

# Deerwood Homeowners Newsletter

Volume 3, Issue 3

Summer 2010



## President's Message

This has been a period of extremes going from the biggest winter of snow storms in years to the hottest summer we have had in a long time. Not surprisingly, the latest weather conditions have turned your Board's attention to the irrigation system. For the most part, our landscaper has had the system running properly. Several sprinkler heads have been recalibrated or replaced with better quality heads. Due to the continuing maturation of everyone's landscaping, the addition of decks and patios and concerns about the quality of the irrigation system, your Board is having a study of the whole system completed to include recommendations and cost estimates to correct deficiencies and inefficiencies. It is our goal to provide irrigation where it is needed and when it is needed rather than the same time intervals throughout the community. We will report on the findings in future communications and quarterly Homeowners' meetings.

This newsletter continues to highlight certain covenants and rules of our community. We feel this is a good way to remind homeowners of our responsibilities to each other so Deerwood Carriage Homes continues to be a premier place to live and home values remain high. Your help in keeping our neighborhood consistent with the covenants is greatly appreciated.

Enjoy the rest of the summer and support the Country Club either by playing golf (you don't have to a member to play) or becoming a social member which provides the further opportunity to obtain pool and tennis privileges. The Club is the focal point of Deerwood and we should support it as much as possible.

Ed Pearson, President

In this edition, we will highlight the following areas:

- Monthly Inspections by Property Manager
- Leased Unit – landlord and tenant responsibility
- Painting of exterior entrances – T-4
- Pet Management – outdoors
- Landscape Update
  - Irrigation System Update
  - Landscape schedule
  - Pruning
  - Tree replacement
  - Outside Storage

## Deerwood Carriage Homeowners Email List

Thanks to those homeowners who shared their email address with us, we have been able to alert you to the status of the landscaper activities. 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) to:

[deerwoodcarriagehomes.hoa@comcast.net](mailto: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](http://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 the homeowner which if not resolved within standard timelines, a fine may be levied. Please note, clean up of your property is your responsibility. Please Pick up the trash that may have blown into 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. Attaching a photo of the violation to the email is especially helpful.

**Did you know?** 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, she will provide you with instructions and the amount of the fee to obtain a new copy. You can find a copy of the Homeowner's Manual on the Deerwood Carriage Homes website.

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 more knowledgeable and a better steward of our community.

**Did you know?** Commercial vehicles on site to perform repairs/installations are permitted during normal working hours or for emergencies.

***Homeowners may not park their commercially licensed and/or company logo-enhanced vehicles in their driveways overnight.***

**Did you know?** Hot Tubs are not approved items to be placed for use on the patio or on the grass in our community.

**Did you know?** You, or your contractor, may not drive vehicles on the grass or over the curbs. This destroys the Belgium block curbing and tears up the lawn and could possibly damage the irrigation system – any repairs will be at the expense of the homeowner.

### **Rental Units**

**Did you know?** Our Carriage Homes are single-family units. They may be rented for a term of not less than one year, to a single person or a family, not multiple families in one unit.

- Landlords are required to provide a copy of the lease agreement to Target Property Management. Landlords are also required to provide the names and contact information for the tenants as well as current contact information for themselves, the Landlord.
- Tenants are responsible to follow all of the rules and covenants of the Association.
- Copies of the newsletter and other communications will be sent to both the Landlord and the Tenant.
- Please contact Asya Kemper, our Property Manager with the required information or if you have any questions.

### **Painting of Exterior Wood Areas**



**Did you know?** It is time to paint the exterior entrances of each unit in T-4. The Board has sent out a request for bids and will award the contract in August. Painting will begin in September. Painting of the exterior entrances is conducted on an as needed basis, dependent on the need of the Community section.

**Did you know?** Maintenance of the rear exterior wood steps and railing is the responsibility of the homeowner. There are a number of these that are showing their age. Routine maintenance such as replacing failing fasteners and rotted boards, painting and/or staining, will extend the life of the steps and improve the appearance and value of your property.

Approved paints/stain colors are:

- Duron Exterior Acrylic Latex One Coat White – 03-91411 or any Manufacturer of quality exterior paint
- Olympic Stain – Walnut - #708
- Valspar – Cowboy Boots (Dark Brown/Walnut) #2010-10

If you plan to do anything with the stairs other than repainting, an approved application for exterior changes must be obtained before construction begins. The application may be found on the Deerwood Carriage Homes website.

The approval letter must be posted in your front window during construction.



### **Did you know?**

It's blueberry season. New Jersey has many farmer's markets and blueberry farms. Pick up some fresh New Jersey Blueberries and make these treats today.

You'll want to stash a few of these homemade morsels in the freezer to serve to visitors who drop in unexpectedly. "Just pop a frozen scone in the microwave for 20 seconds or so, and you have a warm treat,"

### **Ingredients**

- 4 cups all-purpose flour
- 6 Tablespoons sugar
- 4-1/2 teaspoons baking powder
- 1/2 teaspoon salt
- 1/2 cup plus 2 Tablespoons cold butter
- 2 eggs
- 3/4 cup plus 2 Tablespoons milk, *divided*
- 1-1/2 cups fresh or frozen blueberries

### **Directions**

- In a bowl, combine the flour, sugar, baking powder and salt; cut in butter until mixture resembles coarse crumbs. In a bowl, whisk eggs and 3/4 cup milk; add to dry ingredients just until moistened. Turn onto a lightly floured surface; gently knead in the blueberries.
- Divide the dough in half. Pat each portion into an 8-in. circle; cut each into eight wedges. Place on greased baking sheets. Brush with remaining milk. Bake at 375° for 15-20 minutes or until tops are golden brown. Serve warm. **Yield:** 16 scones.

**Nutrition Facts:** 1 serving (1 each) equals 220 calories, 9 g fat (5 g saturated fat), 48 mg cholesterol, 274 mg sodium, 31 g carbohydrate, 1 g fiber, 5 g protein.

## **Pet Reminders**



### **Did you know?**

#### **Westampton Township Code Part II General Legislation, Chapter 88, Article III §88-10 - §88-12 Animal Control**

*No person owning, possessing, keeping, harboring or in charge of a dog shall allow, suffer or permit such dog to do any injury to a person or an animal or to do any damage to any other person's or any public lawn, shrubbery, flowers, grounds or property, including but not limited to depositing any urine or feces thereon, except that any dog on a leash may deposit urine or feces between the curb lines on the roadway of any public street, provided that:*

**A.**

*The person in charge of said dog shall have in his possession appropriate sanitary means, including but not limited to implements and plastic bags, to remove any feces so deposited.*

**B.**

*The person in charge of said dog shall immediately remove all feces so deposited, by appropriate sanitary means, including but not limited to implements and plastic bags, and shall dispose of such feces in a sanitary manner.*

**C.**

*No blind person in charge of a guide dog shall be subject to Subsections **A** and **B** of this section.*

### **Did you know?**

All lawn areas in T-4 (Cypress Point Road and Doral Drive) are private. There is no common area in that section of our community

**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 – Quality Landscape

### Did you know?

Landscape Schedule for the remainder for 2010

- Mowing and edging continues on Thursdays
- Week of July 19: Fertilizer/Pre-emergent. Greens up the turf and promotes root growth. Quality will spot treat any broadleaf weeds, dandelions, clover and crabgrass
- September: Fertilizer/Insect Control. Greens up the turf, prevents and kills any surface feeding insects
- October.
  - Dormant Fertilizer. Promotes root growth for the dormant months with a slow release for a fast green-up at the start of a new growing season
  - Dolomite Limestone. After soil test is performed to see how much lime is needed, Quality will apply the proper rate to adjust PH levels.
- September 7 thru 15. Fall plantings
- October 4 – until complete. Second Shrub Trimming
- October 30-December 1. Plant Spring flowering bulbs
- Fall Clean-up. Will begin after all the leaves have fallen

### Irrigation System

**Did you know?** The irrigation system does not run on Thursdays as this is the day Quality Landscape performs the mowing and edging.

### Pruning

**Did you know?** Pruning has always been a service provided by the Association each landscape season in efforts to maintain the overall beauty of the community. The Board did not create a formal “do not prune” list. However, several residents have contacted Target with requests not to have their lots pruned when they receive the pruning notice from Quality Landscaping.

The Board respects your right to maintain your own pruning should you choose, however this is a service provided to each homeowner unless otherwise requested. Please be advised that you are responsible to keep your landscape within the guidelines of the community should you opt out of a service provided by the Association. This applies to all areas of your property.

### A Landscaping Reminder

**Did you know?** If you need to replace a tree or other landscaping, and are not planning to replace with the same type of tree or bush, you must contact Target with a completed Landscape Application. The types of trees and bushes you may install are regulated by the Association – governed by the Landscape Committee.

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>).

## Outdoor Storage

**Did you know?** As we 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 or dumpsters may be placed in a homeowner's driveway for a maximum of two weeks following approval by The Board. A written request to place a storage unit or dumpster 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.

**The next Homeowner's Association (HOA) meeting is Thursday, July 22 at 7:30 pm.** This is your opportunity to hear first hand 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](mailto:deerwoodcarriagehomes.hoa@comcast.net)



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