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Homeowners' Association

Volume 19

The Official Publication of Enchantment at Hamilton

Fall 2009





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Newsletter	Audrey Frischer
Social	Dee Gambino
Transition	Steve Statz

**Clubs**

Active Adult Club	Ronna Wybraniec
Knitters & Crafters	Sara Levitt & Diane Nevaras

## CONGRATULATIONS

### Enchantment at Hamilton's Newly-elected Executive Board

**Steve Statz ~ President**

**Tony Gambino ~ Vice President**

**Jeff Schenker ~ Secretary**

**Anthony Scalcione ~ Treasurer**

**Larry Guest ~ Trustee**

## MESSAGE FROM THE BOARD

### President – Steve Statz

Our community has begun its journey into our own future. As you know, the last house was sold in the Spring, so the builder no longer has a member on the Board. In addition, our Board will now have its designed continuity; since after this past election, all future Board member terms will be for three years. This will have a stabilizing effect for all of us. Tony Gambino will be on the Board for the next three years providing continuity never before assured. In addition, Jeff and I will be here for the next two years. This will allow all of us to get new board members up to speed and familiar with the Board's duties much more effectively than in the past. Going forward, only two board members should change in any year. Tony S. and Larry were each elected to one year terms.

You are also aware that we changed our management company. This new company has many more resources to help us maintain and improve our property. You will see some changes as a result of both the new Board and the new management company. The most visible change at our open meetings will be that the property manager, Rachel Rutman, will have a more prominent role in running the meeting. It is our intent that the management company manages the property. In addition to our minutes of meetings, our financial statements will be posted to both our own and Wentworth's web site, so you will be able to see how we are caring for our common property.

The new Board has met with our attorney to clarify the responsibilities of our officers, the Board's relationship with committees and other issues. Additional working sessions will be held in the coming weeks to formalize and publish the process the Board will follow in approving members of committees, to establish committee liaison members, and to review committee mission statements. We will also select a date for our next open meeting, since the one in November is cancelled (Thanksgiving). The meeting will be early in December, as it was last year.

The previous Board authorized having the pergolas and the club house dormers repaired and painted before cold weather sets in. I hope we can accomplish this soon, if not, then in the Spring.

### Transition

At last, the final report has been transmitted to the Robertson Douglas Group. Our attorney has requested a meeting with them in early December, allowing the builder to study the report, before opening negotiations. The Board will meet with the attorney and engineer in November to establish priorities as to what corrections are most important to our long term financial strength. There is nothing in the report that we do not already know. It clearly documents all short comings against the design requirements of the Township, accepted industry standards, and the builders approved plans. There should be no argument regarding the facts, the only discussion should be to how to remediate them. We are all aware of the financial problems currently affecting developers, so we have been warned that some time must elapse before we see the fixes we seek.

## VICE PRESIDENT - TONY GAMBINO

To the residents of The Enchantment Community:

I would like to thank everyone who voted for me. I will be diligent in performing my duties and do my best for all the residents of our community.

Tony

## PAST HOA PRESIDENT - ED FRISCHER

This past year has been an eventful one filled with many tasks and goals for the past board. Although some issues remain open, many have been completed. A significant accomplishment was the selection of Wentworth as the community's new property management company. The change of property managers should result in a significant number of positive changes for our community. Many felt that prior management was not a quality service provider. This created many problems for the Board, the committees and residents. Even in the relatively short duration of the community's relationship with Wentworth, there has been significant positive feedback.

Enchantment's strength is that we are a community of volunteers. Along with their dedication and hard work, volunteers provide information, ideas, and guidance to the Board, which can impact the decision making process. Although not all recommendations are board approved, they often provide the information that is needed to ensure board decisions are well thought-out and that goals are met with minimal cost and maximum benefits. Thanks to everyone for their help and support throughout my term in office. This includes all the committee chairs, committee members, and the everyday volunteers who, without special recognition, work "behind the scenes" ~ setting up chairs, taking in trash cans, restocking clubhouse supplies, lending helping hands where and when needed, and on and on and on. We have a great community in which to live.

On a more personal note, I would like to thank those who offered their support and kind words of encouragement throughout the year. Being a Board member is not an easy job (and, we all know the pay isn't very good), so hearing positive feedback was always a good thing. On this note, I would like to offer my congratulations to the newly elected board and offer them my support and encouragement.

I'm proud to say that I live in Enchantment.

Thank you all.

## PAST HOA SECRETARY - SUSAN M. SIMPSON

I would like to take this opportunity to thank the Board and the Community for their support and guidance during my time on the Board. It was truly an honor to serve as Secretary this past year.

On another note, I'd like to especially thank the Senior Club for their generous donation of \$500 towards the purchase of tables for the Clubhouse. They really came in handy for the Wine/Cheese and Art Event...and what an event it was!

I was asked what it was like to be on the Board and it's really hard to describe. At times it was overwhelming, exciting, exhausting, and most of all frustrating when we went round and round with decision making between the Board and Committees. I am glad that I had the opportunity to serve and wish the new Board much success in all they do.

My plans for this year and into next are to continue my commitment to the Transition Committee. I will not be signing up for additional committees, but will help the community in anyway that I can.

I wish everyone the best and hope to see you at the wonderful events that Enchantment sponsors.

### ***Congratulations*** to the newly elected officers of **Enchantment's Active Adult Club**

Ronna Wybraniec, President

Mike Kelleher, Vice President

Mary Ann Walter, Assistant Vice President

Rita Gore, Secretary

Guido Giannotti, Treasurer



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Please use attached form to order pies  
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Drop off order form and check at the Hospitality Desk  
Tuesdays 11:00 AM - 12:00 PM or Thursdays 7:00 PM - 8:00 PM

Mark your calendar to pick up pies at The Clubhouse  
Tuesday November 24, 2009 from 10:00 AM - 2:00 PM

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## COMMITTEE REPORTS

### Finance Committee

Allen Goldstein - Chairperson

Thank you to all of the members of the Finance Committee who have served with me during the years 2007 to 2009. Although the Boards in those years may not have accepted all of our recommendations, I believe that using the best information available to us, we provided sound advice and assistance to the Board and each year we improved our Committee's contributions to our community. For example:

- In 2009, we recommended to the Board that the Management Company search committee include diverse committee and community representation. Finance contributed three members to this committee.
- In 2008 and 2009, we met at monthly meetings, scheduled prior to the HOA meetings, to review with the Treasurer the year-to-date financial results, so that the Board would have the benefit of observations that the Committee may have had about the year-to-date financial results and other matters.
- In 2008, we expanded the outreach and timeline for the creation of the next year's Operating Expense Budget Recommendation, so that the various committees and community members would be able to provide input. The resulting Recommendation submitted to the Board benefited from the accumulated information provided by the committees, the community, and the management company. A similar process was followed in 2009.
- In 2008 and 2009, we assisted the Treasurer and Board in finalizing the audit firm's report on our prior year financial statements.
- In connection with submitting the 2009 and 2010 Operating Expense Budget Recommendation, we provided the Boards with transmittal memos which described the major considerations the Committee deliberated before finalizing each recommendation. We included a number of policy and procedures recommendations from the Committee and from members of the community. These community recommendations were received by the Finance Committee during its budget process and the Committee concluded that the Boards were in the best position to evaluate how best to implement them.

Regarding the 2010 Operating Expense Budget Recom-

mendation that the Committee submitted, it is important for all community members to understand that as we gain more experience with our expenses, we are better able to refine the budget process so that our expense estimates are more accurate. The goals each year are to have revenues that equal expenses so that there is no surplus or deficit and to incur the lowest possible monthly maintenance fee. As a result, the 2010 Operating Expense Budget Recommendation is less likely to generate a surplus compared to prior years' budgets; and that going forward in 2011 and beyond, it is less likely that prior year surpluses will be available to offset any increases in the next year's operating expenses. In future years, if surpluses that we have experienced do not materialize and should operating expenses increase, there could be an increase in the monthly maintenance fee. I hope that this is not a surprise as the 2010 Recommendation contained an expense increase that may be offset by a 2009 surplus.

As we enter 2010, our new Board will try to operate within the approved 2010 Budget and may face a number of financially relevant decisions. The Finance Committee will be ready to provide whatever advice and assistance that the new Board seeks from it. Any resident of our community, who wants to better understand the financial condition of our Homeowners Association and the budget process, should join the 2010 Finance Committee. If this is not practicable, attend Finance Committee meetings during 2010. The Committee is made stronger by the diversity of experiences and views of its members and the willingness of its members to seek input from the Board, all members of our community and outside experts. We have attempted to build this into the Committee's activities and I expect that we will conduct 2010 deliberations candidly, with the goal of continuing to submit sound recommendations to the Board that reflect the consensus views of the Committee's members.

The Committee's meetings are open to the community provided you advise the Chair that you plan to attend. A small number of residents joined us at 2009 meetings and I encourage those of you who have the interest but are not able to join the committee to attend as many of our 2010 meetings as you care to. The dates of these meetings will be included in the community's calendar.

Best wishes for a safe and happy holiday season and a healthy new year!

*continued on page 13*





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# Living



*Social Committee Wine, Cheese and Art Show*



# The Dream







## *Management Company Presentation*





**Hospitality Committee**

Marilyn Engstrom and Kathy Platt – Co-Chairpersons

The Hospitality Committee has been very busy for the past several months in their efforts to support various committees for the Enchantment at Hamilton homeowners. During the summer months, there were several events sponsored by the Social Committee and enjoyed by homeowners for which the Hospitality Committee collected monies.

Our library is overflowing with books; thanks to the generosity of our residents. If you are in the library and looking for paperbacks, they have been stored inside the cabinets. The hardcover books are on the open shelves in alphabetical order according to author. Remember, all returns are to be left on the cart outside the library so that our librarians can put them in their proper space either on the shelves or in the cabinets. We hope you are all enjoying our library. If so, please remember to thank Mary Ann Walter and Rosina Cifelli for their continuing efforts to keep it in order.

The Hospitality Committee is having their second annual pie sale. Orders will be taken at the Hospitality desk. Pie order forms are available in The Chant, at the hospitality desk, and were delivered door to door. Orders must be in by November 17th. Pies will be available for pick-up in the Clubhouse on November 24 between the hours of 10 a.m. and 2 p.m. ~ just in time for Thanksgiving.

For security reasons, it has been decided that only checks payable to Enchantment HOA will be accepted by the Hospitality Committee when collecting for scheduled events. Please remember that if you are planning on signing up for an event, you must bring a check for payment.

The new year is fast approaching and sign-ups for committees are beginning. We would welcome anyone who might be able to give an hour or so a month to the Hospitality Committee to help at the reception desk at the clubhouse. We are there on Tuesdays from 11 a.m. until noon and on Thursday evenings from 7-8 p.m. If you are interested in joining our committee, please be sure to put your name on the sign-up sheets, which are in the clubhouse foyer. Our committee meets once every two to three months, as needed. Come join us! We always welcome new members!

**Maintenance Committee**

Len Petruska - Chairperson

What does your Maintenance Committee do and how does the maintenance of Enchantment get done? The Maintenance Committee does lots of things. But, we do not maintain Enchantment: we don't clean & sweep, lift & lug or do windows any more than you do!

Wentworth, the Property Manager, arranges all Enchantment maintenance. When the landscape guy mows your shrubs down or when a tree or a sign or a Clubhouse door falls down, call the Property Manager. Remember, our Property Manager, Rachel fixes Enchantment. You can call the Wentworth Customer Service Center at 732-403-8102. Better yet, go online to the Wentworth site and click on "Work Orders" to describe the problem and you will get a prompt reply. Phone and email notices (our problems) go to a Customer Service Center bunch of people who work closely with our Property Manager, Rachel.

The Enchantment Maintenance Committee, with a wide range of expertise, has become familiar with our property assets. Our mission is to identify those areas of Enchantment which need correction and determine if something can be repaired or should be replaced. Some of us got to Enchantment holding screwdrivers and some holding lists of contractors (with screwdrivers). Our Committee people with "screwdrivers" and/or "lists" are therefore experts in deciding how to maintain Enchantment. We make our recommendations to the Board, who decides what's best for Enchantment. At our discretion, we will use our "screwdrivers" and do certain tasks while our "list" guys watch with envy.

Here are some Enchantment assets we've worked on:

- \* Pergola painting
- \* Dormer wood façade replacement (transition issue)
- \* Electrical short Monte Carlo Gate (transition issue)
- \* Electrical short pool lights (transition issue)
- \* Walking lights around pool/tennis walkways
- \* Solar lights around walking path to Monte Carlo
- \* Clubhouse flagpole lights
- \* Replacement of flags at all flagpoles
- \* Bocce courts
- \* Horseshoe pits
- \* Pond aerator
- \* Pond perimeter fencing (Geese control)

- \* Entrance fountain
- \* Interviewed Handyman Maintenance to replace clubhouse light bulbs, furnace filters, electrical, plumbing and carpentry services
- \* Clubhouse Reception Desk lighting missing (transition issue)
- \* Gates
- \* Security cameras at Gates
- \* "POSTED" no-hunting signs (Edgebrook Road & West)

Please email any of us (or call) if you have any suggestions or comments.

### **Social Committee**

Dee Gambino - Chairperson

By the time you receive the Chant, our social calendar for the year 2009 will be nearing its end, culminating with our Annual Holiday Party. It has been an interesting, informative, fun and productive year. The efforts of the event subcommittees have been outstanding – I couldn't have asked for a better group of women to be members of the Social committee: selfless, hard-working, innovative and fun to be with. Of course, without your great support, our year would not have been as successful. Thank you!!!

Sooooo, just what is the Social Committee? It is a committee formed of volunteers from the Enchantment at Hamilton HOA. It was started by Maryann Blakeman of Robertson Douglas in 2004 and was assisted by the first Property Management Company. Our mission was to provide a program of events, primarily social ones, designed to bring the community together, to get to know each other as friends and neighbors – to provide a common bond. The following year Robertson Douglas also set up a bank account in the amount of \$1250.00(a gift) in the name of the Social Committee as an operating account to pay deposits and expenses for the planned events. Before this time we used our personal money to cover expenses and were reimbursed after the event was over. A lot of the expense became out of pocket. The following years saw an increase in the number of residents, Social Committee members, more events and more varied ones. With the profits realized by the events, we set out to purchase a variety of items for the Clubhouse to help enhance its appearance at the Holidays, useful things to make it easier to entertain at our functions and supplies to help keep our kitchen stocked.

The following is a list of some of our purchases:

1. Christmas tree and decorations
2. Christmas wreaths for the Clubhouse doors and windows
3. Electric Menorah and table covers
4. Kwanzaa table articles
5. Twenty hot and cold carafes for food events
6. Two large coffee pots, two small coffee pots and a hot pot for tea
7. Stain resistant cloth tablecloths to dress-up our sit-down affairs
8. Vinyl table cloths, used to protect our rectangular tables
9. Two standing ice coolers, used for various functions
10. Utensils, trays, etc.

The new year will find us back at what we do best. Finding new ways to provide

a calendar of events to inform you and make you happy!

Happy Holidays!!!!

### **Charity - Social Subcommittee**

Kathy Woolston – Chairperson

It is that time again, when our thoughts turn to the needs of others. Although food collections are still at the top of the "Want List," we have chosen to ask you for your generosity to fill the special needs of "our children," ages 2 to 17, with an emphasis on pre-teens and teens.

We have been asked to provide NEW pajamas (tags attached) for these children who have never owned pajamas, let alone new ones. They are also asking for new storybooks for all ages. What a treat this will be, having stories read to them, or in the case of the older children, reading these wonderful stories themselves. Books and pajamas have a magical link. "GOOD NIGHT MOON".

The dates of the collections will be from November 2 through December 7, 2009. The collection baskets will be placed in the Clubhouse foyer, one for books and one for pajamas.

We know that we can depend on you!

## LADIES

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## ACTIVE ADULT CLUB

Ronna Wybraniec – President

The newly elected officers of the Active Adult Club are

Ronna Wybraniec - President  
 Mike Kelleher - Vice President  
 Mary Ann Walter - Assistant Vice President  
 Rita Gore - Secretary  
 Guido Giannotti - Treasurer

The officers of the Active Adult Club of Enchantment are pleased to have donated \$500.00 toward the purchase of new tables which were needed for the clubhouse and their various functions.

We look forward to contribute in ways that best benefit the entire community of Enchantment through our proceeds from both our monthly Bingo and 50/50s.

The community's continued support of these functions is greatly appreciated.

Special thank you to the members of the Active Adult Club who contribute their time and efforts to make our Bingo and 50/50 successful.

BINGO DATES >> FRIDAY, NOV. 20TH  
 FRIDAY, DEC. 18TH

50/50 >> EVERY MONTHLY HOA MEETING  
 6:15PM TO 7:30PM

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## **CENTERS FOR MEDICARE & MEDICAID SERVICES (CMS) ANNOUNCES MEDICARE PREMIUMS, DEDUCTIBLES FOR 2010**

Most Medicare beneficiaries will not see a Part B monthly premium increase as a result of a "hold harmless" provision in the current law. This allows for 73 percent of beneficiaries to be protected from an increase raising the 2010 Part B premiums from \$96.40 to \$110.50. The Administration continues to urge Congressional action that would protect all beneficiaries from higher Part B premiums and eliminate the inequity of a high premium for the remaining 27 percent of beneficiaries.

The Social Security Administration announced there would be NO increase in Social Security benefits for 2010. As a result of the hold-harmless provision, the increase in the Part B premium for 2010 will be paid by only a small percentage of Part B enrollees. Most Part B enrollees will pay the same monthly premium they paid in 2009 (\$96.40 was the 2009 standard monthly premium).

Approximately 27 percent of the beneficiaries are not subject to the hold-harmless provision because they are new enrollees during the year, they are subject to the income-related additional premium amount, or they do not have their Part B premiums withheld from social security benefit payments. This includes those who qualify for both Medicare and Medicaid and have their Part B premiums paid on their behalf by Medicaid.

Detailed information can be found at [www.medicare.gov](http://www.medicare.gov) and [www.ssa.gov](http://www.ssa.gov)

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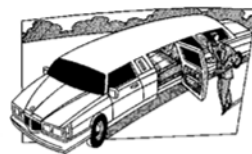
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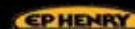
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