

THE CHANT



Homeowners' Association

Volume 18

The Official Publication of Enchantment at Hamilton

Summer 2009



la piazza

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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**Enchantment at Hamilton
Homeowners' Association**

IMPAC

Property Manager	Chris Murphy
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2009 Committees & Chairpersons

(HOA Board Liaisons)

Architectural	Jim O'Donnell & Ralph Ragno (Sue Simpson)
Clubhouse	Sandy DeMaskey (Sue Simpson)
Finance	Allen Goldstein (Tony Scalcione)
Hospitality	Marilyn Engstom & Kathy Platt (Sue Simpson)
Judiciary	Ron Woolston (Ed Frischer)
Landscape/Snow Removal	Lorraine Bean (Ed Frischer)
Maintenance	Len Petruska (Steve Statz)
Newsletter	Audrey Frischer (Ed Frischer)
Social	Dee Gambino (Sue Simpson)
Transition	Steve Statz (Sue Simpson)

2009 Clubs

Active Adult Club	John Derasmo
Charity	Kathy Woolston
Knitters & Crafters	Sara Levitt & Diane Neveras

MESSAGE FROM THE BOARD

President – Ed Frischer

Even though summer is here, things are still hectic for the Board. We are involved in many key initiatives, many of which are critical for our community. Among these is the decision on management companies, the transition process from Robertson Douglas to our Homeowners Association, the development of our budget for 2010, and the process of electing the new Board in October. Here's a brief rundown of these efforts:

Management Companies – Work started on this effort in the spring as our contract with IMPAC had expired (we are currently in a month-to-month arrangement with IMPAC). A Management Search Committee was formed with Allen Goldstein as the chairperson. This committee identified eight management companies for consideration; each was asked to provide a formal proposal to service our community. Five of these companies responded; after further review, the list was narrowed to three (IMPAC, Wentworth and ACCESS). Each company was interviewed and the list was further narrowed to IMPAC and Wentworth. The interviews included meeting the person who would be assigned as the day-to-day property manager. The interviewing also focused on the practicalities of how the company would provide service to us and what added benefits they would provide versus the competition. The Committee unanimously recommended Wentworth to the Board. The Board, after lengthy discussions, agreed with the Committee's recommendation, and, on August 4 both Wentworth and IMPAC were notified. The effective date of this change will be October 1st. The Board will make every effort to ensure that the change occurs with minimal, or no, impact on our residents. In addition to Allen Goldstein, special thanks to Lorraine Bean, Linda Flood, Tom Hart, Mark Maleson and Ralph Nudo for the many hours they spent on the committee.

Transition –Although the engineering report is not yet final, the Board had our first meeting with our attorney and the engineer to review the findings and to clarify the initial draft of the report. In addition, we discussed some of the issues we need Hamilton Township to address. Our attorney is in contact with the township to see how quickly these issues with Robertson Douglas can be remedied.

Although we have not made as much progress for which we had hoped, there have been some positive steps, such as having Robertson Douglas repair the sidewalks that had disintegrated or could have caused injury to residents. The transition from Robertson Douglas will not be a short process; however, the Board will continue to keep everyone apprised of the progress we are making.

2010 Budget – Work has started in developing the budget for 2010. Every effort will be made to keep the monthly association fees from increasing. This issue of *The Chant* includes an overview of this process from Allen Goldstein who chairs our Finance Committee. More details will be available at our August meeting.

Elections for the 2010 Board – Elections will be held in October. We are working with both IMPAC and Wentworth to ensure that this process is handled efficiently during the transition between these management companies. This year's election is extremely important as it's our first since the last home was sold by Robertson Douglas. The candidate receiving the most votes will have a three year term. The candidates receiving the second and third most votes will have two year terms and the candidates receiving the fourth and fifth most votes will have one year terms. As dictated by the POS, the newly elected will make the decision as to who holds each office. In 2010's election, all terms will be for three years. The new Board will have to deal with many critical issues, including transition from Robertson Douglas, as well as the change in management companies.

At the August HOA meeting, we will be giving an overview of what it means to be a Board member. After the meeting and a quick break for refreshments, we will have an open session where both present and past Board members will answer questions regarding Board responsibilities. This should, hopefully, help to clarify the role of each Board position and potentially help those who decide to run for a seat on the Board. If you can not make this meeting, please feel free to contact anyone currently on the Board or former Board members, Ron Woolston and Tom Hart. It is important that we get as many qualified candidates to run for office as possible so that residents have a real choice when voting. The Board encourages everyone to give careful consideration to running for office.

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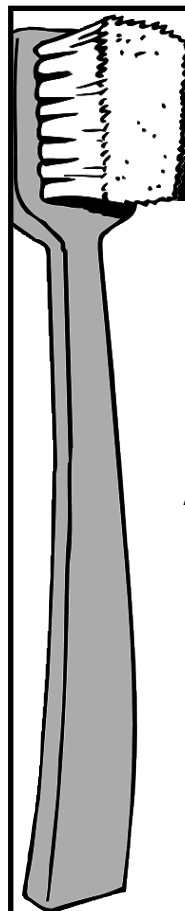
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COMMITTEE REPORTS

Clubhouse Committee

Sandy DeMaskey – Chairperson

Clubhouse Committee has been having a busy summer season. So many residents have been enjoying the pool. We have a hard working pool committee. Not only have they dealt with work issues, but also hosted a very successful cookout where they served hot dog and the “fixin’s” for the community. In a joint effort with the social committee, we have enjoyed music by the pool provided by our resident DJ, Larry Guest, on several Fridays throughout the summer.

Finance Committee

Allen Goldstein - Chairperson

The Finance Committee is involved with our 2010 budget process, resulting in an Enchantment HOA operating expense proposal for next year. The committee anticipates submitting this proposal to the Board for its consideration in September. The final budget approved by the Board is the basis for determining the amount of the monthly maintenance fee.

At our July meeting, we planned for at least two meetings in August to discuss the information we collect from a number of committees, Board members and from those residents who have sent in their recommendations.

Each member of the Committee will be asked to consider the following criteria as we deliberate on the requests received and the amounts to be recommended for the 2010 Budget Proposal.

1. Recognize the desire of homeowners to pay the least necessary amount and consider that many are on fixed incomes and more are likely to be in the future;
2. Consider what is in the long term best interests of the community and to help maintain and improve property values;
3. Provide the quality experience for residents that they expected when they bought into our community;
4. Comply with the guidance concerning spending included in the Public Offering Document and input received from advisers;
5. Distinguish between normal operating expenses to be included in the annual budget and extraordinary matters

that are deserving of special attention of the Board and our community;

6. Comply with Board approved plans and contractual obligations;

7. Apply prudent/conservative budgeting principles

Each member may value these criteria as they see fit and give more weight to certain criteria than others. A consensus will be sought for as many line items in the budget as possible and when there is no clear consensus, formal votes will be taken.

Using this approach, the Committee’s proposal to the Board will be based upon the best information available. We expect that the proposal will be supported by the various committees, Board members and residents who provided us with their input.

Should you have any questions about the committee’s budget process or suggestions on how to improve this process in the future, please contact Allen Goldstein or Ken Prizeman.

Now that the Board has announced that they have chosen Wentworth as our new management company, I want to personally thank those members of the community who served on the Search Committee with me - Lorraine Bean, Linda Flood, Tom Hart, Mark Maleson, and Ralph Nudo. They devoted significant time from March through June to establish the criteria used to evaluate and identify the candidates, interview selected candidates and then negotiate with the two finalists. The search committee unanimously recommended to the Board the selection of Wentworth.

Thanks also to the members of the Board who took part in the committee’s deliberations and for supporting our efforts to make a recommendation that would best serve the interests of all members of our community.

Enjoy the rest of summer! It has certainly gone quickly!

Hospitality Committee

Marilyn Engstrom and Kathy Platt – Co-Chairpersons

Several months have passed since our last article in *The*

continued on page 11

Enchantment Elections

The Board Elections will take place on October 22nd. A minimum of five candidates are needed to run for office and to fill the 2009 – 2010 Board. This is an extremely important election with transition upon us and candidates vying for terms of 3, 2 and 1 year. Our residents should have a real choice in voting for leaders to take us through this period.

To understand what is expected of our candidates and to encourage those who may be interested in running, a brief Q and A session will be held at the August 27th General Meeting. A selection of current and past Board Members will answer questions and share their experiences serving this community.

We hope you will join us for the August meeting. If you have any questions prior to the 27th, please contact any one on the Nominating Committee.

Ed Frischer, Chairman
Kathy Platt, Vice Chair - Coordinator
Marilyn Engstrom
Tom Hart
Arlene Petruska
Denise Raisch
Ron Woolston

BINGO!!

Friday, September 25

Doors Open at 6:00

Games Start at 7:00



*Hospitality Committee's Annual
Thanksgiving Pie Sale!*

*Ordering details soon will be available
Pie pick-up - Tuesday, November 24*



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the first Tuesday of the month



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Chant, and the Hospitality Committee has continued its efforts to support our wonderful Enchantment at Hamilton community. You can always count on two of our members, Tuesday mornings and Thursday evenings, being ready to answer questions and help our neighbors.

It has been an active few months for our members because the Social Committee has also been very active. One of our functions is to handle the sign-ups and collection of fees for the activities that the Social Committee designs.

Our new cart has arrived and is located outside the library. It was purchased with the profits from our pie sale last November along with some help from our Board. If you have not had the opportunity to see it, stop by to check it out. Please put books you wish to donate and those that you borrowed and are returning on the cart. Our fantastic librarians, Mary Ann Walter and Rosina Cifelli, will be happy to put them in their proper places on the shelves.

If you have any questions about our community, if you need guest passes or ID cards, or if you would like to sign up for an upcoming affair, please remember that the hospitality desk is open for business on Tuesday mornings from 11 am to 12 noon and Thursday evenings from 7 pm to 8 pm. Come visit us. We are always happy to meet and greet....

Landscape/Snow Removal Committee

Lorraine Bean – Chairperson

The Landscape Committee needs your help!

What do we need???

We need a little bit of your time and effort to keep YOUR Enchantment Community looking the way YOU want it to.

How do we accomplish this???

When you are out for a walk, carry a small bag with you and fill it up -- with WEEDS!!!

The flower beds around YOUR clubhouse and YOUR pool have a weed problem. The stuff grows faster than our landscape contractor can properly police it. Common areas with mulched trees have a similar weed problem. Flower beds at the main entrance, same thing.

We cannot totally control weed growth, but we can do our

best to keep it at a minimum.

Please help us keep Enchantment looking its BEST!

Newsletter Committee

Audrey Frischer – Chairperson

Welcome to our newest member of *The Chant*- Dan Nitka. Dan has been working closely with our publisher to solicit advertisements for our newsletter. In this difficult economy, this is a tough job, so Dan's efforts are greatly appreciated. If you should know of any businesses that may be interested in advertising in *The Chant*, please contact Dan. As always, support the businesses that advertise in our newsletter, and tell them you saw their ads in *The Chant*!!

Thanks, Dan. Welcome to the team!

Social Committee

Dee Gambino-Chairperson

It's hard to believe that half of the calendar year is gone. It has been a busy and productive time for our hard working committee. We hope that our efforts and the planned events were interesting and fun for you. They were well received and supported by the Enchantment Community and we thank you sincerely. On Saturday, August 1, we had our first Car Show. It was a great success --wonderful entries, music, Mike's hot dogs, weather that cooperated, and a great turn-out made for a wonderful day.

The following is the calendar of events for the remainder of the year. Details are out for some, the others will follow. We will keep you posted of any additions or changes.

Saturday, August 29 - Oldies and Goodies Dance--- Poolside

Sunday, October 18 - Children's Halloween Parade--- Clubhouse

Saturday, October 24 - Wine Tasting and Residents' Art Show---Clubhouse

Sunday, November 15 - PreHoliday "DIVA" Sale (handbags and jewelry)---Clubhouse

Saturday, December 5 - Annual Holiday Party---Mercer Oaks

Presentations:

Tuesday, September 1 - Identity Theft Seminar---
Clubhouse

Wednesday, October 7 - A History of Hamilton Township--
Clubhouse

Both presentations are free of charge and refreshments will be served.

Active Adult Club

John Derasmo – President

The Enchantment Active Adult Club ended the first seven months of operations with \$924 in cash and no liabilities. Details of our financial performance are as follows:

Raffle Income	\$1,535
Net Bingo Revenues (after prizes)	\$ 302
Dabber/Refreshment sales	\$ 215

Raffle Supplies	(\$ 10)
Bingo Supplies	(\$982)
Other Expenses	(\$136)

Excess of Revenues over Expenses	\$924
----------------------------------	-------

The next 50/50 raffle is scheduled for August 27. Bingo will resume on Friday, September 25.

We have scheduled a General Membership meeting and annual election of officers for Monday, October 5, 2009 at 7:30 in the clubhouse. The club has five officers, each of whom is elected for a one year term. In order to allow sufficient time to prepare the ballots, anyone interested in running should advise any of the club officers by Wednesday, September 30. Current club officers are John Derasmo, Guido Giannotti, Rita Gore, Mike Kelliher, and Mary Ann Walter.

Nominations may also be made from the floor. The nominee must be present at the meeting. Votes will be counted by the appointed Election Committee (Roseann Carbonara, Bob Carrington, and Sue Simpson).

Thank You

Our community thrives on the efforts of our volunteers. The HOA Board would like to extend our thanks to every resident who gives of their time to make our community a better place. In this edition of *The Chant*, we would particularly like to thank . . .

* the residents who deliver *The Chant* – Ressa Besserman, Isabel Hersh, Steve Kovacs, Julia Prodan, Rhoda Schenker, Jeff Schenker, Ellen Sedacca, Alice Statz, Barry Young, and Martha Matwijcow

*Dan Nitka for volunteering to solicit advertisements for *The Chant*

*Phyllis Oehlman for preparing a restaurant “take-out” menu reference book for residents’ use (The book is in the clubhouse kitchen)

*Laura Mandeville, Jerry Russell, Lorraine Bean, Loretta Koller, Jean DiPietro and Sue Simpson for donating strings of white lights to Social Committee

*Joe LaRubbio, Dave Rapoza, Lee Platt, Rich Smith, Jack Garrity, Steve Schiffer and Bill Pellicane for wiring the pergola for the annual party by the pool

*Larry and Renee Guest for our musical entertainment pleasure

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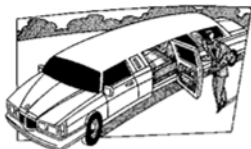
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