

Minutes of the May 4, 2023 Silver Ridge Park East HOA Meeting

President Oliver Oramas called the meeting to order at 7:04 p.m.

Roll Call of the Board of Trustees

Trustees Trudy Venskus (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3), Peter Szybel (Section 4), Susan Swain (Section 5), James Clarke (Section 6), Tom Coffey (Section 8), Mary Conery (Section 10) and Debbie Moriarty (Section 12) were present. Trustee Michael Joffe (Section 11) was not present. Sections 7 and 9 are vacant.

Twenty-four residents signed the attendance sheet.

Announcements by President Oliver Oramas:

If you have not returned your HOPA form to the office, please do so ASAP, and remind your neighbors to send theirs in as well. It was due on March 31. The grace period deadline was April 30, and letters will be sent to those who have missed it. If you have misplaced your form, it is available at the office or on **www.srpeast.com**.

HOPA, a federal law, requires communities like ours to maintain current records of the ages and birth days of all people who live here. These records are held in confidence in the office, but if we don't have them available for review by HOPA, we could be fined or lose our tax-exempt status.

First quarter association dues were due on April 1. The grace period deadline was May 1.

We regret having to impose fines in these matters, but submitting the HOPA form and paying dues on time are two of the responsibilities that homeowners agree to when they become members of the HOA. It is unfair to the people who abide by the rules when others do not, because with postage rates constantly going up, it usually costs us about \$150 to mail reminder letters. This expenditure of your dues money would be unnecessary if people paid attention to deadlines.

Second, everyone is reminded that the board holds an agenda meeting on the third Thursday of every month at 10 am in the library. It is on the calendar in the Park Echo, and usually runs for 2-1/2 to three hours. Under New Jersey law, it is open to any members of the HOA who wish to attend, with three conditions:

HOA members are there as observers only and cannot participate in the discussion. There is no public comment period, and observers are asked to leave the room for privacy reasons when legal or personnel matters, or matters involving individual homeowners, are discussed.

The board discusses all the major and minor, long-term and short-term issues the HOA is dealing with, ranging from things like supplies for the kitchen, to the budget, to concerns expressed by residents, to the maintenance of our assets, to matters that may affect us that are outside of our control.

The discussions are frank and extensive. Standing committee chairs present their reports, and ad hoc committee chairs provide updates on the projects on which they are working.

On matters that would require a formal motion, we ask for a non-binding consensus vote to see which way trustees are leaning. If the board is divided, there may be a roll-call vote at the HOA meeting if any of the trustees would like to state his or her position publicly.

So, if you would like to get a greater insight as to how we arrive at the decisions we make, join us at the agenda meeting. Please note that since there is no HOA meeting in July, there is no agenda meeting in June.

There has been some confusion as to whether the Township will continue to pick up brush. The correct information is that the public works department will pick up brush tied in bundles up to four feet long and not heavier than 35 pounds that are placed at the curb on garbage days.

A special announcement: Once again, the SRPE Eastenders have triumphed in the annual Berkeley 55+ communities *Trivial Pursuit Challenge*. This is the third time SRPE has won the championship. Congratulations to all the team members.

Finally, Oliver, who has been working the elections at the SRPE clubhouse polling place for eight years, reminded residents that the primary election will be held on Tuesday, June 6. He explained the primary voting process, and encouraged people to register to vote by May 16 and to vote in the primary elections if they have declared a party.

Approval of the Minutes of the April 6, 2023 HOA Meeting

Debbie Moriarty made the motion, which was seconded by Patrick Tatulli and approved unanimously.

Treasurer's Report

Treasurer Dru Sangemino reported that in the first month of the fiscal year, two expenditures were not anticipated in the budget: The purchase of the defibrillator and associated costs, and the retention of a vendor to reassess the insurance value of the clubhouse. Other than that, everything is on track. James Clarke made the motion to approve the report, which was seconded by Debbie Moriarty and approved unanimously.

Administrative Report

Trustee Mary Conery reported that there were four homes for sale, four pending closings and one closing. Four flippers are rehabilitating homes in the community.

Keith's Lawn Service will now be cutting the grass in the common areas every two weeks, per residents' requests. Please report any problems to the office.

The board has received three estimates for clean-up of the common ground islands in the cul-du-sacs ranging from \$3,890 to \$5,175, and will be discussing this at the next agenda meeting.

The SPRE Administrator/Dues Collector position has been filled. Mary thanked all who applied.

A committee has been formed to research the installation of solar panels on the clubhouse roof.

CONTINUING BUSINESS

Bylaws Committee Update – Trustee James Clarke said they were awaiting final approval of the bylaws update from our attorney. Once that is received, the changes will be submitted to the community for a vote.

Rules Committee Update – Trustee Debbie Moriarty explained that the proposed new rules are designed to clarify the Covenants and Restrictions. The board is seeking public input on the rules before they are voted on at the June HOA meeting. If you have a comment to share, contact your section trustee or call or e-mail the office.

Proposed Rules:

1. To protect property values, the office must be notified of any transfer of a home's title.
2. To maintain the common properties, only trees that are deemed dead, diseased, or dangerous will be removed.
3. Since the parking of vehicles on grass is considered unsightly and may damage the turf, it is not allowed.
4. No person shall undertake repair, recondition, or otherwise mechanically service a vehicle or trailer other than very minor repair work unless performed in the garage.
5. To maintain our common properties, pet waste must be picked up and placed in the owner's waste bin. Violators may be reported to Berkeley Township for enforcement.
6. To protect our amenities, permission to use the clubhouse may be granted by the Board of Trustees after a rental agreement has been completed and the renter has obtained an insurance rider. The rental of the clubhouse includes the current fee and a refundable deposit. Permission is in accordance with local and state laws and subject to any required permits or licenses.

7. To preserve a clean environment, owners and residents are responsible to immediately clean up Garbage/Recycle spills on their property and in the street. Recycle cans should have lids to prevent debris from blowing away.
8. To maintain pleasant surroundings, owners are asked to contact Berkeley Township Department of Sanitation (732) 349-4616 or otherwise arrange pick up of appliances, furniture, or other bulk items from the curb in front of their homes. *If at all possible*, these items should be placed at the curb the *evening before* the scheduled pick-up. Owners who have not seen to the disposal of these items within a reasonable period of time, as determined by the Board of Trustees, will be fined or enforced as pursuant to our Governing Documents.
9. For the safety of our community, propane tanks are limited to 20 lb. portable tanks or liquid propane capacity of 4.7 gallons. No open flame is allowed on decks.
10. Because our community is located in a forested area, open flame on properties requires approval of the Architectural Control Committee and a permit from the New Jersey Forest Fire Service.
11. To ensure our amenities are available for all members, all residents are asked to be accountable and responsible for any physical damage to the clubhouse, recreational areas and accessories caused by their guests, visitors, or renters.
12. Per Berkeley township ordinance, political signs may be displayed for 60 days prior to an election and shall be removed 5 days after the election.
13. In order to obtain a certificate of occupancy, any violation of Architectural Control rules must be corrected at the time of sale of the home.
14. To preserve our park-like environment, the building of structures is not permitted in the common areas, including those behind homes.
15. Anyone wishing to add to our park-like setting by planting on common property must contact the Architectural Committee for approval.
16. The common area property line is 110 ft. from the curb to the back of the home's property.

NEW BUSINESS

Motion #1: To approve an expenditure of not more than \$350 plus tax for the purchase of five new fire extinguishers for the clubhouse. Tom Coffey, a retired firefighter, explained that the new extinguishers will be smaller, lighter, less expensive and easier to use, and will put out all types of fires. He made the motion, which was seconded by Joan Ward and approved unanimously.

Motion #2: To approve an expenditure not to exceed \$1,200 to retain Friel Hall, Inc. to undertake an appraisal of the clubhouse for insurance purposes. Mary Conery said the replacement value of the clubhouse has not been appraised since 2007. She made the motion, which was seconded by Trudy Venskus and approved unanimously.

Motion #3: To ratify the Architectural Committee's approval of improvement projects at the following properties: Replacement of the driveway at 31 Edinburgh Drive; The addition of a 10x12 paver patio along the back of the house at 923 Edgebrook Drive North; The installation of a fire pit at 1104 Waterberry Court North; The addition of a 10x8 shed at the back of the house at 919 Edgebrook Drive North; The installation of solar panels at 30 Hamilton Court; The installation of a 4x16 garden trellis on the side of the property at 1145 Edgebrook Drive South; The addition of a 12x20 deck off the back of the house at 1153 Edgebrook Drive South; The addition of a 7x7 vinyl shed with gravel base and down anchors at 1086 Edgebrook Dr South; The removal of the existing wrought iron front porch railing and posts and replace them with white PVC railings and posts at 16 Stanford Drive. Debbie Moriarty made the motion, which was seconded by Joan Ward and approved unanimously.

SECTION REPORTS

All the trustees said everything was quiet. Debbie Moriarty said there were several new residents in Section 12 and urged people to welcome their new neighbors.

CLUB AND COMMITTEE REPORTS

Architectural Committee: Debbie Moriarty reminded residents that they must fill out an architectural request form for all outside improvements in order to maintain the park-like atmosphere of our community. The form is available in the Park Echo, on the website and in the office.

Beautification and Garden Committee: Karen Crossley said there is an example of what the committee will be doing with the engraved bricks on the Wrangle Brook side of the clubhouse. They are now collaborating with the Gray Power group on projects and meet every other Tuesday at 9 a.m.

Entertainment Committee: The SRPE indoor/outdoor community picnic will be Saturday, June 3, from 2:00 p.m. until whenever. Hamburgers, hot dogs, soda, water and ice will be provided, along with music by the AKA Band. Admission is \$5 pp, and BYOB, plus a side dish to serve 6-8 people. More details and the reservation form are in the Park Echo. Please RSVP with your payment by May 25.

Exercise Club: There are no classes in June and July.

Flea Market: The next event will be a “Junk in the Trunk” flea market on September 9.

Gray Power: Pat Tatulli reported that in April, volunteers contributed more than 100 hours of service to the community. Projects included: Completion of an almost two-year effort to prevent water from entering the garage through the removal of dirt behind the garage walkway, leveling the area and installing railroad ties; Priming and painting the trim and baseboard in the library; Working with the Beautification Committee/Garden Club on weeding and cleaning up the clubhouse grounds; Various minor repairs in the office and the clubhouse.

Pat noted that a volunteer routinely patrols the common grounds and cul-de-sacs to pick up trash, but he cannot do this alone: Everyone who lives here needs to help. If you see something, just pick it up and dispose of it properly.

He thanked the volunteers for their efforts and asked others to join them. They meet on the 1st and 3rd Tuesdays at 9 a.m. for whatever amount of time you are willing to give.

House Committee: Tom Coffey displayed a new sticker which informs firefighters that the clubhouse has a truss roof, which could collapse in the event of a fire.

Hospitality Committee: They are doing fine.

Library Committee: Oliver Oramas said that after 12 years of donating her time and effort to improving and maintaining the library, Fran Alberto will be retiring as the SRPE librarian on July 1. He thanked Fran for all her work and announced that her replacement will be Karoline Paci.

Park Echo: Editor Gail DiNicolas reminded residents that Park Echo issues are planned almost a month in advance, so if you have articles or items you would like to be included, please contact her as soon as possible, as space is limited.

Pins and Needles: If you love crocheting, knitting, embroidery or similar crafts, or might enjoy just chatting with those who do, join them in the library on Tuesdays from 1-3 p.m.

Roamers: The next dining excursion will be on May 18. Details will be provided via e-mail blast from Oliver Oramas.

Sunshine Club: Elva Hall said she sent three Park Echos to former residents, three get well cards and one sympathy card. She encouraged residents to call her if they know of a neighbor who would appreciate a card. She thanked the resident who donated the funds that allow her to mail the Park Echo to former residents.

Trees Committee: Mary Conrey reported that six tree matters were addressed at a cost of \$5,825. She reminded residents that only trees in the common area deemed to be dead, diseased, or dangerous can be removed at SRPE expense.

There were no reports from the Billiards, Bocce and Golf Clubs, and the Common Grounds, Library Décor and Welcome Committees.

PUBLIC DISCUSSION

A resident asked if proposed rule #6 applied to people who were just casually using the picnic area. She was informed that it did not. Another resident asked if proposed rule #9 about open flames applied to propane grills on decks. She was informed that it did not.

Gail DiNicolas asked if there had been any clarification from the Coalition about the need for licenses for live music at entertainment committee events. She noted that there are many different types of licenses and that they are very expensive, and asked if there were people in other communities that she could talk to about addressing this issue. Oliver Oramas agreed that this was problematic and said he would seek clarification at the next Coalition meeting.

Pete Szybel said the Wranglebrook Community Garden off Southampton Road would be holding a plant sale in May, with all the proceeds going to support community food pantries. He also reminded residents that Memorial Day is coming up and asked people who would like to help maintain the graves at the veterans' cemeteries to contact him.

Another resident asked if pine needles in the common area are ever removed. Trustees said they generally are not, as they are part of the ecosystem of the forest surrounding our community and it would also be cost-prohibitive to do. Mary Conery noted that homeowners should remove branches and sticks from the common area because the grass cutters cannot cut around them. Pete Szybel said that if people are having trouble moving bundled branches or brush to the curb, they should contact him and he will help them.

A new resident asked how the tree removal process works. Oliver Oramas explained that after a homeowner makes a request, the Trees Committee will send one of our contractors to the site to provide an analysis of the situation. The tree will only be removed if it is deemed to be dangerous, diseased, or dead. If it is still a viable tree, it will not be removed, although if it appears to be deteriorating, the committee will keep an eye on the situation. Residents may remove trees on their own property at their own expense, although this is discouraged in order to maintain our community's park-like atmosphere.

A resident asked when she could access the building for the Kentucky Derby party. Oliver explained that the clubhouse alarm is shut off at 7:30 a.m. and goes on at 11:00 p.m., 365 days a year.

Gail DiNicolas said the Clubhouse Design Committee will hold its first meeting next Monday. Moving forward, committee meetings will be held at a time convenient to most members of the group.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m. The next meeting will be Thursday, June 1, at the clubhouse.

Kathryn Forsyth
Recording Secretary