

Block Captain Meeting Summary September 27, 2018

Community Improvements

- Canal Walk Park Update.
 1. The dead trees and shrubs are scheduled to be replaced within the next couple of weeks.
 2. There is a drain pipe being added along the curb area so surface water does not spill out onto the parking lot.
- Front Entrance
 1. Line striping will be added to indicate guest and resident lanes.
 2. A request has been sent to the Township to create a left turn area on Schoolhouse Road into the community.
 3. The old gatehouse will be demolished once the developer obtains a demolition permit.
 4. Once the old gatehouse is removed the roadway will be realigned.
 5. Additional lighting was added to the front gate.
 6. Gatehouse cameras are operational at the front and rear gates.
- Street Lights – PSEG has recently installed two additional street lights in front of the clubhouse. They should have been installed with the original installation. There is still a request to install (2) additional lights on the other side of the road near the bike path.
- Concrete Repairs – there was a review of the community for concrete repairs. A list has been provided to the mason contractor. The work should be done the week of October 1st.

Landscaping/ Irrigation

- The lawns are growing quicker than normal with the excessive amount of rainfall, combined with the recent fertilizer application. LMS has committed to sending in multiple crews in one day to catch up with the lawn cutting.
- Spooky Brook will be developing a list of tree replacements along with Management for planting this fall.
- LMS will be aerating and seeding 10 acres of common area. There is 1/3 of the common area done each year. Homeowners have been given the opportunity to have their lawns done for a fee. Over 60 homeowners have signed up for the service.
- There will be a fourth application of fertilizer this fall. The date will be announced.
- Unless you are going to have your lawn aerated and seeded you should schedule to have your irrigation winterized.

Pool

- The indoor pool hours have been extended on Mon., Wed., Fri., from 5 – 9 pm with a lifeguard.
- The indoor pool was shut down for a number of days because the compressor had to be replaced.
- The outdoor pools have been closed for the season. The furniture will need to be covered at the main pool and stored at the Freedom pool.

Miscellaneous

- There is a Board election on October 25th. The current Board members Jim Lyttle and Bob Rossomando are seeking re-election. Another resident in the community, Hilary Harding, is also running for the Board. Please remind homeowners to vote.

Continued on Back

- There are cameras being installed throughout the main clubhouse with data storage for three weeks. The cameras will be monitored by the Management Office.
- The Board and Management along with three members from the community are reviewing new fitness equipment for the main gym. The treadmills and ellipticals will be replaced later this year.
- There is a new requirement by the Fire Marshall to install carbon monoxide detectors throughout the clubhouse. The units have been purchased awaiting the locations to be identified.
- There is a new reserve study being completed by FWH. It will be completed in the next couple of weeks. The reserve study determines the amount of funds required to fund the reserve on a monthly basis. The study is done approximately every three years.
- The Board, Management, AA, and W&G recently met to finalize the 2019 budget. The income and expenses are forecasted to determine what the monthly fees will need to be for supporting the budget. There will be no increase in the maintenance fees in 2019.

Next Meeting

- Thurs., Nov. 29th.