

Wellington Manor Homeowners Association
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Judith Green Quinn, CMCA, AMS

Board of Trustees Meeting
7:00pm, Monday, September 17, 2018

Attending: Frank Colucci, President
Jerry Jeronowitz, Vice President
Steve Walker, Treasurer
Valarie French, Co-Secretary
Roberta Sutker, Co-Secretary

Frank Colucci, President, called the meeting to order.

It was noted that all members of the Wellington Manor Board of Trustees were in attendance.

Frank asked for approval of the WM BOT Meeting minutes of July 16, 2018. There was unanimous approval.

Steve Walker, Treasurer, gave the Treasurer's Report. (See enclosures). Discussed was what this year's budget shows and what next year's projections are.

Steve noted weather forecasts for the coming year from the Old Farmers' Almanac and the New Farmers' Almanac. They completely contradicted each other.

Our budget is dependent on the weather.

As of this moment we have approximately \$27K carrying over into next year's, 2019, budget. Should we have the need for snow removal before the fiscal year ends we may have to use our \$27K surplus which would put us behind in 2019 and may require a dues increase.

Steve also alerted the community that there will be a Reserve Study done in 2019 by the same company that did our previous audit. (Our by-laws require a Reserve Study every 4 years).

Right now, our reserves are at 50% of projected future replacement costs.

The WM Finance Committee will test replacement costs in the next month.

Steve also reported that the WM Board of Trustees met with our Insurance Agent to better understand our Insurance coverage. The Agent spent an hour and a half with us. We came away feeling good and understanding that we are not at risk.

Jerry Jeronowitz reported that the hazardous trees as reported in the July 16 minutes, have been removed.

There is a tree that is a danger to our neighbor on Blackwell Road which will have to be removed.

Steve reminded us that the budget line for Hazardous trees remains high.

Valarie French reported that the Communication and Welcoming Committee are going to develop a fact sheet about Wellington Manor for Real Estate Agents as suggested by Ann Vannozi.

Frank Colucci reported on follow up with Brightview issues. Brown spots and ruts and gouges will be remedied by the end of September.

Frank reminded WM Homeowners that individual homeowners are responsible for their own lawns. Frank referenced a meeting with Brightview management, Scott and Nick who attribute many of their problems to a lack of communication with their crews. Frank is holding Brightview accountable and if they don't perform we may put the contract out for rebids.

Next year, Brightview would like to coordinate days of service to Wellington Manor with Hopewell Grant.

Several people got up to note the need for street repairs in our community. Judith reported that she has spoken to the Township. Her recommendation is that homeowners, who are tax payers, should send letters and make phone calls directly to Township officials regarding the need for street repairs.

Jerry Jeronowitz reminded people that Judith is keeping a log of all phone calls and what is being done to resolve issues.

COMMITTEE REPORTS

Jerry Jeronowitz reported on behalf of Rob Osborne, chair of ARC. There was unanimous approval for going ahead with storm door addition

Lou DeLauro reported that the Covenants Committee will be convening soon.

Joe McManus reported for the Communications Committee. There will not be an October WM News because MaryAnn and Joe McManus will be away. They will issue a reminder of upcoming October and November events when they return in early October. In their absence Millie Fischer will be able to send out blast emails if needed.

Doris Gerwers made a report for the Grounds Committee. They are looking for new members. Concern about a dead tree encroaching on private property at the first house on Blackwell. Tree will come down at WM expense.

Terry Reynolds reported on some of the many activities of the Social Committee. Coming up is a visit to Music Mountain, Hobby Craft Night on September 29, and our big Holiday Party on Saturday, December 1.

The Recreation Committee is having their next Sports Night event on Sunday, October 7. Time TBA.

Carol Melillo reported for the Sunshine Committee. She recommends that everyone get new Shingles Vaccine. She hopes that WM residents will let her know when a member of our community is having health issues, so the committee can send a card.

The Welcome Committee is ready to welcome new residents: 7 York, Luci Robson; 21 York, Rob and Carrie Keith; 34 Buckingham, Arthur Shearer and Linda Pickering.

The Ad Hoc Club House Committee has convened once to consider its charge to identify and recommend areas of the Clubhouse that need repair, refurbishment, replacement.

Patt Potter reported on the Pool Committee. We had 600 visits to the pool this summer. The increase was felt to be a result of the new hours.

Frank C. reminded people that there will be a Public Meeting on October 10 at 7:00pm at Stony Brook Elementary School featuring representatives from Trenton Water Works. He urges as many residents as possible to attend.

Angelina Duggan, a Master Gardener in our community, reported on the possible infiltration to NJ from China of a hazardous Spotted Lantern Fly. It is a voracious eater of bark and will hide its eggs on the side of trees spraying over them what may look like mud. If you see this, please report it to Mercer County Extension Service or the Master Gardeners. NJ is tracking appearances of this pest. Trees may have to be banded with a material like “fly paper” to discourage larvae from boring into trees.

Sandy Bing asked that residents take care with the cables and weight systems on machines in the Clubhouse Fitness room to avoid expensive repairs.

Sandy also thanked volunteers from the community who serve our Wellington Manor Community.

Patt asked about opting out of ice removal. Judith said that they will send something out soon. Call Judith at 609-896-0347.

Frank asked if there are other matters that need to come before the Board with no response.

Frank Colucci, President, thanked the members of the Board and all the committees for their service and reminded people that this spring there will be 3 vacancies on the Board and we hope people will think about serving for the open positions.

Frank C. adjourned the meeting at 8:15pm.

Respectfully submitted by

Roberta Sutker, Co-Secretary Wellington Manor Board of Trustees