



Homeowners Association

THE CHANT

Spring 2007
Newsletter
Volume 9

MESSAGE FROM THE BOARD:

TOM HART - PRESIDENT

Spring has arrived and your elected Homeowners Association (HOA) Board of Trustees continues to encourage community participation, improving community communications, and monitoring of monthly operating expenses.

Currently there are over one hundred fifty (150) homeowners actively participating on the community's twelve committees and four sub-committees. Each of the committees has met at least once in 2007, with the exception of the Judiciary Committee because there hasn't been a need, and most already have had three or four meetings.

During the first four months of 2007 your Board of Trustees:

- Approved the Architectural Control Committee (ACC) newly-designed homeowner application/modification form - process simplified. Also, personal checks are no longer required to accompany applications.
- Approved the Clubhouse and Finance Committees' recommendation to change cleaning service companies to improve quality of service plus reduce costs - **SAVINGS** of approximately \$15,700 annually.
- Authorized and had removed the payphone near the office - hospitality area, as recommended by the Clubhouse Committee - **SAVINGS** of approximately \$900 per year.
- Commended Mark Maleson, Chairman of the Community Relations Committee, for his endless hours of ongoing work on the

community website:

enchantment@hamilton.org.

- Approved computer training sessions for all interested homeowners for basic computer training, Microsoft Word and Microsoft Excel; over 50 homeowners have signed up for training sessions.
- Adopted the recommendation by Clubhouse Chairman, Pat Locane, as to committee bid proposal guidelines.
- Approved the following Covenants Committee recommendations:
 - * "Private Property - No Trespassing" signs to be placed outside of both entrances.
 - * Guest passes of four per household to remain the same, **but only one to be allowed for use in Exercise Room.**
 - * Alcoholic beverages to be permitted in Clubhouse except in Library and Exercise Room, and not to be permitted inside pool gates.
 - * Community enforcement procedures adopted.
 - * Commercial grill to be used only for Association events.
 - * Extended swimming pool hours on Fridays & Saturdays in July, August, and first weekend in September to 9:30 PM provided two person buddy system is used.

* Vendor guidelines to be drafted by members of Social Subcommittee, two members each from Clubhouse and Covenants Committees.

- Approved recommendation to provide mulch for homeowners who want it and were not mulched last year, at Association expense and included in 2007 operating budget.
- Approved Sparkling Pool Services as pool management company for the upcoming pool season (May 26th to September 3), as unanimously recommended by the Pool – Clubhouse Subcommittee, chaired by Joe Magliozzo, and Finance Committee - cost approximately \$500 LESS than the budgeted amount.
- Approved future community social activities as recommended by the Social Committee, including Saturday, April 28th Spring Covered Dish Dinner and the planned June 9th Luau poolside.
- Continued support for Jimmy DiMattia dinner/movie events; next one anticipated Sunday, May 20th.
- Signed off on the 2006 audit which showed a final deficit of \$12,333 for the year 2006, which is over \$20,000 LESS than 2005's \$33,000 and about \$90,000 LESS than what had been projected for the year by the old management company. The audit completed the transition between the old management company and IMPAC.
- At the March 7th Committee Chairperson/Board of Trustees Meeting, enthusiastically approved Jill Weinberg's suggestion to have an Enchantment Clean Up Day in conjunction with Earth Day, held Saturday, April 21st.
- Had Robertson Douglas Group remove the dead cabbages and replace with pansies.

As we move forward, the initial drafting of the community's five year master plan has commenced, including addressing landscaping maintenance, stabilization of operating expenses, in addition to the work of the Homeowners/Builder Liaison Committee, chaired by Joel Schulman, subsequently in conjunction with the Transition Committee, meeting of all Committee Chairpersons and/or Representatives and Board of Trustees simultaneously working to keep the monthly maintenance fee at current rate for 2008. *To date we have REDUCED annual operating expenses by almost \$40,000 and over three years by well over \$100,000, including the change in management companies.*

We encourage and welcome all homeowners' suggestions, whether via email, the suggestion box located at the Clubhouse hospitality desk, at the Open Meetings, through the Property Manager, CJ Tharp c/o IMPAC at **1-800-624-4294 Ext. 215**, Email cjtharp@impac1.com or visit me during my Tuesday 2 P.M. – 4 P.M. or Friday 8 A.M. – 10 A.M. office hours, Email funding@kilpatrickandhart.com.

**LIVING THE ENCHANTMENT DREAM
TOGETHER!**

LEE LEVITT – SECRETARY

On March 7th, there was a round table discussion which included all Enchantment Committee and subcommittee chairs and/or their representatives along with the Board of Trustees, in a session devoted to communication.

Topics addressed included everything from community clean-up and entrance seasonal plantings to committee budgets, structure, and responsibilities.

Information was exchanged among the participants, some suggestions have already been implemented, and it was agreed that this type of cooperative brain-storming should occur at least twice a year; next meeting anticipated in September 2007.

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TONY SCALCIONE – TREASURER

Revenue Enhancements! Revenue enhancements provide a continuous stream of cash to help maintain our fees at the current rate.

We are a community of 232 homes when complete. In order to control the fees we pay for the maintenance of this community we have to do two things: control costs and enhance revenues. The Finance Committee and your Board of Trustees has addressed the former while assuring that the services we receive have not been affected. The latter issue presents somewhat of a challenge. The Board has begun to formulate a five year plan and will look at revenue enhancement ideas. My challenge to all homeowners is this: think of revenue ideas and think out of the box. Place your suggestions for whatever revenue ideas you may have in the “Suggestion Box.” As an example, another community that I am involved in operates a spa and beauty salon. Of course all income would be taxable.

During the coming months the suggestions received will be reviewed by the Finance Committee. Good luck and let’s get that suggestion box full.

As for our current financial picture: for the period ending 02/28/07 we had a net surplus of \$15,093 with a total of \$131,331 cash in our operating accounts, and \$78,042 in the reserve account.

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FROM THE PROPERTY MANAGER:
CJ THARP – Portfolio Manager, IMPAC

Well, although we have been teased over the past few months with warmer than normal temperatures, I strongly believe that the snow/ice and colder weather is finally behind us! The warmer weather will certainly bring more people out and about, working outside, opening windows and garage doors, visiting, and using the Clubhouse and facilities etc.

This time of year has us all wanting to add something new, do spring cleaning, perhaps move the outdoor furniture, build that special project...it’s also the time of year that it helps to have reminders on what your Association allows.

Dog owners may be taking their pets for more frequent walks. It’s extremely important to remember to pick up the dog waste. And, while people might think your dog is very cute, they do not want him running loose and free on their lawn. The Association (& Township!) regulations state that dogs must be under leash control at all times. Also, remember cats are not allowed to roam free.

Picture yourself driving with your car windows down or the convertible open, and the warm wind blowing – ahhh...but remember to keep the speed down while driving through Enchantment. The speed limit is 25 mph at the site. There have been some comments on how fast some people are going through the Community. Also, parking can be an issue. Please use your garage or driveway whenever possible. Park as close as you can to the curb area (especially on corners). You should be parked the legal distance from a fire hydrant and stop sign.

Do you smell that? Someone’s cooking on their grill! Before you use your grill this season, thoroughly clean gas grills and check to make sure there are no blocked gas lines. In addition, check the inside for spider and insect nests that restrict the flow of propane. Keep grills a safe distance away from your home, furniture, and other combustible objects. Never use grills inside a home and never store propane tanks inside a residence. Keep a fire extinguisher nearby. Supervise children at all times around grills. Grills must be at least five feet away from your unit.

The Pool, the pool, the pool! There have been some changes to the pool rules for this upcoming swimming season. You can view these on the website in addition to obtaining a copy through either the Clubhouse or my office.

Reminders – Dryer vents can get clogged quite easily from lint build-up or those adorable little birds that like to nest in them. It’s always a good idea to periodically check the vent and hire a professional to clean the vent from the exterior (recommended done at least annually). Hot Water Heaters should be inspected and cleaned periodically to ensure that they are working properly and in good condition. Washing machine

hoses should also be checked to ensure that they are properly connected and in good working order. Experiences have happened in the past in which a resident's hose has broken and caused a lot of water damage to the interior of the unit. Make sure you know where the water shut-off valve is located.

Any questions you may have can be directed to me via e-mail me at cjtharp@impac1.com (remember to put "Enchantment" in the subject line) or by telephone at 800-624-4294. If there is a question regarding your maintenance account, please contact Diane in Accounts Receivable at the same number, extension 219, or e-mail her at domilanowicz@impac1.com. As always, emergencies can be reported 24 hours a day, seven days a week at our toll free number 800-624-4294, (in a life-threatening emergency, dial 911 or contact the proper authorities first).

COMMITTEE REPORTS:

Architectural Control Committee

Joe Angelillo – Chairperson

Residents are reminded to submit an application for any exterior modification. Please refer to your "Rules and Regulations" (restated as of May 25, 2006) for a complete description. The ACC currently is meeting weekly, with extremely quick approval time. Submission by the homeowner of all necessary information will expedite the approval process of your request.

Clubhouse Committee

Pat Locane - Chairperson

Three folding tables and a new bulletin board have been purchased for the Clubhouse. Tables are in the closet of the main room and available for all to use. The Bulletin Board is currently in the office and will be hung in the hallway, across from the current Bulletin Board.

Exercise equipment - One treadmill is not functioning properly. The Clubhouse Committee will need to investigate, discuss, and recommend to the Board a routine maintenance schedule for all of the equipment (in progress).

Saunas – IMPAC has been contacted to handle the situation with RDG to have the Saunas fixed properly once and for all.



Pool Subcommittee

Joe Magliozzo - Chairperson

The Pool Subcommittee is in the process of finalizing plans for the opening, maintaining, and closing of our pool's second summer season. With the assistance of our Property Manager, seven bids for the 2007 pool season were solicited. Each bid was carefully evaluated and during the final round of the vetting process we met with some of the contractor's personnel to explain our expectations and discuss their contract terms. We anticipate signing a contract for the 2007 season by the end of April, and we are projecting a cost of approximately \$20,500.

Ready for the Summer

The Pool is currently scheduled to open on **May 26th** with a tentative closing of Monday, **September 3rd**. We are discussing the possibility of having the pool opened during the weekend of September 8 and 9.

Pool hours are scheduled to be 10 AM to 8 PM each day of the week.

Children under the age of 19 will be permitted in the water between the hours of 11 AM and 3 PM each day of the week.

ID cards will be required to gain entry (residents in good standing) into the pool area – a sign-in procedure will be in effect.

Guests are allowed to use the pool recreational common area only if in the presence of their sponsoring resident – each household can make use of their four (4) guest passes.

Comfort & Relaxation

This year we will be closely monitoring the pool usage by residents and guests. Our overall concern is that the number of homes "closed" by the builder for this pool season may almost double that number of homes closed by the builder at the commencement of the 2006 pool season. While we

had a satisfactory quantity of tables, chairs, shade umbrellas, and lounge chairs, we will try to move as quickly as possible should the need arise to supplement those items for our pool-side enjoyment. We are also evaluating various methods of providing shade in the pergola area.

Safety & Health

In order to maintain a safe, healthy, and enjoyable environment, we will again insist that the Lifeguard/Pool Management Company strictly enforce the State of New Jersey Department of Health Bather Rules for Swimming Pools and our Enchantment Pool Rules.

The Enchantment Swimming Pool rules, as contained in our RULES and REGULATIONS, restated as of May 25, 2006, will be in effect for the 2007 Season. Any changes to those rules will be made available to all residents in a timely manner by our Board of Trustees.

I have suggested to our Board that during the May 2007 Home Owners Association General Meeting they make available some time to have a brief discussion about those regulations that were of concern during our first year of operation – matters such as the restricted use to residents in good standing, conduct, smoking areas, food/beverage areas, floatation devices, pool furniture, diapers/toilet trained, etc.

Hot Summer Nights

As a result of suggestions from our residents, we are evaluating the possibility of extending the pool hours (from 8 PM until 9:30 PM) on Friday and Saturday nights during July and August. We are considering the applicable issues of safety, insurance, and financial costs of these additional hours. We hope to finalize our review within the coming weeks.

In this regard we certainly welcome your input – please do not hesitate to email or call me with your suggestions and/or comments for the coming pool season.

Community Relations

Mark Maleson – Chairperson



A new feature has been added to our enchantmentathamilton.org website allowing homeowners to broadcast important messages of community interest to all registered homeowners.

We requested, and were granted by the Board, the purchase of a 200G external USB 2.0 hard drive and backup/restore software. We have taken complete backups of the two Library computers, the computer in the control room, as well as the office PC. All backups reside on the external hard drive. This will allow us to recover quickly from hardware or software problems on any of these machines.

After one of our PCs used for educational purposes located in the Crafts Room suffered a hard drive failure, CA (Computer Associates) quickly provided another hard drive.

Hospitality Subcommittee

Rosina Cifelli & Bernadette Rooney - Chairpersons

The Hospitality Committee has been busying itself with the distribution of key fobs, taking registrations for special events such as the Wine and Cheese, Jewelry Making, Covered Dish evening, as well as handling registrations for ongoing events such as “PPP” and Texas Hold’em.

Thank you for your donations to the Library. The sorting process is ongoing. Next time you are in the Clubhouse check the long cabinet behind the doors on the right as you enter the Library. You will find a large assortment of fictional paperbacks for your reading pleasure. Feel free to leave your donation of books in the Library or at the Hospitality Desk.

The “Enchantment Sunshine Group” is underway. Feedback from those who have received cards is extremely positive. Please be sure to notify Ellie Friedberg at 609-336-0252 or esf25@optonline.net if you are aware of cases of illness or bereavement within the community.

Covenants Committee

Tony Gambino - Chairperson

The Covenants Committee has been meeting monthly in 2007. Our Subcommittee presented the Board of Trustees with a draft on Enforcement Procedures to be implemented with their approval.

We have received suggestions from various committees and residents concerning Enchantment's rules and regulations. We have reviewed these and forwarded them to the Board of Trustees for their consideration.

Homeowners - Builder Liaison Committee

Joel Schulman – Chairperson

The Homeowners/Builder Liaison Committee has tabulated the results of the questionnaire they distributed to the community. The purpose of the questionnaire was to try to develop a trend of community relation problems that are not unique to an individual house. It is probably not a surprise to anyone that the leading problem in the community is drainage, followed by problems with the concrete walks and asphalt driveway. Since only 61 households responded to the initial survey, a second flyer was emailed to all residents to gather more specific information on these two problem areas. The tabulation of the results will be used to assist us in working with the builder in developing a plan to correct the problems.

Landscape & Snow Removal Committee

Alex Wybraniec - Chairperson

We will be reviewing both the Landscape & Snow Removal contracts along with the Finance Committee in preparation for bidding for the above contracts for the 2007/2008 calendar year which are currently held by Growing Concerns (landscape) and Coast (snow removal).

Recreation Committee

Ray Roth & Don Walinski - Chairpersons

The Recreation Committee is looking forward to mild weather to begin the recreation season.

Already in the works is a golf outing scheduled for May, a Bocce tournament for residents that will run all summer, an outing to a T hunders game in June, and plans for both tennis and horseshoe tournaments. By the time you read this, flyers describing the tournaments and soliciting participants for these and other activities should already have arrived in your email, or door.

Since this is the first season with almost a full complement of residents, the Committee needs to gauge the sense of the community to determine what other recreational activities would interest our residents, so the plans for community-wide fun can begin. Any suggestions for activities can be sent to Ray or any member of the committee by using the links available on our website.

Mark your calendars for the following activities:

- BOCCE league will start in June, a flyer is on its way with details.
- Golf tournament, about 20 entries, scheduled for May 26th.
- Golf lecture - see details below.
- Trenton Thunder game attendance by Enchantment TBD – may be June 2nd.



GOLF LECTURE

Wednesday, May 9th is the first golf event of the season. There will be a lecture in the main room of the Clubhouse at 7:30 PM.

Alan J. Martin, author of *Thumbs Down, the Virtual Golf Lesson*, will give a lecture on the golfer's guide to better ball striking.

Space is limited, so please sign up quickly at the Clubhouse Hospitality Desk.

See you at these events.

Social Committee

Roseann Angelillo - Chairperson

The Social Committee meets every second Monday of the month. Please be aware of the fact that these women are working very hard to provide the community with fun-filled events for all of our benefits. Thanks to each and everyone for doing such a great job.

As most of you are aware, we have had a number of successful social events this year already. Please remember to check the bulletin board in the Clubhouse periodically and also the easel in the Clubhouse lobby.

Some Upcoming Events:



LUAU – June 9
(Rain date – June 10)

Day at the Races--Monmouth Park Racetrack
August 12

Bus Trip-- Doolan's Restaurant at Spring Lake, NJ
Luncheon and Show
"Uncle Louie's Italian Wake"
October 10

Holiday Party
December 1

We have many more trips which are still in the planning stages. As details are finalized, we will keep you advised.

Transition Committee

Tony Scalcione - Chairperson

The Transition Committee was formed after our election October 25th. The Committee consists of: Anthony Scalcione, Chairman; Stephen Statz, Vice Chairman; Sue Simpson, Secretary; Tomas Bagdas, Ernie Fabri, Steve Fischberg, Santo Fruscione,

Elaine Petruzzello, Mark Raisch, Stephen Schiffer, Thomas Scorsolini, and Jill Weinberg.

The purpose of the Transition Committee is to review the construction documents relating to all common area assets and determine if there is a variance with the as-built delivered assets. The Committee has met several times and will be interviewing prospective professionals to assist in this project. Currently the Committee will be interviewing an attorney on April 30th.

The life of this Committee will extend for the duration of the transition process. The Committee will begin to collect and disseminate information regarding variances and/or defects with common assets.

KNITTERS AND CRAFTERS.....

Knitters and crafters are having a great time wearing their scarves and making handbags, shawls, hats, mittens, dog blankets, and baby blankets for their grandchildren. We are starting to make Premie hats that we are going to donate to hospitals.

We had a great time in making our candy, selling over \$50.00 worth to benefit the Kitchen for a specific item. Lastly, we have been making jewelry that we are wearing. We hope to continue these types of activities and much more - including gifts for nursing homes and hospitals.

To all of our knitters and crafters--a special "Thank You" for making these fun activities enjoyable for everyone.





All Residents

Please be sure to stop at the Hospitality Desk at the Clubhouse to pick up additional keyfobs that you ordered at the time of closing. In addition, many guest passes were not picked up last year and we are still holding them. These passes are necessary when bringing guests to the pool or Clubhouse.

New Residents

Please stop at the Hospitality Desk to pick up your keyfobs and guest passes. It is also necessary that you provide us with passport size pictures so that we can make your Enchantment Recreation Passes.

The Hospitality Desk is open Tuesday mornings from 11 to noon and Thursday evenings 7 to 8.

Please contact Board member, Lee Levitt, at 585-2256 or leeandsara@optonline.net, if you have any questions.

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SPONSORS. THE
REVENUE FROM THESE
ADS WILL PAY FOR
THE PRINTING OF
OUR NEWSLETTER.