



# THE ORCHARDS AT GREENTREE

## NOVEMBER 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**

## 2013 BUDGET: JAN 1 - JUNE 30

The Board has approved a budget for the 2nd half of the fiscal year, beginning January 1, 2013, ending June 30, 2013. As previously mentioned, the monthly dues assessment will increase to \$48.25, a \$4.25 or ~9.7% increase from the previous year. This rate will be effective January 1, 2013 - December 31, 2013.

This increase is based on the audit conducted in September that reviewed the 2012 fiscal year from July 1, 2011 - June 30, 2012. For this timeframe, prior to this board assuming responsibility, the Orchards at Greentree HOA's expenses exceeded its revenues by more than \$22,000.

A summary of the audit findings will be made available to those residents who would like a copy. We are not required to mail copies of the audit to residents, however all residents are entitled to view a copy of the audit. To save on mailing and copying expenses, interested residents should submit a request to the management company.

ORCHARDS AT GREENTREE BUDGET JANUARY 1, 2013 TO JUNE 30, 2013		
Description	6 Month Budget	
<b>INCOME</b>		
ASSOCIATION FEES	\$90,035	
CLUBHOUSE RENTALS	\$450	
TOWNSHIP REIMBURSEMENT	\$1,500	
<b>TOTAL INCOME</b>	<b>\$91,985</b>	
<b>EXPENSES</b>		
ADMINISTRATIVE EXPENSE	\$28,654	31.18%
GROUNDS MAINTENANCE	\$23,150	25.19%
COMMON AREAS	\$2,250	2.45%
RECREATIONAL AREAS - POOL	\$19,550	21.27%
CLUBHOUSE MAINTENANCE	\$975	1.06%
UTILITIES	\$8,575	9.33%
CAPTIAL RESERVES	\$8,750	9.52%
<b>TOTAL EXPENSES</b>	<b>\$91,904</b>	<b>100%</b>
Current Year Net Income/(Loss)	\$81	

## REMINDER: NEW MANAGEMENT COMPANY EFFECTIVE JANUARY 1ST

The Board has appointed Target Management as the managing agent for The Orchards at Greentree, effective January 1, 2013. You will be receiving a communication from Target Management in December.

Current coupons books will expire as of December 31, 2012. Send your December coupon payment to J.B. Management. The books for 2013 will be in process shortly and will be handled by Target Management.

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

**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

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.

There will be **no December Board Meeting or Neighborhood Watch meeting**. Join us in the new year! The next **Neighborhood Watch Committee** meeting will be held Thursday **January 3rd**; the next **Board Meeting** will be held **Thursday January 17th**. Both meetings will be held at **7:00 PM** at the Club House.

## PLAYGROUND UPDATE

At the November meeting, the Board approved plans and a bid to move forward with the necessary improvements for the playground project.

We received a total of 5 bids for the project. We have evaluated the bids and have determined that the quote provided by Liberty Parks and Playgrounds delivered the best equipment and value for our community.

Liberty Parks and Playgrounds is located in Voorhees, and was recommended by Evesham Township. They have installed a majority of the parks and recreational equipment in our area and are a trusted partner for this project.

We are in the process of finalizing the quote, as they are reviewing our tax exempt qualifications. We anticipate **spending a total of less than \$45,000 for removal, site prep and installation for all three playground locations**.

The funding for this project will be provided by the reserve fund because these improvements are required by our by-laws as part of the maintenance of the community. We will not be assessing the residents for this project.

We are targeting to remove the playgrounds before the end of the year, with an install date to occur in early Spring of 2013. Look for an announcement in the next Newsletter to come out in January!

### HOLIDAY TRASH SCHEDULE: REMINDER!

Regular **trash pick up day is Thursday**. Please do not place trash out for pick up prior to **6:00 PM Wednesday** night. Place all trash in proper receptacles or use heavy bags and tie them tight to withstand animals. Please pick up your trash cans after trash pick up.

**Recycling** days are **every other Friday**, unless on a holiday schedule. This year, December recycling days are Friday December 14th and SATURDAY December 29th (holiday schedule). For more information, please contact the township.

## 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 documents. 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!**