

**Wellington Manor Homeowners Association
Board of Trustees Meeting
September 20, 2021**

Members of the Board of Trustees (BOT) and the Wellington Manor Homeowners Association (HOA) were present via teleconference.

In Attendance:

Steve Walker, President

Michael Swiatocha, Vice President

Karen Haftl, Treasurer

Valarie French, Co-Secretary

Lori Kenyon, Vice President, Management Services, Premier Management Associates (PMA)

David Papalia, Property Manager, Premier Management Associates (PMA)

1. Steve called the meeting to order at 7:01 p.m.
2. Steve certified a quorum of the Board present.
3. Valarie asked for Board approval of the minutes of the July 17, 2021 Board of Trustees meeting. Minutes were approved.
4. Steve gave an update on Wellington Manor's CoVid-19 response, noting that there have been several outside activities open to vaccinated residents and more outdoor events are scheduled. Recognizing that outside temperatures will turn cooler soon, Steve said that the Board will meet with the attorney to determine if there is a way to open the Clubhouse for indoor activities.
5. Karen gave the financial report, summarizing income and expenses through August 2021. (Financial documents are posted on the HOA website.) The 2021 HOA budget is "on track" pending any expenses for snow removal in November and December. Steve and Karen noted that projections of expenses in 2022 will require an increase in residents' HOA fees; the increase will be reflected in the proposed 2022 budget that will be presented at the November 2021 Board meeting.
6. Steve explained that revisions made in 2018 to the WM Homeowners Manual were never approved. Apart from one addition, the 2018 updates, led by Kathy Jeronowitz, primarily improved document clarity. The addition to the rules and regulations limits the number of dogs (2) and cats (2) allowed in a residence. Current pets are not included in the limit but going forward replacement pets must be within this limit. The homeowner at 38 Lexington sent an email to the Board raising objections to the new rule. Steve read from the email and the comments are included as received in an attachment to these minutes. Steve asked for a vote to approve the 2018 WM Homeowners Manual. Steve, Michael

and Karen voted for approval; Valarie voted not to approve. The 2018 Manual is approved.

7. In Marva's absence Steve gave a brief update on the pool, stating that the season was successful, and that Dream Pools did a more than satisfactory job. The pool closed on September 6.
8. Michael gave an update on refurbishment of the Recreational Activity Center (RAC). Kurt's Courts completed all work – resurfacing and painting -- in August and the courts look good.
9. Steve invited Lori Kenyon (PMA) to introduce the latest property manager assigned to Wellington Manor, David Papalia. Steve remarked that early feedback is that David is following up in a timely manner on residents' questions and concerns.
10. Michael asked for HOA Committee Reports
 - ARC – Gary Ireland reported no pending requests.
 - Clubhouse – Michael S. reported that 80% of artwork selected by the Ad Hoc Committee as part of the Clubhouse renovation has been hung. Renovations are otherwise completed.
 - Michael reported that fire safety violations cited by the Hopewell Township inspector are being addressed, and a re-inspection will be scheduled. Repairs to interior emergency lights and exterior lighting will be undertaken once bids for the work are reviewed.
 - On behalf of Angelina Duggan, MaryAnne McManus thanked those who participated in the book give-away organized by the Library Committee this summer. Remaining paperbacks will be recycled and remaining hardback books will be donated.
 - Communications – MaryAnne McManus announced there will not be an October newsletter but publication will resume in November. She also asked residents to please forward photos of WM events for the newsletter.
 - Sunshine – Carol Melillo announced that Hopewell Township will offer flu shots to WM residents at the Clubhouse on October 12, 2021. Waivers must be signed and submitted in advance.
 - Social – Terry Reynolds thanked WM residents for their participation in and support of recent events.
 - Recreation – Dick Smith gave a reminder of the sports event organized in collaboration with the Social Committee to be held in the RAC on Wednesday, September 22, 2021. Vaccinated residents only may attend.
 - Grounds – Greg Bancroft announced that all identified hazardous trees, including those downed in recent storms, have been removed, and thanked Drew Haftl for his attention to this task. The Grounds Committee will continue to survey and prioritize for emergency removal or removal next spring. Greg reminded residents to be on the look out for Spotted

Lantern Fly infestations, especially on maple trees, and to let management know of sightings of flies and egg sacs. The Grounds Committee recommends retaining BrightView as the landscaping contractor. The Grounds Committee asks the Board to set up a meeting where the committee, the Board, property management, and Brightview can go over provisions of a new contract together.

- Michael Swiatocha remarked that there are at least 3 current and upcoming vacancies of committee chairs. Michael asked residents to consider volunteering to chair and serve on HOA committees.

11. There were no reports of New Business.

12. Steve adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Valarie W. French
Co-Secretary

Attachment to 9/20/21 Minutes

From: Paulette Bearer
September 19, 2021

I cannot attend the HOA Board meeting because of an unavoidable prior commitment. I ask that the following statement be read into the minutes:

I have lived at 38 Lexington Drive since mid-October of 2003. I have comments and questions about the decision to limit the number of cats and dogs and about how those limits will be enforced. I also have comments about the sustainability of the rules and regulations in general.

To put the following in context, I was a member of the very first ACR and Covenants committees. No rules existed until sometime in 2004. I wrote the first draft set of rules for both committees.

The reason the original Covenants committee did not limit the number of cats and dogs was that Hopewell Township already has a municipal ordinance addressing this issue. The committee saw no need for additional, more restrictive rules. That decision has stood for 18 years.

Here are my questions:

- 1. What problem do the new limits solve?***
- 2. Why do we need to change 18 years of success?***
- 3. Who put the limits into the rules? Was it the current covenants committee? When did it meet to make the changes? Are minutes of the meeting available?***
- 4. How will the HOA Board enforce the limits? This must be included in the rules.***
- 5. Is the concern pet noise? Cats are inside and quiet. Dogs do go outside and bark at times. The township ordinance addresses barking. Limiting the number of dogs does not ensure less noise. I could have 4 debarked dogs (yes, that's a thing. I own one debarked dog) that would disturb no one. I could have only one dog who might bark at every noise it hears. Fewer dogs do not equal less noise.***
- 6. How do you plan to account for service dogs and emotional support dogs? Both are covered by NJ statutes and cannot be counted in the number of pets.***

In my opinion, HOA pet limits are unnecessary, arbitrary, and aimed exclusively at dog owners. Municipal ordinances already address all aspects of pet ownership. Leave rules like this and their enforcement to the township. Keep the HOA out of it.

My second point is that the rules and regulations as written are not sustainable. They can only be enforced if homeowners notify the HOA board or property manager of violations. This creates neighborhood vigilantism.

For example, how would anyone know that a neighbor had very noisy work done on his home starting at 7:40am unless someone complained? How would anyone know that a neighbor tied her dog out on a long lead for hours at a time with no supervision unless someone complained? How would anyone know that a neighbor caring for a family member's dog let it bark for hours inside an enclosed porch when that neighbor was out unless someone complained? I have experienced all of the listed behaviors and I did not complain. I have better things to do with my time and life happens to everyone.

Please consider a rewrite of the rules to make them more sustainable and less driven by neighbors complaining about neighbors.

Thank you all for reading my email.