

# THE CHANT



Homeowners' Association

Volume 16

The Official Publication of Enchantment at Hamilton

Winter 2004



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**Newsletter Committee** - The purpose of The Chant is to provide information and to be the communication vehicle to the residents of Enchantment on the happenings within our community.

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## MESSAGE FROM THE BOARD

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### Interim President – Ed Frischer

A belated Happy New Year to all. This year has already proven to be a challenge for the new board; however, we now have the foundation in place to enable the Board to provide the service our community expects and deserves.

For those who were not able to attend the January monthly HOA meeting, following is a recap of the major points.

First, the Board needs to fill the vacancy resulting from Harvey Leder's resignation. Our thanks to Harvey for his work on behalf of Enchantment. From January 22 through February 6, the Board accepted applications from residents who were interested in serving on the Board. Each applicant was requested to submit a short summary delineating their reasons for seeking a position and their talent/qualifications they would bring to the Board. The applications will be reviewed and a new board member chosen per the Association by-laws. The goal is to announce the new board member at the monthly meeting on February 26. Once this position is filled, the board will then convene and elect the new president.

Other key points discussed were:

#### Hamilton Township Rebate

Our attorney has been working with the Township to refund the HOA for various expenses incurred. Examples of this include snow removal (from street surfaces only) and street lighting. At the Township's request, we had IMPAC pull all invoices for these services from 2005 to the present time. These will be submitted to the Township and negotiations will continue until a mutually agreeable resolution is reached. This process can take quite a while; however, we will keep residents posted as to the progress made.

#### Clubhouse walkway

The Board approved a motion to install a walkway on the parking lot side of the Clubhouse. The plans have been developed and approved by both the ACC and the Board. Thanks to the efforts of the Landscape Committee, the vendor has agreed to give a discount of approximately 55%, if they are allowed to place a sign next to the walkway for this season only. Since this is a community project on common ground and saves the Association a significant

amount of money, the Board has given approval for a sign to be displayed.

#### Walkway lights

The paths leading to the clubhouse from Monte Carlo are not lighted and make for unsafe conditions after the sun goes down. The Maintenance Committee will be installing solar lights along one of the paths to determine if a solution provides the necessary lighting. If successful, we will install additional solar lights.

#### Committees

Just a reminder: Residents can sign up for committees throughout the year (with the exception of ACC and Judiciary: the number of members on these two committees is limited by Association by-laws). We encourage everyone to volunteer. The Chant Newsletter and Recreation Committees especially need volunteers.

#### Fountain

The fountain mechanism at the main entrance is being replaced. The current fountain, installed by RDG, is difficult and expensive to maintain. We have two bids to maintain these fountains; with both bids coming in at approximately \$3,000.00. The maintenance committee has found a replacement that is both more economical (\$1,359.95 to purchase and install) and easily serviced. The Maintenance Committee will be able to service this system, thereby saving the HOA this expense.

#### Gates

Unfortunately, the saga of the Enchantment gates is a never-ending story. We have had maintenance issues, which we have finally resolved. We have had issues with key fobs which finally seem to be resolved (The issue was that the key fobs ordered from CSS were to be pre-programmed to open the gates and not the clubhouse; the key fobs received were not pre-programmed at all). We have had Robert Douglas come to us and advise that the gates cannot be closed during business hours as that would impede their ability to sell the last remaining home. Finally, we have now had the Hamilton Fire Chief inform us that the gates installed at the Monte Carlo entrance need a "Click 2 Enter" system installed similar to the one at the Sedona entrance. This system enables township emergency vehicles to enter the community without having to have one of our key fob



Here's the latest status. The Monte Carlo gates will be raised until Robertson Douglas responds to our request to install "Click 2 Enter" gates. At this time, we have no schedule for this. Since the Monte Carlo gates must remain in the open position, there is little benefit to having the Sedona gates go down. The Board will continue to discuss strategy on this and will keep the community informed of all actions.

#### Transition

We continue in our efforts to have our engineer, Van Note Harvey, provide us with a written report of the issues noted during his inspections of our development. This report will be forwarded to our attorney and will be used as the basis for completing the transition from Robertson Douglas to the HOA. In addition to this report, we will need to have core samples taken to determine the extent of our soil and drainage issues. We have received three bids to have this work done.

#### Volunteers

The Board also acknowledged the volunteers who have contributed their time, and, in some cases, their money to the community. Some of those acknowledged at the meeting, and others, include:

- Dave Rapoza and Rich Smith for setting up the chairs for our meetings
- Ed Gore for donating the fire extinguisher by the BBQ grill and for inspecting our fire extinguishers at no charge to the HOA
- The clubhouse committee for all the work they do around the clubhouse. Special thanks to Mike Guseman, Alex Wybraniec, John Derasmo and Bob Carrington for cleaning fans, vents and filters and for salting the clubhouse walkways.
- Ron DeMaskey for fixing the door handle in the great room
- Lee and Kathy Platt for donating a ladder to the clubhouse
- Audrey Frischer for coordinating the Tort mailing – saving the community the approximate \$200 IMPAC would have charged for this service
- Charity Club for organizing the "mittens and hats" drive
- Mary Anne Walter for her commitment to the

#### Clubhouse library

- Mike Guseman for constructing the additional three dogs around the pond to keep the geese away
- A special thanks to Sally Ashmen and Rosina Cifelli for all the work they've done with the key fobs
- Also, a special thanks to Mark Maleson for his expertise and time spent keeping The Enchantment website "up and running"

The Board recognizes that there are also many more volunteers not mentioned who contribute to the community we want to thank all of them for their efforts. Volunteers are an important part of our community and their work will always be appreciated.

#### **Secretary – Sue Simson**

Enchantment - We need to laugh!

My day on the Surf Board of Trustees for Sink or Swim

10:00 A.M

Phone ring, "Sue did I wake you?" Embarrassed, still sleeping late, I reply in a raspy voice "Oh I'm awake; I just didn't get up yet."

11:00AM - 1:00 PM

E-mail marathon begins with Ed Frischer. We see who can type the fastest replies. Finally, one concedes and a phone call is made by the loser. I can't make this up.

1:00 PM

"Hello." "Can I work when? As long as it's not the fourth Thursday of the month. Oh wait; the second Monday and every Tuesday are not looking good either." Total silence on the other end...I just smile.

2:00 PM

Running errands requires my full attention, so I turn off the cell phone and head for Shop Rite. There I'm greeted with "Hi Sue, quick question about the gates." Anyone who wants to know my response (and I have several responses to this) can e-mail me with the subject line being EGATES!

4:00 PM

I'm home and ready to start dinner or at least think about what concoction I can put together tonight. I have to thank everyone for changing their dinner schedule to the same time as mine. Tonight we enjoyed "family time", so thank you.

5:00 PM

Catch heck from my kids for not having my cell phone on. "Que Sera Sera - get over it!"

6:30 PM

Prepare for committee meeting - find keys, key fob, get paper and pen, bottled water, lipstick and turn on cell phone.

7:00 PM

Although I have not mastered the talent of talking, listening and writing at the same time, I must say I'm in total awe of the committee members for pulling it all together. Bravo to our volunteers. You have my utmost support and respect!

9:00 PM

It's Pajama time! I turn on the Lifetime channel and it's a stinking re-run. I channel surf and answer e-mails.

10 PM

I call the person who called me at 10 AM and ask if I woke them. To my surprise, they are up but not happy to hear from me...Oops!

MIDNIGHT

Finished the article for "The Chant" and checked e-mail one more time.

1:00 AM

I grab my stuffed animal and go to bed. Five minutes later my husband leaves the bedroom and heads for the couch. He says I snore. I tell him it's the stuffed animal. He's not buying it...oh well, happy trails to you too!

All kidding aside, I am honored to work for this community and I take my position very seriously. So on a more professional note, I respectfully submit the following report as Board Secretary.

#### Clubhouse Contracts

Eagle Cleaning contract expired April of 08; the currently being paid on a monthly basis. IMPAC is getting three proposals for the cleaning of our Clubhouse.

The pool contract with Sparkling Pools has ended. IMPAC is seeking three proposals. Two of the proposals that I know of are being requested from Sparkling Pools and Valley Pools.

We have a service/maintenance contract for our fire equipment with LifeStyle Inc. This contract is good through August of this year.

The copy machine maintenance contract with Shon has been renewed.

There is one outstanding contract, the HVAC contract with PSE&G, which is currently being addressed.

#### Swimming Pool

Due to the amount of precipitation this year, we asked Sparkling Pools to check that the water level is below the tiles in the pool. We are looking into ways to check ourselves when the pool is closed.

IMPAC is getting an interpretation of the Virginia Graebner Pool & Spa Safety Act, as it relates to pool covers. This act promotes the safe use of pools, spas and hot tubs by imposing mandatory Federal requirement for suction entrapment avoidance.

#### Miscellaneous

Complete Security Systems has inspected all of the alarm systems in the Clubhouse.

Ed Gore completed a professional inspection of clubhouse fire extinguishers and donated a fire extinguisher for the Clubhouse barbeque area. Thank you, Ed.

Eagle Cleaning did not clean the vents in the Clubhouse last year as per the contract; therefore, they will spot clean the rug in the main room as compensation.

The Patio & Driveway Resolution is now on the Enchantment web site. Thank you, Mark Maleson.

I am responsible for the portion of the web site that pertains to committees. Please e-mail me (Sue Simpson) with any committee changes.

Our local fire department has offered to change our alarm batteries. Please call them at 609-585-5710 and ask for the captain on duty. They do not provide batteries, only have a 10 foot ladder.

The Hamilton Township Senior Center has a program called Handyman Helpers. This program makes sense



home repairs for Hamilton Township Seniors, 60 years and over. The labor is free. For more information, please call the Senior Center at 609-890-3686, or Google them at Hamilton Township Handyman Helper. Thank you, Diane Neveras, for this information.

Much thanks to everyone for their hard work and participation in this community.

## COMMITTEE REPORTS

### The Chant

Audrey Frischer - Chairperson

Several years ago, a group of residents ~ Tessie Bartolino, Geri Cipullo, Sandy DeMaskey, Peter Peroni, and Bernadette Rooney ~ had a vision of keeping the community advised of upcoming events, aware of the work of committees, and informed of the business of the HOA. Thanks to this group for laying the foundation and making the vision a reality – The Chant.

Special kudos to our friend and neighbor, Tessie Bartolino. Tessie's sense of purpose and organizational skills helped make The Chant the professional community newsletter it is today.

As with any endeavor in our community, The Chant relies on volunteers. The participation of new staff members with fresh insights and new ideas will help to not only maintain the quality of The Chant, but also give new life to its continued progress.

A *brief* synopsis of getting an issue of The Chant published:

- ~Notify contributors of article due date
- ~Group editing session (grammar, punctuation, clarity-not content-of articles, etc.) This can take anywhere from two to four hours.
- ~Take photos and/or review photos from available sources; select those for publication (Generally, about two hours) Transfer prints to jpeg file
- ~Edited material sent to printer
- ~Review formatted material returned from printer; return corrected copy to printer (material emailed to you to review at home – about thirty minutes)
- ~Upon delivery, individually bag papers and then pack delivery totes (The more “baggers”, the less time it takes.)
- ~Post-publication meeting – (perhaps, an hour in duration)
- ~Breathe a sigh of relief and rest-up until the next issue rolls around

As one can see, the publication of an issue of The Chant requires a commitment of many hours in a short span of time. The advantage is that there is an inactive period of several weeks before “gearing-up” for the next issue. Consider joining!!

### UPCOMING EVENTS

**February 28** - Covered Dish Dinner

**March 13** - Texas Hold'em

**March 24** - Presentation: Medicare and  
Its Complexities

**April 24** - Bingo!

### BOOK CLUB

*To All Enchantment Readers:*

*Join the club at 9:30  
on the third Tuesday of every  
month at Barnes & Noble.*

### LADIES ...

*Coffee & Conversation at*

*Panera's*

*9:30*

*the first Tuesday of the month*

### **Finance Committee**

Allen Goldstein - Chairperson

The 2009 Committee conducted our first meeting on January 20, 2009. We welcomed our new members and committed to fulfilling our responsibilities to our community as outlined in our mission statement, description and directive below, which are subject to the new Board's review and approval. These are the same as those that guided the 2008 committee's actions. We will be meeting each month on the Tuesday evening before the scheduled Thursday Board meetings. In 2009, we are prepared to assist the Board and HOA committees conduct their reviews to assess the benefits and costs associated with replacement or renewal contracts that will be needed for the important contracts that expire this year.

We are a large committee consisting of 18 members. Should you have any questions or suggestions for our committee, please contact anyone of us. We are John Bartolino, Lorraine Bean, Bob Carrington, John Derasmo, Santo Fruscione, Allen Goldstein, Mike Guseman, Tom Hart, Ed Kloskowski, David Mattson, Nancy Niemas, Ralph Nudo, Ken Prizeman, John Rooney, Jeff Shenker, Helen Schneid, Alex Wybraniec, and the HOA Board liaison Ed Frischer.

### **Mission Statement:**

The Finance Committee assists the Board of Trustees in planning and administering a sound fiscal program designed to sustain and enhance the long term financial well being of the Homeowners Association, the quality of life within the community that homeowners expect, and the property values within the community.

### **Description & Directive**

1. All Finance Committee members shall be owners of homes in the Association.
2. The Association's Treasurer shall serve as a liaison to the Finance Committee as well as a voting member of the Committee.
3. Finance Committee members shall be appointed by the Board of Trustees for the Enchantment at Hamilton Homeowners Association and shall serve for a term of one year. The Committee shall appoint individuals to serve as Chair, Vice Chair and Secretary. There shall be no limitation as to repeated terms.
4. Finance Committee members shall serve at the discretion of the Board of Trustees and may be removed at any time with or without cause.

5. All documents reviewed and/or generated by the Finance Committee are property of the Association and must be returned upon request.

6. Minutes of the Committee's meetings, after they are approved by the Committee members who attended the meetings, shall be provided to the Board of Trustees. The approved minutes should fairly and concisely present the Committee's deliberations.

7. The duties of the Finance Committee include performing research and tasks applicable to the Association's financial condition and making recommendations to the Board of Trustees that may cover, but not be limited to, the annual audit of the Association's financial statements, available investment opportunities, budgeting, assessments cash flows, reserves, and financing special projects.

8. The Finance Committee may make recommendations to the Board of Trustees and has no authority (power) to act on behalf of or to bind the Association. Finance Committee members shall not sign any agreements contracts, correspondence or other documents on behalf of the Association; such documents are the responsibility of the Board of Trustees and only the Board officers are authorized to execute them.

9. At all times, Committee members will be courteous and respectful of each other and all those who attend Committee meetings and/or work with the Committee's members.

### **Hospitality Committee**

Marilyn Engstrom and Kathy Platt – Co-Chairpersons

The past several months have been active months for the Hospitality Committee.

A pie sale conducted during Thanksgiving week was a big success, with almost 100 pies sold. The profit is going to be used to purchase a cart for the clubhouse library.

We have five new members added to our list of volunteers Marian Schiffer, Renee Guest, Nancy Niemas, Arlen Petruska, and Jill Weinberg. We would love to have more volunteers join our committee. If you are interested, you would be asked to attend approximately six meetings a year and to cover the hospitality desk for one hour per month. Two people are always scheduled to work at the desk, on Tuesdays from 11 am until noon and on Thursdays from 7-8 pm. Come join us, meet your Enchantment neighbors and help our community.

We want to convey a very special thanks to Sally Ashmer and Rosina Cifelli for the many hours they have dedicated



to helping homeowners. Assisting with the purchase of new fobs and fixing broken fobs are very time consuming tasks.

We are still looking for someone to assume the duties of the Sunshine Committee.

Ellie Friedberg has headed the committee for the past couple of years. She has been our Ray of Sunshine - delivering greeting cards to those who have been ill, lost a loved one, are new to the neighborhood, and even those needing a "hang in there" cheer. Please consider this project if you have an extra couple of hours a month to provide service to our community.

The new year is now in full swing, and so is the Social Committee. We will be collecting funds for their Covered Dish dinner in February and will continue to assist them with their projects throughout the year.

### **Landscape/Snow Removal**

Lorraine Bean

This year's Landscape Committee has met to discuss some plans for the coming spring. Yes, SPRING is definitely around the corner!

There is much to be done. Come mid-March, Growing Concern will begin their contractual agreement to trim and tidy up the grounds. Garden beds are to be edged, and this year, mulching has been included in the budget.

Plans have been approved for a paver path on the side of the Clubhouse nearest the gym. We all know that area as we climb up the dirt hill on our way up from the parking lot. Hopefully, it will be done just as soon as weather permits. Not a moment too soon! After the walkway is complete, look for a landscape beautification program on that side of the Clubhouse as well.

Many of you recognize that the tree stakes still attached to some of the street trees and to the evergreens in our yards are definitely ready to be removed. If you are able, we ask that you please remove them. They can be left in the trash for pick-up. The stakes serve a purpose for the first year after a tree is planted; but, there hasn't been a tree planted by RDG during the last year. So out they go! If you need help, don't hesitate to contact any member of the Landscape Committee.

As always, suggestions and comments from residents regarding landscape issues are welcome. The Committee's aim is to make the community pleasing to all that live and visit within.

We'll see all of you out there when the weather breaks. Meanwhile, stay warm and think SPRING!

### **Social Committee**

Dee Gambino - Chairperson

Social Committee's Officers:

Vice Chair: Kathy Woolston	Treasurer: Angel Locane
Vice Chair: Loretta Koller	Secretary: Mela Griffiths

The Social Committee has thirty-nine members, your friends and neighbors who have volunteered their time to provide the community with an interesting and fun filled calendar of events. Your suggestions for functions that we may all enjoy are welcome. As always, our success depends on your cooperation and attendance.

The following are events that have been planned. Please check your flyers for the details.

1) A Covered Dish Dinner will be held at the clubhouse on Saturday, February 28. The cost is \$5.00 per person and a covered dish per household.

2) The first charity event of the year, sponsored by our Charity Club, will be a food drive. "Have a Heart-Feed The Hungry" will run from February 1 Thru March 15. We ask that you continue to be generous, as there is a great need to fill the empty food pantries at this time.

3) A presentation, which is of interest to us all, Medicare and its Complexities is planned for Tuesday March 24. Light refreshments will be served.

There is more to come! We will keep you posted.

### **Active Adult Club**

John Derasmo - President

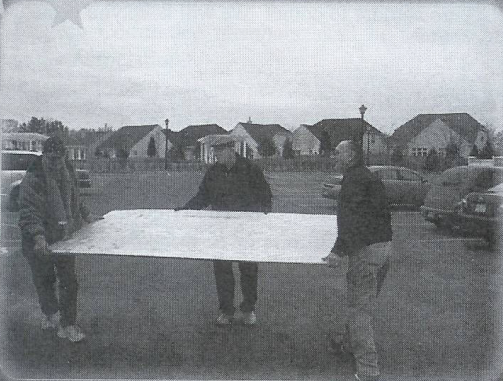
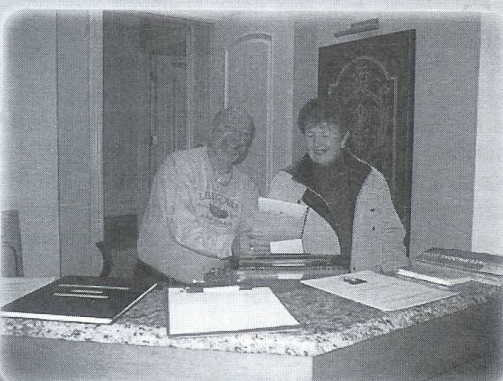
The Club held Enchantment's first 50/50 raffle immediately following the January 22 HOA meeting. Thanks to the dedicated selling efforts of Li Derasmo, Santo Fruscione, Guido Giannotti, Rita Gore, Mike Kelliher (winning ticket seller), Mary Anne Walter and Alex Wybraniec. The lucky winner left the meeting with winnings of \$275.

The next raffle is scheduled for Thursday, February 26.

The Club plans to have a Bingo event in late April. Details will soon be available.

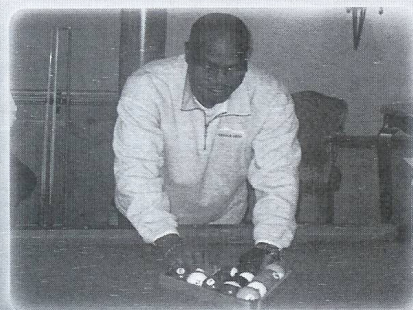


# LIVING





# THE DREAM





### **Knitters & Crafters Club**

Dianne Nevaras and Sara Levitt

Come out and join the Knitters & Crafters Club!

We are now meeting every Monday afternoon at 1:30pm and every Thursday evening (except HOA meeting night) from 6:30-8:30pm. Come on out and learn a new project or finish those projects that you never make the time to do. We enjoy a wonderful time on these cold winter days/nights sitting by the fire, knitting, crocheting, beading, and more; as well, as enjoying the pleasure of each other's company.

We meet in the Main Room of the Clubhouse. All are welcome, so stop by soon!!

Any questions, please call Sara at 585-2256 or Dianne at 585-4544.

## **TEXAS HOLD'EM**

Our next tournament will be on Friday March 13th!

Food at 6:30; Play about 7:00pm.

Where else can you have a night's entertainment and food for only \$10.00, along with a chance to win a \$\$\$ prize?

So see the reps at the Hospitality desk and sign-up by Thursday March 5, 2009.

Play will go to about 8:30; then a short break; change seats and continue to 10:00 cutoff. \$\$\$ prizes awarded after chip count taken and verified.

### **The rules ~ Enchantment Style!**

Played basically like you've seen on TV, but designed to be much less ruthless and lots more fun!

Each player is dealt two cards face down.

Then three cards are dealt to the table, which is called the flop.

They are the three community/common cards for the entire table.

A fourth community card, sometimes called Fourth Street (turn), is dealt to the table after a card is burned.

Then the fifth and final community card of the hand (the river) is dealt to the table after a card is burned or skipped. If desired, the five community cards can all be dealt face-down before play starts, if the previous rules are observed.

The best hand of 5 cards wins after all the betting is concluded.

One or two cards from your hand and three or four from the common cards.



### **Enchantment at Hamilton Social Committee Presents**

**Speaker:** Deborah Berlin, Program Director,  
Department of Health & Senior Services, State of New Jersey, SHIP Program

**Subject:** Medicare and It's Complexities

**Date:** Tuesday, March 24

**Time:** 7 p.m.

**Location:** Enchantment Clubhouse

COME LEARN ABOUT THIS VERY COMPLICATED PROGRAM (which we will have to deal with eventually). Refreshments will be served.



## **VOLUNTEERS**

For

Recreation Committee  
Remember how much fun  
"Field day" was!!



## **COVERED DISH DINNER**

**Where: Enchantment Club House**

**When: Saturday, February 28 from 6 PM to 10 PM**

**Cost: \$5 per person**

**(Make checks payable to Enchantment HOA)**

Prepare your favorite appetizer, entrée, salad, side dish or dessert.  
Your dish should be in a disposable serving dish and ready to be served.

Aluminum pans will be given out at sign-up for dishes  
that should be kept hot.

Couples should bring enough food for 6-8 people.

Singles should bring enough food for 3-4 people.

**At the time of sign-up, please be prepared to indicate  
the dish you will be bringing.**

Sign-up for this event at the Hospitality Desk on:

Tuesday, Feb. 3 from 11am to Noon      Thursday, Feb. 5 from 7 to 8pm  
Tuesday, Feb. 10 from 11am to Noon      Thursday, Feb. 12 from 7 to 8pm

**The Covered Dish Dinner will be limited to the first 114 residents.**

**Please feel free to BYOB.**

**The Social Committee will provide soft drinks, water, coffee, tea,  
bread & butter, and paper goods.**

**Any questions, call Theresa Gatti at 585-0484**





ENCHANTMENT MASTER CALENDAR FEB 2009						
Sun	Mon	Tues	Wed	Thur	Fri	Sat
1	2	3 7pm Maintenance Mtg Main room 7 PM ACC Comm. Mtg. In Craft Room 7pm Hospitality Mtg Library	4 7pm Landscape Comm. Craft room	5 8:30 Knitters and Crafters in Mainroom	6	7
8	9 Social Comm. 7PM Main Rm.	10 7 PM Clubhouse Comm.Mtg.MainRm.	11 7pm Landscape Comm. Craft room	12 8:30 Knitters and Crafters in Mainroom	13	14 Recycle
15	16	17 7 PM ACC Comm. Mtg. in Craft Room 7pm Social Subcomm. Library	18	19 8:30 Knitters and Crafters in Mainroom	20	21
22	23	24 7:30 PM Finance Comm. Mainroom	25	26 GENERAL ASSOCIATION MEETING MAIN ROOM 7:30 PM	27	28 Recycle 6-10 PM Social Committee "Covered Dish Event" will use entire clubhouse

RECURRENT ACTIVITIES					
Sun	Mon	Tues	Wed	Thur	Fri
	1pm Knitters Main room 7PM Exercise Rejuv 7pm Mahjongg for Beginners	9:30 Panera Coffee (1st Tuesday only) 9:30 Barnes & Noble Bookclub 3rd Tues only 11-12 Hospitality Desk 7pm Mahjongg card 7pm Pinoche Card	10 am Hamilton Lanes Bowling 7pm Exercise Rejuv	7-8 pm Hospitality Desk 7pm Canasta Card Room 7 pm Poker Card Room	