

# THE CHANT



Homeowners' Association

Volume 33

The Official Publication of Enchantment at Hamilton

Spring 2014



## St. Patrick's Day



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*The Chant*  
 is published by Senior Community Media,  
 a division of R&K Publishing  
 Phone: (732)240-6611 ~ Fax: (732)240-6618  
 Email: [Info@seniorsourcebook.com](mailto:Info@seniorsourcebook.com)

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 Homeowners' Association**

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 possible.

## BOARD PRESIDENT - STEVE STATZ

The operation of our community has settled into a routine that has minimized the need for the regular meetings. All of our contracts are being administered by FirstService Residential, and supervised by our volunteers. Your Home Owners Association Board meets regularly with Sam Verona, our FirstService Residential property manager to insure the Association's business is current, bills are paid, and the property is maintained. The next public meeting of the Board is scheduled for May 22nd. Typically the Board does not hold public meetings during the summer vacation months. October brings our General Meeting where we will elect two new Board members.



It is important to your community that you select new Board members that reflect your ideas of what should be done in our community. The general election this October is your opportunity to affect the way your maintenance fee is spent. If there are things you want to see changed, consider submitting your name for the election. The only qualification to be a Board member is that you must be a homeowner. The solicitations for candidates will be sent out in late August or early September.

Landscaping has started with spring cleanup and mulching, with more sprucing up and seasonal plantings to continue through the season. New trees will be planted along our streets and in common areas. The required pool safety inspections are in progress to support opening on Memorial Day weekend. The Property Committee, restored the wire fencing around the retention pond to discourage the geese from nesting, and refloated the fountain in the pond.

Our volunteer workers are helping to keep our expenses down, because they ensure our contractors perform correctly and perform some tasks themselves. This Chant newsletter is produced by volunteers, and actually makes money for us through the advertising. Support the advertisers. Volunteers set up and return the chairs for our meetings, replace the filters in our clubhouse heaters, and perform all sorts of other tasks that save us money. Have you borrowed a book from our library? Volunteers are essential to our ability to "Live the Dream at Enchantment". The Social Committee will welcome new residents to their meetings. The meetings are a great way to meet your new neighbors and discover the activities available to you in our community.

Please volunteer your time to support one of our committees. No special commitment of time or talent is required, just a desire to get involved with your neighbors.

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## BOARD VICE PRESIDENT - TONY GAMBINO

Look out your windows – you see no more white – only the beautiful colors and smell of spring. Now is a good time to inspect the exterior of your home and garden beds that surround it. You might want to power wash any mold that you may have on your siding or remove weeds and spruce up your flowers and shrubs. If you are thinking of any modifications to the exterior of your home or beds you will have to get an application to do so from Jack Garrity or any member of the Architecture committee (ACC).

Our Landscape Vendor (LMS) has been busy doing their spring clean-up and first cutting of grass. Our new chemical vendor has applied fertilizer and crab grass preventer. All of our common areas and cul-de-sacs have been mulched with black mulch. Our annual flowers will be planted and with an experienced crew and bosses our community will look as beautiful as ever and continue to bring us joy and impress our visitors.

Your Board has been talking to Hamilton Township concerning transition and the finalizing of lists for our sidewalks, aprons and trees and shrubs. Jeff has walked the community and at the direction of the township has compiled a list of sidewalks and aprons to be presented to the Robertson Douglas Group (RDG). The township is in the process of compiling the list of trees and shrubs which we will also present to RDG. Your Board will continue to press to have transition completed this year.

A big thank you to our committee members and volunteers who help us “LIVE THE DREAM AT ENCHANTMENT”.

## BOARD TRUSTEE - STEPHEN FISCHBERG

With the winter behind us, we are moving into spring and summer. The community has been spruced up with the mulching of the entire community. The streets have been cleaned and the cracks in the roadways are being redone at no expense to the community.

We are looking ahead to a wonderful summer full of fun and activities. The first one will be the pool opening on Saturday May 24th at 11 o'clock. Please join your other residence and friends for bagels, coffee and the works. This event will be followed by our traditional hot dog day on the weekend of July 4th; the time and day will be sent to the community as soon as it is finalized.

Please remember that all residents are required to have their Recreation (pool) Passes, when entering the pool area; also please abide by the rules and regulations of the pool which can be found in this issue of the Chant as well as in the back of the rules and regulations of October 27, 2011. The change this year is that one person rafts may be used every day at the discretion of the lifeguard. Additionally, ten new lounge chairs have been purchased for use at the pool.

I would like to wish you all a healthy and happy spring and summer.



**Martin W. McGinn**  
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## BOARD TREASURER - JEFF SCHENKER

Winter is finally over. I look out my windows and I see green. The tulips have opened, the grass is green and the trees have blossomed. The whole community looks great. It's almost pool season! Thanks to all of our volunteers who keep doing their thing to help maintain our community.

Last year we replaced some trees and shrubs and the contractor will replace the ones that didn't make it. We are also replacing some additional ones that died since our fall planting. We will address the situation again in the fall.

Looking around our community and seeing how nice it looks, it's easy to forget the brutal winter that we had. What seemed like nonstop snow storms blew a hole in the 2014 budget. As you know the board reluctantly passed a \$200 per home assessment to put us on sound financial footing for the rest of this year. Without the snow reserve that we established in 2012, the assessment would have been over \$400. OUCH! I will use part of the assessment to replenish our operating account and I'll place the rest in our snow reserve for any late year storm. Hopefully this coming December will be milder than last December and we won't have to spend too much on snow removal.

Overall, our financial situation is solid. I have continued to pay our bills and fund our reserves. The board will be contracting with an engineering firm to get a new reserve study. This is to make sure that we are putting a sufficient amount in our Replacement Reserve Account.

There is one thing that doesn't pertain to financials that I'd like to address. Steve Fischberg and I check our retention basins and pond to see if the drains are blocked and clear them if necessary. Anything that is put in the street storm drains will eventually find their way into the basins and can block the 4 inch diameter hole that drains them. The vast majority of pet owners pick up after their dogs and all of your fellow residents appreciate

that. However some think it's okay to put the waste in a bag and then throw it in the drains. During the monsoon rain that we had at the end of April I found the drain in the Monte Carlo basin blocked by two plastic bags of dog waste. Getting rid of it was no fun. Please continue to pick up after your dogs but please, please dispose of the waste at your home and not down the storm drains.



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## CLUBS

### ENCHANTED LADIES SOCIETY

**GERI CIPULLO, CHAIR**

The Enchanted Ladies Society enjoyed a "Wine, Hors'doeuvres, Dessert" event at the Clubhouse in April. The Ladies enjoyed many goodies with their wine.

In May, the Ladies will be visiting Duke Gardens to see the lovely spring flowers and plants. Lunch will be at Mallory's Cafe on the premises.

June brings two trips to our calendar. The first is a trip to Columbus Market with lunch at Robin's

Nest in Mount Holly. The second is a trip to Morven in Princeton for a tea and tour.

Plans are in the works for a Sangria Party around the pool in July.

Rummikub games continue at the Clubhouse on Thursday afternoons. Come and join the Enchanted Ladies for many fun-filled days.

### KNITTERS AND CRAFTERS

**SARA LEVITT, CHAIR**

Welcome knitters.

We want to thank Donna Decker for knitting some baby hats for our knit/crochet baby hat drive which will be donated to the Robert Wood Johnson Hospital preemie unit. We are hoping to receive about 100 knitted and/or crocheted hats to be donated to the hospital. Hats can be dropped off to Sara during our Knitters night which is every Thursday between 7:00 and 8:30 pm, except when there is a Homeowner's Meeting. Written directions for the hats will be on the counter in the club house for those that need them. Thank you in advance for making this a successful activity.

who have ideas and projects that we can share together.

Hopefully, old and new faces will continue to enjoy our activities at Enchantment.



Please join us on Thursday evenings at 7:00 pm by the fireplace in the clubhouse main room.



Once again we had a successful candy making evening for the spring holidays. We want to thank Roseann Carbonara and Sharon Rutkowski for their time and preparation of the delicious candy.

We would also like to thank everyone who participates in our Knitters and Crafters Club to make it such a successful club within our community. We are always looking for residents

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# LADIES

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# Ladies luncheon @ killarney's celebrating *St. Patrick's Day*



# St. Patrick's Day at the Clubhouse





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## COMMITTEE REPORTS

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### SOCIAL COMMITTEE SUMMER CHANT REPORT

MELA GRIFFITHS-SECRETARY, DEE GAMBINO- COMMUNICATIONS CHAIR

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Wow!!!!!!! We just had an interesting visit to the N.J. State Police Museum yesterday where we learned about and I do mean learned about The Charles Lindbergh baby kidnapping case. It was a mind boggling presentation of what happened or they thought that happened on that day of infamy. I will tell no tales because they would be lengthy. I suggest that you get it firsthand. Thank you Isabel for planning the event.

Summer time is fun time---so we have some fun for all of you to share.

Water aerobics is back this summer on Tuesday mornings from 10AM-to-11AM.

The fee is \$32.00 per person for an 8 week session. Details and dates will be sent out by email. Contact Dee Gambino if you are interested.

June 22nd---from 2:00PM to 4:00PM

We will be sponsoring an afternoon of music and desserts. Lou DiPietro and his Choral Group, The Chant-Tones will present "There's No Business Like Show Business", the music of Hollywood and Broadway. Family and friends are invited to enjoy the afternoon. No fee is required to attend. But—a signup sheet will be at the Hospitality Desk to ensure that there will be ample seating and desserts.

July 25th---Wanna hear your favorite chorus--the Chant-Tones open the "Trenton Thunder Baseball Game" by singing the Star Spangled Banner? Maybe throw out the game ball? Join us On July 25 for an all you can eat picnic buffet and baseball game at a cost of \$26.00 per person (including children unless it is a lap child). The picnic buffet begins at 6:30PM and lasts for 1 ½ hours. Enchantment will be recognized with their name on the Billboard. Support the team efforts--The Chant-Tones and The Trenton Thunder.

August 2nd---How about joining our Summer Party---A Country Hoe Down at the Enchantment Pool? Ruth Knoblock and her pool party committee are planning an evening filled with fun (including horse races) food (all of those good country pickins) And music (country and current favorites) to dance to. Details will follow!

Then "dosey doe" to the clubhouse to count yourself in on one heck of a party!!!!!!!!!!

Surprise!!!!!!!

Enchantment at Hamilton will be celebrating its 10th Anniversary this September.

Can you believe that much time has passed by? Yup! We've gone through mud, boards for sidewalks and have seen the guts of all these homes in the throes of birthing pains---but babies look at you now. We are planning a festive reception for our residents to celebrate this special occasion. We are making an effort to display as much as we can gather to show the growth of the community and all we have done to make Enchantment one of the prime adult communities in Mercer County. If you have any paraphernalia or pictures showing the growth of the community or of your own home that you would like to share, please let us know. Plans are in the making and have not been finalized. As soon as they are---we will be able to provide the details to you.

Ahhh---Summertime---Enjoy it---We'll keep in touch!!!!!!!



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## CLUBHOUSE COMMITTEE

FLOYD WEINER CHAIR

Your CLUBHOUSE COMMITTEE continues to keep the clubhouse as pristine as possible.

Keep in mind that the Mah Jongg players (Tuesday evening game 7 P.M.-experienced players), Pinochle players double deck(Monday evening 7 PM players needed )(Tuesday evening game single deck 7 P.M. Players needed), Ladies games(Thursday afternoons 1 P.M.), and Thursday evening poker(7P.M.) are always looking for additional players. Support your Bingo game monthly. Follow upcoming events on your E-Mails and in the Chant.

Pool opening will be May 24th. Coffee ,Bagels, Juice and Munchkins are available between 10-12 Noon.

As more things get done in and around the clubhouse we will keep you advised. Please continue to note any problems you find in the building (problem sheet on front desk). New residents needing pool passes or key fobs should contact Sally Ashmen (24 Monte Carlo 609-585-3476). Our residents are the eyes and ears of the community, and all input is greatly appreciated.

Remember to sign up for committees as new blood is always welcome and everyone is encouraged to join.



# BOOK CLUB

*To All Enchantment Readers:*



*Join the club at 10:00 on the third Tuesday of every month at Barnes & Noble.*

### BOOK CLUB SELECTIONS

April  
**Zealot: The Life and Times of Jesus of Nazareth** by Reza Aslan

Book Club meets on the third Tuesday of the month at 10 AM at Barnes and Noble. All members of the community are invited.



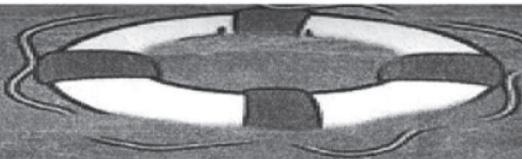
  
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## Enchantment at Hamilton Pool Rules

### Hours

Swimming will be permitted during the designated swimming season; 7 days a week from 10:00 a.m. until 8:00 p.m. Children under the age of 19 shall only be allowed in the water between the hours of 11:00 a.m. and 4:00 p.m. each day. After 4:00 p.m., children under 19 are permitted within the gated pool area but not in the pool.

On Fridays and Saturdays in July and August, and on Labor Day weekend including Sunday and Monday (Labor Day), pool hours may be extended until 9:30 p.m. under the following conditions:

- ↳ Only residents may use the pool during these extended evening hours,
- ↳ Lifeguard will not be present so residents must use the "buddy system", that is, another resident must be present during these extended evening hours,
- ↳ These extended hours, and also regular pool hours, are subject to the discretion and judgment of the head of the Pool Committee who may decide to curtail such hours for reasons of shortage of volunteers to close the pool facility, for weather reasons or for other reasons they deem appropriate.

### ID

All Residents who enter the Pool Area must have the proper form of ID and comply with the posted ID and Sign-in procedure, which shall be enforced by the lifeguard. Failure to produce such identification may require the person/persons to be asked to leave the premises until they can produce the required identification. Guests are allowed to use the Pool only if in the presence of a Resident. Each household is provided with four (4) Guest Passes for use at the pool at any one time and Guests must have these passes available at all times while at the pool. Residents may borrow Guest Passes from other residents without that resident being present.

### Attire

Proper swimming attire is required for use in the pool. Street clothes are not to be used as swim attire. No wet bathing suits are permitted in any Clubhouse areas except for the locker rooms and restrooms. Bare feet are not permitted anywhere in the Clubhouse and must be worn in the locker rooms as well. Men and women must wear shirts or other tops when dry bathing suits and footwear are worn in the Clubhouse.

### Conduct

Running, horseplay, diving and jumping into the pool are not allowed for reasons of safety and out of consideration for others. All persons using the Pool must conduct themselves in a courteous manner. Disorderly verbal or physical conduct will not be tolerated.

### Pool Rule Enforcement

The lifeguard on duty has direct supervisory and enforcement authority of the pool and pool area at all times during hours operation for safety.

### Smoking

Smoking is not permitted within the enclosed Pool Area. Smoking shall only be permitted in the designated area on the side of the clubhouse. A seating area and receptacle for cigarette butts has been provided.

**Music/Radios**

Music will be provided around the pool area, everyday, from 11:00 a.m. until 5:00 p.m. through the Clubhouse outdoor speaker system. The lifeguard on duty is the only one permitted to adjust the music. Anyone wishing to listen to their own portable radios must use earphones so their music cannot be heard by others.

**Food/Drink**

For all residents and their guests, food and non-alcoholic beverages in unbreakable containers are permitted within the fenced-in pool area but not within the brown concrete area bordering the pool. At no time, may glass containers or bottles be brought to the pool area. Homeowners/Residents are responsible to make sure that the pool areas are kept clean and that food and drink are disposed of properly and do not get into the pool. No alcoholic beverages are allowed within the fenced-in Pool Area without Board permission. When using the Grill, please adhere to rules regarding Clean-up of the grill and propane refill.

**Flotation Devices**

Large flotation devices such as kickboards, and tubes are not permitted in the pool. The only acceptable devices are "hoodies" or similar devices which some persons may require for stability, and training devices for children, such as arm swimmies and back bubbles.

One person rafts may be used at the Life Guards discretion.

**Health Regulations**

In addition to these and further pool rules and regulations which may be posted at the pool, the use of the swimming pool shall be governed by the State of New Jersey, Dept. of Health and Senior Services regulations.

***"8:26-5.4 Bather Rules for Swimming Pools, Wading Pools, Hot Tubs and Spas"***

These rules can be referenced in the Enchantment Rules and Regulations document provided to each homeowner or can be accessed on the Enchantment website. An exception to the NJ regulations is that only children who are toilet-trained shall be allowed in the pool and no children in diapers, of any kind, shall be allowed in the pool.

**Pool Furniture**

These are some general rules for the use of pool furniture. Additional rules may be posted at the pool.

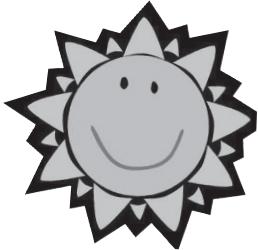
- # Pool furniture is available on a first-come, first-serve basis and may only be reserved when users are actually present in the pool or pool area.
- # Homeowners/Residents are requested to lower umbrellas when leaving or if foul weather threatens. This is for safety reasons since in high winds umbrellas may cause property damage or personal injury.
- # Homeowners/Residents are requested to return pool furniture to its original setting upon leaving the pool area.

**Lockers**

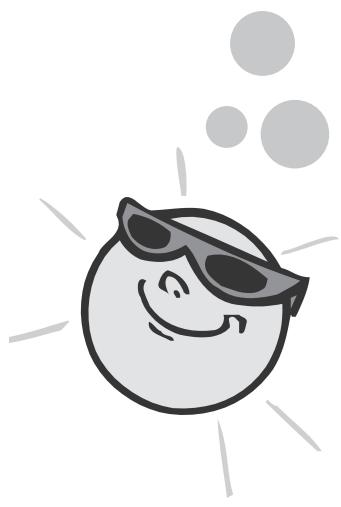
Lockers are available for use by all Homeowners/Residents and Guests on a first-come, first-serve basis while Homeowners/Residents and Guests are using the Common Recreational Area. Lockers should be emptied immediately after use out of consideration for others who may need to use a locker. Those using lockers do so at their own risk. No overnight use of a locker is permitted.



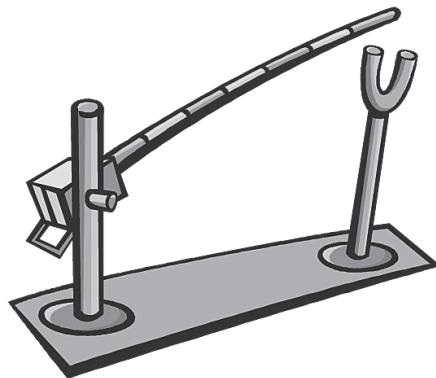
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## **Visitor Gate Operating Instructions**



There are two ways the visitor gate can be opened:

A visitor can stop at the call box at the visitor entrance lane and using the "A" or "Z" buttons, locate the last name of the resident to be visited. When the name is selected, the visitor presses the "CALL" button. A phone call is placed to the resident, who can answer the phone. The visitor can converse with resident using the call box, and the resident can open the visitor gate by pressing 9 on his telephone key pad. If the resident does not want the visitor to enter, the resident can press the star button (\*), or hang up and the call box will be disconnected.

If residents do not have their key fob with them, residents can enter the community by using the visitor gate call box. In this instance the resident presses the pound or number key (#) on the call box followed by the last four digits of the phone number that is on record. The gate will then open. Entering pound (#) followed by 1111 will open the gate up until 8pm.

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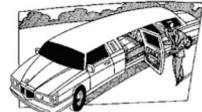
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