



THE CHANT

Summer 2006
Newsletter

Homeowners Association

MESSAGE FROM THE BOARD:



This community is “*on the move!*” In this newsletter you will read about all that’s happening at Enchantment at Hamilton and how we are fast becoming a pacesetter active adult community. The feeling is exhilarating.

There’s a regular movie-going group, regular coffee klatches, day and evening book clubs, a regular Mahjong group, a regular group of Thursday night card players, Friday night pool shooters, and weekly tennis players. The exercise room is in constant use, a water aerobics class has started, and there’s a ballroom dancing contingent.

Special events are filling the calendar too: the recent “Cake Walk,” the “Red White and Blue” celebration; “Field Day” and “A Day at the Races” are coming up, and there’s more on the horizon with the Social Committee already making plans for our second holiday celebration.

Committee members are working on getting lecturers, crafts instructors, a walking group, and a cycling group.

We hope that everyone has seen and is using the beautiful new clubhouse and pool area, and is getting in on all these activities.

If you have an idea for an event or an activity, want to get involved, or just want to meet new people, get “*on the move*” too, and come to the clubhouse, read the bulletin board, or join a committee.

HOMEOWNER/RESIDENT/GUEST:

FROM THE PUBLIC OFFERING STATEMENT: “OWNER shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any lot situated upon the properties, but excluding those having such interests merely as security for the performance of an obligation.” “MEMBER shall mean and refer to all owners...”

PERMANENT RESIDENCY IS ALLOWED FOR CHILDREN OF OWNERS WHO ARE 19 YEARS OF AGE OR OLDER. ONE PERMANENT RESIDENT MUST BE 55 YEARS OF AGE OR OLDER.

AGE RESTRICTION: Residents who are 55 years of age or older, except one member of a couple may be under the age of 55 years and up to two children who are least 19 years of age may reside with their parents or parent where one of the parents is 55 years of age or older.

FROM THE RULES AND REGULATIONS DATED MAY 25, 2006: “HOMEOWNER OR OWNER shall mean the legal owner of a home/lot within the Community.” “RESIDENT shall mean the Owner, Homeowner or other permanent occupant residing in the home and registered with the Association.” “GUEST shall mean anyone visiting a Resident.”



MANAGEMENT CORNER:

By Leslie T. Stachowski, AMS, CMCA, Senior Regional Manager, EPM

We hope that everyone is enjoying the Clubhouse, pool, tennis courts, and other amenities. Summer weather is finally upon us. Please exercise caution when outside - drink plenty of fluids and protect yourself from the sun.

Just a few reminders for the residents who have lived here awhile, and for those who have recently joined us at Enchantment:

- Make sure that all residents and guests use the sign-in books provided in the various rooms of the Clubhouse and the pool.
- **Guests** (non-residents who are visiting) **must have a Guest Pass.** **Residents** (which includes homeowners and eligible permanent residents, i.e. parents of residents living here who are registered with the Association, children at least 19 years old living here who are registered with the Association, and college students living here who are registered with the Association) **must have a Resident ID Card** and **must** accompany their guests at all times. Without an **ID Card** or a **Guest Pass**, you are prohibited from using the Clubhouse and any of the common recreational amenities.
- Please do not send any correspondence to EPM's main office in North Brunswick, unless instructed to do so by a member of their accounting staff. All correspondence must be sent to the Clubhouse office at 2 Sedona Boulevard, Robbinsville, NJ 08691, or dropped off in the "Incoming Homeowner Correspondence" tray at the reception area of the Clubhouse. **DO NOT SEND CORRESPONDENCE WITH YOUR MONTHLY MAINTENANCE PAYMENT!** Your payment goes to a lockbox at Bank of America and correspondence is not forwarded to EPM's office.

- If you need to contact your property manager, please do not call the EPM office. Please contact the Management Office in the Clubhouse at **609-585-9009**. The fax number is **609-585-8001**.
- If you are a new resident and wish to obtain your ID Cards, please fill out the Census Form (provided at the reception area of the clubhouse) and provide passport pictures *for each homeowner and eligible permanent resident*. You may drop them off in the "Incoming Correspondence" tray and Management will prepare and leave the ID cards in the "Outgoing Correspondence" tray within one workweek.
- If you have not already done so, please complete the Key Fob Questionnaire. A little over half of the current residents have completed the form. This survey is to ascertain how many residents wish to receive the key fobs they purchased at closing, and how many want a refund for those key fobs. The key fobs that we are referring to in the survey will allow access to the entrance gate **ONLY**. They will not allow access to the Clubhouse. When a majority of the units have responded, additional key fobs will be ordered from the Security Company. The Clubhouse Committee will set up evening hours for residents to pick up their fobs. The deadline to respond is July 21. If you do not respond by that date, we will assume that you want the fobs (that will only allow access to the entrance gate), and not a refund for fobs purchased at closing.

We will provide surveys at a later date for those who wish to purchase additional key fobs that will provide access to the entrance gate AND the clubhouse.

- All monthly Board meetings from May 2006 forward will have an Executive Session and an Open Session. Only Board members, Management, Counsel, and invited guests will be permitted to attend the Executive Session, as

information discussed may be of litigious nature.

- All residents are invited to attend the Open Session of each monthly meeting to observe the proceedings **ONLY**. There will be an Open Discussion whereby the floor will be opened to those in attendance to discuss Association-related issues only. This is not a forum to complain about deficiencies in your home, or to take a survey of fellow homeowners on issues.
- All requests for maintenance or repairs of the common elements must be put in writing and dropped off in the Incoming Correspondence tray in the Clubhouse.
- All reports of violations must also be in writing and dropped off in the Clubhouse, or mailed to the Clubhouse mailing address.
- If you wish to make an exterior alteration to your home, you must complete a "Project Registration Form," along with the applicable paperwork. Blank forms are provided in the Reception area of the Clubhouse.
- If you wish to extend your patio, please make sure that you also obtain the "Statement of Intention" which must be completed and submitted with your application and then submitted to the Township of Hamilton when your patio modification has been approved.
- If you wish to install a landscaping modification, please make sure that you obtain the "Standard Guidelines for Landscape Modification" form. This must also be completed and submitted with your application.

Please ensure that you have included all necessary paperwork with your application so as not to delay submission to the ACC for consideration, and eventual review by the Board. All incomplete applications will be returned to their respective owners.

Ballots to expand the ACC which were delivered to your home this week should be returned to the Clubhouse no later than August 31.

MANAGEMENT OFFICE HOURS

Office hours for the Management Office are as follows:

Monday **HOMEOWNERS**
9:30 AM to 11:00 AM
COMMITTEE/BOARD
1:30 PM to 3:00 PM

Tuesday **closed**

Wednesday **closed**

Thursday **HOMEOWNERS**
9:30 AM to 11:00 AM
COMMITTEE/BOARD
1:30 PM to 3:00 PM

Friday **closed**

We ask that all homeowners respect the above office hours. When not meeting with residents, the Board or committees, Management is responsible for conducting site inspections and various administrative tasks, which must be done while in the on-site office. Thank you!

COMMITTEE REPORTS:

Architectural Control Committee
Joe Angelilo – Chairman

The Architectural Control Committee has its normally scheduled meetings on the first and third Tuesdays of each month. However, more frequent meetings are held if possible to accommodate the need for quick responses to applications.

The Enchantment HOA requires that all homeowners submit applications for any changes in landscape, plantings, patios, attachments to homes, etc. Please include the plot plan you received at closing, and any pictures/drawings that will help in reviewing the application. Also, prior to submitting

applications for a patio, it is requested that your contractor also submit in writing the impervious coverage of your lot, the size of the patio to be installed, and a description of the pavers or other material to be used. Having this information upfront will facilitate the ACC process and permit applications to be reviewed in a timely manner. All applications should be deposited in the Management Company's mail tray at the front desk of the Clubhouse.

DO NOT MAIL the application. Also, the committee would like to remind you to review the ACC procedures and rules listed in the recently distributed Book of Rules and Regulations dated May 25, 2006. Specifically, those related to affixing planters and fixtures to the exterior of the house, and also the maximum number of decorations allowed in the front foundation bed.

After your ACC review has been completed, please contact the Management Company for final review so your checks can be returned.

A question was presented at the May meeting about the need for reflective lettering to identify homes in case of emergency. The Captain of the Groveville Fire Department stated that our house numbers and mailbox numbers were a sufficient size and easily identified because of the close proximity of the house to the well-lighted streets.

Covenants Committee
Tony Gambino – Chairman

It has been brought to the attention of members of the Covenants Committee that many rules and regulations established for the homeowners of Enchantment of Hamilton are being ignored.

The areas most affected are the fitness room, pool area, recreation area, and walkways, although there are other rules and regulations that are not being observed.

All homeowners received the revised rules and regulations approved by the Board of Trustees on May 25, 2006. If you have not had the opportunity to read them, we would hope that you would do so as soon as possible.

It is the responsibility of ALL the residents to OBEY and ENFORCE the rules. There is nothing wrong with asking someone to show their resident ID or their guest pass (when issued) or to remind them of a rule they may not realize they are breaking.

Let's all make a concerted effort to make our community the Enchantment it is billed as. By working together we can make "THE DREAM" a reality. So – please **FOLLOW THE RULES!!!**

Clubhouse Committee
Lee Levitt - Chairman

GETTING THERE

The Clubhouse Committee is working to make our Clubhouse a fun and exciting place for residents to enjoy with their friends and neighbors. We're not done yet, but we are getting there! So come play billiards, exercise, surf the web, play cards, swim or just relax with friends. There is something for everyone!

GETTING TOGETHER

Check out the bulletin board for information on such upcoming events as "A Day at the Races" and the "PPP," Pizza, Pool and Pepsi Party.

If you enjoy anteing up, there are not one, but two Thursday night poker games.

GETTING IT ALL TOGETHER

The computers and printer in the library are all hooked up and working including Internet access. All the TV's are also working. A second TV will be placed in the exercise room facing the equipment. **Watch your favorite show while watching the pounds go.....**

GETTING INTO THE SWIM OF THINGS

The pool hours are 10 AM to 8 PM. Children under the age of 18 may swim between the hours of 11 AM and 3 PM. If your grandchildren are not potty-trained, please do not allow them to enter the pool. Smoking or eating inside the pool fence is prohibited.

GETTING INTO THE CLUBHOUSE

Use your key fob after 6 AM. The alarm is automatically activated at midnight.

GETTING INTO THE ACT-ION

Whether it be billiards, exercising, or surfing the net, availability is on a first come - first serve basis. Please sign the logbooks for each use. Time slots may be reserved for the card, craft, and rejuvenation rooms as well as tennis, bocce, or horseshoes by using the reservation books located on the reception desk.

GETTING ALONG

Just follow the rules. If you have any questions, please contact any of the Clubhouse Committee members whose names are listed on the bulletin board or leave a message on the reception desk.

GETTING INVOLVED

Clubhouse subcommittees are forming. Contact a committee member for information.

GETTING THE MOST OUT OF SUMMER

Is up to you...Enjoy!

Finance Committee

Anthony Scalcione – Chairman

The Finance Committee meets monthly to review issues relating to our homeowners association's finances and makes recommendations to the Board of Trustees regarding these issues. The Committee members are: Anthony Abruzzo, Anthony Scalcione, John Derasmo, Guido Giannotti, Tom Hart, Tom Scorsolini, Sal Sciarrotta, and Ralph Nudo.

The objective of our Committee is to maintain the highest level of services at the lowest possible cost. To achieve this objective we routinely review service contracts as well as evaluate reserves to be sure they are in line with the life expectancy of our common assets.

Currently the Finance Committee is reviewing the cost of management contracts for our association and possible cost savings relating to that service. Containing the cost of our management contract is just another way we can maintain the level of our HOA assessments. Our Committee has interviewed three companies for the purpose of comparing prices and services. Before making a recommendation to the Board, the Committee will interview the current management service provider.

Going forward we will be reviewing the budgeted reserves to determine if they are adequate to replace capital assets as they are in need of replacement. We anticipate that this study will be done in conjunction with the transition. The committee has also requested financial statements from the Board to review at its next meeting.

Recreation Committee

Jerry Oehlmann - Chairman

The "Cake Walk" held on Monday, June 26, was a great success. The event generated a profit of \$99.93 for future Recreation Committee events.

We are planning a Field Day (date to be decided), which will include: tennis, bocce, horseshoes, walking, biking, and other events. Food and beverages will be available for purchase. Sign-up sheets for interest in these various events are at the Clubhouse in the Craft Room.

A golf outing is also being planned (date and place to be decided). A sign-up sheet for anyone interested is also available at the Clubhouse in the Craft Room

Social Committee

Ann DiMattia – Chairman

The Social Committee has compiled a list of yearly religious/faith-based/heritage observance dates that will be incorporated into our working calendar for event/activity scheduling. The Committee will endeavor to plan social events that will not conflict with these dates so that our residents can participate in as many activities as possible. The list includes Mother’s Day and Father’s Day since the Committee felt that the majority of our residents would have family commitments for these occasions. We ask that you take a moment to review the following and if there is an observance day that you wish to have included, please notify the Committee in writing with the specific observance day and date and place your note in the Social Committee in-box located in the Clubhouse. The Committee appreciates any input from the residents of Enchantment in this matter.

Ash Wednesday	Christmas
Easter	Father’s Day
Good Friday	Hanukkah
Holy Thursday	Kwanza
Mother’s Day	Passover (8 days)
Ramadan (1 st day)	Rosh Hashanah (2 days)
Thanksgiving	Yom Kippur (2 days)

The Social Committee meets regularly on the second Monday of each month at the Clubhouse. The committee successfully planned a “Red, White, and Blue Celebration.” All the residents who attended enjoyed the evening.

We are looking for topics/information to start a lecture series. If you have any ideas or know of any lecturers, please contact Arlene Roth at 581-4811.

UPCOMING EVENTS:

All upcoming events will be posted on the Bulletin Board in the Clubhouse. **PLEASE CHECK THE BULLETIN BOARD!!!**



A Day at the Races is scheduled for Sunday, September 17, at Monmouth Park, Oceanport, NJ. Seating is limited to 65 people on a first come, first served basis.

ONGOING EVENTS:

- Poker Night –** Every Thurs. - Ray Roth @ 581-4811
- Ladies Movie Night -** Every Weds. - Arlene Roth @ 581-4811
- Breakfast at Paneras -** First Tues. of month at 9:30 AM - Camille Hoffman @ 581-3633
- Morning Book Club -** Third Tues. of month at 9:30 AM at Barnes & Noble - Tessie Bartolino @ 581-1590
- Evening Book Club -** Bobbie Guseman @ 585-5804
- Pool, Pizza & Pepsi –** Every Fri. – Sign up in the Billiard Room
- Mahjong –** Every Tues. at 7 PM in the Ladies Card Room – Roseanne Abruzzo @ 585-2990

HELP WANTED

Photographers – Like to take pictures? A couple of photographers are needed to take pictures at Enchantment social events.

Historian/Album Coordinator – Person needed to keep Enchantment album beautiful and up-to-date. (Scrapbookers please apply!)

Hospitality Receptionists needed to greet people at front desk of Clubhouse (a couple of hours at a time).

If you can assist with any of these positions, leave your name at the reception desk or contact Roseanne Abruzzo @ 585-2990

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

Ron Woolston – Liaison

Staff – Roseanne Abruzzo, Tessie Bartolino, Geri Cipullo, Sandy DeMaskey, Bernadette Rooney