

Deerwood Homeowners Newsletter

Volume 2, Issue 3

Special Edition July 2009



President's Message – Ed Pearson

It is with a high level of concern that I write this message. Recently, we have experienced a rash of vandalism in the neighborhood and on the golf course. Your Board is concerned and wanted to alert you as well as share ideas with our neighbors regarding security and safety. We are sharing this with you, not to alarm you, but rather to raise awareness throughout the neighborhood.

This special edition of our newsletter is a combined effort with the Deerwood Carriage Homes' Board of Trustees and the Management for the Deerwood Country Club, our neighbor. Copies will be posted on the website as well as delivered to carriage home and single-family residents.

Please take time to read and understand the tips and messages. If you have any questions, please contact the Property Manager for the Deerwood Carriage Homes, Katy McGinnis, or send us an email. All contact information is listed at the end of this newsletter.

Thank you
Ed Pearson

Vandalism

In several areas of the Deerwood development, tires have been slashed and cars have been broken into and items were stolen from them. Westampton Police have responded to these incidents. They cite several contributors to the increase of such crimes, including our depressed economy, loss of jobs, and the fact kids are out of school for the summer.

We have been advised to inform you to keep your outside lights on through the night. The installation of motion activated lights is an excellent deterrent. Be aware of your surroundings and check on your neighbors' property if you are out. Keep your car doors locked and do not leave valuables (such as loose change, GPS, IPOD/MP3 players, etc) in plain sight.

Always, if you have an emergency, call Westampton Police at 911. For non-emergencies and inquiries, you may contact the police department at 609.267.8300. Do NOT try to play Superman, Kojak, or Jack Bauer, call the professionals.

Tenants – Carriage Homes

As today's home values have decreased, some of our neighbors have rented their properties. While this is permitted, by the Covenants, we would like to remind the homeowners there are certain rules that the homeowner must follow or risk a violation and subsequent fine(s).

1. Homeowners who rent their property should have at least a one year lease, which must be filed with Target Property Management.
- 2. The homeowner is responsible for any/all property damage, renter behavior or rule violations by the renters and must take corrective action.**

Deerwood Country Club

Deerwood is an exceptional community of single family and town homes surrounded by a spectacular golf course setting. These qualities of our community help maintain the more prestigious standard of living we all appreciate.

If not for the golf course, our community would be just like any other development, squeezed in between highways and strip malls. The golf course provides the extra value in our homes.

The golf course is private property. It provides a grand open space if you back up to it. Living on a golf course comes with responsibility – one is to be a watchdog and alert the management if you see someone destroying the grounds or pool. It is not a soccer field, a baseball diamond for the family picnic, nor is it a place to ride your motocross vehicle on or across.

If we do not take time to respect and care for our neighbor, the golf course, tennis courts, and pool, all of us will regret the results.

Below is an open letter to all Deerwood residents from Dick Alaimo regarding recent vandalism.

Deerwood Homeowners:

*We have a problem. We need your help.
The problem is vandalism on the Deerwood golf course and the resulting damage to the course that has increased in recent months:*

*Range balls stolen on numerous occasions
Practice range 150-yard marker completely damaged
Damage to the green on hole #1
Damage to #6 Green
Stakes stolen and multiple divots in 11th fairway
Damage to the tee box and green on Hole #12
Hole #13 tee box damaged
Beverages stolen from stations on Monday outings
Bikes riding through sand traps and on putting greens
Broken irrigation pipes*

Broken fencing at the pool and damaged playground equipment and removal of blocks around tot lot

Fairway, tee box and greens damage takes many man-hours to repair and a long time to regrow. Such vandalism destroys what the maintenance department works hard to achieve and causes losses in golf revenue when play is interrupted. It also ruins the serenity sought by those who live on property bordering the golf course. What is particularly disheartening: damage is most often done by unsupervised youths who live in the Deerwood community, primarily in the single family homes.

Another type of "damage" comes from residents who live in homes adjacent to the golf course who feel it is okay to dump cut grass, limbs and other trash onto the golf course.

The golf course is PRIVATE PROPERTY.

We do not want to resort to fencing the golf course – a separation of housing and the golf course – but if vandals continue to cause damage, limiting access may be the only resort. While fencing would deter vandalism, it would also take away from the ambience of housing and open ground of the course and interrupt the feeling of "open living" in the golf course area.

We ask that you keep your eyes open to spot non-golfers on the course, and report anything out of the ordinary to the Pro Shop (609.265.1800/ext 1). Or call Westampton police (609.267.8300).

Non-golfers just "walking" on the course or cart path present a safety issue and a nuisance to golfers.

No one is allowed on the golf course unless they have registered in the Pro Shop to play golf.

Please be mindful of the activities of your children and your neighbor's children.

NO ONE IS ALLOWED ON THE GOLF COURSE UNLESS THEY ARE PLAYING GOLF.

Vandals caught will be prosecuted and charged with costly repair of damages. Criminal records last a life time.

We appreciate the concern shown by homeowners who are as interested in preserving the excellent reputation earned by our grounds crew and golf course as we are. Thank you for your respect for the golf course. Understand that if the golf course is ruined, the housing is devalued.

Again....we need your help.

Thank you.

*Dick Alaimo
General Partner
Deerwood Country Club*

Deerwood Carriage Homes Website and Email Address

deerwoodcarriagehomes.hoa@comcast.net

www.deerwoodcarriagehomes.org



The next Homeowner's Association (HOA) meeting is Thursday, July 23 at 7:30 pm. This is your opportunity to hear firsthand the news regarding our community. Meetings run approximately one hour – you should be home before Rita's runs out of Yummy Treats!



Effective January 1, 2009, Target once again manages our community. Their contact information is:

Target Property Management Company
733 E. Route 70, Suite 407
Marlton, NJ 08053
Phone: 856-988-8000
Fax: 856-988-8661
Email: info@targetpm.com
Katy McGinnis is our property manager