

**DEERWOOD COUNTRY CLUB ESTATES  
HOMEOWNER'S ASSOCIATION  
Budget Meeting Minutes  
October 29, 2009, 7:30pm at Clubhouse**

**CALL TO ORDER**

The meeting was called to order at 7:35pm.

**ROLL CALL**

**Board Members**

Ed Pearson- President	PRESENT
Patricia Metoyer-Vice President	PRESENT
Gene Steifel- Treasurer	PRESENT
Joyce Zimmerman- Secretary	ABSENT
Linda Mazar- Trustee	PRESENT

**Professional Representative**

Carri Alper- Target Property Management	PRESENT
Rick Smith, Westampton Chief of Police	PRESENT
Denise Adamic- Minute Taker	PRESENT

**SECURITY PRESENTATION**

Rick Smith, the Westampton Chief of Police attended the meeting to discuss the recent vandalism in the community. He has been on the police force for twenty-three years and served in several different positions. The Westampton Police is currently comprised of twenty-two full-time and three part-time officers. They are very aggressive with traffic violations which help to keep other crimes under control. Approximately 60-90 people are arrested per month when stopped for traffic violations. Officer Smith distributed his contact information to homeowners and mentioned that email is always the best way to reach him. He informed the homeowners about Nixle, a new community information service. Homeowners can sign up for the service which will send notification email to members regarding township issues including road closures, burglaries, etc. There were recently two break-ins in the single family home section. The robberies were tied to a ring and the crimes were solved. There have been four car break-ins recently. Officer Smith pointed out that there have been rumors that circulate about incidents that never occurred. Deerwood streets were dedicated a week and a half ago and the police are now patrolling the area and have zero tolerance for speeding and parking violations. Traffic is bad all over the Township. There has been some gang activity in the Township. There is a narcotics and gang task force. Hotels are a big draw for crime. He expects that Rt. 541 will be built up a lot over the next few years. He realizes that the Deerwood exit onto Woodlane Road is very difficult to get out of. Woodlane is a County Road and is therefore very difficult to get a traffic light installed there.

**Homeowner Questions for Officer Smith (HO name and address not stated for the recorded unless noted)**

**Dennis Mazar, 107 ECC-** Mr. Mazar asked about a new NJ law which requires cars and trucks must have snow removed which obstructs the view of the road. The view cannot be obstructed by snow or anything in the car. Officer Smith explained that the law just passed and it will be a while before it is enforced.

**Is there a neighborhood watch?** There is currently not a neighborhood watch, but the force is working on creating one. There will be three zones and they need resident support to get it up and running.

**Did the police ever find the people responsible for the damage to the golf course?** There have been minimal complaints from homeowners regarding the course.

**A HO is concerned about speeding in the community.** The homeowner is a jogger and has not noticed a difference in speeding since the patrolling began. She would like to see more patrolling. Officer Smith informed her that they have issued over twelve speeding tickets this week within Deerwood. There are only

three or four officers patrolling the twelve square miles of the Township at any given time. They are doing the best they can with the resources they have.

**Lack of Manpower-** One homeowner stated that it seems the biggest problem is the lack of manpower within the force. Officer Smith explained that money is the biggest issue. They will not be able to hire any new officers for a few years.

### **APPROVAL OF MINUTES**

The Board reviewed the minutes from the meeting held on July 23, 2009. Patricia made a motion to approve the minutes as submitted. Gene seconded the motion and they were approved.

### **OFFICERS' REPORTS**

**President's Report-** No report was given.

**Treasurer's Report-** No report was given.

### **COMMITTEE REPORTS**

**Landscape Committee-** Dennis reported that since the last meeting the irrigation system was repaired. Dead shrubs were replaced at units 34 & 36. Flowers were planted. Two applications were approved. The sprinkler system was shut down in November. The Committee is reviewing bid specifications for the landscaping and irrigation contracts. They are both up for renewal in January 2010. They are formally vetting five bidders and will give their recommendation to the Board.

**Architect Committee-** Linda Mazar reported that one patio application was approved. There has been no further action.

**Rules Committee-** Chris Hamilton reported that there are no major issues. There has been one appeal. They are currently checking violation letters after they have been sent to verify if action was appropriate.

### **OLD BUSINESS**

There was no Old Business to discuss.

### **NEW BUSINESS**

**2010 Budget-** Gene Steifel presented the budget for 2010 as well as the 2009 YTD and projections for the end of the year. Gene explained that the objectives for planning were 1) keeping standards and appeal of investments, 2) balancing the budget, 4) funding the reserve adequately, 5) minimizing surprises. 71% of the budget goes towards landscaping, snow removal and irrigation. Other line items include professional services, administration and reserve. For 2009, the total operating budget is \$338,268 and the projected total expenditure is \$352,871 with a variance of \$14,603. They are under for operating income and buildings/grounds. They are over for administrative, professionals and reserve. Part of the administrative overage is due to funding the bad debt expense account. The last reserve study was done in 2006. There is currently \$267,822 in the reserve account. As of now, according to the last reserve study, the Association is adequately funded. Gene would like to see a cushion to fund surprise expenses like snow removal. The projected total operating expenditure for '09 is \$352,871 and for '10 will be \$366,076. Homeowner fees will remain \$138 a month for 2010.

**Collections-** As of December '08 there was \$51,512 over ninety days delinquent. There were twenty-three properties in collections with an attorney. As of September '09, there is \$54,518 over ninety days delinquent. Nine are with attorneys, one of which is new to collections. Seven are current and five have payment agreements. Two homeowners have been deemed uncollectable. Those homeowners owe \$3900 & \$1900. The legal fees will be billed back to the homeowner. There are three vacant homes that will most likely go to foreclosure.

**HOA Meeting Schedule-** Following are the meeting dates for 2010: January 28 (election), April 22, July 22 (mid-year budget review), and October 28 (2011 budget).

**Vacancies on Board-** There are three seats, with two year terms up for election in January. Homeowners may submit applications to Management if they are interested in running. Volunteers are welcome.

**HOMEOWNER OPEN FORUM (unless noted HO name & address were not stated)**

**When roofs are replaced will they be done all at once?** No, they will be done as needed over time.

**Vacant home with mildew/mold-** There is a vacant home that has mold and mildew. A crew was seen entering the home and taking pictures. The home will eventually be taken over by the bank and sold.

**FiOS-** A homeowner asked why FiOS is allowed to continue installing service when they are not repairing damage from previous installs. The Association has no say in what FiOS does. It is between Verizon and the Township. At this point lines are being run to individual homes. If damage is done to irrigation lines, we won't know until the spring. There will be recourse with Verizon.

**Connie Scalice, 63 Cypress-** What will be done about the dogs that go to the bathroom on lawns? The Board responded that there is nothing they can do. This is an issue between homeowners and she should speak with her neighbor. She should report incidents to Target.

**Jack Sander, 67 Cypress-** Mr. Sander reported that he is having an issue with his neighbor at 65 Cypress. The homeowner has two dogs that use his lawn as a bathroom and they are killing his grass. 65 has weeds growing ten feet. They have a pond with no pump. Target will send 65 a violation letter.

**Ryan McAdams, 25 Cypress-** There is loud music coming from a neighboring home between 9am-4pm on a regular basis. He has called the police, but they will not do anything since it's not during late hours. Management suggested that there should be decibel limits regardless of the time of day. If the music is over the limit, the homeowner may be fined regardless of the time of day. Management suggested that he check the township ordinance for the level of noise that is considered a violation. He will confirm the address of the home responsible for the noise and notify Target.

**Jim Palmeri, 38 Spyglass-** Can Management send a letter for noise issues? Management may send a letter for disruption of quiet enjoyment.

**Monica Palmeri, 38 Spyglass-** She reported that the landscaping at a particular home is overgrown. There are six foot high sunflowers. It does not match the rest of the community. She is not sure of the address.

**Andrea Gibbons, 62 Cypress-** She asked if the homes that are in collections are rental properties. She wondered if there is a limit to how many rentals are allowed in the community. The Board explained that there is no limit to the amount of rentals; however, short term leases are prohibited. There is a truck that has been parked on the corner for months. The vehicle is not a commercial vehicle so there is nothing the Board can do.

**Roger Roslowski, 27 Doral Dr-** There are sinkholes under the steps of his entrance. The steps are starting to sink. The whole concrete pad will need to be replaced. The downspout has already been redirected. The Board explained that sinkholes are the homeowner's responsibility. He also reported that the snow removal contractor damaged his driveway. The Board explained that the HOA is responsible for providing snow removal for safety reasons and some cosmetic damage is to be expected. It is not considered major and will not be repaired by the contractor. Major structural damage should be repaired by the contractor.

**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 9:00pm.

**Respectfully Submitted, Denise Adamic**