

Wellington Manor Homeowners Association

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Judith Green Quinn, CMCA, AMS

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Board of Trustees Meeting

7:00pm, Monday, January 15, 2018

Present: Joe Fischer, Treasurer; Jerry Jeronowitz, Co-Secretary; Roberta Sutker, Co-Secretary

Absent: Sandy Bing, President; Frank Colucci, Vice President

1. Meeting called to order by Treasure, Joe Fischer.
2. Joe asked for approval of December 20 WMHOA BOT meeting minutes. Following no comments, a motion was made by RS and seconded by JJ and the minutes were unanimously approved, and are available on the WEB site.
3. **Committee reports:**
 - a. **ARC:** A new request is being processed for front walkway railings, but has not been submitted to the BOT as yet.
 - b. **Communications:** Feb/March newsletters will be a combined publishing.
 - c. **Covenants:** Nothing to report.
 - d. **Finance:** Lou DeLauro reported the finance committee has been investigating multiple banks (local and national chains) to identify the best fit for WMHOA's funds. He identified "Bank of Princeton" which currently offers 1.1% interest on checking accounts, and "Northfield Bank" for splitting other accounts. Using multiple institutions would provide WM with 100% FDIC insured accounts. Lou also recommended CD purchases using a laddering approach. Joe said he would work on a full plan for our financial management, addressing the goals of: increased interest income (we could possible go from \$1500 to \$6000/yr), full FDIC insurance, free checking, and local banking relationships with banks that are eager to do business with WMHOA.
 - e. **Grounds:** Greg Bancroft stated that the ornamental grasses will be cut within the next week (pending any snowstorm issues). Greg also will be getting a price on addressing a hazardous tree situation that threatens one of our homeowner's property.
 - f. **Flag:** Nothing to report.
 - g. **Social:** Terry Reynolds listed several upcoming events, including: "Soup & Salad Saturday", "Super Bowl", Lady's lunch, Saturday coffee, and St. Patty's Day. She also pointed out there is now an RSVP button on the WEB site. Millie explained that when you click on that button, and e-mail will open up pre-addressed to

whoever needs to receive the RSVP. You simply need to say “Yes, I (we’ll) be there.”

- h. **Clubhouse:** Steve Walker reported on the status of the treadmills in the workout room. A repair service quoted \$1700 to repair one of the units, but recommended we find a replacement instead. Steve researched various brands and sources, and is expecting to recommend a commercial grade treadmill. Its cost would be in the \$3500-\$3700 range but would come with a 5 year part/3 year labor warrantee (residential grade unit would not have any warrantee). Steve does not recommend getting maintenance contracts on any of the other units. Jayne Everitt noted that workout room users are not returning the treadmills to a zero incline, nor turning off the television properly. A newsletter posting will be provided to these issues.

4. **Treasurer’s Report:**

- a. The 2017 November numbers are on the WEB site, as is the 2018 Budget.
- b. Joe submitted a resolution to defer any 2017 surplus to the 2018 budget. JJ submitted the motion and RS seconded. All approved and the resolution was adopted.
- c. New homeowner’s dues coupons were sent out for 2018.
- d. Joe noted that the estimated additional 2017 surplus of about \$21k was depleted by the three snow events in December (totaling bills of \$23,220). We spent just over \$84k on 2017 on snow and was very close what was budgeted for the 2017 year.

5. **Lennar development** (Enurato property):

The board met with Mitch Newman (Sr. VP of Venture Operations) of Lennar. Lennar is the future developer for the current 11 acre Enurato property. The proposed development will be 75 townhouses (44 three bedroom units, 15 stacked units (2 townhouses within one footprint) and 15 affordable units that do not have garages). Estimated prices will range from the high \$400k’s to a low of under \$180k. From experience, Lennar is assuming the affordable units will not be sold, and will eventually go to a rental agency.

Zoning has been completed and they are now pursuing various government approvals. Between WM and the new development there will be a wetland area, a buffer area and a storm basin. There will be an HOA, but no pool or no clubhouse. Their timetable is expected to have DEP approval by 3/18, and other approvals completed by the summer of 2019 when they will begin building and complete all construction by the summer of 2022. First residency will be in the summer of 2020.

WM has three main concerns: 1) no connectivity to Lexington Dr., 2) storm water drainage, and 3) Screening (tree lines). Lennar believes there is what they call an “impracticability burden”. Meaning, due to requiring a township permit, not having any eminent domain authority, requiring DEP approvals, and requiring a WM easement; such a connection would never happen. The BOT has sent a formal letter to township

officials outlining our concerns. This was meant to have an official record of our concerns.

Joe further described the proposed drainage basin and how it contains a 100 year flood overflow. Our concern is how that overflow is contained. Lennar is required to prove the rate of flow is lower than current and the quality of the overflow water is equal or better than current. We also intend to ask the planning board to insure that Lennar and the HOA maintains their basin and that the cost of that is in their HOA budget. We also intend to ask that a builder's bond be posted for basin maintenance.

About 45 days before the planning board meeting, Lennar will provide a map (which includes WM) showing the final development layout. Lennar also volunteered to attend a WMHOA BOT meeting to answer any of our questions.

Should Lennar desire to connect to our sewer system, they would need to contact us and possibly obtain an easement. They may just run along Rt. 31 toward Denow.

A concern about hazardous trees on the Enurato property was raised and the new owners taking responsibility for those hazardous trees. There was a lengthy discussion on this issue. One path we could pursue would be to address this concern at the planning board meetings. This issue will also be discussed at a grounds committee meeting.

There is a list of 5 homeowners willing to rotate attending various township committee meetings and township planning board meetings to gather information and express WM concerns at those meetings. Anyone wanting to join this group, please contact Jerry Jeronowitz.

6. The **BrightView** contract is signed and being sent to BrightView for their signature.
7. The computer editable version of our homeowner's manual is in the process of being proof read. Following that it will be posted and maintained on our WEB site.
8. There is no current update on the PennEast issue.
9. Joe pointed out there will be two positions open for the BOT in the upcoming May election. Everyone should consider if they would like to run for the board, and if so, notify Judith. She will be coordinating the election and mailings.
10. Joe noted there will not be a February WMHOA BOT meeting, and the March meeting will be scheduled for 3/19.

11. There was a discussion on snow cleanup and salting. Joe clarified the WM snow policy, and pointed out the NJ Supreme Court ruling designating HOA's liability if they instruct a vendor not to treat ice or remove snow. Otherwise the vendor bears the primary liability.

Although the observance of the "opt-out" homes has improved, there were still incidences of ice-melt being applied to porches of opt-out homes. This issue will be addressed and further emphasized with BrightView.

Judith pointed out that any homeowner that chose an opt-out needed to sign a document accepting all liabilities.

12. Millie Fischer told us about a notice she received from Trenton Water concerning the water quality in our area.

Respectfully submitted by:
Jerry Jeronowitz