

Deerwood Homeowners Newsletter

Volume 3, Issue 1

Spring 2010



President's Message

One of the benefits of living in Deerwood is experiencing the morning fog over the golf course wetlands and the flowering trees along the 17th and 18th holes. Can this be the same property besieged with snow a short time ago? Your Board thanks you for the support and patience through the winter snow storms.

At the Annual Meeting, Kurt Hettel's appointment to the Board was ratified. We welcome his investment expertise and enthusiasm for Deerwood.

Though we did not have a quorum to validate the election of Board members, we did achieve a quorum through mail and email during the first quarter. Patricia Metoyer, Gene Stiefel, and Ed Pearson were reelected. At the Board reorganization meeting, the Trustees determined their respective responsibilities for 2010.

President – Ed Pearson
Vice-President – Patricia Metoyer
Treasurer – Gene Stiefel
Secretary – Joyce Zimmerman
Trustee – Kurt Hettel

As we are now into the Spring season, please be aware of the trash in our streets and do your part to keep Deerwood as clean and litter free as possible.

Thank you
Ed Pearson, President

In this edition, we will highlight the following areas:

- Deerwood Carriage Homeowners Email List
- Deerwood Carriage Homes Website
- Pet Management - outdoors
- Outdoor Storage
- Landscaping Reminders
- Living next to a Golf Course
- Homeowner's Golf League
- Solar Collectors

Deerwood Carriage Homeowners Email List

Thanks to those homeowners who shared their email with us, we were able to alert you to the snow removal activities during the winter storms. Unfortunately, we only received emails from approximately 50% of the homeowners. Please take a moment to confirm/add your email address - just send an email (giving your name and address.)

deerwoodcarriagehomes.hoa@comcast.net

This will enable us to share information with you in a timely manner as it relates to our community. The list will only be used to share community information.

Deerwood Carriage Homes Website

Did you know? Get up to the minute information, applications for the Architectural and Landscape changes as well as updates to our community. You will find a copy of the rules as well. Through the website, (Contact Us section) you can contact Board and Committee chairs as well as submit a question or request information.

www.deerwoodcarriagehomes.org

Community Information

Did you know? Each month the Property Manager conducts a walk-through to assess any maintenance needs, performance of the landscape contractor, and homeowner compliance to the Association Rules. Non-compliance results in a violation notice to homeowner which if not resolved within standard timelines, a fine may be levied. Please note, clean up of your grounds is your responsibility. We do not have a "maintenance man" nor is it the Landscape contractor's responsibility to clean up the trash that has blown around. Please be aware of the trash in our streets/yards and do your part to keep Deerwood as clean and litter free as possible.

Did you know? If you wish to report an infraction of the rules that you have observed, please send a written report to Asya Kemper, our property manager. Her email and/or address can be found at the bottom of this newsletter and on the website.

Recently, the Board has noticed many of the requests or violation notices appear to be the result of uninformed homeowners. A copy of the Association Covenants was provided to each homeowner at settlement. If you do not have a copy, please contact Asya Kemper, our property manager. You can find a copy on the Deerwood Carriage Homes website along with the rules.

In an attempt to assure all Homeowners are aware of the Association's rules each newsletter will include excerpts from the Rules. We trust this section will help everyone become knowledgeable and a better steward of our community.

Pet Reminders



Did you know? When walking your **LEASHED** dog (Deerwood Handbook, v May 2009), please be mindful of other's grass and property areas. **Please curb your dog, ALWAYS clean up after**, and do not dispose of the excrement down the sewer drain. We have received complaints regarding excrement not being picked up in the common areas along the pond, the courts/islands, and golf course. As the weather gets warmer, the offensive odor increases as well. Remember, children and adults "play" and live around these areas. It is very upsetting to open your windows and instead of fresh air, smell an offensive odor or to step into a pile of excrement left by an inconsiderate neighbor and dog-owner. If everyone does their part, our community will stay clean and beautiful for a long time to come.

Maintenance Required Due to Improper Pet Control: Pets are an important part of some families; however, their presence in the community can occasionally present special maintenance problems. Cats and dogs have been known to dig up foundation plantings, destroy flowers, and "discolor" grass areas, damage shrubs and "soil" the landscaping. These types of special maintenance problems can be avoided by conscientious pet owners.

Any additional maintenance that will be required due to pets will be chargeable to the owner whose pet is responsible. (Reference: Deerwood Handbook v May2009)

Landscape Contractor

Did you know? In December of 2009, Your Board signed a contract for landscaping services with Quality Landscaping. Following review of bids, extensive research, and interviews, the Landscape Committee recommended to your Board to hire Quality as our replacement landscaper.

Thursday will be the day Quality performs mowing and other related tasks. The Spring clean-up, pre-emergent treatments and mulch application has already begun. If the weather cooperates, all should be completed by April 23.

Any questions regarding the services or work performed by Quality's team, please contact Asya Kemper, our property manager with Target.

Snow Removal

Did you know? As you all know this past winter served up a record amount of snow. We were in the process of bringing our new contractor Quality on board when the December storm hit. It took too long to dig out from this one, but lessons were learned and they did a much better job on the subsequent storms.

As with most communities our budget for Snow Removal has been exceeded, but barring an unusual December 2010, we do not expect to levy an additional special assessment, rather we plan on doing some belt tightening where we can to get through the year.

Outdoor Storage

Did you know? As we prepare for warmer weather and enjoy our outside spaces, please keep in mind the following rules and regulations:

- All hoses stored on the front exterior must be stored in a fully covered hose container.
- Hoses stored in the rear of a dwelling should be stored in a neat organized manner.
- The **ONLY** items permitted on decks and patios are the following:
 - Grills, fire pits, chimineas and the like, plants and patio furniture. Plants and patio furniture may also be placed on balconies; however local ordinances prohibit grills of any kind, chimineas, fire pits and the like on balconies.
- Trash cans and Recycling Containers are to be stored **inside your garage**.
- Nothing can be stored on the grass or surrounding grounds outside the dwelling unit.
- PODS and similar outside storage units may be placed in a homeowner's driveway for a maximum of one month following approval by The Board. A written request to place a storage unit in the driveway is to be sent to Asya Kemper, our Target property manager. Written notification is to be sent by the homeowner upon the removal of the unit.

A Landscaping Reminder

Did you know? So... Spring 2010 is here, finally! Before we run out and start planting and bedding projects, let's take a moment to review some often-overlooked community requirements:

Our HOA provides typical landscape services through our contractor which include irrigation and system maintenance, regular lawn mowing and edging, fertilization, spring and fall shrub pruning, lawn weed control, annual mulching and spring annual plantings. Some homeowners have improved the health of their trees by applying tree fertilizer spikes in the Spring and Fall with great results.

We have heard from PSE&G that some of our Homeowner's shrubbery is blocking access to the meters, making it difficult to read. As a remedy for this situation, Quality may trim back your shrubbery to allow access. Of course, some might prefer to perform their own trimming, which is fine as long as PSE&G can read the meter. If you have any questions, please contact Asya Kemper.

Any new planting beds, modification of original foundation beds, addition of a patio or deck by a homeowner, require a landscape or architectural modification application which can be downloaded from our community website.

<http://www.deerwoodcarriagehomes.org/index.php?p=committeelandscape>).

Deerwood Country Club

Did you know? In cooperation with the Management of Deerwood Country Club, we would like to remind you the **Golf Course is PRIVATE PROPERTY**

Non-golfers just “walking” on the course or cart path present a safety issue and a nuisance to golfers. The cart paths are part of the Golf Course; they are not jogging, biking or walking paths.

In some areas, homeowners and their children have inflicted damage to the course. The fairways are not playgrounds for your children, the beverage stations are for the golfers/outing, and the sand traps are not sandboxes for the children nor are they extreme bike paths.

No one is allowed on the Golf Course unless they have registered in the Pro Shop to play and are playing golf.

Homeowners Golf League

Again, this year, Deerwood Country Club will conduct a Homeowner’s Golf League. Beginning Wednesday, May 5 at 4:30 pm and continuing every Wednesday evening through August, groups of Deerwood homeowners (Carriage Homes and Singles) join together and head out to play 9 holes. The latest tee-time is 6:00 pm to allow everyone to complete 9 holes before dark. There is a one-time \$25 registration fee, \$10 weekly entrance fee, and the cost of golf depends on your membership status.

Each week the top three scores are calculated (Stableford) and awarded cash prizes!

The club will not be open for dinner on Wednesdays until after Memorial Day – but then we usually hang around and enjoy food, beverage, and friends. And you don't want to miss the awards Banquet in September!

Please contact the Pro Shop (609 267 9051 – ext 1) to sign up. Join us - its lots of fun!

Solar Collectors

Your Board has received many inquiries regarding the installation of solar collectors. We have investigated the options and New Jersey’s Residential *Solar Access Law N.J. Stat. 45:22A-48.2, August 21, 2007*, the latest version is October 26, 2009.

After review of New Jersey law and our covenants, it has been determined as Deerwood Carriage Homes Association is responsible for the maintenance of our roofs; the installation of solar collectors by individual homeowners is prohibited.

The link to access this information is

http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=NJ15R&re=1&ee=0&printable=1

4/16/10



New Jersey

Incentives/Policies for Renewable Energy

Residential Solar Access Law

Last DSIRE Review: 10/26/2009

Program Overview:

State:	New Jersey
Incentive Type:	Solar and Wind Access Law
Eligible Renewable/Other Technologies:	Solar Water Heat, Solar Space Heat, Photovoltaics
Applicable Sectors:	Residential

Authority 1:

[N.J. Stat. § 45:22A-48.2](#)

Date Enacted:

08/21/2007

Date Effective:

08/21/2007

Summary:

In 2007, New Jersey enacted legislation preventing homeowners associations from prohibiting the installation of solar collectors on certain types of residential properties. The term "solar collector" is not defined, but would seem to include both solar photovoltaic and solar thermal technologies which use collectors installed on the roof of a dwelling. This law covers only dwellings that are *not* deemed community property of the association, including townhouses which have at least two sides that are unattached to any other building and for which the owner, rather than the association, is responsible for roof maintenance. In addition, the law applies specifically to systems installed on the roofs of qualifying dwellings. Presumably this means that it does not extend the same protections to ground mounted systems. A homeowners association is permitted to regulate certain aspects of a solar collectors, including the qualifications of installation personnel, collector location, concealment and size. However, any regulation that would increase the collectors' installation and maintenance cost by greater than 10%, or would prevent the system from operating at maximum efficiency, may not be enforced.



The next Homeowner's Association (HOA) meeting is Thursday, April 22 at 7:30 pm.
This is your opportunity to hear firsthand the news regarding our community. Meetings run approximately one hour.

Please send any suggestions for future newsletters to our email address:

deerwoodcarriagehomes.hoa@comcast.net



Target Property Management Company
2215 Old Marlton Pike East, Suite A
Marlton, NJ 08053
Phone: 856-988-8000
Fax: 856-988-8661
Email: info@targetpm.com
Asya Kemper is our property manager