

Wellington Manor Homeowners Association

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Judith Green Quinn, CMCA, AMS

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Board of Trustees Meeting

7:00 P.M. on Monday, March 21, 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 requested a moment of silence in memory of Charlie Harris, our friend, our neighbor, and the first President of Wellington Manor Homeowners' Association.

Ruth then introduced our guest speakers Michael Fedun, Esq., who will be sharing his wisdom on the PennEast Pipeline, who is knocking at our door, and Paul Pogorzelski P.E., Hopewell Township Administrator/Engineer will update us on the Brandon Farms Flow Metering Project being undertaken by Ewing Lawrenceville Sewage Authority (ELSA).

PennEast Pipeline - Michael Fedun, Esq.

The purpose of this meeting is informational only. If you look at the maps, the easement has narrowed as of last Friday and plans may change and modify as the project moves forward. The easement request is not for the purchase of actual land, and trees/shrubs will be removed during the project, thereby, making Rt. 31 more visible from WM. The wetlands protect Wellington Manor from Rt. 31.

- Pipeline requires Department of Environmental Protection (DEP) and Federal Energy Regulatory Comm. (FERC) permission.
 - Mr. Stark, PennEast Rep., will notify me when talks begin with the DEP attorney.
 - January 2017 - FERC decision is anticipated
 - September 2015, - PennEast filed a formal "7(c) Application" with FERC.
 - October 2014 - PennEast entered into FERC pre-filing process.
- PennEast Pipeline can use *Eminent Doman* to acquire property.
- Pipeline is proposed at 108 miles long (Northern PA to Hopewell, NJ).
- Easement requirement is 50 ft. wide.
- We have a PennEast contract with compensation at \$22,000 for land easement and \$4,000 for landscape/tree replacement. Negotiations are open with the potential for higher compensation.

General Comments

- Hire a real estate appraiser to determine the true value of our easement property.
- Courts have the power to condemn property and determine its value.
- DEP gets upset if we drop a stick, do they have the power to stop the pipeline?
- With FERC approval, it's hard to stop the pipeline from crossing open spaces.
- We have no jurisdiction to overrule FERC.
- FERC has a history of denying approval for only one or two pipelines.
- If approved, request additional landscaping/trees from PennEast, as our biggest problem is Rt. 31 sound and sight issues.
- There's a huge ground swell to stop the PennEast Pipeline.
- Hopewell Township is not negotiating with PennEast and told them to "stay off our property".
- Pennington is not impacted by the pipeline, only Hopewell Township.
- The impact on our property values should also be considered in PennEast negotiations.
- The WM Board of Trustees makes the decision on negotiations with PennEast.
- If we settle with PennEast and the pipeline is NOT approved we still keep the money.
- Tina Salmastrelli updates the PennEast Pipeline binder, in our Clubhouse library, with articles, letters, etc., and it's an excellent community resource.

ELSA / Brandon Farms Flow Metering Project – Paul Pogorzelski, P.E.

On March 8, 2016 a press release was issued on the metering study. Overall, the sewer treatment of wastewater increased over several months. We're adding meters in areas to identify the high readings and trace the problem. Our goal is to find the problem and deal with it. Currently, costs are only a couple of pennies. Fining the actual offenders is a challenging process (courts, etc.) and the responsibility for repairs rest with the problem areas and not everyone. Some new construction was not being billed for services and that has been corrected.

Hopewell Township has a new rule that detention basins must be inspected and results reported back to the Department of Environmental Protection (DEP).

SECRETARY - APPROVAL OF MEETING MINUTES (Kathie Jeronowitz)

- March 21, 2016 Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:
Bob Rushnak 1st, Lou DeLauro 2nd, all in favor
Board Decision: Approved, Unanimously and minutes will be posted on the website.

VICE PRESIDENT'S REPORT (Bob Rushnak)

We have three (3) open positions for the Board of Trustees and you'd be perfect sitting up here. After my departure from the Board I will remain active with the Flag Committee, but not the Pool Committee. Our new pool company is good.

I will not be involved in snow removal after my departure either. My instructions to Brickman were not to take any action until I tell them face-to-face since each ice melt application is \$2,777. If we decline applications of ice melt, Brickman is off the hook legally. I walked Wellington Manor at 4 A.M. this morning and declined Brickman's services. So, don't jump to quickly and look carefully at Brickman's contract for services. You may want to consider giving a 5-gallon pail of ice melt to each resident if they want.

- 0" – 2" of Snow is \$5,800 to remove plus ice melt application

TREASURER'S REPORT (Lou DeLauro)

We've received the township's reimbursement of \$2,265 for sewer overcharge. Compared to 2015, we're in decent shape and paid all accounts, funds, and snowstorm bills. We're taking \$40,000 from the 2015 Surplus and depositing it in the Snow Emergency Fund; which is the largest sum ever deposited in that account. We believe we have enough funds to get thru 2016.

- 2016 Budget for Wellington Manor Homeowners' Assoc.
- Board Action Requested: Motion to approve the 2016 Budget:
Tina Salmastrelli 1st, Bob Rushnak 2nd, all in favor
Board Decision: Approved, Unanimously.
- Transfer \$40,000 to the Snow Emergency Fund for Wellington Manor Homeowners' Assoc.
- Board Action Requested: Motion to approve the transfer of \$40,000 to Snow Emergency Fund:
Lou DeLauro 1st, Kathie Jeronowitz 2nd, all in favor
Board Decision: Approved, Unanimously and funds will be transferred.

PENN EAST PIPELINE (Tina Salmastrelli)

The PennEast Pipeline binder, Clubhouse library, is routinely updated with articles, letters, etc., and it's an excellent community resource.

ARC APPROVALS (Jerry Jeronowitz for Rob Osborne, Chair)

No Report

LIBRARY (Doris Dopkin)

We received a donation of 50 books for our library and I'm tracking our book volume to see if another bookcase will be needed.

CLUBHOUSE & COMMUNITY MANAGEMENT (Judith Quinn)

The Annual Election mailing will be out April 1st and we are looking for nominations. The Board will also be holding a wine and cheese social to answer any questions you may have if you're considering a Board position. Please call me if you have any questions.

Maintenance on the Clubhouse parking lot is scheduled for May 9th (paving, crack repairs, painting parking space stripes, etc.). If you have a vehicle parked there, please make other arrangements during this period.

COMMUNICATIONS (Millie Fischer, Chair)

April newsletter photos and articles should be email to me by March 27th.

COVENANTS COMMITTEE (Bill McGarry, Chair)

No report

DISPUTE RESOLUTION (Jim King, Chair)

No report

EXECUTIVE COMMITTEE (Sandy Bing, Chair)

Our next meeting is scheduled for April 11th at the Clubhouse.

FLAG COMMITTEE (Bob Rushnak, Chair)

The flag was recently lowered in honor of our friend and neighbor Charlie Harris, Supreme Court Justice Antonin Scalia, Former First Lady Nancy Reagan, and New Jersey State Trooper Sean Cullen.

Joe McManus has filled our June vacancy on the Flag Committee, but we still need a May replacement. Please contact me if you're available to serve on this committee. Remember to join us on May 30th for the Flag Ceremony and Memorial Day Celebration at the Clubhouse.

RECREATION COMMITTEE (Bob Rushnak, Chair)

John Kendrick will be providing estimates on refurbishing RAC and center island benches. Also being considered is removing two of the center island benches facing resident's homes on Lexington.

I'd like to schedule some team activities with other 55+ communities in our area (tennis, pickleball, bocce, etc.) when the weather is more suitable. PEAC Health & Fitness is starting pickleball on their courts so check it out. As a reminder, our tennis court keys are in the Exercise Room.

GROUNDS COMMITTEE (Greg Bancroft)

To save money, we're working with Pave Patrol on a WM homeowner package for their personal concrete repairs and asphalt repairs. Contact Millie Fischer if you're interested so your name, address, and repair description can be added to a master list. This is an independent community initiative and free of any Board actions or responsibilities.

- In mid-May, an application for liquid grub control is scheduled.
- Any winter damage should be reported to Judith Quinn immediately.

We have two grounds projects scheduled and approved:

1. Center island by front entrance – remove dead crape myrtles, juniper, and ground cover while the hypercium will be transplanted. Sod will replace the current plantings.
 2. Island area between 29 and 31 Lexington – Remove damaged cherry tree and transplant the existing blue spruce in that area. Replace the 11 hypercium with russian sage.
- Judith Quinn – There's a couple of sidewalk "lifts" where properties meet.
 - Greg Bancroft – Services available for "grinding down" sidewalks for nominal cost of repairs.
 - Bob Rushnak – Grinding sidewalk or "mud jacking" repairs are needed for chewed sidewalks.
 - Bob Barish – Service driveways on Buckingham are hazardous.
 - Tom Mihalko – I was told those are "Common Ground" for utility lines.

POOL COMMITTEE (Bob Rushnak)

I will not be active on this committee after my departure from the Board.

SOCIAL COMMITTEE (Cindy Smith, Chair)

Thanks to the Social Committee members for their hard work in making our events special and we hope to see you at some of the events we have planned.

- April 5th – Wine & Cheese Social (May BOT Campaign)
- April 9th – Saturday Coffee
- April 12th – Greeting card making class hosted by Doris Dopkin

- April 15th– Bingo (bring your own refreshments)
- May 7th – Kentucky Derby
- May 14th – Saturday Coffee
- May 30th – Memorial Day and Flag Ceremony
- June 29th – Trenton Thunder game \$8 p/p (Millie Rushnak)
- Check the newsletter for Pizza, Social Hour, and other events.

SUNSHINE & WELLNESS COMMITTEE (Carol Melillo, Chair)

No report

WELCOME COMMITTEE (Tina Salmastrelli, Chair)

We're working on new material.

ADJOURNED: 8:30 P.M.

Respectfully submitted,



Mary K. Jeronowitz, Secretary

May 9, 2016