

# Wellington Manor Homeowners Association

PO Box 6622 Lawrenceville, New Jersey 08648

Voice: (609) 896-0347 Fax: (609) 896-9329

Judith Green Quinn, CMCA, AMS

[Judith@qsincweb.com](mailto:Judith@qsincweb.com)

## **Board of Trustees Meeting**

**7:00 P.M. on Monday, January 18, 2016**

## **MEETING MINUTES**

### **QUORUM OF THE BOARD**

Ruth Sugerman, President	Present
Robert J. Rushnak, Vice President	Present
Lou DeLauro, Treasurer	Present
Mary K. Jeronowitz, Secretary	Present
Tina Salmastrelli, Trustee	Present

### **PRESIDENT'S REMARKS (Ruth Sugerman)**

Ruth Sugerman, President, welcomed attendees and asked if any new families were in attendance for a formal introduction to the community. None were in attendance. She then requested residents review our Homeowners' Manuals, on the Wellington Manor website, as a refresher of expectations for life at Wellington Manor. For those experiencing difficulty accessing the website, contact Millie Fischer, Communications Committee Chairperson, for assistance.

Our water meter readings were significantly high and the Wellington Manor Board of Trustees requested assistance from Paul Pogorzelski, Hopewell Township Administrator, with corrective action. The problem was identified, our outside meter does not have decimals, thereby creating the reading and billing errors. Wellington Manor will be credited a total of \$2,000 on our last two bills and we were instructed NOT to pay the current \$3,700 bill. Please check your own water meters and bills for potential errors.

### **SECRETARY - APPROVAL OF MEETING MINUTES (Kathie Jeronowitz)**

- November 16, 2015 Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:  
Bob Rushnak 1st, Lou DeLauro 2<sup>nd</sup>, all in favor  
Board Decision: Approved, Unanimously and minutes will be posted on the website.

### **VICE PRESIDENT'S REPORT (Bob Rushnak)**

As a reminder, we need 2" of snow to call Brickman for service. The cost is \$3,000 to bring in ice melt spreaders for sidewalks and driveways. Call me if you have a problem, or a Snow Angel if you require help retrieving your mail, newspaper, etc.

## **TREASURER'S REPORT (Lou DeLauro)**

Wellington Manor's Financial Situation has dramatically improved with team efforts from the Finance Committee, Social Committee, Grounds Committee, and *no snow*. Currently, we're projecting approximately a \$34,000 surplus with a majority of those funds being deposited to the Snow Emergency account.

- Deposited \$29,000 into our Cash Reserve Fund, to \$241,000.
- Deposited \$5,500 into our Deferred Maintenance Fund, to \$23,000.
- Deposited \$3,000 into our Community Improvement Fund, \$10,000
- Most of FY 2015 estimated Surplus of \$34,000 into our FY 2016 Snow bank account.
- FY 2016 Operating Budgets to be finalized within a week.
- Increased our snow budget from \$60,000 to \$90,000 for FY 2016.
- No snow removal expenses yet. (November 2016 thru January YTD)
- Expect Water & Sewer Fee rebate of several thousand dollars.
- Quarterly Dues of more than \$69,000 are deposited in our bank accounts.
- About \$1,000 from Operating Budget for 30-Year Capital Reserve Study (every 3-Yrs.)
- Projected 30-Year Reserve Fund: set aside \$924,000, expenses \$833,000
- Projected 10-Year Maintenance Plan: set aside \$78,000, expenses \$66,000
- Projected 10-Year Community Fund: \$40,000, expenses (Board discretion)
- About \$4,000 from Deferred Maintenance for parking lot repair (Bid specs. needed)
- About \$500 from Deferred Maintenance for carpet shampoo in April 2016.
- Improved Financial Reporting System developed with Finance Committee.

## **Financial Q&A**

- Christina Kale – When do you deposit resident's checks?
- Judith Quinn - Checks are deposited mid-month, but with the new system of Quarterly payments we'll be making more deposits.
- Dave Morris – Bocce court is no longer level is that being addressed?
- Bob Rushnak – Maintenance contract is under review with Kurt's Kourts for \$500.

## **PENN EAST PIPELINE (Tina Salmastrelli)**

- A February 12, 2016 pipeline protest meeting is being scheduled with the location to be announced.
- An article provided by Joe Fischer is available in our PennEast binder (WM Library)
- Mercer County has been quiet on the PennEast Pipeline topic.
- There have been no PennEast financial compensation offers in our community.
- Visit the PennEast Pipeline web site for maps and updates.

## **ARC APPROVALS (Jerry Jeronowitz for Rob Osborne, Chair)**

No Report

## **CLUBHOUSE & COMMUNITY MANAGEMENT (Judith Quinn)**

Roof algae are common in our community and you will be notified if your roof requires cleaning. This includes dormers and front-roof surface. Installing a copper strip on the roof may help with acid rain potentially contributing to the roof stains and algae. It's been a few years since this program was implemented and products and chemicals used are the responsibility and liability of the homeowner.

In early April our clubhouse carpets will be cleaned. Later in the season, our windows, screens, and window ledges will be cleaned as well.

- Turn off all equipment including television and lights when leaving the Clubhouse.

Clubhouse parking lot is being reviewed for maintenance (paving, crack repairs, painting parking space stripes, etc.). Contractors mentioned by Property Manager include:

- Rusling Paving
- Barrett Paving
- Pave Patrol

The Township is aware of our requests to seal/repair cracks on Lexington, Buckingham, York and Westminster streets. They are simply slow to respond and our residents are concerned as cracks widen over the utilities. Judith Quinn will contact Paul Pogorzelski, Hopewell Township Administrator, for assistance with the street repairs.

Bob Rushnak noted Wellington Manor sidewalks need attention and leveling. Sidewalk spaces have disintegrated, or shifted creating potential hazards for pedestrians.

- Sandy Bing – two-years ago Iris, my wife, tripped and I’ve made a list of problem sidewalks, as it’s a liability.
- Kathie Jeronowitz – With the exception of “common areas”, sidewalks are the homeowners’ responsibility and the Board should not be in the business of recommending private contractors to homeowners so as to avoid any potential for a conflict of interest.
- Millie Fisher – We can get a group of homeowners together for pricing repairs.

#### **COMMUNICATIONS (Millie Fischer, Chair)**

The November 2015 Financials are now available on our web site. Please forward photos and articles to Millie for the newsletter.

#### **COVENANTS COMMITTEE (Bill McGarry, Chair)**

No report

#### **DISPUTE RESOLUTION (Bill Lake, Chair)**

No report

#### **EXECUTIVE COMMITTEE (Sandy Bing, Chair)**

Our next meeting is scheduled for mid-February at the Clubhouse.

#### **FLAG COMMITTEE (Bob Rushnak, Chair)**

With Ron Chopra’s departure, we have a vacancy on the Flag Committee and are seeking a replacement. Please contact me if you’re available to serve on this committee.

#### **GROUNDS COMMITTEE (Greg Bancroft)**

- Judith Quinn confirmed she has the Brickman warranty book for our landscaping trees/shrubs.
- We have a couple of projects designed and ready to go.
- Brickman’s grub treatment for the entire community is \$2,800.
- Spring planting of annuals (clubhouse and entrances) are the same as last year’s – colorful.
- Brickman evaluated the state of our irrigation system and it’s in relatively good shape.
- Brickman will examine irrigation days and zoning for our common areas in early-March

### **POOL COMMITTEE (Bob Rushnak)**

Members are Susan Baker, Jim King, Millie Fischer and Jerry Jeronowitz.

- Residents may use the pool deck when the winter cover is on the pool.
- 2016 pool season:
  - Pool hours are 12:30 P.M. – 8:00 P.M. Saturday – Thursday
  - Pool hours are 12:30 P.M. – 10 P.M. Fridays ONLY

### **SOCIAL COMMITTEE (Cindy Smith, Chair)**

Thanks to the Social Committee members for their hard work in making our social events special and to the community for their support and attendance.

- February 7<sup>th</sup> – Super Bowl Party (Bill Giancola & Lorey Santin)
- March 19<sup>th</sup> – St. Patrick's Day Celebration (Entertainment by *Bob Egan*)
- April – Bingo
- May 7<sup>th</sup> – Kentucky Derby
- June 29<sup>th</sup> – Trenton Thunder game \$8 p/p (Millie Rushnak)
- September – Pool Closing (Entertainment by *After Dark*)
- Check the newsletter for Pizza, Social Hour, and other events.

### **SUNSHINE & WELLNESS COMMITTEE (Carol Melillo, Chair)**

No report

### **WELCOME COMMITTEE (Ruth Sugerman, Chair)**


Tina Salmastrelli will be taking over chairmanship of this committee in a few weeks.

### **QUESTION AND/OR COMMENTS**

- Carl Anderson – Many veterans are eligible for a \$250-yearly tax rebate so check with the Township for eligibility.

**ADJOURNED: 8:30 P.M.**

Respectfully submitted,

  
Mary K. Jeronowitz, Secretary  
March 9, 2016