



THE CHANT

Winter 2007
Newsletter

Homeowners Association

MESSAGE FROM THE BOARD:

TOM HART – PRESIDENT

The evening of Thursday, October 25, 2006, commenced a new chapter in the brief history of our “Enchantment” community. It was on that evening that four new members of your Board of Trustees were elected. This marked the first time the homeowner trustees elected filled the majority of the five board seats, with one Robertson Douglas Group representative. (Approximately 73% of the 176 eligible homeowners participated in the election.)

During the first 90 days of office, your new Board of Trustees has:

- Had eight (8) workshop sessions in addition to the November, December, and January Board of Trustees and Homeowner Open Meetings;
- Signed the 2006-2007 snow removal contract at no increase in cost; same costs as 2005-2006 contract;
- Terminated the contract of EPM – original Property Management Company – effective December 31, 2006;
- Hired IMPAC as the new Property Management Company at the unanimous recommendation of the Finance Committee; NOTE: Over the next three years this will save the homeowners of Enchantment over SIXTY THREE THOUSAND DOLLARS (\$63,000) or \$21,000 per annum. This is based on 232 homeowners paying IMPAC \$11.00 per month out of the monthly maintenance fee collected instead of paying EPM \$18.65 per month/per unit.
- Expanded the number of members of the Clubhouse, Covenants, Recreation, and Social Committees;
- Created four new committees including Community Relations, Homeowners/Builder

Liaison, Landscape/Snow Removal, and Transition Committees, and three new subcommittees including Hospitality, Pool, and Technology. (The 12 committees and 4 subcommittees include over 140 committee members.)

- Adopted the 2007 operating budget with the same \$170/month homeowner maintenance fee as in 2006; no increase;
- Worked with the new Property Management Company during the transition process from the previous Management Company on January 3 and 18;
- Held office hours at the Clubhouse to be accessible to the homeowners in order to address your issues.

In 2007, your Board of Trustees will move forward with the new Management Company (IMPAC), continue to look at alternative vendors to reduce operating expenses, begin to create a community master plan, work with the committees and members to encourage community participation, and improve communications so all homeowners can “live the Enchantment Dream.”

My email is funding@kilpatrickandhart.com. My cell phone number is: 908-510-2889, and my Clubhouse office hours are most Tuesdays 2 - 4 PM, and most Fridays 8 -10 AM; please check the monthly calendar.

STEVE STATZ – VICE PRESIDENT and Board Liaison to the following two committees, reports:

RECREATION COMMITTEE: The Recreation Committee held its organizational meeting on January 4th. Ray Roth and Don Walinski were elected Co-chairpersons. The Committee has started plans for the spring activities including a golf outing, a bocce league, and possibly an inter-community (55+) softball league. Anyone

interested in helping with, or setting up new activities is encouraged to contact one of the co-chairs.

HOMEOWNERS/BUILDER LIAISON COMM.: The Homeowners/Builder Liaison Committee held its organizational meeting on January 10th and followed with a second meeting on January 18th. The members attending the meeting established the mission statement for the Committee and elected Sal Polizzi and Joel Schulman as interim Co-chairpersons. The Committee's primary purpose is to develop a communications path with the builder to give more information on the planned work in our community to the residents, and to alert the builder to common problems encountered by the residents.

LEE LEVITT – SECRETARY

The Community Relations Committee is dedicated to keeping the residents of Enchantment well-informed and assisting them in various ways.

Our resident webmaster, Mark Maleson, has implemented a community website, **ENCHANTMENTATHAMILTON.ORG** whose purpose is to supply our residents a vast array of useful information that can readily be found. It provides:

- A password-secured **COMMUNITY DIRECTORY** of homeowners who have given their permission for publication;
- The current, (and past and future) **MONTHLY EVENT CALENDARS**;
- **FLYERS** describing the details for the calendar events;
- Current and past issues of **THE CHANT**, our community newsletter;
- Pertinent information about the community's **COMMITTEES** including members and their administrative resolution, giving the purpose, number of members allowed, powers and so on;
- **PICTURES** from community-sponsored events;
- The Resident Policies Handbook ("**THE RULES**") of living in our community;

- A means to provide **FEEDBACK** on the contents of the web site.

In the near future, our site will store the general meeting minutes. Suggestions are always welcome.

If you do not own a computer, the web is easily accessible from the Clubhouse library. If you do not feel comfortable using a computer, our High Tech Subcommittee will be offering instruction in the following areas:

- Basic computer skills
- Introduction to Microsoft Office Products (Word, Excel, Publisher, etc.) CD rom creation, and copying
- Email

The **HIGH TECH SUBCOMMITTEE**, led by Santo Fruscione, is a newly formed group which is looking forward to its first meeting. The following items will be on the agenda:

1. Configuration of HOA computers in the Clubhouse Library to allow all residents open access;
2. Configuration of a local network for the Clubhouse;
3. Creation of committee logons and storage space for reports and committee business;
4. Availability of personnel from the High Tech Committee to offer instruction for the areas listed above. We are looking for volunteers with experience in the above areas to help provide these services to the community.

There is a wireless router in the Clubhouse which will allow access to the Internet for those residents with a laptop set up with a wireless connection. The network is unprotected and named "clubhouse" with no access code required.

The **ENCHANTMENT HOSPITALITY TEAM**, led by Rosina Cifelli and Bernadette Rooney, provides both communications and community relations. It is newly formed and assists members of our community in many ways. They are currently distributing key fobs at the Clubhouse on Tuesdays

from 11 AM to noon and on Thursdays from 7-8 PM. They are also available to answer questions for homeowners, act as liaison to Board members, give tours of the Clubhouse to new and prospective homeowners, sign up members for community events and assist in any way. In the future they expect to be performing many other “good neighbor” tasks. They always welcome additional volunteers to assist in this venture. If you feel you do not have much time but would like to volunteer, they will find a way to put your time and talent to good use. Even if you have only one hour a month to contribute, please feel free to let them know. A sign-up sheet will be available at the reception desk of the Clubhouse. Feel free to contact Rosina at 223-0166 or Bernadette at 838-2339 if you have any questions.

TONY SCALCIONE – TREASURER

This month begins a new year, both calendar and accounting. Yes we are starting a new accounting year with a new budget. The Board is grateful for all the hard work the Finance Committee and its

Chairman, Tom Scorsolini, dedicated to the 2007 Budget. The new budget, adopted by the Board at its December 28th meeting maintains our current fee of \$170 per month.

This budget projects revenues of \$598,000 and expenses of \$506,000 leaving approximately \$92,000 for contingencies and reserves.

Currently we are working with our new Management Company to transition our financial records from the previous company and update the records. The goal is to provide everyone with more accurate and current financial information.

Looking forward, we have asked the Finance Committee to review service contracts and make recommendations to the Board regarding vendors and costs.

Finally, I would like to take this opportunity to thank you for your support during our election. May everyone have a happy and healthy New Year.

2007 Enchantment Homeowner’s Association
Operating Budget

Expense Item	Percent of Total Operating Budget
Lawncare	30.9
Snow Removal	16.7
Pool	3.8
Clubhouse	6.0
Utilities	10.0
Property Management	4.8
Administration	5.0
Transition	4.2
Insurance	2.7
Reserve	12.3
Other	3.6
TOTAL	100.0

Note: Approximately 24% of Operating Income represented as Builder’s Subsidy

FROM THE PROPERTY MANAGER:
CJ THARP - Portfolio Manager - IMPAC

I hope everyone had a pleasant holiday season! I am very excited to be working with the Enchantment community. While I won't be physically working at an on-site office, rest assured that Association business will be handled on a daily basis in a professional manner. I will be making periodic site visits and of course, attending the monthly meetings.

Transition of the Association records is almost complete, however, in the interim, should you have any questions regarding the Association, I would request that you either telephone me at

800-624-4294 Ext. 215

or e-mail me at

cjtharp@impac1.com.

If there is a question regarding your maintenance account, please contact **Diane** in Accounts Receivable at the same number,

800-624-4294 Ext. 219

or e-mail her at

domilanowicz@impac1.com.

One of the most frequently asked questions at this point is, I had automatic payment option with my bank, can I still do it? The answer is yes! You simply contact your bank and give them the information; address, etc. on where to send the payment. A lock box address will be set up shortly as Association financial information must be obtained and input into the computer system (we are anticipating this will be available for March payments). In the interim, payments should be made payable to the Association and mailed directly to our corporate office at:

IMPAC
440 Beckerville Road
Manchester, NJ 08759
Attn: Diane/AR

Another frequent question is what has changed at my Association with the new management

company? Answer – The Association itself remains the same – the documents which govern the Association have not changed. A new contractor has been obtained (IMPAC) who the Board feels will provide the best service and effectively manage the site.

IMPAC'S HOLIDAY SCHEDULE FOR 2007 –
The following dates represent holidays during the winter, spring, and summer when the office will not be open.

Martin Luther King Day	1/15
President's Day	2/19
Good Friday	4/6
Memorial Day	5/28
Independence Day	7/4

As always, emergencies can be reported 24 hours a day, 7 days a week at our toll free number **800-624-4294**; (in a life-threatening emergency, dial 911 or contact the proper authorities first).

HOMEOWNER TIPS AND COURTESIES

- Architectural Control Committee forms will be available at the Reception Desk after February 1;
- Adhere to the 25 mph speed limit throughout the community;
- Please be sure your trash is contained in your hard plastic trash container;
- Backyard spotlights should be placed in a downward position;
- Please pick up your key fobs at the hospitality desk.

A Resident's View after a Year...

One year later—almost completely grown. Homes fill the spaces that used to exist. The constant rumble of trucks riding by kicking up dust has stopped (well almost). The noisy sound of hammers pounding nails quieted. But, most importantly, the pleasure of belonging to a community whose residents work together to make living at "Enchantment" a nice place to be.

COMMITTEE REPORTS:

Architectural Control Committee

As many of you are aware of by this time, our Management Company has been changed effective 1/1/07. The new company is IMPAC Property Management. A meeting took place between the ACC and IMPAC on January 18 to change the previous applications and procedures in order to simplify and expedite your requests. Our goal is to get your requests processed in a timelier, efficient, and pleasant manner.

Approximately on or about February 1, please check the Hospitality Desk for new forms and procedures to be implemented.

Presently, each and every application left by the previous Property Management Company is being reviewed. As a result of this review, numerous deposit checks due to be returned to various homeowners were uncovered. Please be informed that these checks will be returned to the proper homeowners as quickly as possible.

Clubhouse Committee

The goals and issues of the Clubhouse Committee for 2007 are to focus on the finances and maintenance of the Clubhouse. Several sub-committees may be formed in order to concentrate on specific issues, i.e.:

- Clubhouse budget
- Lower heating and phone bills
- Lighting supplies and needs
- Clubhouse storage space, etc.

While we have created regulations on how to use the Clubhouse, it's now time to establish how to manage the facility and its expenditures.

Covenants Committee

The 2007 Covenants Committee met on Monday, January 8, 2007, at the Clubhouse. The purpose of the meeting was reorganization and the election of officers. Tony Gambino was elected Chairperson and Ted Furman was elected Secretary. The Committee plans on meeting monthly

Social Committee

Our first Social Committee meeting was held at which time new officers were elected. Congratulations to the newly elected officers who will be working together to provide a successful, fun-filled social calendar for our community.

Thanks to Ann DiMattia, the previous Social Committee Chairman, and her Committee for a great job. They were the pioneers who paved the way for us. A sincere **“THANK YOU”** to each and everyone involved.

Some Upcoming Dates to Remember:

Monday, February 5 at 7 PM

A lecture by Barbara Bromley, Mercer County Horticulturist with the Rutgers Extension Service, will be held at our Clubhouse. She will discuss the best planting choices for this area, critters, and houseplant questions. You will be amazed at the extent of her knowledge and experience. Light refreshments will be served. Please RSVP Isabel Hersh at 609-581-2691 if you plan to attend so we may have a head count. There will be no charge for this event.

Saturday, February 17 at 7 PM

“Tony N’ Tina’s Wedding”

Just a reminder for all of those who have purchased tickets for this event - any questions, please contact Isabel Hersh at 609-581-2691.

Saturday, March 10

Appetizers and Wine Party – Chairman, Angel Locane. If you have any suggestions, please contact her at 609-581-1455. We are in the early planning stages, more details to follow.

These are the social events of the immediate future. As more details are worked out, we will advise you of other upcoming events. We welcome any and all suggestions. Please feel free to call Roseann Angelillo at 609-585-3339.

All upcoming events will be posted on the bulletin board in the Clubhouse. Please check the bulletin board.

Thanks

Heartfelt thanks to all past committee members who started the volunteer process. Without you we would not be an **ACTIVE ADULT COMMUNITY.**

Welcome to the new committee members.

COMMITTEE MEMBERS:

Architectural Control Committee:

Joe Angelillo, Chair
Lee Levitt, Board Liaison
Don Bearce
Jack Garrity
George Neveras
Ralph Ragno

Clubhouse Committee:

Pat Locane, Chair
Lee Levitt, Board Liaison
John Bartolino
Geri Cipullo
Joe Cipullo
Bob Conti
Sandy DeMaskey
Ann DiMattia
Jimmy DiMattia
Ted Furman
Loretta Koller
Joan Magliozzo
Joe Magliozzo
James Murray
Dianne Neveras
Jerry Oehlmann
Cecelia Savas
Kathy Sleccki
Jane Smith
Ron Woolston

Community Relations Committee:

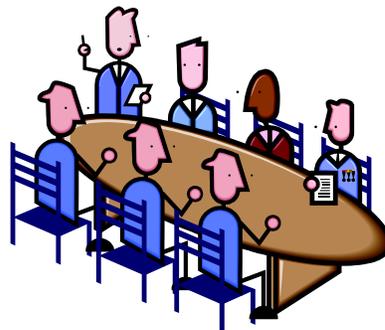
Mark Maleson, Chair
Lee Levitt, Board Liaison
Rosina Cifelli
Santo Fruscione
Lannie Hann
Bernadette Rooney

Hospitality Committee: (Community Relations Sub-Committee)

Sally Ashman
Tessie Bartolino
Georgette Bodner
Geri Cipullo
Ellie Friedberg
Rita Gore
Christina Pontani
Marjorie Robinson
MaryAnn Walter

Covenants Committee:

Tony Gambino, Chair
Tom Hart, Board Liaison
Tom Caruso
Joe Cipullo
Nora Conti
Mickey Ferrera
Stephen Fishberg
Ted Furman
Joe Magliozzo
Karl Marosovitz
Arlene Roth
Sharon Weiner
Ron Woolston



Finance Committee:

Tom Scorsolini, Chair
John Derasmo, Vice Chair
Tony Scalcione, Board Liaison
Tony Abruzzo
Scott Charne
Allen Goldstein
Ralph Nudo
Sal Sciarotta
Mary Ann Wirth

Recreation Committee:

Ray Roth, Chair
Don Walinski, Vice Chair
Stephen Statz, Board Liaison
Bob Conti
Martha Matwijcow
Dave Pullen
Jill Weinberg



Homeowner/Builder Liaison Committee:

Sal Polizzi, Chair
Joel Schulman, Vice Chair
Steve Statz, Board Liaison

Judiciary Committee:

John Bartolino, Chair
Tom Hart, Board Liaison
Henry Hersh
Robert Hunt
Elaine Petruzzello
Howard Smith

Social Committee:

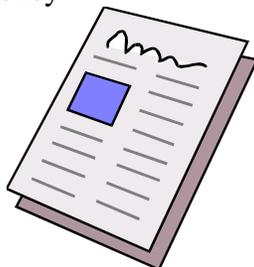
Roseann Angelillo, Chair
Jane Smith, Vice Chair
Tom Hart, Board Liaison
Sharon Charne
Carol Chin
Geri Cipullo
Sandy DeAngelo
Sandy DeMaskey
Ronni Epstein
Helen Furman
Dee Gambino
Rita Gore
Isabel Hersh
Loretta Koller
Fannie Langley
Maria Licciardello
Angel Locane
Joan Magliozzo
Donna Marosovitz
Arlene Petruska
Maggie Rupp
Cynthia Scorsolini
MaryAnn Walter
Rich Watson
Kathy Woolston

Landscape Committee:

Alex Wybraniec, Chair
Tony Scalcione, Board Liaison
Bob Carrington
Santo Fruscione
Barry Young

Newsletter Committee

Tessie Bartolino, Chair
Tom Hart, Board Liaison
Roseanne Abruzzo
Geri Cipullo
Sandy DeMaskey
Bernadette Rooney



A FORMULA FOR SUCCESS
Believe in the **Do**, not in the don't.
Believe that you **Will**, not that you won't.
More comes with a **Yes**, than with a no.
The first step in **Achieving** is **Thinking** it so.

Reaching Out to the Community

- With spring and summer fast approaching the Recreation Committee would appreciate additional members for such future activities as pool day, bocce tournament, tennis tournament, golf outing, walking, biking, etc.
- Volunteers are needed to join the Landscape/Snow Removal Committee with Chairman, Alex Wybraniec. Alex also requests he be emailed at alexwronna@optonline.net for landscaping and snow removal issues and questions.
- Volunteers who are willing to help on a one-time basis are needed. Activities could include serving, signing up people, setting up chairs, driving, etc. NO MEETINGS NECESSARY. It's easy and a great way to meet your new neighbors. Sign-up sheet is available at Clubhouse reception desk.

Special Phone Numbers from The NJ State Police



Do Not Call Registry
1-888-382-1222

Mail Fraud Complaint Center
1-800-372-8347

Social Security Fraud Line
1-800-680-7289

Federal Trade Commission
1-877-382-4357

National Credit Bureaus

1. Equifax
1-800-525-6285
2. Transunion
1-800-690-8289
3. Experien
1-888-397-3742

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