Hearthstone at Woodfield HOA
Quarterly Meeting Minutes
Held at Community Clubhouse
8/11/08

Meeting called to order: 7:00 p.m.

Members present: Avis Anderson, President
Gary Hicks, Treasurer
Sheri Oshinsky, Secretary
Joseph Salomone (Arrived Late)
Jim Ernst (Arrived Late)

Also Present: Georgette Glenn, Manager
Tricie Kohut, Wentworth

Avis opened the meeting stating that this would be non voting, information only meeting. She informed the homeowners of the following:

1- The BOT hired Pete Alfinito as our lawyer
2- Introduce Georgette Glenn as our new manager
3- High water bills – possible leaks in the irrigation systems
4- Fence has been put up behind the clubhouse
5- Plexi-glass holder on the desk will have ARB request forms and Clubhouse Rental forms.
6- Programmable thermostat has been installed by the exercise room and a programmable one will be installed in the main area of the clubhouse.
7- Wentworth has been asked to look into a new lawn service for the community.

PETS

Pet owners were asked to keep dogs on their own lawns. Not to allow them to pee on neighbors property. This is causing burn holes in the grass.

SOCIAL COMMITTEE

Sally Ann Quinlan discussed some upcoming events.

1- Ladies Night (9/19)
2- October Fest (10/18)
3- Craft Show (TBD)
4- Santa at the clubhouse (12/7)
5- New Year's Eve – Murder Mystery (12/31)

She also talked about a 1 day trip to Longwood Gardens (12/13 or 12/14)

There will be a "meet the new neighbors" get together in the clubhouse on Aug 23 organized by Connie King.

CLUBHOUSE RENTAL

Jeanne O'Keefe discussed new rental agreement forms that will be left at the clubhouse for anyone that is interested in renting the clubhouse. There are new very reasonable rates. It was also brought up that if you have a party at the clubhouse to please put the trash out on the next trash day.

For cleaning issues or help with cleanup after a rental contact Kathy Book.

ARB

We informed the homeowners that the ARB has been working on the rules and regulations. We have asked the lawyer to review them. They will then be signed by the BOT and mailed to everyone. We will hold a special meeting in September to vote on the updated rules and regulations.

There were concerns on replacement of dead trees. Only certain trees will be permitted. There is a chance that Randy (Developer) will be responsible for replacing these trees.

A resident asked how long will it take to get a response back once an application is sent in. Avis / Connie said if all paperwork is filled out correctly it will take about 2 weeks.

Lois Adamczyk to do an overall view on August 20 @ 7:00 PM to show why we must keep the community up and observe the rules and regulations. Her presentation will explain how property values can go down if rules and regulations are not followed.

BOROUGH NEWS

Stu Thompson (Councilmen) brought applications for new residents to register to vote.
He told us that the police chief has retired. The borough will be looking for a new chief.
Hanover Street Bridge will be rebuilt with bricks. Start date not determined but this can be 1 – 3 years away. There is also a plan to build a Route 530 Bypass. This is about 3 – 8 years away. Tax bills will be mailed out at the end of August. Everyone can expect to see a $.07 per $100.00 tax decrease. This is not much but Pemberton Borough is the only town not to have an increase. Stu also told residents that you do not have to call the electric company / borough when the electricity goes out. They know when it happens and work on it immediately. In most cases it will not be out more then 20 minutes.
(FYI Pemberton Borough is .76 sq miles.)

COMPLAINTS

There were complaints about the debris around the community and all the water basins, etc. Avis has spoken to Ryan many times regarding this issue. Ryan's answer is that this is a construction site and they will do a major cleanup when construction is complete.

WENTWORTH

Georgette Glenn introduced herself to everyone. Then she introduced her manager Tricie Kohut. Tricie explained how Wentworth Connect works and anyone with a computer can register and have access. Once you register you will be sent a pin number.

Once new rules and regulations are in place Wentworth will go through the community checking on what has been approved and what has not been approved. They will update all paperwork for permanent files.

Georgette from Wentworth brought refreshments for a meet and greet after the meeting.

Meeting adjourned @ 8:00 PM
Submitted by Sheri Oshinsky