

# FERNBROOKE e-Newsletter

## President's Message

Hopefully, everyone is prepared for the cold and wet conditions of the next three months. During the winter of our lives, winter becomes a time for good food and a warm house. It is a time to be home. Stay warm and stay safe.

As we start a new year, please take some time and review the Fernbrooke's "Declaration of Covenants and Restrictions" and the recently revised Exhibit "E" - RULES AND REGULATIONS - Effective July 20, 2023. These governing documents are posted on the website at [www.fernbrooke.org](http://www.fernbrooke.org) under the "Board of Trustees" tab.

To maintain our status as an age 55 plus community with an age and occupancy restrictions, the Board of Trustees has the responsibility to enforce the "Governing Documents" and it is the responsibility of each homeowner to abide by these documents. Failure to do so will result in fines and legal action taken if necessary.

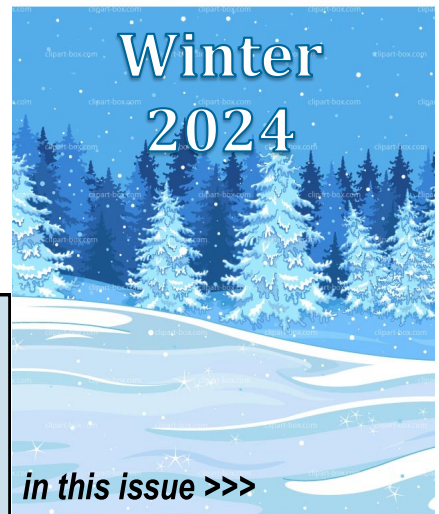
We all should try in every aspect of our lives "to do the right thing, do the best you can and always show people you care." *Lou Holtz*

*Have a Happy and Healthy New Year!*

*Ralph Hendrickson*



Please don't forget to mail in the Fernbrooke's Election Ballot prior to Thursday, January 18th.



*News Around the Block*

*Winter To-Do List*

*Reminders & Announcements*

*History of Westampton Twp.*

*Let's Talk About It!*

*By the Numbers!*

*2024 Budget Report (Amended)*

*Violation Enforcement Procedure*

## FHOA Quarterly Meeting Notice

The FHOA Quarterly Meeting will be held on January 18th at 7:00 pm. using Zoom.

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

Please make every effort to attend!

[www.fernbrooke.org](http://www.fernbrooke.org)

# News Around the Block!

Dear Homeowners & Residents,

As we are about to embark on an exciting New Year, I'd like to take a moment to reflect on the past year the goals and accomplishments the Board of Trustees completed in 2023.

Went out for bids and signed Management Agreements with:

- ◇ APM for Community Management Services (2 years)
- ◇ A&M for Landscape Management & Snow Removal Services (3 years)
- ◇ Trident Environmental for Pond & Fountain Management Services (3 years)

Went out for bids and awarded Project Contracts for:

- ◇ Tree Removal, Cleanup, and Spraying in the Hedgerows
- ◇ Tree Pruning & Trimming in the Common Areas
- ◇ Landscaping Beautification (Phase I)
- ◇ Pond Mapping & Analysis Reporting
- ◇ Circle Garden Bed Renovations

Additional accomplishments includes:

- ◇ Updated Residency Information – 2023 Census & Residents Profile
- ◇ Planning a Community Event (Concert in the Circle)
- ◇ Revisions to the “Rules & Regulations – Exhibit E” governing document
- ◇ Provide a balance 2024 Budget without increases in association fees

The Board is excited to bring that same energy into 2024. At the Quarterly Board Meeting on January 18th, we will present the Goals for 2024 as we remain committed to improving the quality of life for our residents and community.

Also, the Board adopted and approved the “FHOA’s Violation Enforcement Procedure” document. Please take the time to read this important document as it pertains to your rights regarding violation notifications and enforcement. This document will be posted on the Fernbrooke’s website.

Notice: The Board had to amend the 2024 Budget due to receiving late vendor cost updates after the October’s Budget approval. These minor changes do not change the final Budget Expenses along with the monthly Association fees. This document will be posted on the Fernbrooke’s website.

Finally, On another note, please inform your guest when visiting NOT to park if the sign “No Parking This Side” is on your side of the street. Mayfaire & Fernbrooke are the odd number side and Fairfield is the even number side. There are a few homeowners that do not want to inconvenience their guests, the signs were required by the township so emergency vehicles can get to your house. If cars are parked on both sides of the street then the first responders cannot get past the vehicles. Also, inform your guests if they park in your driveway not to block the sidewalk.

## Best Wishes for the New Year!

**The Association would like to take the opportunity to thank the Board of Trustees and the ARB Committee members who have served this past year.**

### Board of Trustees

Ralph Hendrickson – President  
John Caruso – Vice President  
Bill Rafuse – Treasurer  
Bryan O’Neal – Administrator  
Janet Friedman – Trustee at Large

### Architectural Review Board (ARB)

Nancy Thomas (Chair)  
Marita McCarty  
John Caruso

**My wife yelled from upstairs and asked, "Do you ever get a shooting pain across your body, like someone's got a voodoo doll of you and they're stabbing it?"**

**I replied "No..."**

**She responded: "How about now?"**



## APM Announcement

**The Fernbrooke Association would like to welcome “Nikki Freer” from Access Property Management. Nikki is the new Property Administrator that reports to Ellen Woeller. Ellen Woeller took over as our Property Manager in August after Tina Johnson left APM. Please direct all you correspondents and calls to Ellen Woeller.**

## 2023 Memoriams

**Fred Farrands**

*(August 10, 2023)*

**Shirley Graves**

*(October 28, 2023)*

# Winter To-Do List

**Sure, creating a winter to-do list can help you stay organized and make the most of the season.**

**Here are some ideas for your winter to-do list:**

## **Winterizing Your Home:**

Check and insulate windows and doors.  
Service your heating system.  
Clean out gutters to prevent ice dams.

## **Cozy Indoor Activities:**

Create a reading list for the winter months.  
Plan a movie or game night with loved ones.  
Try new winter recipes and warm beverages.

## **Self-Care:**

Set personal goals for the season.  
Practice mindfulness or meditation.  
Treat yourself to a spa day at home.

## **Gardening Prep:**

Plan your spring garden and order seeds.  
Take care of winter pruning for plants.  
Protect outdoor plants from frost.



## **Health and Wellness:**

Stay active with winter workouts  
Boost your immune system with healthy foods.  
Get enough rest and sleep.

## **Financial Checkup:**

Review your budget and set financial goals for the year.  
Take advantage of end-of-year sales for big-ticket items.  
Plan for taxes if applicable.

## **Learning and Development:**

Take an online course or learn a new skill.  
Set professional goals for the coming year.  
Read books or articles on topics that interest you.

## **Community Involvement:**

Volunteer for local winter events or charities.  
Connect with neighbors and plan community activities.  
Join a winter club or group in your area.

**Remember to customize the list based on your preferences and priorities. Winter can be a wonderful time to relax, enjoy indoor activities, and prepare for the coming year.**



# Reminders

- ◇ Snow removal by A&M commences after the storm is completed and accumulations are over three (3) inches.
- ◇ Homeowners are responsible for any ice removal on their driveways and sidewalks.
- ◇ Homeowners are responsible for any snow or ice events which accumulates less than 3 inches measured on sidewalks and driveways in the community.
- ◇ All parked vehicles must be removed from streets prior to Township plowing.
- ◇ All trash/recycling containers must be stored inside the garage twenty-four (24) hours after pickup has occurred.
- ◇ Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner especially during bad weather and high wind conditions.
- ◇ All patio furniture must be covered for the Winter as per Exhibit "F".



# Westampton Township

Westampton Township is a historic community located in Burlington County, New Jersey. Its history is closely tied to the broader history of the region, as it was settled by Europeans in the late 17th century and played a significant role in the development of the area.



## **EARLY SETTLEMENT**

Westampton Township was originally inhabited by the Lenni Lenape Native American people prior to European colonization. The first European settlers arrived in the late 17th century, primarily of English and Quaker descent. The land was part of the West Jersey Proprietors' holdings.

## **REVOLUTIONARY WAR**

Westampton, like much of New Jersey, played a significant role in the American Revolutionary War as a site for troop encampments and military activity. It was located along important transportation routes and was occupied by British and Hessian troops at various times during the war. The area saw several skirmishes and battles during this period. The township was part of the larger struggle for independence from British rule. Like many communities in the region,

## **INCORPORATION**

Westampton Township was officially incorporated in 1850. Before that, it was known as Northampton Township. The "West" was added to its name to avoid confusion with another Northampton Township in Pennsylvania.

## **AGRICULTURAL HERITAGE**

Throughout its early history, Westampton was primarily an agricultural community. The fertile soil in the region made it ideal for farming, and many early settlers engaged in agriculture, cultivating crops like corn, wheat, and fruit orchards.

## **GROWTH AND INDUSTRY**

In the 19th century, Westampton saw the emergence of various industries, including sawmills, gristmills, and factories. The growth of the railroad in the mid-19th century also contributed to the township's development.

## **COMMUNITY AND MODERN ERA**

Westampton has experienced suburban growth as people moved from cities to more rural areas and has continued to grow and evolve over the years. Today, Westampton is a thriving and diverse community of 8,813 residents, with a mix of residential, commercial, and industrial areas.

***Upcoming Spring Newsletter Edition: Westampton Township Historic Sites***

***Note: This article was provide by ChatGPT***



Let's

TALK

about it!

# What is AI?

**AI (Artificial Intelligence)** refers to the development of computer systems or software that can perform tasks that typically require human intelligence. These systems are designed to simulate human thinking and decision-making processes.



Here are some pros and cons of **AI** and its various applications:

## Pros of AI:

- **Automation:** AI can automate repetitive and time-consuming tasks, improving efficiency and reducing the need for human intervention in routine processes.
- **Accuracy:** AI systems can perform tasks with high precision and consistency, minimizing errors and reducing the potential for human mistakes.
- **24/7 Availability:** AI systems can operate continuously without breaks, making them ideal for tasks that require round-the-clock monitoring or processing.
- **Data Analysis:** AI can process and analyze vast amounts of data quickly, identifying patterns and insights that would be challenging for humans to discover.
- **Personalization:** AI can tailor experiences, recommendations, and content to individual users, enhancing user satisfaction and engagement.
- **Cost Savings:** Automation through AI can lead to significant cost reductions in various industries, including manufacturing, customer support, and healthcare.

## Cons of AI:

- **Job Displacement:** The automation of tasks through AI can lead to job displacement in some industries, potentially causing economic and social challenges.
- **Bias and Fairness:** AI systems can inherit biases from the data they are trained on, leading to unfair or discriminatory outcomes, especially in areas like hiring and lending.
- **Privacy Concerns:** The collection and analysis of vast amounts of data by AI systems can raise privacy concerns if not handled carefully.
- **Complexity and Dependence:** The development and maintenance of AI systems can be complex and costly, and dependence on AI can lead to vulnerabilities if the systems fail.
- **Ethical Dilemmas:** AI raises ethical questions, such as the use of autonomous weapons, surveillance, and decision-making in critical areas like healthcare.

## Usage of AI:

- **Healthcare:** AI is used for medical diagnosis, drug discovery, patient monitoring, and personalized treatment plans.
- **Finance:** AI is employed in fraud detection, algorithmic trading, credit scoring, and risk assessment.
- **Retail:** AI powers recommendation systems, demand forecasting, inventory management, and chatbots for customer support.
- **Manufacturing:** AI is used in quality control, predictive maintenance, and process optimization.
- **Transportation:** AI is applied in autonomous vehicles, traffic management, and route optimization.
- **Entertainment:** AI is used in content recommendation, video game design, and music composition.
- **Customer Service:** AI-driven chatbots and virtual assistants enhance customer support and service efficiency.
- **Natural Language Processing:** AI is used for language translation, sentiment analysis, and content generation.

**AI** continues to evolve rapidly, and its impact on society is profound. While it offers numerous benefits, addressing its challenges, such as bias and ethical concerns, is essential to ensure its responsible and equitable use. *Note: This article was provide by ChatGPT*



# Fernbrooke By the Numbers!

**Reporting Period Through: 12/31/2023**

## **Financial Asset Report**

### Cash Accounts

1004 - Cash-Checking - Operating	21,131.17
1005 - Cash-M/M – Operating Reserves	<u>\$47,387.65</u>
<b>Cash Accounts Totals:</b>	<b>\$68,518.82</b>

### Capital Reserve Account

1007 - Cash-M/M – Capital Reserve	<b>\$169,693.18</b>
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**Total Cash & Capital Reserve Assets: \$238,212.00**

## **ARB Application Requests**

### 2023 YTD Status Report

<b><u>Requests Received (YTD)</u></b>	<b>37</b>
Requests Closed/Completed	33
Requests Open/Pending	3
Requests Denied/Not Approved	1
Requests Cancelled	0
Requests Expired (6 months)	0



# Announcements

## Upcoming Meetings and Events:

### FHOA's Quarterly Board Meetings (by Zoom)

- ⇒ Thursday, January 18th
  - ⇒ Thursday, April 18th
  - ⇒ Thursday, July 18th
  - ⇒ Thursday, October 17th
- Meetings start time @ 7:00 pm*

### Westampton Township Committee Meetings (In Person)

- ⇒ Tuesday, February 6th & 20th
  - ⇒ Tuesday, March 5th & 19th
  - ⇒ Tuesday, April 2nd & 16th
- Meetings start time @ 7:00 pm*

### Westampton Land Development Board Meetings (by Zoom)

- ⇒ Wednesday, February 7th
  - ⇒ Wednesday, March 6th
  - ⇒ Wednesday, April 3rd
- Meetings start time @ 7:00 pm*

### Fernbrooke's Ladies Luncheon will resume in April

### Mt Holly Fire & Ice Festival

- ⇒ When: Saturday, January 27th
- ⇒ Time: 10:00 am — 4:00 pm
- ⇒ Where: Mt. Holly downtown
- ⇒ Info: [www.fireandicefestival.com](http://www.fireandicefestival.com)



We love hearing from our residents. If you have any questions or there is something that you would like to see in the Spring Newsletter, please let us know. We look forward to hearing from you! **Email: [contact@fernbrooke.org](mailto:contact@fernbrooke.org)**