

FERNBROOKE

e-Newsletter



Spring 2024

President's Message

Spring is here! With the warmer weather upon us, we wanted to share some tips and/or reminders regarding property maintenance. Remember, the appearance of your property can greatly increase the property value of your home and community. As a friendly reminder, here are some items that we encourage you to look at:

LAWN CARE – Annual grassy weeds, like crabgrass and foxtail, are easily stopped in the spring, when the seeds are tiny seedlings are most vulnerable, so they don't become a problem in the summer. Please apply weed preventer with lawn food to improve the health of your lawn.

EXTERIOR MAINTENANCE – Please refresh exterior paint to include the home, trim and garage doors. Any siding should be cleaned to remove mold/mildew. Additionally, please remove stains/dirt from driveway that have accumulated over time.

PET OWNERS – Please remember to clean up after your pet "upon any public property or upon any private property with out the permission of the owner" Please be considerate and pick up your pet's droppings.

"Don't wait for someone to bring you flowers. Plant your own garden and decorate your own soul." – Luther Burbank

Ralph Hendrickson



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News Around the Block

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Westampton Twp. Historic Sites

Let's Talk About It!

By the Numbers!

Reminders & Announcements

APM Announcement

Dear Homeowners,



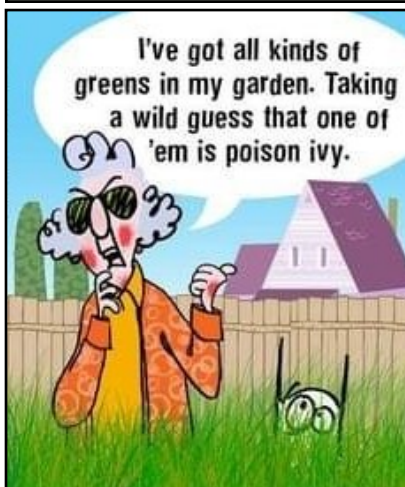
On April 1st, we have implemented a new software platform called Vantaca. Vantaca offers all homeowners an upgraded management experience and will provide you with a secure homeowner portal where you can view documents, review your account, make payments, submit requests and more!

We have also upgraded our banking to service you better.

Should you have any questions, please contact Ellen Woeller (APM's Community Manager)

NOTE:

Vantaca's Homeowners Portal Information and How-To-Guide has been posted on the Fernbrooke's website at www.fernbrooke.org



Friendly Reminders

- ◇ The Speed Limit is 25 MPH. Please adhere to this limit.
- ◇ All trash/recycling containers shall be stored inside the garage twenty-four (24) hours after pickup has occurred.
- ◇ Curb your dog. Poop, Scoop, & Bag
- ◇ All grills must be up on the patio / deck as per Exhibit "F".
- ◇ Do Not throw cigarettes butts, leaves, twigs, or other debris into the storm drains.

News Around the Block!

Dear Residents,

The Spring flowers are blooming, the Robins are out and about, and the Allergies are in the air. Spring is here!

Spring is a good time to get out and do some exterior home and yard cleanup and maintenance. It is also that time of year for the annual Spring Inspections. This years Spring Inspection is scheduled for Wednesday, June 5th (Rain date June 6th).

Here are just a few things that the ARB committee will be looking for, please take a moment and look at your property:

- Power washing siding, driveway and walkway to front door
- Lawn fertilization and treatment for weeds
- Weeding and mulching of garden beds
- Low branches at sidewalk
- Painting of the mail box posts and trim around your garage and front door
- Uneven sidewalks that can cause a tripping hazard

Homeowners are responsible for the fertilization and watering of their lawns. This is the best time for the application of pre-emergent agents for weeds, crabgrass, and dandelion control. Please do your part to maintain an esthetic and beautified lawn. Don't Delay, Act Today!

A&M Landscaping has begun the mowing season. Please refrain from watering one day prior to the lawn cuttings which are on Tuesdays. Owners are reminded to take pictures and report ANY damage to the Community Manager promptly to ensure repair. Do not repair and submit a bill.

Last year, the Board completed seven (7) maintenance and beautification projects in the community. This year the following maintenance and beautification projects are planned:

- Entryway Pavers Re-construction
- Landscaping Beautification (Phase II)
- Tree Replacements (Common Areas)
- Traffic Signs Replacement
- Circle Garden Bed Area - Enhancements (Chairs, Benches, etc.)

Advisory Note: As the warmer weather approaches, more residents are out and about exercising. Please slow down and be aware of pedestrians walking in the streets and crosswalks. Also, do not block the sidewalks with your vehicles.

Finally, the Association would like to welcome the following new neighbors to the Fernbrooke Community:

- Brenda And Bert Jordan 24 Fernbrooke
- Kenneth and Pamela Korzun 2 Fernbrooke

Stay Cool & Healthy! Go Phillies!



Don't expect me to stop if you're broken down by the side of the road. You were offered an extended car warranty several times.



ARB Reminder!

Any exterior changes to your house must meet ARB guidelines and be approved by the ARB Committee.

This includes storm doors, windows, decks and patios, roofing, landscaping, exterior lighting, etc.

Please contact Ellen Woeller @ APM if you have any questions.

You can now easily enter your ARB Application Requests online with the new Vantaca's portal system. Give it a try!

Board of Trustees

Ralph Hendrickson — President
John Caruso — Vice President
Bill Rafuse — Treasurer
Bryan O'Neal — Administrator
Janet Friedman — Trustee

Management Company

Access Property Management
Ellen Woeller - Community Manager
Phone: 856-802-1055 Ext.105
ewoeller@accesspm.com

Architectoral Review Board

Nancy Thomas — Chair
Marita McCarty
John Caruso
Ellen Woeller (APM)

"Have you ever noticed that anybody driving slower than you is an idiot, and anyone going faster than you is a maniac?" George Carlin

Spring To-Do List



Spring is a wonderful time to refresh and prepare for the warmer months ahead. Here's a to-do list to help you get ready:

Clean and declutter: Start by tidying up your home. Dust surfaces, vacuum carpets, and mop floors. Decluttering can make your space feel fresh and open.

Inspect your home: Check for any damage that may have occurred during the winter months, such as leaks or cracks. Repair any issues to prevent further damage.

Organize outdoor spaces: Prepare your outdoor areas for spring and summer activities. Clean off patio furniture, sweep the deck or patio, and set up any outdoor decorations or plants.

Gardening: If you have a garden, start preparing the soil and planning what you want to plant. Clear out any debris from flower beds and consider planting new flowers or vegetables.

Inspect and clean gutters: Remove any debris from gutters and downspouts to ensure proper drainage during spring showers.

Service your HVAC system: Schedule a maintenance check for your air conditioning (HVAC) system to ensure it's working efficiently for the warmer weather.

Check outdoor lighting: Replace any bulbs that have burned out in your outdoor lights and ensure that they are working properly for safety and security.

Test irrigation systems: If you have a sprinkler or irrigation system, test it to make sure it's functioning correctly and adjust the settings for spring watering needs.

Inspect windows and screens: Clean windows inside and out, and check for any damage to screens. Repair or replace screens as needed to keep bugs out during the warmer months.

Stock up on spring supplies: Make sure you have all the supplies you'll need for spring projects, such as gardening tools, mulch, fertilizer, and outdoor cleaning products.

Note: This article was provide by ChatGPT



Westampton Twp. Historic Sites

Westampton Township has several historic sites that reflect its rich history. Some notable historic sites in Westampton Township and surrounding areas include:

Rancocas Friends Meetinghouse: Built in 1772, the Rancocas Friends Meetinghouse is a historic Quaker meetinghouse that has played a significant role in the community. It is recognized as a National Historic Landmark.



Smithville Historic District: While not directly in Westampton Township, the nearby Smithville Historic District in Eastampton is worth mentioning. Smithville is a charming village with well-preserved historic buildings, shops, and a picturesque lake.

Rancocas State Park: This park has a historical background and features the Rancocas Creek as well as remnants of mills that date back to the 18th century. It provides a scenic setting for outdoor activities.

Rancocas Village: Is a charming historic district with a rich history dating back to the 17th century. The village boasts a number of well-preserved historic buildings, many of which date back to the 18th and 19th centuries. These include home, shops, and other structures that offer a glimpse into the area's past.

Burlington County Prison Museum: Located in nearby Mount Holly, the Burlington County Prison Museum is a historic site that offers a glimpse into the county's history, including its criminal justice system.

Rancocas Creek: The village is situated along the banks of the Rancocas Creek, which has played a significant role in the area's history as a transportation route and a source of waterpower for mills and other industries.

Quaker Heritage Center: The Quaker Heritage Center, located in nearby Burlington Township, offers exhibits and educational programs focused on the history and heritage of the Religious Society of Friends (Quakers) in the region. It provides valuable context for understanding the role of Quaker settlers in the development of Rancocas Village and surrounding areas.

When visiting these sites, it's advisable to check for any updates or changes in hours of operation, as well as any entrance fees. Additionally, guided tours may be available for a more in-depth exploration of the historical significance of these locations.

Note: This article was provide by ChatGPT



What is the difference between a Solar and Lunar Eclipse?

Solar and lunar eclipses are two different astronomical events that occur when the alignment of the Earth, sun, and moon create specific conditions. Here are the key differences between them:

Solar Eclipse:

- Occurs when the moon passes between the Earth and the sun, blocking out some or all of the sun's light.
- Can only happen during the new moon phase.
- There are three main types of solar eclipses: total, partial, and annular.
- Total Solar Eclipse: The moon completely covers the sun, casting a shadow on a small portion of the Earth's surface.
- Partial Solar Eclipse: Only a portion of the sun is blocked by the moon, resulting in a partial shadow on the Earth.
- Annular Solar Eclipse: The moon appears smaller than the sun, creating a ring of sunlight around the edges of the moon.
- Solar eclipses are not visible from everywhere on Earth and can only be seen from specific regions where the alignment allows for it.

Lunar Eclipse:

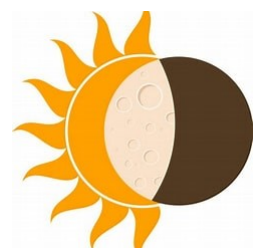
- Occurs when the Earth passes between the sun and the moon, casting a shadow on the moon.
- Can only happen during the full moon phase.
- There are two main types of lunar eclipses: total and partial.
- Total Lunar Eclipse: The Earth completely blocks the sunlight from reaching the moon, causing it to appear red due to the scattering of sunlight in the Earth's atmosphere.
- Partial Lunar Eclipse: Only a portion of the moon passes through the Earth's shadow, resulting in a partial darkening of the lunar surface.
- Lunar eclipses are visible from any location on Earth where the moon is above the horizon during the event.

In summary, the main difference between solar and lunar eclipses is the position of the Earth, moon, and sun relative to each other, which determines whether the sun or the moon is obscured and the type of eclipse that occurs. The usual number of eclipses in a year is four; in a few years there can be 5, 6, and even 7. The year 2024 is the usual 4-eclipse kind. What underlies this is that there are two "eclipse seasons" each year. Each of them contains two (sometimes three) eclipses: one solar, one lunar, and sometimes another one of either type.

The eclipse seasons are actually less than six months apart, by about 19-days, so they keep falling back that much earlier each year. Last year they fell in April/May and October; this year they have shifted in the calendar to March/April and September/October. Next year they will have shifted back again, so that one will come in March, the second in September.

For the Mid-Atlantic states, the Solar Eclipse on April 8th was a total solar eclipse. However, in our area it was a partial eclipse. The next solar eclipse in our area will be in 2045. Save the Date!

Note: This article was provide by ChatGPT





Fernbrooke By the Numbers!

Financial Asset Report

Reporting Period: 03/31/2024

Cash Accounts

1004 - Cash-Checking - Operating 22,688.30

1005 - Cash-M/M – Operating Reserves \$48,428.36

Cash Accounts Totals: **\$71,121.66**

Capital Reserve Account

1007 - Cash-M/M – Capital Reserve **\$173,035.46**

Total Cash & Capital Reserve Assets: \$244,157.12

ARB Application Requests

2024 YTD Status Report

Reporting Period: 04/18/2024

<u>Requests Received [YTD]</u>	9
Requests Closed/Completed	4
Requests Open/Pending	5
Requests Denied/Not Approved	0
Requests Cancelled	0
Requests Expired (6 months)	0



Announcements

Upcoming Meetings and Events:

FHOA's Quarterly Board Meetings (by Zoom)

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

Westampton Township Committee Meetings (In Person)

- ⇒ Tuesday, May 7th & 21st
 - ⇒ Tuesday, June 4th & 18th
 - ⇒ Tuesday, July 9th
- Meetings start time @ 7:00 pm*

Westampton Land Development Board Meetings (by Zoom)

- ⇒ Wednesday, May 1st
 - ⇒ Wednesday, June 5th
 - ⇒ Wednesday, July 3rd
- Meetings start time @ 7:00 pm*

Area Events

Mt Holly Family Day

When: Sunday, May 19th Time: 12:00 pm Where: Mill Dam Park

Car Show

When: Saturday, June 1st Time: 10:00 am to 4:00 pm
Where: High Street

Senior Citizen Day

When: Saturday, June 22nd Time: 2:00 pm Where: Veterans Park

July 3rd Fireworks

When: Wednesday, July 3rd Time: 12:00 pm to 9:30 pm
Where: Iron Works Park



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