THE CHANT



Homeowners' Association

Volume 40 The Official Publication of Enchantment at Hamilton August 2015 Digital Issue 3



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.

Lee Levitt, Editor-in-Chief Libby Fischberg Louise Rapoza Jeff Schenker, Liaison

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Enchantment at Hamilton Homeowners' Association

Wentworth Property Management

Customer Service Center Alexis Molzon 732-403-8102

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Properties TBA

Presentations Stuart Goss
Pool Lee Levitt
Social Calendar Girls

and 2 Guys

Clubs

Enchanted Ladies' Society Sharon Weiner Knitters & Crafters Sara Levitt

Dear Enchantment,

I wanted to take a moment to write the community to inform you that I have submitted my resignation to FirstService Residential and my last day will be Wednesday August 12th. Alexis Molzon will be taking on the role as your Community Manager. Alexis comes with several years of experience and I am confident she will be a great fit for Enchantment.

It's been a real pleasure to work with each of the residents at Enchantment this past year. I will especially miss working with the board. We have learned a lot from one another and have had some GREAT times as well!

I am not leaving the industry however, I will be moving on from property management. I have accepted a position with JGS Insurance. I'm very excited to start a new chapter in my career and will miss working with each of you every day! As a reminder please continue to utilize the Customer Care Center to reach Alexis: 800-870-0010.

Enjoy what's left of summer and be well!

Ross Rutman



Save the Date Enchanlment's

Eleventh Annual Holiday Party Saturday, December 5, 2015 6:30 PM to 10:30 PM Mercer Oaks Clubhouse

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The Menu will cansist of Butler served Kars d'Oeuvres Chaice of Three Entrees

Dessert

Wine, Beer, Sada, Coffee and Tea Dining and Dancing Music by "DJ Brett Gash"

\$58 per person



BOARD PRESIDENT Steve Statz

Summer, as in the past, has brought a recess in the monthly meetings of the Home Owners Association. The normal business meetings for July and August have been cancelled. Members of the Board meet weekly with the property manager to perform the normal tasks of maintaining the property and paying our bills. Our Committees have been active with pool parties, landscape work, and planning, etc., including developing budget recommendations for next year.



Our next election for Board Trustees will be held this October. One trustee position with a term of service of three years is available. The only requirement of a Trustee is that you are a homeowner with a desire to maintain our property values, and keep our community a good place to live. It is very important to be thoughtful in the selection of your trustees, since they serve a three-year term, and the turnover is slow. Please consider volunteering for this opening, or encourage others you might consider more qualified, to volunteer.

I want to thank Tony Gambino for his tireless efforts on behalf of all of us to get transition completed, and to make sure our vendors follow their contracts. He is retiring from the Board this year, after completing his three-year term. The Board will prevail on him to stay involved as a representative of the Board for specific tasks, since his guidance and negotiating skills will be greatly missed.

There have been occasions when residents, guests or visitors are using the exit lane on Sedona to enter our community. The Board considers this a serious safety issue. The Board has developed a resolution to be added to our bylaws that will provide for fines to be levied on residents who are identified causing an unsafe condition. We authorized an upgrade of the gate camera system that will provide clear identification of the offending vehicles. With this identification we will be imposing fines on those residents who cause the unsafe condition. The fine will also be imposed on a resident if it can be determined that their guest is causing an unsafe condition.

Key Fobs

There are a number of new residents in our community, so I thought it would be a good idea to review the issue of key fobs. When the original residents closed on their homes, they were issued two key fobs, without charge. The key fobs were activated to allow entry to the clubhouse, and to activate the entry gates.

The key fobs are two different devices in one shell. The clubhouse activating device is essentially a passive device much like the anti theft device in a retail store. It must be placed on the key sensor at the entrance to the clubhouse. The second device in the key fob is a radio transmitter that sends a signal to open the resident gates. This device requires a battery and illuminates the red light on it. If the red light does not glow when the button is pressed, the battery must be replaced.

When you bought your home from the previous owner, you should have received the key fobs. If you did not, you must either contact the seller and obtain them, or purchase new ones.

In addition, residents are able to purchase key fobs that can be given to others which operate the entry gates only. They will not allow access to the clubhouse. This could be used by a housekeeper or an aide. It is possible that the previous owner had one of this type of key fob, which would explain why it does not work at the clubhouse.

POS

The POS (Public Offering Statement) contains the articles of incorporation for our Home Owners Association (the Declaration). It also contains the deed restrictions, bylaws of the corporation and the rules and regulations. As a homeowner, you are a member of the corporation with all the rights and obligations that entails.

If you did not receive the POS from the seller, you may purchase one from the property management company. While the Board attempts to have minimal impact on the members/residents, it will enforce those bylaws, rules and regulations, as required by law, such as imposing fines for late payment of the maintenance fee. The Rules and Regulations can be found on the Enchantment web site.

On the point of delinquent payment of the maintenance fee, the bylaws require the Board to accomplish a collection process that includes demand for payment in full for the year for extended delinquency. The privilege of paying a monthly installment of the maintenance fee must be revoked on accounts that are severely delinquent. This is a part of our state approved charter, and is there to protect all of us from having to support someone who cannot meet his or her financial obligation.

BOARD VICE PRESIDENT

Tony Gambino

This past year has brought us extreme weather. Lots of snow, ice and very cold temperatures in winter and spring and summer being overly hot, humid and wet. Considering all of this, Enchantment looks beautiful



and is still the Premier Adult Community in Hamilton Township and the surrounding area.

Our landscape vendor has worked diligently to keep our lawns and those of the common areas looking good. Fertilizer, broad leaf weed, crab grass and grub control have been applied. Additional fertilizer and potassium was applied in July and the entire community was treated with tick control. A chemical was applied in August to kill the nutsedge grass. In the fall mums will be planted to beautify the entrance to the community and also in some of the common areas. In late fall leaves will be blown from residents front beds, the common areas and the streets.

A recreation committee has been formed and has met to discuss activities that may be of interest to our residents. Any suggestions and new volunteers would be welcomed.

On August 4th your Board met with Fred Patterson of the Robertson Douglas Group (RDG) to discuss transition. Negotiations went well and should be completed soon.

After serving six years as your Board Vice-President I will not be running for another three year term. My time on the Board has been both rewarding and frustrating but having served on a Board that is dedicated and hardworking has given me great pleasure and a feeling of accomplishment.

Thanks to all the volunteers who help us continue to LIVE THE DREAM AT ENCHANTMENT.

BOARD TREASURER Jeff Schenker

It's hard to believe that
I hope everyone had a
spent it here at
shore or traveling the

great one whether you Enchantment, at the globe. As I've often stated,

our community continues to be in a sound financial position. We have sufficient funds to pay our bills and fund the reserve accounts this year. The brutal winter depleted our snow reserve fund except for \$5000 which won't go far if we have any snow event in November or December.

The board received our engineering report which updates our reserve requirements for future needs. It indicates that we have to increase the amount we put away annually. We are going over our options but it appears that we will have to increase our dues by approximately \$20 just to cover our reserve requirements. The board hopes to spread this increase over two years. In addition there are a few budget items that will necessitate an increase in our dues. We will be mulching our entire community next year and we have been doing additional treatments to our lawns for fungus and ticks. The board is committed to maintaining our community and keeping it looking and functioning well. We will try to keep the increase as small as possible but doing nothing would be fiscally irresponsible. An additional \$10 a month is probable to cover the mulch and lawn treatments. We all have a sizeable investment in our community and homes and we want to maintain or increase the property values of Enchantment. The board will be working on the budget and hope to have it finalized by the September HOA meeting.

One of the things that keep our costs down is the work done by our volunteers. Whether it's changing filters, setting up for events, or making small repairs or improvements, our volunteers help maintain our community and do it without any compensation. As always much thanks to all of them.

BOARD SECRETARY Kathy Platt



It doesn't seem possible that the summer is almost past and fall will be upon us in just another month. Hope you have all had an enjoyable summer. As you know your Board has been busy keeping Enchantment the desirable adult community of Hamilton and surrounding areas.

We have been working with Robertson Douglas and the Township in an attempt to finalize transition. Hopefully all will be settled by the time the Chant is published.

We are currently getting bids to have the cracks filled in the streets and parking lot of the Clubhouse before the weather turns too cold to get it done. The front doors of the Clubhouse have been painted and look much better. The pergolas at the bocce courts are being repaired; they have some rotted wood that needs replacement.

The Social Committee was busy over the summer with the ice cream party and the Miss Moshe party. Both were a big success. They are now planning events for the fall and winter. What a great committee with fun ideas to entertain our residents.

Clubhouse Committee has not met over the summer but will resume in the fall.

Our landscape has been maintained by LMS and supervised by Tony Gambino and Lorraine Bean. Lorraine did an exceptional job of picking the flowers for the entrances and around the clubhouse and pool.

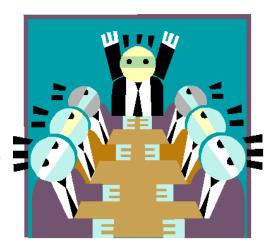
There will be a position open for the Board starting in October. If you are interested or know someone that may be interested please encourage them to run for office. It is a very rewarding position knowing that you are a part of helping residents Live the Dream.

Wishing you all a safe and healthy ending to the summer and beginning of fall.

BOARD TRUSTEE Stephen Fischberg

As of July 26, 2015, I am pleased to report that all entrance and exit gates are operating fully. The landscaping company has been around the community trimming trees.

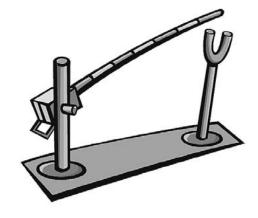
The hot dog party on July 3 sponsored by the Pool Committee, as well as the mid-summer pool party, sponsored by the social committee were both very successful, and enjoyed by mania our residents.



We are looking forward to our ending the season with a hotdog party sponsored by the pool committee.

The Board and pool committee members are working diligently with RMS (the new pool company) to resolve ongoing issues.

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.

FINANCE COMMITTEE Ken Prizeman, Chair

The finance committee was requested by the HOA board to put together a proposed budget for the 2016 year. Our committee will be meeting in August to discuss the budget and will present a consensus budget to the board. As our community matures the budget process on many of the expenditures does become easier but certain expenses like snow removal is a pure guess on our part. Also the engineers report on the replenishment reserve is an item that will affect next year's budget and this is an open item at this time. We will be contacting the various committees for their input on their proposed expenditures. The committee plans to submit the consolidated proposed budget for 2016 to the HOA board for their review and approval in September.

CLUBHOUSE COMMITTEE Floyd Weiner, Chair

Your CLUBHOUSE COMMITTEE continues to keep the clubhouse as pristine as possible. Repairs to one machine in gym that is not working properly are in progress and should be completed shortly. An ice maker was purchased at a garage sale by Alice Statz for \$20.00 and seems to be working wonderfully. Thank you Alice.

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 at 7P.M. are always looking for additional players. 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.

POOL COMMITTEE Lee Levitt, Chair



Two days before our annual Independence Day hot dog pool party sponsored by the pool committee the Township closed the pool due to a failed inspection.

I want to express thanks to our property manager Ross Rutman who kept on top of RMS, the pool company and the situation and got our pool back open for the July 4th pool party.

Click to view July 4th hot dog party photos

I also want to wish Ross well in his new job and welcome Alexis Molzon to Enchantment as our new property manager.

On August 10th, the pool was again reinspected by the township and we passed.

The pool committee will sponsor an end of season pool hot dog day. Emails about the event should arrive soon.

We still do have almost a month left to enjoy the pool so please avail yourself of this wonderful facility.

Some rules to consider while doing so:

When you leave a table for the day, please lower the umbrella. Winds have a way of damaging them.

For everyone's safety, please do not run in the pool area or jump or dive into the pool.

Diapers are not allowed in the pool. However, you may bring a small pool for your grandchildren to play in.

Again, enjoy your summer.

The Annual Pool Party was held July 25th

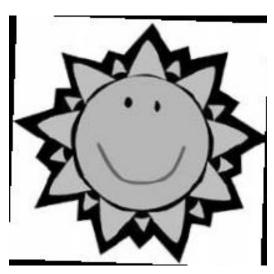
Click to view Pool Party photos

Spring Concert and Dessert

The Spring Concert featured Lou DiPietro and the Chant Tones. "Music for a Spring Evening with a Little Rock and Roll" was held at the Clubhouse on Saturday - June 13 from 7PM to 9PM.

Our fantastic Lady Bakers once again provided the desserts for the evening.

Click to view Chant Tones Spring Concert photos
Click for more Chant Tones Photos of the Spring Concert



Illness, Hospitalization,

Bereavement in the Enchantment

Neighborhood . . .

Let the Sunshine Committee know

Contact Arlene at 838-7381 or

Alice at astatz@optonline.net



LADIES



Coffee & Conversation

At Panera Bread

9:30 am

The first Tuesday of the month

4th of July Celebration Ice Cream Social

Featured your favorite flavors and toppings with an all you can eat deal. Make your own! Mmmmm!!

Click to view July 4th ice cream social

Social Committee Mela Griffiths---Secretary Dee Gambino---Communications/ Chair The Calendar Girls and 2 Guys



The summer months have seen the return of the Water Aerobics Class. Good timing for it this year. (Hot! Hot!) We shared in presenting The Chant Tones "In Concert with a little rock and roll" and the Thunder Baseball game where they sang the Star Spangled Banner to open the game. You were invited to tour The Baps Shri Swaminarayan Mandir Temple, a magnificent structure.

The Ice Cream Social was part of the July 4th Celebration and July ended with the annual Pool Party "Mish Mash." It was great fun! A pretty busy 2 months.

Now we are in the hazy, lazy days of August---Rest! Enjoy!---and look forward to the good times that are planned for the remaining Social Schedule.

Stuart has a special presentation for you on Thursday-September 17th. Steve Besserman will show his autobiography film which he produced called "Bunnie." A flyer with the info and sign-up sheets will be available soon.

Sunday-September 20th is for Ladies Only---"Fashions by Chicos" at 1PM. The show will be featuring 12 lovely local models (Enchantment's Own). Hors d'oeuvres and desserts plus punch will be served. Further info to follow.

The Malesons are gearing up for another Atlantic City Casino run on Wednesday, October 14th. As soon as Hotel info, etc. is received, you will be advised. They always plan a good and fun day.

Halloween will be big with us this year---2 events. First will be the Children's Halloween Parade on Sunday- October 18th and second will be an adult Halloween Party with costumes at the clubhouse on Saturday-October 24th. BYOB of course --- really looking forward to that one.

The event of the year is our Holiday Party on Saturday-December 5th. A "Save the Date" flyer is included in the Chant and will also be available online.

Invitations with a RSVP will be delivered by the end of September.

These events are only successful with your participation-----Looking forward to seeing you all.

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 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. 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 Rutman

Regional Director

FirstService Residential

KNITTERS AND CRAFTERS Sara Levitt, Chair

Welcome knitters.

We would 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

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 in the library.

Have a great summer.









Enchantment Book Club News

Date: First Wednesday of the Month

Time: 10:30 AM

Where: Main Room in the Clubhouse

The Enchantment Book Club had a reorganization meeting on April 1. It was decided that the meeting will now take place on the 1st Wednesday of the month at 10:30 am at the Clubhouse. Coffee and Tea will be served.

Book selections for the year were decided at the May meeting. The list was posted



meeting. The list was posted on the bulletin board at the Clubhouse.

The Book Club now has a core group of 12 people. Everyone in the community is invited to attend. If you would like your name added to the email list contact Nancy at oc23girl.com A copy of the reading list will be sent to you. (Monthly commitment is not required.) Hope to see you at the next meeting. Happy reading! "Living the Dream, one book at a time."

ENCHANTED LADIES SOCIETY Sharon Weiner

Spring is here after a very cold winter. Enchanted Women are still meeting every Thursday for games in the club house from 1P.M. Until? We are always open to learning and playing new games. Our favorite game is



playing Rummikub and we have been teaching some new residents the game. All new female residents are encouraged to join us.

If you have any ideas for activities for the Ladies Group please do not hesitate to 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.

Thunder Ball Game

On Saturday, July 11, 2015 at Arm & Hammer Ball Park the Chant Tones sang our Country's National Anthem before a crowd of 5,200 Thunder baseball fans. This is the second year the Chorus was honored to perform our National Anthem before the start of the Trenton Thunder Game.

The Chant Tones thank Dee Gambino and the Social Committee for arranging the night at Thunder. We also would like to thank all those who purchased tickets.

It was a pleasure to sing at the ball park as well as; to see the Enchantment families, children and grandchildren who enjoyed the game, the great weather and the fireworks.

In 2015, the Chorus has given eight performances at various venues around the area. We have bookings through December. Based on our present schedule, we will have given 13 performances in 2015 with the probability of additional bookings. Based on the audiences' enthusiastic response to us, they have enjoyed our music as much as the Chant Tones have enjoyed bringing the music to them. Some comments after our last show at Morris Hall on July 15 were "Thank You, You brought Broadway to me this afternoon" and "When are you coming back."

Click to view Thunder and the Chant Tones photos

BEEP! BEEP! TOOT! TOOT!

Our Car Show returned to the Enchantment Parking Lot Saturday - May 9th from 11AM to 2PM. Chairman Lee Platt and Co-Chairman Tom Smetanka rounded up a fantastic group of cars for your viewing pleasure.

Bill and Jean Harbach again opened their home for you to view Bill's vast miniature car collection.

The Roadside Grill served up its special hot dog with all of the fixings --- soda, water and snacks were also sold.

You can view photos of this event by clicking: Click to view Antique Cars photos

Click to view More Antique Cars photos

I just wanted to take a moment to share the Fitness Room Rules.

Use of the Fitness Room will be on a first-come first-use basis. Use must be limited to 30 minutes when others are waiting for the equipment.



- Equipment may not be operated by anyone younger than 19 years old
- Users should consult their physicians for exercise recommendations
- Users should wipe down the equipment before and after use
- Those using exercise equipment do so at their own risk. It is strongly suggested that those exercising should always use the "Buddy System" and have another person present while they use the equipment
- Proper attire must be worn, at all times, including tennis shoes or sneakers and a shirt.
- Where required and posted, sign-in sheets must be used
- Attempt to share the TV and be mindful of volume when others are present

In addition to these rules please be mindful and courteous towards your neighbors. We take pride in our community and how neighborly everyone can be.

Should you have any questions or concerns; please feel free to reach out.

Thank you!

Ross Rutman
Regional Director
Ross.rutman@fsresidential.com

Dedication of the Pond Naming Stone

was held on Saturday-May 23rd.

Henry and Isabel Hersh held the dedication of the Pond/Basin Naming Stone on the opening day of the Enchantment Pool – Memorial Day Weekend.

The winning name was offered by Kathy Woolston.

To view photos of this event click on: Pond Stone Dedication/

PICKLEBALL Jeff Christides, Pickler

Hi Everyone,

Have you played racquet sports (tennis, racquetball) but just cannot get around like you used to? Do you feel the need to be active? Then Pickleball might be for you. We started it here last spring. Just like it is taking off in senior communities around the country, it has taken off here. Last season we had 40 different residents try it. Your neighbors played over 3,600 games. For some it is addictive.

Rather than explain here what Pickleball is, Google "what is Pickleball".

What you need to bring is some water and a pair of court shoes/tennis shoes. Running shoes, street shoes, flip flops etc. are a no no as they do not protect the

court and more importantly do not protect the ankles.

Click here for Pickleball photos



Mike Migliori and Lee Levitt won the annual Pickleball tournament. They went undefeated displaying impressive agility, strategy and athleticism.