monthly

fee to provide a special contingency account in the Budget which would be used in an emergency and for unanticipated needs. This would yield a \$6619 contingency or emergency fund, which would provide cash to cover unexpected expenses. It was also pointed out that the 2011 Budget includes \$6000 for Tree Safety, which will be used to address those trees in the wetlands and common areas that pose a threat to private homes. i

Ms. Schulz made a motion to accept the 2011 Budget and increase the 2011 monthly Maintenance Fee to \$210 per month per residence. The motion was seconded by Ms. Shotwell and after discussion with the community was unanimously approved by the Board members present.

Announcement from Judith concerning Reseeding

Homeowners need to reseed now and water regularly to give the seed a chance to germinate. She will send out a new memo reminding homeowners and will include a list of 5 contractors homeowners may want to hire someone to do the work. The appearance of the private lawns is very important and comes under the by-laws. It is the responsibility of the individual to maintain his/her lawn in good condition and, when necessary, the property manager will notify homeowners when lawns are in need of attention. Given the severity of this past summer, no calls will be made until homeowners have a chance to reseed. It probably will be necessary to do additional reseeding next spring.

Mr. Byrne announced that even if water restrictions are put into effect it still will be permissible to water new seed and plants.

NEW BUSINESS: Ms. Andres mentioned the safety issue caused by the Comcast lines snaking across sidewalks, streets and grass for months. Sandy replied that Comcast blames Verizon. Residents were reminded to keep calling Comcast to complain. If the problem is not resolved and the interruptions in service continue request a credit on your bill.

Mr. Morris expressed his thanks to Judith for her work in preparing the 2011 budget and the Board for having it ready for a vote in September. The audience agreed.

Ms. Shotwell made a motion to adjourn, seconded by Ms. Schulz. Motion passed at 8:35 unanimously.

Submitted by Cynthia P. Smith

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Minutes of Meeting of Board of Trustees, October 11, 2010

The regular monthly Board meeting was held at 7:00 p.m. at the Clubhouse. Trustees Sandy Bing (President, who presided), Robert C. Johnston (Treasurer, who kept the minutes) and Roni Shotwell and Property Manager Judith Quinn were present. Ms. Schulz arrived during the meeting. Mr. Schwartz was absent.

Several trustees and residents noted that the draft minutes of the June 14 meeting, as distributed before this meeting, did not refer to the complaints about Brickman's performance and about the planting of grass seed as needed on owner's lots. There was further discussion of these subjects. Mr. Bing and Ms. Quinn stated that the Homeowners Association has no responsibility for reseeding of individual lots, and would not do so. They also stated that Brickman is responsible for any damage caused by its lawn care and snow removal, and that it generally fixes that damage. Several residents commented that Brickman was using large mowers when it should use smaller ones, resulting in scalping of uneven turf, and had ignored flags showing areas that should not have been mowed because of recent reseeding and had moved other flags. Mr. Byrne noted that the current contract with Brickman does not mandate any specific mower usage. The consensus of the trustees was that the minutes of the last meeting would not be corrected, but that the current minutes would refer to the discussions. On motion of Ms. Shotwell, seconded by Mr. Johnston, the minutes of the June 14 meeting were unanimously approved.

Mr. Bing commented that questions had been raised as to who was responsible for maintaining the area between the sidewalks in front of houses and the curbs, and that the individual homeowners are.

Mr. Bing reported that questions had been raised about emergency egress from the clubhouse to the pool area, and that gates from the pool area would be opened when groups are in the clubhouse.

Mr. Bing stated that the Board would discuss at its November meeting the request by the Hopewell Valley Senior Citizens group to extend its use of the clubhouse for some of its educational programs beyond December, 2010.

Mr. Bing commented that the Fall Festival last weekend had been very successful and thanked the Community Activities Committee for it and for the successful Saturday coffee.

Bob Rushnak reported that a Fire Department expert would lead a meeting at the clubhouse in late October or November about fire safety, which Tom Mihalko is arranging.

Carol Mellilo reported for the Community Activities Committee that they are arranging a children's Halloween hayride and parade and an adults' Halloween party.

David Morris reported for the Transition Committee that the DEP attorney now wants still more changes to the Beazer-WMHOA agreement.

Harry Byrne reported for the Grounds Committee that Brickman was mowing some lawns but not others, and was evidently confused about which areas had been seeded recently and therefore should not be mowed. He said that they are also moving and replacing some shrubs in common areas.

Mr. Bing reminded all that the monthly assessments increase to \$210 effective January 1, 2011.

There were no other Committee reports.

Mr. Bing stated that the Board has received several suggestions for spending money on items not included in the budgets for 2010 or 2011, including enhanced landscaping, bocce and shuffleboard courts, exercise equipment, and clubhouse improvements. Such items could be paid for with transition funds received from Beazer and any remaining balance in our transition fund, or by additional assessments. He noted that these subjects would be discussed at future open Board meetings.

A resident suggested that the pool area umbrellas were too small to provide satisfactory shade. Mr. Rushnak noted that larger umbrellas could be blown over, and mentioned that a framework could be permanently installed to hold canvas in the summer that would provide additional shade.

A resident commented that the ping pong table would be used more if it did not have to be taken from and returned to the closet each time. After discussion, there was a consensus to try leaving it up in the large room and moving it as necessary when other activities take place there.

On motion by Ms. Schulz, seconded by Ms. Shotwell, the meeting was adjourned.

Robert C. Johnston

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Minutes of Meeting of Board of Trustees, November 8, 2010

The regular monthly Board meeting was held at 7:00 p.m. at the Clubhouse. Trustees Sandy Bing (President, who presided), Robert C. Johnston (Treasurer, who kept the minutes), Mary Schulz and Roni Shotwell were present. Trustee Howard Schwartz and Property Manager Judith Quinn were absent.

On motion of Ms. Schulz, seconded by Ms. Shotwell, the minutes of the October 11 meeting were unanimously approved.

Mr. Bing reminded all residents that the monthly assessment will be increased from \$200 to \$210 effective January 1, 2011.

Mr. Bing reported that six of our residents do not have e-mail, and that five of these had been contacted and made arrangements to receive printed copies of all Newsletters and important blast e-mails.

Mr. Bing also reported that the Board wished to set up a Committee to welcome new residents and give them useful information about Wellington Manor and the community. He asked for volunteers, and Greg Bancroft, Kathy Jeronowitz, Grace Johnston and Ruth Sugerman agreed to serve.

Bob Rushnak reported for the Pool Committee that he had met with representatives of Sparkling Pools on plans for next summer. He reported for the Clubhouse Committee that he was still seeking someone to fix our exercise equipment.

Carol Mellilo reported for the Community Activities Committee that the adults' Halloween party had been fun although attendance was small.

David Morris reported for the Finance Committee that the Association had remained close to budget for the last few months, and that we had no seriously delinquent assessments. He reported for the Transition Committee that there was slow progress, and that the site plan which would be part of the DEP-HOA Easement Agreement was being revised.

Mr. Bing stated that the Board had been reviewing the request by the Hopewell Valley Senior Services group to extend its use of the clubhouse for some of its educational programs, and asked for homeowner comments. Anne Bolick reported that there were 11 people at today's program, and that she had not heard any complaints from any residents about the group's use of the clubhouse. Several residents stated that they had enjoyed the programs and were pleased that they were available here, that visitors including prospective house purchasers were favorably impressed that the community offered intellectual activities as well as entertainment, that the wear and tear on the

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Minutes of Meeting of Board of Trustees, December 13, 2010

The regular monthly Board meeting was held at 7:00 p.m. at the Clubhouse. All of the Trustees (Sandy Bing, President, who presided; Robert C. Johnston, Treasurer, who kept the minutes; Mary Schulz; Howard Schwartz; and Roni Shotwell) were present. Property Manager Judith Quinn was also present, as were a handful of other residents.

On motion of Mr. Johnston, seconded by Ms. Schulz, the minutes of the November 8 meeting were unanimously approved.

Mr. Bing commented that the Holiday Party had been very successful, with 86 residents attending.

Phyllis Byrne reported for the Community Activities Committee that only 12 children attended the Santa visit, but they and their adult friends had a good time.

Harry Byrne reported for the Grounds Committee that Brickman had completed clearing leaves in the community, and that about 40 of the stakes placed near driveways to guide snow plows had been pulled up, though not taken away. They will be replaced, and the incident was reported to the police.

David Morris reported for the Finance Committee that we had stayed on budget recently, and that there were no serious owner assessment delinquencies. He reported for the Transition Committee that there had not been any progress in the past month with getting the final revisions to the site plan which would be part of the DEP-HOA Easement Agreement, which is the last hurdle to completion of the Transition Agreement between the HOA and Beazer.

There were no other Committee reports.

Ms. Schulz stated that the Board and Ms. Quinn had been considering having the Association continue to take care of the sidewalk plantings in front of the houses at 1, 3 and 5 Lexington Drive, since this area is the gateway to the development, and that two of the three owners of those lots had agreed. She suggested that, if the third owner also agrees, this understanding be incorporated in a resolution, and that the Association and all three owners sign an agreement reflecting this understanding. Accordingly, on motion of Ms. Schulz, seconded by Ms. Shotwell, the resolution attached to these minutes was unanimously adopted.

Mr. Bing announced that Francis McGovern had informed the Association that he was resigning as our attorney, and that Ms. Quinn had recommended that the Board consider Michael Fedun as our attorney. He said that the Board had met with Mr. Fedun, who is a partner in the firm Singer & Fedun LLC, with an office in Belle Mead. On

motion of Ms. Schulz, seconded by Ms. Shotwell, the Board unanimously resolved to engage Mr. Fedun as the Association's attorney.

Tom Mihalko reported that the motion detector that turns on a light on the side of the clubhouse for anyone exiting from the rear of the building was not activated when needed. Ms. Quinn will have it adjusted.

On motion by Ms, Schulz, seconded by Ms. Shotwell, the meeting was adjourned.

Robert C. Johnston

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC.

**RESOLUTION REGARDING PRIVATE LOTS:
1, 3 AND 5 LEXINGTON DRIVE, PENNINGTON, NJ**

The Board of Trustees has determined that it is necessary and appropriate to adopt this Resolution as a supplement to the existing documents in order to clarify the obligations of the lot owners of:

1 Lexington Drive
Pennington, N.J 08534

3 Lexington Drive
Pennington, N.J 08534

and

5 Lexington Drive
Pennington, N.J 08534

with respect to the 3 lots' sidewalk planting beds, and to formally articulate the policy with respect thereto.

It is hereby resolved that:

1. The 3 private Lot owners each are responsible for the maintenance and replacement obligations from the curb to the rear lot line, except as provided in this Resolution.
2. Due to the fact that the sidewalk planting bed which runs along the front of the 3 Lots is highly visible as the entrance to the community, it is appropriate for the Association to provide maintenance and upkeep of the planting bed in order to ensure its conformance with the other common area entrance beds and plantings.
3. Permission for the Association to maintain this sidewalk planting bed located on the 3 private Lots can be revoked by any of the 3 Lot owners and/or the Association. If any of the parties revoke this Resolution, then the 3 private Lot owners will assume the maintenance obligation of the sidewalk planting bed.
4. Each of the current 3 Lot owners will be asked to sign this document to agree that the Association may maintain the sidewalk planting bed on each respective Lot.

Sign: _____ Date _____ Print
Name _____

1 Lexington Drive, Pennington, NJ 08534

Sign: _____ Date _____ Print
Name _____
3 Lexington Drive, Pennington, NJ 08534

Sign: _____ Date _____ Print
Name _____
5 Lexington Drive, Pennington, NJ 08534

Sign: _____ Date _____ Print
Name _____
President, WMHOA