



Homeowners Association

THE CHANT

April/May 2006
Newsletter

MESSAGE FROM THE BOARD:

Much has happened since the first edition of *The Chant*, three months ago. The Clubhouse opened to a spectacular reception in early April. The pool area is nearing completion and a Memorial Day Weekend Opening is fast approaching. There are still some amenities to be installed in the clubhouse recreation area: shade structures for the bocce courts, gazebos, flower gardens, and fencing; outdoor lighting; convenience walkways, etc. These should be completed in the coming weeks. Also, we signed a new contract for swimming pool service, and our new lawn care company has started and seems to be doing a great job. Our various Committees have gotten down to the tough task of formulating an expanded set of community guidelines and rules, which should be out shortly.

CLUBHOUSE INFO

The clubhouse is open for your enjoyment. Here is some information to help you enjoy the amenities.

- Music system is located in a closet by the reception area and is not accessible. The speaker volume controls are located at several locations. The hallway volume control is located at the East End of the building near the parking lot entrance. Volume control for the multi-purpose room is located to the left of the fireplace. The volume control for most other rooms is located near the doors inside the respective rooms. Feel free to adjust volume to suit your taste, but lower the volume upon leaving the building.
- Heating/AC controls are located in several locations and are not accessible due to lockboxes. We will try to find the right temperature to make it comfortable. The lockboxes were installed to try and keep costs reasonable.

- Lighting controls will be labeled. If you see “24 HR” on a switch, you can it leave on. The hallway lights will be left on all night for security. If you are the last person to leave a room, please turn off the lights. Generally, we have found our residents are following this process.
- Computers will have Internet service once Cablevision completes the connection. For residents who do not have a computer, feel free to sign on and obtain an email address. Several web sites offer free email: yahoo.com, hotmail.com, lycos.com, msn.com, junos.com, and others.
- Kitchen coordinator, Jim DiMattia, has been assigned and will be announcing new services in the near future.
- The foyer water wall is to be left on 24 hours, however, if you see the water level is low and not working properly, please turn off. The switch is located to the left of the unit.
- Management is working with the Clubhouse Committee to create sign-up books for the various rooms in the Clubhouse and the Bocce, Tennis and Horseshoe areas. The sign-up sheets will be kept in a file organizer on the reception area desk. We expect that the books will be available during the last week in May.

ABOUT THE BOARD...

This article is for you, our neighbor. We are a board member, but most of all, your neighbor. We review budgets, evaluate contractor bids, conduct inspections of facilities, walk the development with contractors to go over problems, listen to problems, conduct research, attend board sessions, committee meetings, ask lots of questions, try to get answers, review invoices, sign checks, prepare for public hearings to help our community, and emails-emails-emails, and we help write newsletter articles. And

all this is performed not for money, but for passion! We are really working hard to get the **best value for our dollar**. We are a community not a few people. That's why we need volunteers for committees and members to actively participate in the community. It's taking time for our community to develop, but we are making good progress!

NOTICE OF MONTHLY BOARD WORKSHOP/EXECUTIVE SESSIONS FOR 2006:

May 25, June 22, July 27, August 24, September 28, October 26, November 16, December 28. All meetings are held at 3:30 PM in the Clubhouse Craft Room. NOTE: May 25th meeting to be held at 6 PM.

NOTICE OF GENERAL MEMBERSHIP MEETING:

A meeting of the general membership of the Enchantment at Hamilton HOA will be held on Thursday, May 25, 2006, at 7 PM in the Clubhouse Multi-Purpose Room. The Agenda for a General Membership meeting is as follows:

- I. Call to Order
- II. Approval of Minutes
- III. Old Business
- IV. New Business
- V. Treasurer's Report
- VI. Homeowner Concerns
- VII. Adjournment

NOTICE OF ANNUAL MEETING:

The ANNUAL MEETING of the Enchantment at Hamilton Homeowners Association will be held on June 29, 2006, at 7 PM in the Clubhouse Multi-Purpose Room. The agenda for an Election meeting is as follows:

- I. Call to Order
- II. Board Message and Greeting
- III. Affidavit of Mailing
- IV. Report of Quorum
- V. Nominations from the Floor
- VI. Presentation of Candidates
- VII. Appointment of Judges
- VIII. Election of Trustees
- IX. Election Results
- X. Adjournment

MESSAGE FROM PROPERTY MANAGEMENT:

By Leslie Stachlowki, AMS, CMCA, Sr. Regional Mgr., EPM

Spring is finally here, the Clubhouse is completed, and the outside amenities are almost ready for use. I sure hope that you are as pleased with the Clubhouse as I am. I am hopeful that within the next couple of weeks, Cablevision will have the cable lines connected so the Internet line will be accessible in the Management Office & Library, and the TVs in the Exercise Room, Multi-Purpose Room, and Billiard Room will also be working.

MANAGEMENT OFFICE HOURS

Management will be in the on-site office in the Clubhouse each Monday and Thursday from 8:30 AM to 4:30 PM. Office hours are as follows:

9:30 – 11:00 AM FOR HOMEOWNERS

1:30 – 3:00 PM FOR COMMITTEE AND BOARD MEMBERS

All other hours are designated for administrative duties, property inspections, and to return phone messages.

MANAGEMENT OFFICE CONTACT INFORMATION

**Office Phone 609-585-9009 (voicemail)
Office Fax 609-585-8001**

Please direct all Association-related (regarding common area) problems to the on-site office, not to the EPM office in North Brunswick. Accordingly, please send all correspondence to the Clubhouse at: Enchantment at Hamilton HOA, 2 Sedona Boulevard, Robbinsville, NJ 08691. Please do not send any Association-related correspondence to the North Brunswick office, unless instructed to do so by an EPM employee.

Continue to forward monthly maintenance fees to: Enchantment at Hamilton HOA, PO Box 23103, Newark, NJ 07189-0001.

If you have any questions regarding your maintenance account, please contact the EPM Accounting Department at 732-821-3224. Otherwise, all calls should be made to the on-site office.

There are two correspondence trays on the reception desk in the Clubhouse. One is designated for "Incoming Homeowner Correspondence" and one is designated for "Outgoing Homeowner Correspondence." In an effort to keep office expenses to a minimum, Management will place all outgoing letters regarding Property Modifications, etc., in the outgoing tray. If you wish to submit a form to the Architectural Control Committee and Board for consideration, please put the application, and all related paperwork in an envelope and place it in the incoming tray. Management will check it each Monday and Thursday.

The new lawn service contractor, "Growing Concern," will be installing mulch in all homes that closed before November 30, 2005. Homes closed after that date either received new mulch at closing, or this spring when the landscaping was installed. Unfortunately, the lawn service contractor cut some irrigation and other utility lines while edging the planting beds. If you have a similar problem that you believe was caused by Growing Concern, please call the Management office to report the problem.

Most of all, Management would like to thank you for your patience and understanding during the organizational period in the Clubhouse office. We are still getting things in order to make your experience in the Clubhouse or the other amenities as enjoyable as possible. Thanks!

KEY FOB DISTRIBUTION

At the recent meeting, we discussed the distribution of key fobs to those unit owners who purchased additional fobs at closing. If you purchased fobs (\$50 each) at closing, you are entitled to a refund or the applicable number of fobs in return. **For example:** You purchased 3 extra fobs at closing (3 x \$50 = \$150) You received 2 fobs in April and want 2 additional fobs for family members. You will advise Management that you want 2 fobs and a \$50 refund.

Management will have a form available in the reception area within the next few days. **If you paid for additional key fobs at closing, please take a moment to complete the form specifying your preference of additional key fobs or a reimbursement.** Return the form to the "Incoming Homeowner Correspondence" tray. All refunds will be generated by the Enchantment at Hamilton, LLC (the Developer) within a few weeks of completing the form. Management will take a final tally of the extra fobs needed and obtain them from the security company. We will begin to disperse them upon receipt. Please look for a notice on the bulletin board in the Clubhouse on the wall between the Rejuvenation Room and the Crafts Room.

If you have not received your ID cards or key fobs, please contact Management during office hours to make an appointment.

DOG WALKING REMINDERS

Don't walk your dog in the model area on Sedona Boulevard!!! The dog urine has burned the grass in several places and is not attractive to potential purchasers. Likewise, please do not allow your dogs to relieve themselves on someone's front lawn – this includes the area between the sidewalk and the curb!

Dogs are not permitted on walkways within the clubhouse recreational areas or the blacktopped walking paths. Also, dogs are not permitted on the tennis courts.

Please pick up immediately after your dog. Dog droppings that are left along sidewalks and the walking paths are a health hazard. Please be courteous to your neighbors and pick up promptly!!!

Please do not allow your dog to be outside without being leashed. This is a Hamilton Township Ordinance, as well as an Enchantment rule!

Please do not tie your dog to a tether in your yard and leave it unattended or allow it to bark – which disturbs your neighbors? Please be courteous to your neighbors!!!

COMMITTEE REPORTS:

Architectural Control Committee

The ACC would like to remind homeowners that before undertaking a project or modification to your property (i.e., landscape, storm doors, patio extensions, privacy fence, arbors, etc.), you must submit an application for approval.

Applications are available at the Property Management office in the Clubhouse on Mondays and Thursdays, or call 586-9009 to receive an application.

You do not need an application for seasonal planting in the existing flowerbeds.

Covenants Committee

The Covenants Committee is working on developing a comprehensive set of Rules and Regulations for submission to the Board for approval. We realize you received rules in your public offering statement, and that you may have seen revised handbooks and interim rules in recent months. But the Covenants Committee has been mandated to draft a comprehensive set of Rules and has been working with the Architectural Control Committee, the Clubhouse Committee, the Recreational Committee, and the Social Committee to capture a complete set of guidelines for our community.

Rules are absolutely necessary to enable 232 households to share the community, the Clubhouse, and the facilities that make up Enchantment. Rules will provide at least a minimum structure so we can all enjoy Enchantment, and they will help us protect the huge investment we are all making. Remember, when something breaks, is abused, or falls into disrepair, *we pay the bill*.

We know we cannot come up with rules that will please everyone, and there has been a lot of discussion, disagreement, and compromise amongst the committees. But if we all make an effort, the rules are intended to provide a fair common sense approach to sharing and protecting our property. We recognize that after a season with new rules, we might have to revisit this topic, and the Covenants Committee will be receptive to constructive comments. We hope to have Board approval for the rules in May.

Clubhouse Committee

Our New Clubhouse is finally open, and it is beautiful! By now most of you have seen the Clubhouse and your Clubhouse Committee is working to ensure that our Clubhouse and recreational facilities can provide maximum enjoyment for all our good friends at Enchantment. But unlike going to a hotel where someone else will clean and maintain the pristine condition of the new facility, we must be mindful that this is *ours*. Ours to enjoy, but ours to maintain, paid for with our investment. So let's all enjoy it like we would our own home, after all it *is* our own.

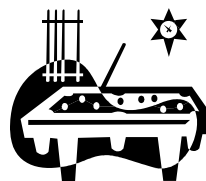
The Clubhouse Committee will be posting rules in various areas of the Clubhouse and recreational areas. Please do not view these as someone else telling you what to do. Your friends and neighbors have labored painstakingly in an attempt to make the guidelines fair and equitable for all, and to keep our beautiful facility something we can be proud to call our own.

Don't forget to read the Bulletin Board in the Clubhouse. It is the best method we have to pass along information to everyone.

Currently, the Clubhouse survey is posted. Read it and find out where the residents' interests lie. If you didn't respond to the survey, pick up a copy at the Clubhouse reception desk. There is also a posting on making tennis court reservations.

The glass-enclosed bulletin board is used for official Enchantment business only. In the future there will be a residents' bulletin board.

So come get fit in the exercise room, play a game of billiards, enjoy a card game, or use the computers in the library. The Clubhouse is *yours*, yours to enjoy from 6 AM to midnight, every day of the week!



Helpful tips for keeping our costs low and our beauty high!

- *If you are last out of a room, shut the lights.*
- *If you see an empty room with lights on, shut them.*
- *After a game of billiards, put the equipment in the holders and leave the balls racked on the table. Brush the table if it needs it.*
- *Close Windows XP operating system after using the computers (start/shut down).*
- *Wipe down the exercise equipment after each use (wipes are provided in the room).*
- *If something is out of place, place it right.*
- *If something has a problem, let someone know – either the Property Manager or leave a note in the inbox at the reception desk.*

Recreation Committee

The Recreation Committee has met three times. Committee members are: Jerry Oehlmann, Chairperson; Tony Gambino; Don Walinski; Ray Roth; Bob Conti; Dave Pullen; George Hoffman; Jill Weinberg; Lee Levitt, Clubhouse Chairperson; and Ron Woolston, Board Liaison.

Rules have been formulated for Tennis and Bocce. A survey regarding interest level in various recreational activities was distributed to 110 residents. Thirty were returned. It has been determined that the Bocce courts are too soft, and therefore, not suitable for play in their present condition. The Committee is researching a possible remedy.

The Committee is planning to post information sheets in the Clubhouse for golf outings, tennis, and Bocce tournaments. Other activities may include a softball team and ballroom dancing if there is enough interest.

The tennis court lock combination is 3324. Please lock the courts when you leave.

Social Committee

The Social Committee meets regularly on the second Monday of each month. The Committee successfully planned a Mystery Dinner Theater held April 1, 2006, at the Cock 'n Bull Restaurant, Peddler's Village, Lahaska, PA.

UPCOMING EVENTS:



“Learn to Dance”

Flyers were recently distributed. For more information call:

- Ludo's Ballroom at 908-535-0004 or
- Lee Levitt at 609-585-2256

Residents of Enchantment will receive a 20% discount if registered by June 15, 2005.

“A Day at the Races”

**Monmouth Park, Oceanport, NJ
Sunday, September 17, 2006**

Flyers will be available at the reception desk in the Clubhouse **on June 1 at 6 PM.**

Seating is limited to 65 people on a first come, first served basis.



ONGOING EVENTS:

Poker Night – Every Thurs. - Ray Roth @
581-4811

Ladies Movie Night - Every Weds. - Arlene Roth
@ 581-4811

Breakfast at Paneras - First Tues. of month at 9:30
AM - Camille Hoffman @ 581-3633

Morning Book Club - Third Tues. of month at 9:30
AM at Barnes & Noble - Tessie Bartolino @
581-1590

Evening Book Club - Bobbie Guseman @
585-5804

For these and all future events sponsored by the Social Committee, notices/announcements will be available in the Clubhouse.

The Social Committee is in need of volunteers. If you are interested in joining, call Kathy Woolston at 585-7877.

Newsletter

If you know of a local business or enterprise, or if you have a preferred vendor or contractor that might want to advertise in our newsletter in the future, have them contact Bernadette Rooney – 838-2339.

This newsletter was developed and distributed by residents of the Enchantment at Hamilton Community.

Ron Woolston – Liaison

Staff – Tessie Bartolino, Geri Cipullo, Sandy DeMaskey, Peter Peroni, Bernadette Rooney