

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, November 21, 2016

MEETING MINUTES

QUORUM OF THE BOARD

Ruth Sugerman, President	Present
Tina Salmastrelli, Vice President	Present
Joe Fischer, Treasurer	Present
Kathie Jeronowitz, Secretary	Present
Steve Kuppe, Trustee	Present

PRESIDENT'S REMARKS (Ruth Sugerman)

Ruth opened the meeting by welcoming new residents Michael and Maryanne Swiatocha, 46 Buckingham, to Wellington Manor.

She thanked Angelina for the lovely clubhouse fall decorations and Doris Dopkins for her dedication in maintaining and expanding our library followed by announcing our winter holiday lights and decorations would be on display shortly with exterior lighting being turned on Thanksgiving evening.

- Brightview (formerly Brickman) will be back again for leaves and general manicuring.
- Snow clearing will start at the beginning of our community and proceed to the end.
- We will not have a snow Czar this year; Brightview will make the call for service based on weather forecast and onsite inspections.
- There will be no options for special requests for snow removal service.
- The deadline for "opt out" of chemical applications passed in October. No additional requests will be accepted.
- Hopewell Twsp. was contacted regarding the widening of cracks in our roads. We need help taking pictures to submit for documentation and of their progression.

General Comments

- Greg Bancroft – Township knows about the road cracks - they did a ride by.
- Doris Dopkins – Township complaints should be in writing, otherwise no action is taken.
- Carl Anderson – How will Brightview identify "op out" houses?
- Judith Quinn – Brightview will identify them with markers.
- Lou DeLauro – No snow czar this year?
- Joe Fischer – Correct. There are no volunteers for monitoring at this time.

SECRETARY - APPROVAL OF MEETING MINUTES (Kathie Jeronowitz)

Board Action Requested: Motion to approve September 19, 2016 Board of Trustees Meeting Minutes:

Tina Salmastrelli 1st, Joe Fischer 2nd, all in favor

Board Decision: Approved, Unanimously and minutes will be posted on the website.

TREASURER'S REPORT (Joe Fischer)

We have recently renewed our agreement for another year with Dr. James Byron Stirling II. As usual, Dr. Stirling will perform an audit of our financial statement FYE Dec. 31, 2016 as well as prepare our tax returns for that period.

Currently we have received financial statements through the end of September.

While it is still a little premature to make a detailed projection of how we will finish the year, with the exception of snow/ice removal expenses which were under budget last winter, we seem to be tracking pretty close to budget through September – with a small surplus a real possibility at year-end.

As I have stated at previous meetings, that will all flow into the 2017 Budget currently being prepared.

For a look at the details, I encourage you to check out the Operating and Asset numbers thru September –now available on the WM web site.

VICE PRESIDENT'S REPORT (Tina Salmastrelli)

PennEast Pipeline Update

Please refer to the PennEast binder in our Clubhouse Library for the most current articles, etc.

PROPERTY MANAGER REPORT (Judith Quinn)

- Bonding and grounding of our pool is in progress and new wiring is being run.
- Calls are made to Hopewell Twsp. every spring for crack repairs in our roads without action.
- Mailing of the 2017 WM dues coupons will take place next week.
- 2017 dues coupons will be for quarterly payments only. Month payments are discontinued.
- Steve Kuppe reiterated that quarterly payments are required unless the homeowner submits a special request.

2017 WINTER WEATHER FORECAST (Bob Rushnak)

I do not claim to be an expert predicting weather, but I do have two sources who independently support each other (there is a combined group of five meteorologist from Weather Works and Thomas Skic, Meteorologist and son of a personal friend), so I left out the technical jargon and summarized what they expect to happen in Wellington Manor for the next several months. Expect colder than normal temperatures and snow 35" – 45". Last season snow accumulations were 25" – 35" in our area.

- November: Near normal temps. Snow showers possible, mostly rain events on East coast.
- December: Turning colder – a few snow events possible, especially early. Above normal risk of snow/cold air increases especially in the I-95 corridor.
- January: Near normal temperatures based on west-east Pacific air currents. Frequent small snow events as fast moving systems cross the nation. Behind the Pacific

air, expect coastal storms up into the Northeast New England area as much colder temperatures occur month end.

- February: Colder temperatures with few snowstorms possible. Surges of warm, moist southern air mixing with cold, moist northern air likely to start modest snowfalls from 2" – 6" and extending northward. Last week, expect coastal storms and especially cold temperatures.
- March: Still cold and stormy. The building cold air from February continues into March with the northeast quarter of the country below normal. Snowfalls will be below normal in spite of high pressure from the Great Lakes region. There are potential snowstorms for the entire east coast through the month, but they may just scrape the region entirely and head out to sea...or not.
- April: Wetter than normal.

ARC APPROVALS (Jerry Jeronowitz for Rob Osborne, Chair)

The following ARC requests were submitted to the Board for approval.

- 35 Buckingham Dr. Install wood privacy fence along rear property line bordering neighboring community. Wood style fencing does not comply with Wellington Manor fence specifications. Both the ARC Committee and Board rejected this request.
- 46 Buckingham Dr. Replace three (3) sliding glass doors with new Andersen sliders with blinds between the glass.
- 39 Lexington Dr. Paint front door and shutters black (currently dark brown)
- 15 Lexington Dr. Paint front door burgundy (Benjamin Moore AF290)

Board Action Requested: Motion to approve the ARC requests as submitted:

Joe Fischer 1st, Steve Kuppe, all in favor

Board Decision: Approved, unanimously

COMMUNICATIONS (Millie Fischer, Chair)

The deadline for submissions for our next newsletter is Sunday. Please send me any photos, articles, etc. of interest.

COVENANTS COMMITTEE (Joe Fischer for Bill McGarry, Chair)

As some of you know, the Covenant Committee submitted recommended changes to the prior Board for action last year.

Unfortunately, that Board's term ran out before they could finalize action on those changes, leaving those recommendations to the board for final action. So here we are.

Initially, I want to thank the members of the Covenant Committee and its Chair, Bill McGarry, for the incredibly detailed work that went into reviewing the existing Homeowner's Manual and making the thoughtful recommendations that they did.

Their work is very much appreciated by the Board and all homeowners truly owe them each a debt of gratitude for their continued effort, detailed work product, and recommendations.

These recommendations covered a wide-range of things mostly of a clarifying nature rather than things that I would call onerous. These types of changes have been approved by the Board. A few recommendations that we felt were a bit restrictive and over-reaching were rejected.

In reviewing all of the committee recommendations, we were guided by a number of principles.

- If it is not currently broken, don't fix it.
- In the absence of a current need, less regulation is better than more.
- The Board and committee can always revisit a rule if circumstances require it.

Lastly, we have heard there may be a few different versions of the Homeowner's Manual out there and that some of you may have misplaced your copy. So in an effort to ensure that every homeowner has an up-to-date copy of the Homeowner's Manual, we will be issuing a new, fully revised copy to each homeowner in 2Q 2017.

Board Action Requested: Motion to approve Homeowner Manual updates as submitted by the Covenants Committee.

1st, Tina Salmastrelli, 2nd, Steve Kuppe, all in favor

Board Decision: Approved, unanimously

DISPUTE RESOLUTION (Jim King, Chair)

No report

EXECUTIVE COMMITTEE (Sandy Bing, Chair)

This committee serves at the pleasure of the Board along with other committee chairs to discuss what's going on in our community. Our December meeting is being scheduled if enough members are available.

Volunteers are needed to write "street crack" letters to our Mayor and Twsp. Engineer on behalf of Wellington Manor.

FINANCE COMMITTEE (Joe Fischer for Bill McGarry, Chair)

I recently met with Bill McGarry to discuss the 2017 Budget process and the committee's role in it.

Based on that meeting and after conferring with the full Board, at our recent work session, we have all agreed to proceed as follows:

- There will be a special WMHOA meeting at 7 P.M. on Monday, December 12, 2016 at the clubhouse. The purpose of the meeting is three-fold.
 - ✓ Bill McGarry will present the Finance Committee's recommendations for the budget and explain why they feel as they do.

- ✓ The Board, and all attending homeowners, will then have an opportunity to ask questions regarding the committee's proposed budget and Wellington Manor's finances generally.
- ✓ Attending homeowners will have an opportunity to address the Board and express their thoughts and concerns regarding our finances and the 2017 budget.

After this meeting, the Board will discuss the committee's proposed budget and all homeowner input at its January work session – followed by a vote on a budget for 2017 at our January 16, 2017 WMHOA meeting.

If this final budget includes a dues increase, it would be effective no sooner than the 2nd quarter of 2017 beginning in April.

FLAG COMMITTEE (Bob Rushnak, Chair)

Flags were displayed in honor of Veteran's Day. Our President and Governor are remiss in recognizing fallen heroes; soldiers, police, etc.

LIBRARY COMMITTEE (Doris Dopkin)

Another new bookcase was purchased for the library and "thank you" to Carl Vannozzi and Jerry Jeronowitz for assembling it.

The library has no rules so enjoy the books! Books are organized by section and as follows:

- Fiction
- Non-Fiction
- Large print books
- Mysteries – has its own bookcase due to popularity
- Puzzles are available
- Magazines are tossed routinely

RECREATION COMMITTEE (Bob Rushnak, Chair)

Several residents participated in our pickleball lessons. Pennington Ewing Athletic Club (PEAC) is also introducing pickleball at their facility a few times a week. In the spring, I'll put together a bocce and pickleball game schedule for our WM community.

GROUNDS COMMITTEE (Greg Bancroft)

- Greg has the master landscape binder documenting plantings added/removed since he became Chairman of the Grounds Committee.
- Fall planting of evergreen trees, along the Pennington-Lawrenceville Road, has been completed. Project execution was sub-standard and a complaint has been registered with Brightview. Their management is investigating the complaint.
- Ornamental grasses are being cut this week and mums are being pulled from entrance beds.
- Spring projects include cleaning the berm on Buckingham. As a community work project, and cost savings, several volunteers offered to help with weeding and beautification of the berm.

SOCIAL COMMITTEE (Cindy Smith, Chair)

Upcoming social events include:

- Dec. 4th Holiday Party
- Dec. 6th Caroling (WM community)

- Dec. 8th Cookie Exchange
- Dec. 10th Saturday Morning Coffee & Bagels
- Dec. 13th Ladies Night Out (Villa Francesco's)
- Jan. 10th Ladies Lunch Out (TBD)
- Jan. 14th Saturday Morning Coffee & Bagels
- Jan. 21st Soup & Salad
- Feb. 5th Super Bowl Party

Check the newsletter for Social Hour, and other events.

SUNSHINE & WELLNESS COMMITTEE (Carol Melillo, Chair)

Please notify me if someone is under the weather so a card can be sent.

WELCOME COMMITTEE (Tina Salmastrelli, Chair)


No report

GENERAL COMMENTS

- Greg Bancroft – I'm very, very concerned about the cracks in our roads and hope it moves through with repairs.

ADJOURNED: 8:30 P.M.

Respectfully submitted,



 Mary K. Jeronowitz, Secretary
 January 13, 2017