

FERNBROOKE

e-Newsletter



Autumn 2023

President's Message

WOW! What a great evening with the "Concert on the Circle" event back in September. Rod Blackstone entertained us with songs from by-gone days. Do you think we should have him back for next year?

Besides the amazing music, we enjoyed tasty desserts prepared by bakers in our little community. I would like to give a "Shout Out" to Giuseppe and Sarafina Iacono for the awesome tiramisu!

Soon trees in our neighborhood will be painted in brilliant hues of orange, yellow and red. Take a walk or a ride when the fall foliage arrives, continue your journey and check out the new landscape trees and shrubs at the entrance and around the pond. Enjoy the cool fall weather and have a Happy Thanksgiving!



Ralph Hendrickson

Notice

The FHOA Quarterly Meeting will be held on Thursday, October 19th at 7:00 pm. This meeting will be virtual using Zoom.

Instructions to attend this Zoom Meeting along with the Meeting Agenda is posted on the FHOA's website to be viewed prior to the meeting.

Agenda Items

- ◆ Financial Reporting
- ◆ Committee and Community Updates
- ◆ Project Updates
- ◆ 2024 Annual Budget

Please make every effort to attend!

www.fernbrooke.org



News Around the Block!

Autumn is finally here! Warm days and cool nights, leaves changing vibrant colors, Phillies Red October, watching your favorite football team, sitting by a cozy fireplace and reading a good book, watching holiday movies on the Hallmark Channel, and attending family holiday gatherings or just staying at home and relaxing!

On September 16th, the Association held its first live entertainment “Concert in the Circle” event. Over 50+ residents, family, and friends attended this event while listening and dancing to the bygone music of entertainer Rod Blackstone. Over fifteen (15) homeowners in the community provided delicious desserts and treats for all to enjoy. The Board of Trustees would like to thank all that volunteered and baked to help make this an enjoyable event! Pictures of the event will be posted on Fernbrooke’s website shortly. Check it Out!

On October 30th, Westampton Township will start leaf collection on a continuous rotation. It is not necessary to call the Township if you have leaves out. Please rake leaves to the curbside and do not blow your leaves all over the street. Be advised, according to the NJDEP’s Stormwater regulations, leaves may not be placed in the roadway within 10 feet of a storm drain. Please do not mix leaves with trash or other yard debris. Note: There will be no brush collection during November and December.

On another note, there are only one remaining mowing day scheduled for Oct. 31st. There could be additional mowings’ in November if grass conditions merit mowing.

Come December, the annual elections for the Board of Trustees will begin and the election results to be announced at the January 18th Quarterly Board Meeting. No qualifications are needed to serve. More information will be forth coming.

The Association would like to welcome Ellen Woeller as our new full-time Community Manager for Fernbrooke. Ellen was an Part-Time Assistant under Tina Johnson, who has since departed APM. Ellen has done a great job and the Board and Association is looking forward to continue working with Ellen and Access Property Management.



Finally... the Association welcomes to the neighborhood: Mohammed, Reshman, and Asif Haque at 15 Fairfield Dr.

Stay Warm & Healthy! Go Phillies!



<u>Board of Trustees</u>	<u>Management Company</u>
Ralph Hendrickson — President	Access Property Management
John Caruso — Vice President	Ellen Woeller - Community Manager
Bill Rafuse — Treasurer	Phone: 856-802-1055 Ext.105
Bryan O’Neal — Administrator	ewoeller@accesspm.com
Janet Friedman — Trustee	
<u>Architectural Review Board</u>	
Nancy Thomas — Chair	
Marita McCarty	
John Caruso	
Ellen Woeller (APM)	

Autumn Housekeeping Tips...

- Clean, cover and store your BBQ Grill & Outdoor Furniture
- Winterize your Sprinkler system
- Turn off the Exterior Faucets at the interior shut off valves
- Cleanout all Gutters and Downspouts
- Seal any Windows and Doors for leaks
- Have your Dryer Vent cleaned out
- Clean out and organize your Garage for your vehicle(s)
- Service your HVAC system and replace your filter monthly or quarterly
- Have your Automobile Battery and Tires check (replaced if needed)



Snow Removal Services

With winter just around the corner, residents are responsible for any snow or ice events which accumulates less than 3 inches on sidewalks in accordance with the FHOA's Governing Documents.

Herman's Landscaping provides snow & ice removal services when snow & ice accumulations are 3 inches or less. The cost for the service is \$35.00 per occurrence. If there is freezing ice involved in the snow removal, there will be an additional charge and if you would like ice melt spread on your property, please request this additional service.

If you would like to attain snow & ice removal services from Herman's this winter season, please call or text (609) 352-6094 and mention Fernbrooke community to be placed on the list. The last day to call to be placed on the list is Monday, November 13th.



Fernbrooke's Ladies

Luncheon

Date: Friday, Oct. 27th

Time: 12:30 pm

Where: Sebastian Schnitzel House, Wrightstown

RSVP: Janet Friedman

(609) 468-6397



Words of Wisdom!

The easiest way to find something lost around the house is to buy a replacement.