

# THE CHANT



Homeowners' Association

Volume 37 The Official Publication of Enchantment at Hamilton February 2015 Digital Issue 1



## THE CHANT-TONES PERFORM

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

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Libby Fischberg  
Louise Rapoza  
Jeff Schenker, Liaison

**Newsletter Distribution Volunteers:**

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Homeowners' Association**

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| Hospitality            | Sally Ashmen              |
| Judiciary              | Jack Flood                |
| Landscape/Snow Removal | Lorraine Bean             |
| Properties             | TBA                       |
| Pool                   | Lee Platt                 |
| Social                 | Calendar Girls<br>and Guy |

**Clubs**

Enchanted Women's Society Sharon Weiner  
Knitters & Crafters Sara Levitt

## BOARD PRESIDENT Steve Statz

Last year we commissioned an update to our reserve study, performed by Falcon Engineering. The study was performed in accordance with generally accepted practice and included estimating the remaining life of our facilities, and the amount we have already set aside in our reserve account. The Home Owners association is required to maintain a reserve fund to finance the replacement and repair of our common property. The updated reserve study indicates



that we must increase our contribution to the reserve fund to account for the increase in the costs of replacements and repairs estimated by the engineering study. The Board will be meeting with Falcon to clarify some of the assumptions, and recommendations. In addition, the report will be reviewed by the finance committee so they can help determine the amount of increase we should apply. The increase will be included in the 2016 budget.

Our volunteers are key to keeping our expenses down, since they provide services we would pay for if they did not help out. It is unfortunate that the participation of volunteers has been declining over the years, as the novelty of our community wears down. The volunteers have dwindled to a stalwart few, and as we age, more and more of our community upkeep will require spending money for services. Unfortunately this is in parallel with the aging of our physical plant, which will require more attention as it ages.

Do you know that the volunteers who produce this Chant newsletter actually generate income for us? Our thanks to the volunteers who 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. Another of our key committees is the finance committee that watches our expenditures to insure we get the best bang for our

buck+. A thank you also goes to the Social Committee for all the events they organize throughout the year, and to the Clubhouse Committee that sees to the care and upkeep of our clubhouse and its contents. The Maintenance Committee takes care of the rest of the property, fixing the gates, overseeing the pond care, and more. The Landscape Committee will be working with our landscape contractor to assure the appearance of our community is the best ever.

As I have reported previously, the Robertson Douglas Group (RDG) has confirmed their intention to satisfy their obligations under the bond held by the Township. Members of the Board will be meeting together with the Township and the RDG in early Spring to finalize the list of items to be completed.

A major part of the charm of Enchantment is a result of the work of volunteers. Being a volunteer gives you a greater sense of community and helps you develop new friendships. This really contributes to a %small town+atmosphere and helps you to %live the Dream+.

## **BOARD VICE PRESIDENT**

### **Tony Gambino**

Hello my friends hello ó as Neil Diamond sings. We are now in the middle of our cold and dark winter months. It's time to hibernate ó relax, read a book, take a nap or just do



nothing. Rejuvenate our minds and bodies and get ready for the warm months ahead.

Your Board meets every Wednesday morning with our Property Manager in order to stay informed of commitments to our community. We review contracts, meet with vendors, discuss finances, inspect our clubhouse and address other issues that may be brought to our attention. Our insurance policies are kept up to date and all Board members, volunteers and residents are protected by them.

In the spring we will be meeting with Hamilton Township officials and representatives from the Robertson Douglas Group (RDG) to revisit proposals for the inspection of sidewalks, trees and shrubs and other issues that arise in order to complete the transition process.

The recreation committee, which becomes active again this year, will meet to choose a chair person and discuss their mission. Suggestions for recreational activities are welcome. This year Pickle ball and ping pong have been added and proved to be very popular. Get ready for a good year. Committee members and volunteers are always welcome and can help us **ōLIVE THE DREAM AT ENCHANTMENTō**.

**BOARD TREASURER**  
**Jeff Schenker**



Snow in January! Snow in February! What's up with this rate we may get snow March. Who would have thought this could be possible? We are after all, the Garden State. Global warming? Who came up with that? Must be some scientist from South America! No doubt we are all sick of this weather and can't wait for spring to arrive. Thankfully it's only a few weeks away. My golf clubs are slowly getting ready to come out of hibernation. I just need my body to defrost.

Compared to last winter, this year actually hasn't been so bad. We have had quite a few snow events but nothing like last year's unrelenting major snow storms that killed our budget. Between our \$90,000 budget line, the remaining approximately \$20,000 in our snow reserve, and the small township rebate, I'm hopeful that we can get through this winter and December without any shortfall of funds. We spent \$37,000 in January and \$43,000 in February so in the end we are at the mercy of Mother Nature who we all know is rather unpredictable. Just as a reminder, I recommended and the board approved the \$90,000 for snow since it was the average amount that we have spent over the years. Averages can be tricky. Spend \$35,000 one year and \$145,000 the next and the average is \$90,000. One year

you're a hero and the next you're a bum. As always, the board's top priority is the safety of our residents when making decisions about snow removal and salting the roadways.

The 2015 year has gotten off to a typical start with no atypical expenses. Our cash position is good due to the fact that we have approx. \$90,000 in our Working Capital Fund. These funds give us cash to use early in the year when expenses like snow removal exceed our income from monthly dues. Without it we would have major cash flow issues. As usual, I'll keep paying our vendors and funding our reserves. The board and I, along with our manager, will monitor our funds to make sure our community needs are met in a fiscally responsible manner.

Looking forward to this spring, Steve and I hope to be walking the community with Township representatives and Fred Patterson from RDG. The goal is to finally get transition done. They both have made a commitment to the board to be here and seriously get our remaining issues resolved. Hopefully this can be accomplished. I'm looking forward to seeing you around the community when we finally defrost.

## **BOARD SECRETARY**

**Kathy Platt**



Not too much has changed in the last month. There are sign-up sheets in the clubhouse for Committees. Upon your next visit to the Clubhouse please take a look at the choices of committees and join. These committees are the backbone of our community and always need new members.

We have made the determination of fines that will be levied against anyone for violating the Rules and Regulations of our community. Copies will be distributed at the HOA meeting on January 22 and will also be sent via e-mail. There will be copies in the Clubhouse at the hospitality desk for those that do not have e-mail.

For those of you who walk around the pond you have probably noticed that we had some repair work done on the path. There is still some more that needs to be done but it has just gotten too cold. A project for the spring.

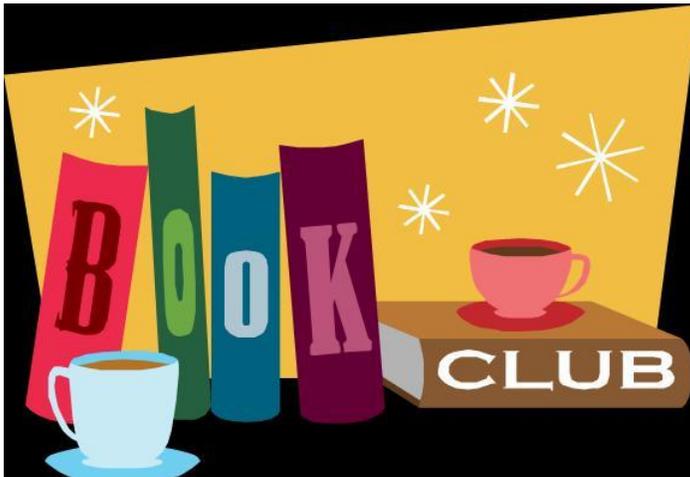
C&L Contractors will be sealing the parking lot again in the spring at no cost to the community. They sealed it last year but it did not take and they have offered to seal it again at no cost to us.

The budget is posted on our web site for those interested in reading it.

The new stop sign on Sedona and Monte Carlo is working. MOST drivers stop and then proceed. We are going to be adding a Stop Sign on the exit side of Sedona at the intersection with Monte Carlo. That will make the intersection a 4 way stop.

We are obtaining the snow and leaf removal bills from the contractors and submitting them to the township for reimbursement. We do not get full reimbursement but every little bit counts, usually a few hundred dollars.

## To All Enchantment Readers:



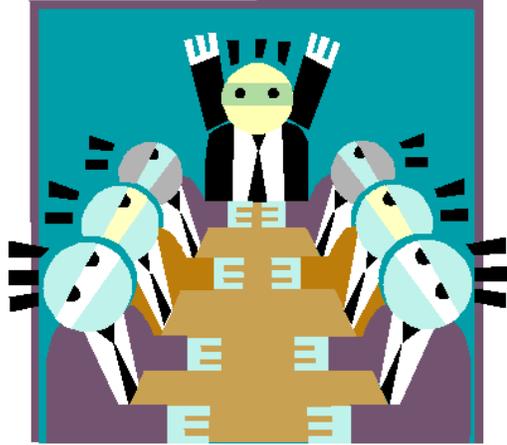
Join the Book Club at 10 am on the third Tuesday of every month at Barnes & Noble.

All members of the community are invited

## BOARD TRUSTEE

### Stephen Fischberg

With the continuing snow and ice conditions this winter, the Board has been working with our contractor to keep our community safe at as little cost as possible.



We have continued to meet with our management company on a weekly basis to deal with the ongoing needs of the community. We are in the process of getting bids and interviewing companies to deal with the pool operations.

Although we are in the middle of winter, Spring is around the corner. The proper forms must be submitted to the ACC committee for approval before any exterior changes are made to our property or homes.

I would also like to thank the many home owners who have volunteered to serve on our committees. If you have not signed up for one and would like to serve, please contact any Board member; it is never too late.

# CONNECT WITH FIRSTSERVICE CONNECT

Here at FirstService, we value our relationships with our clients, and are always striving for new ways to keep them strong. Working closely with your Enchantment Board in weekly work sessions, we are always trying to bring the most value to your vendor contracts and ensure the property is well maintained.

We also value our technology; we have a website called FirstService Connect. Feel free to contact me or our customer care center for a login. The website allows you to view your account balance, submit work orders and of course communicate with management. If you have a request please contact us during normal business hours at [732-403-8151](tel:732-403-8151) or our Customer Care Center operators can help to expedite your request immediately and of course emergencies can be handled this way as well by calling [800-870-0010](tel:800-870-0010). This phone line is 24/7 access to Customer Care for every day questions until 6pm. After 6pm this line can be used for emergency situations.

I have truly enjoyed my time working with the Enchantment Homeowners and Board. One could only hope to work with such great people.

Ross E. Rutman  
Regional Director  
FirstService Residential

# Party On

The 2014 Annual Holiday Party - our 10th - was once again held at Mercer Oaks with Brett Gash as the DJ.



Click for more pics of our [2014 Holiday Party](#) taken by Mark Maleson

Click for even more pics of our [2014 Holiday Party II](#) by Alice Statz



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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 Tuesday evening poker are always looking for additional players. All new residents are welcome to join. Follow upcoming events on your E-Mails and in the Chant.



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.

# ETHNIC COOKING SERIES

## Kosher Cooking

November saw the beginning of an Ethnic Cooking Series. Rabbi Yaakov Chaiton's wife Chana did a history and Tasting of Kosher Cooking. We hope to do 4 more tastings in 2015.



Click for more pics of [Kosher Cooking](#) taken by Betty Maleson

## LADIES ENCHANTED SOCIETY

### Sharon Weiner

This has been a very cold winter but we are still meeting every Thursday in the club house from 1 P.M. Until ?. Our favorite is playing Rummikub, but we are always open to learning and playing other games. We have been teaching some new residents the game and now have 3-4 tables going at once. All new female residents are encouraged to join us.

December 2<sup>nd</sup> we had our Holiday Luncheon at Mannino's 3. It was a great success.

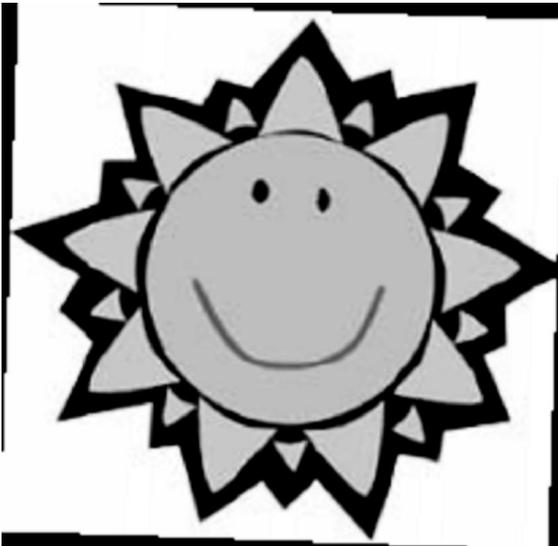




In February we had a soup/salad and sandwiches in the club house and all the women made delicious goodies. Everyone had a great time.

In March our St. Patrick's Luncheon will be happening. A flyer will be e-mailed to all and posted in the clubhouse. The end of April we are doing a group trip to Grounds for Sculpture with a guide, May is our Tea and June is our pool side Party. If you have any ideas for activities for the Ladies Group, please do not hesitate to call or e-mail me. We can do more than one activity per month.

So new and old residents please join us for games and fun activities.



*Illness, Hospitalization,  
Bereavement in  
the Enchantment  
neighborhood . . .  
Let the Sunshine  
Committee know  
Contact Arlene at  
838-7381 or  
Alice at  
[astatz@optonline.net](mailto:astatz@optonline.net)*



**LADIES**



*Coffee & Conversation  
at Panera Bread*

**9:30 am**

**the first Tuesday of the month**

## **SOCIAL COMMITTEE**

**Mela Griffiths-Secretary**

**Dee Gambino- Communications Chair**

**Members-Calendar Girls and 2 Guys**

**Today is February 1, 2015---Super Bowl Sunday---  
listening to the weather forecast of another “White  
Out”. Hopefully it doesn't happen  
because tomorrow is  
February 2nd--- Ground Hog's Day--  
-Please Mr. Ground Hog don't  
see your shadow- --don't mistake all of  
that white stuff as sunshine--  
Please “THINK SPRING” ! Spring is  
Good! Everything in the whole world  
wakes up, starts to grow and look beautiful. Makes you  
feel like doing something special!!!!!!!!!!**



**That's what the Social Committee is here for---to do  
special things for you.**

**We want to keep you happy as well as informed. Let us  
show you what is in  
store for you. All of the details aren't complete but we  
hope you like what we have planned. As Mary Ann  
Hughes asks-----”Do you want to have Fun? Fun?  
Fun?”**

**Our Calendar of Goodies for you:**

**February 23rd----Edie Glover /Special Presentation Plus  
Chocolate Delights**  
**March 21st-----Pasta Plus+ Night**  
**April 14th-----New proton Cancer Therapy Presentation**  
**April 15th -----Atlantic City Bus Trip**  
**May 19-----NorthStar Veterinarian Talks About Our  
Pets Presentation**  
**May or**  
**June-----Lee Platt brings back the “Car Show” Bigger  
and Better**  
**July 5th-----Ice cream Social Plus+ July 4<sup>th</sup> Celebration**  
**July 25th-----Annual Pool Party (The Theme Remains to be  
Seen)**  
**October 18th----Childrens' Halloween Parade**  
**October 26th----Adult Halloween Party**  
**November ???----Soup and Stuff Plus+ Hmmm!**  
**December 5th----Annual Holiday Party**

**There will also be two concerts given by Lou DiPietro and his  
Chant-Tones.**

**Stuart Goss has planned more informative and fun  
presentations. To our delight we have booked more Ethnic  
Cooking History and Demo Classes.**

**Once the final dates and plans are decided upon you will  
receive emails and flyers with the info and reservation forms.  
Keep a lookout for them!**

**Is It Spring Yet??????????????**

# Chant-tones perform in front of a packed house



Click for pics of [Chant Tones Holiday Concert](#) by Mark Maleson

Click for even more pics of [Chant Tones Holiday Concert](#) by Phil Shuman

Click for the [Chant Tones Holiday Video](#) taken by Joel Hughes

HURRY!  
HURRY!  
HURRY!

Hi Everyone,

We have the  
guaranteed  
cure for the  
winter

blues. Hurry to the clubhouse to sign up for our Spring Trip to AC on April 15th. Just the thought of walking on the boardwalk, breathing in the ocean air, feeling the sun on your face and of course winning lots of \$\$\$ will make you feel warm and good. Don't forget to drop your check in the box (\$25 pp) to assure a seat on the bus to be part of a wonderful day at the shore with your friends and neighbors.

Betty & Mark Maleson  
23 Monte Carlo  
931-0691



## KNITTERS AND CRAFTERS

### Sara Levitt, Chair



Welcome knitters.

We would like to thank everyone who Knitters and Crafters Club to make it club within our community. We are residents who have ideas and projects that we can share together.

participates in our such a successful always looking for

Hopefully, old and new faces will continue to enjoy our activities at Enchantment. Please join us on Thursday evenings at 7:00 pm in the library.

Jacqueline (Betty's granddaughter) looks forward to coming to knitting "class"- this is what she calls it. She loves to see her friends and chat with them while she knits. The last time she came she was working hard on a scarf she was making for her Mom for Valentine's Day. Betty has been teaching her some more involved knitting techniques since she wants to spread her knitting wings and make a hat. She's so excited!



**PICKLEBALL**  
**Jeff Christides, Pickler**

The Enchantment Picklers are playing three mornings per week, 9:00 till 11:30, at the Saw Mill Y. There are typically 10-12 of us. Since it is a public venue, there are usually four to five non-residents. But because there are three courts at the Y, everyone seems to get their fill.

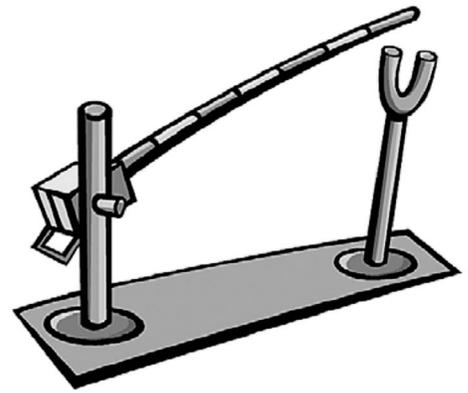


Although we have found other locations to play, we feel fortunate that the Hamilton Y is so convenient. We are, however, looking forward to the Spring and going back to the friendly confines of the Enchantment courts.

# Thanks to those residents who maintain the windscreens on the Tennis/Pickleball Courts



# 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.