

Block Captain Meeting Summary

September 24, 2019

Construction Updates

- Gazebo at Bayard – a paver walkway has been installed and the underground wiring for the light bollards is done. The landscaping and irrigation will be done once PSEG installs the transformer and meter panel. The developer has paid for the gazebo, irrigation and a large portion of the pavers and landscaping.
- Asphalt paving schedule – the developer has paid to have the asphalt installed near the old gate house on CWB. The paving company, Renda Roads, is now repairing the base for the roads at the Enclave. The roads will then be topped the week of 9/30. Once this is complete the paver will be milling and top coating the area on Delaware Crossing near the entrance/exit. Homeowners living in the Enclave are parking their vehicles in the clubhouse parking lot. Residents should be extra careful while driving near the clubhouse because of the increased foot traffic.
- The last set of speed humps has been installed on CWB near Bryant Ct. and Jockey Hollow Trail. A raised intersection installation will be done at the intersection of CWB and Massachusetts. This will complete the traffic calming in the community.
- The front entrance walls are scheduled to be repaired in mid October after the plants stop flowering. Once the masonry work is complete the lighting will be upgraded.
- The Township has completed the striping on Schoolhouse Road which has created a turning lane at the entrance to the community.
- A number of streets will be crack filled in the fall and portions of CWB will be seal coated.

Landscaping/ Irrigation

- Irrigation – due to the lack of rain, homeowners are encouraged to delay winterizing their irrigation systems. There is very little rain in the forecast.
- Spooky Brook Landscaping will be reviewing the common areas to identify trees and shrubs that need to be replaced.
- There will be a program put into place for the replacement of trees with exposed roots that are undermining walkways and making it difficult to mow the lawns.
- The last lawn application of the year has been completed. It was liquid fertilizer and weed control for broadleaf weeds.
- A suggestion was made to install landscaping on the mound of lawn located on Saratoga Court.

Miscellaneous

- The pool furniture is scheduled to be stored for the winter. It was left out since the weather has been warm and residents still enjoy sitting pool side.
- Two additional large umbrellas have been ordered for the pool deck. Installation has been scheduled for mid October.

Continued on Back

- Additional pool furniture will be ordered in the winter at reduced pricing for delivery in the spring. This will include solid surface tables to replace the glass ones along with additional lounge chairs and chairs for the tables.
- A new sign has been installed at the Freedom Clubhouse to identify the location for visitors and first responders.
- Emergency responders can gain access to the community at the Delaware gate by using the YELP system they have on their vehicles.
- There is a Board Meeting & election of two Board members scheduled for Oct. 24th at 7 PM in the Ballroom. Nick Iorio and Bernie Worst are running unopposed.
- The Board is seeking applications for homeowners who would like to serve on an ad hoc Board Advisory Committee. Applications will be accepted up until October 1st.
- There was a discussion about having a sign at the Delaware Crossing entrance to inform visitors the front entrance can be found by putting 112 Schoolhouse Rd. into your GPS.

Generator / By-Law Vote & Letter to Community

- The vote count for the generator and by-laws to date is 64% yes. There are still a number homeowners have not voted.
- The Association's lawyer, Hubert Cutolo, has responded to a letter written by a lawyer named Ron Perl who once was the attorney for the Association. Ron Pearl was hired to write the letter by an unhappy homeowner in the community. Since the letter contained many false statements about the Board they felt it was their responsibility to provide correct information.
 1. The Board Election Date is 10/24/19.
 2. Call for Candidates – post marked 6/13 with a deadline for submittal of 6/28 which meets the 14 day minimum requirement.
 3. Notice of meeting – Mailed to the community the first week in September. Must be sent no less then 14 days and no more than 60 days prior to the election. The community received it around 45 days prior to the election.
 4. Generator & By-Law Vote – The Board is entitled in its discretion, to conduct a vote on numerous issues at the same time.
 5. Community Meeting was not done but there were Community Updates as questions arose.
 6. No requirement to declare which account the money for the generator is coming from, but it is coming from the operating account.
 7. Managing insurance costs – the Association is entitled to caption the amendment how it wishes.

Next Meeting

- Tuesday Nov. 19th.