



Deerwood Carriage Home News

Board Newsletter

Volume II, Issue 3
November 2006



Message From The Board

Last month we held our quarterly HOA meeting. Changes to the upcoming budget as well as other pertinent topics affecting the community were discussed in detail. The Board members wanted to take this opportunity to give those who were unable to attend a brief overview and hopefully, a better understanding. The HOA has established a new website:

www.deerwoodcarriagehomes.org. Please take a few minutes and explore our new site. All relevant information concerning Deerwood Carriage Homes will be posted for your information, review and input.

The 2007 budget has been posted on the new site along with the PowerPoint Presentation that was given during the last meeting. This presentation explains the status of the budget and the reasons to increase the amount contributed to \$125 per month. We hope you will take the time to review the posted information, it thoroughly explains the Reserve Deficit and the need to bring that figure current.

Falcon Engineering continues to move forward with the Transition Study. They have recently inspected twenty homes as part of their overall process. As soon as the Board receives a report of their findings, it will be posted on the website.

Painting of the exterior front doors and surrounding trim will begin this fall in some homes in T1 and T2. The painting will continue in 2007 and forward ensuring the entire community is refreshed on a rolling schedule.

During the next HOA meeting in January we will be holding elections for two board seats whose terms expire. If you are interested in running for the Board, information is enclosed with this newsletter. It is extremely important homeowners take an active role in our community as Deerwood continues to mature. The Board and committees are formed to represent all 203 homes and need continued support from the entire community to make this possible. The Board and committees are not for a few, but for all to be able to participate.

It is always disappointing to see such a small turnout during the quarterly HOA meetings when topics that affect all owners are discussed in an open forum. The Board members realize that it can be difficult to attend, for whatever the reason, and we hope newsletters such as this, along with the new website, will help to keep everyone informed and up to date. If you have any questions please feel free to contact any Board member. A list, along with email addresses, can be found at

www.deerwoodcarriagehomes.org.

The Board would like to wish everyone a happy, healthy and prosperous Holiday season.

Lenny Rankin, President
Dennis Mazar, Vice-President
Jim Palmieri, Treasurer
Doug Scalice, Secretary
Howard Josephson



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Next Homeowners Association Meeting will be held on Thursday January 11, 2007 at the Deerwood Club House -7:30pm

2007 Budget and Monthly Increase

The 2007 Deerwood Carriage Home budget was discussed at our last HOA meeting in October 2006. Treasurer Jim Palmieri did a professional job of going over the previous budgets, what transpired previously and helping us understand how we arrived at the present 2007 budget. A PowerPoint Presentation helped homeowners see and understand costs and where they will affect our operating budget for the coming year.

The Board and Target Property Management worked very hard this year to understand the budget and determine where monies were being spent. The Board also reviewed any known cost increases for maintenance and sales tax implications that would affect us in 2007.. Ultimately, it was determined through much research, that the Reserve Fund (which is responsible for roof replacements, gutters, etc..) has been under funded by 50% for the last 5 years. This represents the single biggest budget line item which will need to be addressed in 2007. There is a variable in our budget that we cannot control and that is snow removal but we must plan for it and budget accordingly. All other building & grounds expenses are expected to increase at less than 1%..

In the final analysis, the decision was made to increase the Monthly Maintenance fee for all homeowners by \$ 25.00 for a total monthly fee of \$ 125.00, beginning January 1, 2007....The Board does feel that this increase should help us maintain the community and properly fund all budget items...The good news is that if we are prepared for snow removal and we do not receive too much snow this year, we will have funds available to re-distribute back to homeowners.

New Community Website www.deerwoodcarriagehomes.org

The Deerwood Carriage Home Owners Association Board would like to announce that a new website has been created to better serve the community of Carriage Home owners. This is your new Official website for all pertinent information concerning your home, property and the best way to contact your Board members or committee's directly. The new website is: www.deerwoodcarriagehomes.org..... The new website will enable the Board to have direct, secure access to a website that can be updated in a timely fashion and contain information that all of us as homeowners can rely on or would like to refer to.

We will be making progressive improvements to the website moving forward and would encourage you to check this site out and feel free to contact the Board Secretary with any suggestions or improvements you would like to see. Again, this is now your official website for Deerwood Carriage Home Owners! See you on the web!

Approved Outdoor Lighting Fixtures

The Architectural Committee has approved specific outdoor lighting fixture replacements for all Deerwood Carriage Homes. These recommended fixtures are a step up from what was installed as original equipment on your home. They are made by Progress Lighting Group and are available locally. These replacement fixtures affect any homeowner who wishes to replace either a front door light or lights over garages....A color brochure was handed out at the last HOA meeting in October of 2006. You can view full color versions and obtain full details by visiting you new community website at: www.deerwoodcarriagehomes.org

Notice Regarding Exterior Changes!

Please be advised that all exterior changes to your home must be approved by the Architecture Committee. Additionally, all landscaping changes should be submitted to the Landscape Committee... If you would like to make a change, please review the rules and then apply with the ARC Form to Target for review. Failure to do so could result in a violation of the rules, fines and the subsequent correction or removal of the modification. Please visit our website (www.deerwoodcarriagehomes.org) for more information and the required paperwork. This is imperative to maintain the appearance, consistency and value of this community.



Selected Carriage Homes in T1 & T2 will have exterior wood trim painted by the end of 2006. The Board has reserved funds to continue this process in 2007.



Community Information

Take It Easy!

Please keep in mind that the speed LIMIT is 25mph on Country Club Drive and other roads throughout Deerwood. Please respect the law, your neighbors safety and the safety of our children. The Westampton Police are aware of the speeding problem and have petitioned the State to begin issuing speeding tickets for all violations!

Property Management Office

Target Property Management
733 E. Route 70, Suite 407
Marlton, NJ 08053
Phone: 856-988-8000
Fax: 856-988-8661

Dan Licardo is our Property Manager. Dan is responsible for working with our Board and residents to resolve concerns and issues. We are looking forward to another year of working with Dan and Target and partnering with them to build a great community and enhance our living experience in Deerwood. Dan can be reached @ Target on ext 320 and via email at: dlicardo@targetpm.com

Make a difference in your community and get involved.....

Join one of the many committees we have to help make a difference in our community. Contact Target to join one of the following.....

Rules Committee
Architecture Committee
Landscape Committee
Clean-Up Committee



Please note that at our last HOA General Meeting, it was announced that the Social Committee would be disbanded due to lack of participation.

Community Pet Reminder

When walking your dog, please be mindful of others grass and property areas and always clean up after your dog... If you allow your dog or pet to soil on your own property, please be aware that you still must pick up after your pet. This is a township law and violators could be fined to the fullest extent of the law. Dog runs or outdoor cages are not allowed @ Deerwood. If everyone does their part, our community will stay clean and beautiful for a long time to come.



Renters

There have been a number of inquiries concerning homeowners "renting" their town homes...While our Covenant does not prevent a homeowner from renting their home, there are certain rules that the homeowner must follow or risk a violation and subsequent fine(s)Homeowners who rent their property should have at least a one year lease, which must be filed with Target Property Management. Additionally, the homeowner is responsible for any/all property damage, renter behavior or rule violations by the renters and must take corrective action. If you have any questions or feel you would like to report a situation, please contact Dan Licardo @ Target Property Management by phone, email or in writing.

Counterfeit Electrical Extension Cords Pose Fire Hazard

Not all extension cords are created equal. In fact, 42,000 cords imported by Pride Products Corp. of Ronkonkoma, NY, have been recalled because of a potential fire hazard.

The Consumer Product Safety Commission advises people to stop using these "counterfeit" extension cords that have undersized wiring and no fuse to provide over-current protection. This could cause overheating and pose a fire hazard.

The recalled cords, made in China, are brown or white and measure 6, 9, 12 or 15 feet in length. They are intended to be used indoors and have a three-outlet extension. Attached to the cord is a silver counterfeit UL holographic label marked 09/33 E157848 UL listed cord set BV-0821, 13A, 125V, 1625V. These cords were sold at local discount drug stores and grocery stores nationwide from June 2005 to August 2006. The commission advises people to return the cords to the place of purchase for a full refund.



Have any Idea's for our Community Newsletter? Tell us what you would like to see!

Email the Board Secretary on the Deerwood Website @

www.deerwoodcarriagehomes.org



**Wishing everyone
in the community a
very Happy &
Healthy Holiday
Season!**

Do you know what to do if severe weather strikes?

Here is a list of weather guidelines for any time threatening weather approaches.

The National Weather Service and local Fire Departments use the following terms:

Severe Thunderstorm Warning—Severe thunderstorms are threatening the area.

Tornado Watch—Conditions are favorable for the formation of tornadoes. When severe weather threatens, be prepared to quickly seek shelter and protection wherever you may be. When a Tornado Warning is issued:

- Move down to the first floor or basement from the upper floor of buildings.
- Stay away from all windows and exterior walls, and close interior doors.
- Put as many interior walls as you can between you and the exterior wall; this helps to protect you from projectiles (an interior bathroom or office is ideal).
- Get under desks or other objects to protect you from flying or falling debris.
- If in a car or outdoors, get out of the car and lie face down in a spot that is lower than the surrounding area.
- Never seek shelter under trees; often they are struck by lightning.

For more detailed information on tornados and other disasters, check the Federal Emergency Management Agency's website at <http://www.fema.gov/fema/index.htm>

Committee Meeting Schedule

Always visit our website and contact the committee chair person to verify meeting date(s) or ask specific questions. You'll find the forms you need there are well!

Architectural Committee—Meets the 4th Tuesday of each month, at the Club House, @ 7pm. No meeting will be held if there aren't any new applications or pending business to meet on. Applications that come in after the meeting date, will be reviewed at the following month's meeting.

Schedule: 11/28 if needed, No meeting in December, then Jan 23,2007, February 27, March 27, April 24 & May 22, 2007.

Landscape Committee—Meets the first Tuesday of each month. No meeting will be held if there aren't any applications from homeowners or the ARC committee, or no pending business.

Schedule: Nov 7, No meetings Dec or January, then Feb 2, March 6, April 3, May 1, & 6/07/2007

Clean-Up Committee—Meets the first Saturday of each month to walk the community and keep it beautiful, weather permitting.

Schedule: Nov 4 & December 2, 2006

Rules Committee—Meets routinely to review, clarify and develop community rules.

Schedule: Meets the 3rd Thursday of each month. Contact Mike Lario for exact times/place.