



# THE ORCHARDS AT GREENTREE

## OCTOBER 2012 UPDATE

### 2012-2013 BOARD MEMBERS

**PRESIDENT**  
SUSAN MURPHY

**VICE PRESIDENT**  
NANCY LAPIDOW-  
JOHNSON

**SECRETARY**  
BRIDGET NELSON

**TREASURER**  
ANN PALAKIE

**TRUSTEE**  
JOHN MIKUSA

### CONTACT US

[ORCHARDSGREENTREE  
@VERIZON.NET](mailto:ORCHARDSGREENTREE@VERIZON.NET)

**J.B. MANAGEMENT  
SERVICES, LLC**

**P.O. Box 1106  
Voorhees, NJ 08043**

**(856) 767-6888**

## NOTICE: MANAGEMENT COMPANY CHANGE

At the October 18th Board Meeting, the Board voted to terminate the management contract between J.B. Management and The Orchards at Greentree, effective December 31, 2012.

Our community is larger and older, in need of regular attention for proper maintenance and repair, and we need to work with a managing agent that can appropriately address the needs of our community. Additionally, part of the fiscal responsibility of the Board is to evaluate current contracts and we found the managing agent rate for our association was higher than other management companies in the area.

After interviewing several management companies, the Board has appointed Target Management as the managing agent for The Orchards at Greentree, effective January 1, 2013. Target Management is located in Marlton and manages associations with more than 5,000 units in Southern New Jersey.

During the transition J.B. Management will still be the primary contact, through December 31, 2012. Please feel free to continue to contact them as you normally would until that date. Over the next 60 days, you will receive communications from Target Management providing pertinent contact information as well as dues payment information effective January 1, 2013.

Please feel free to email us at [orchardsgreentree@verizon.net](mailto:orchardsgreentree@verizon.net) with questions.

## 2013 DUES ASSESSMENT AND COUPON BOOKS UPDATE

Dues Coupon Books: Current coupons books will expire as of December 31, 2012. Continue to send all current coupon payments to J.B. Management through December 31, 2012. The books for 2013 will be in process shortly and will be handled by Target Management.

Additionally the monthly dues assessment will increase to \$48.25, a \$4.25 or ~9.7% increase from the previous year. This increase is based on the audit conducted in September, as well as the preliminary budget figures.

This rate will be effective January 1, 2013 - December 31, 2013. Dues coupons will be sent for a monthly payment schedule; however residents can continue to pay quarterly or annually if desired.

## BULLETIN BOARD

WHAT YOU  
NEED TO KNOW!

2012–2013  
BOARD MEETINGS  
7:00 PM

NOVEMBER - 11/15/12

DECEMBER - NO MEETING

JANUARY - 1/17/13

FEBRUARY - 2/21/13

MARCH - 3/21/13

APRIL - 4/18/13

MAY - 5/16/13

ANNUAL MEETING - 6/4/13

### COMMUNITY LINKS

**Evesham Township:**  
[www.evesham-nj.gov](http://www.evesham-nj.gov)

**Evesham Police:**  
[www.eveshampd.org](http://www.eveshampd.org)

**Burlington County:**  
[www.co.burlington.nj.us](http://www.co.burlington.nj.us)

## LIGHTS ON FOR SAFETY!

Remember to turn  
on your porch light  
at dusk and keep it  
on overnight to  
deter suspicious  
activity!

## COMMUNITY MEETINGS AND EVENTS

Thank you to those who participated in the 2012 Fall Fest!

The Social Committee is looking to plan a **Winter Celebration Party** in December! If you are interested in attending please email [orchardsgreentree@verizon.net](mailto:orchardsgreentree@verizon.net) with your information, as well as your preference for a Friday or Saturday evening event.

Join us at the Club House **Thursday November 15th at 7:00 PM** for the **next Board Meeting**. Want to hear about what is going on in the Orchards, or have something to say? Check out a meeting!

The **November Neighborhood Watch** meeting will be held November 1st at 7:00 PM.

### PLAYGROUND UPDATE

The HOA Board has multiple proposals for the playground project.

We look to have finalized this project and will be able to provide a timeline for removal and installation at the November meeting.

### CLUB HOUSE RENTALS

Celebrating a special occasion or hosting a special event? Consider The Orchards at Greentree Club House for your next party. The fee to rent the Club House is only \$150. For more information on renting the Club House please contact J.B. Management.

**TVs are considered BULK TRASH.** Please **do not put them out for regular trash collection** as they will not be picked up. The Orchards HOA will have to PAY to have them removed. Please contact the Township for proper disposal information.

### BULK TRASH PICK UP

Evesham now has a **quarterly schedule** for bulk trash collection. Curb pick up for Bulk Trash is only available 4 times a year.

Please contact **Evesham Township Public Works at 856.983.2738** with any questions.

### TRASH PICK UP

To help keep our community clean, here are a few friendly reminders about the trash...

Regular **trash pick up day is Thursday**. Please do not place trash out for pick up prior to **6:00 PM Wednesday** night. Please use heavy bags and tie them tight to withstand animals. Also,

please pick up your trash cans after trash pick up.

### RECYCLING

**Recycling** day is **every other Friday**, unless on a holiday schedule. Please follow recycling rules and properly separate your recyclables.

Contact Evesham Township with any questions.

## WHAT YOU NEED TO KNOW: OWNER UPKEEP

A friendly reminder about property maintenance. All **property owners are required to keep up proper maintenance and repair on their property**, as outlined in the Homeowner's Association by-laws. Grass and shrubbery should be properly cut and maintained. All exterior fixtures including windows, doors, soffits, siding, roofing, fences, etc., need to be properly maintained and repaired if damaged.

Property inspections are conducted monthly and any violations will be reported and fined.  
**Let's keep our community beautiful!**