

Winter Update

The Orchards at Greentree HOA Board sends good wishes to our neighbors, hoping that you had a happy and healthy holiday season. As we conclude another year, we are happy to share the following updates and reminders with you.

2022 Announcements

The Board has faced some changes in the past few months. After the results of the election this summer, we welcome back **Bridget Nelson** and **Tom Pastuszek**, both of Jonathan Lane, as the newest members of the Board. The Board meets monthly at the open meetings, which residents are encouraged to attend, and makes decisions and recommendations that keep our community a beautiful and safe place to live.

Upcoming Board Meetings:

January 19 @ 7:00 pm (Zoom)
February 16 @ 7:00pm (Zoom)
March 16 @ 7:00pm (Zoom)
April 20 @ 7:00pm (TBD)

All owners are invited to attend.

Stay connected by joining our Orchards at Greentree Facebook Group or on *Nextdoor*.

<https://theorchardsnj.nextdoor.com>



Monthly Meetings & Clubhouse

Now that the pandemic is mostly behind us and the Clubhouse repairs are complete, the Board has decided to adopt a hybrid open meeting format going forward. In the cold, dark winter months, we will continue being on Zoom, while in the warm Summer months, we will meet in-person at the Clubhouse. Bring your concerns and suggestions: All owners are invited to participate in our virtual and in-person open meetings. Our next meeting is at 7:00pm on Thurs., Jan. 19 on Zoom.

Speaking of the Clubhouse... With an updated interior, new roof, and a fresh power washing, we are now resuming rentals at The Orchards' Clubhouse. The rental fee is \$200 with a refundable \$200 security deposit for up to 8 hours. More details and the application are available on our website, orchardsatgreentree.com.



Community Paint Colors

As a reminder, because the Orchards at Greentree is a Fee Simple Homeowner's Association, our community has a set of specific color schemes for all of the houses. Residents looking to paint the exterior elements of your home are required to complete an ARC form and detail in that request the paint color. The original colors for the Orchards at Greentree were "Finnaren and Haley" and called "Authentic Colors of Historic Philadelphia." Most home improvement stores such as Home Depot and Lowes can perform a color match for these paint colors. You can see all of the approved color information on our website, orchardsatgreentree.com.



Proactive Fire Safety this Winter

Help us keep a safe environment in our townhome community. Here are four tips to consider: (1) Earlier this year, we requested owners have their dryer vents professionally cleaned. If you did not perform that service in the spring, please consider doing it now. (2) If your residence has a fireplace, have your chimney inspected and cleaned. Practice fire safety such as keeping anything that can burn 3 feet away from the fireplace, having a screen to prevent sparks from flying, and never leave a burning fireplace unattended. (3) December and January are peak months for home candle fires. Be cautious about keeping burning candles 1 foot away from anything that can burn, never leave them unattended, and consider using flameless candles. (4) And last, check your smoke detectors. According to The National Fire Protection Association, 3 out of 5 fire fatalities are the result of faulty or non-functioning smoke detectors.



General Neighborhood Reminders

Following are general reminders to keep our community clean and safe:

- (1) All trash must be in commercially-produced containers and put out no earlier than 6pm the night before.
- (2) Watch your speed throughout the community.
- (3) Be courteous of dog waste by picking up after your pet, utilizing the dog waste stations, and not allowing your pet to relieve themselves on a neighbor's lawn or bushes.
- (4) You are responsible for your visitor's vehicles. Visitors must use designated parking spaces or park at The Clubhouse.
- (5) All exterior updates require an ARC form to be filled out.



BULLETIN BOARD

WHAT YOU NEED TO KNOW

BOARD MEMBERS

PRESIDENT

NANCY LAPIDOW-JOHNSON

SECRETARY

ADRIENNE DELL'OLIO

TREASURER

JULIE BROWN

TRUSTEE

BRIDGET NELSON

TRUSTEE

TOM PASTUSZEK

CONTACT US

Target Property Management

2215 Old Marlton Pike East
Marlton, NJ 08053

Community Manager

Jennifer Baker

Jennb@targetpm.com

(856)988-8000 ext. 323

orchardsatgreentree.com

BOARD MEETINGS

EVERY 3RD THURSDAY OF
THE MONTH @ 7:00 PM
(NONE IN DECEMBER)

OPEN TO ALL HOMEOWNERS

A FORUM TO SHARE
CONCERNS AND
SUGGESTIONS

A GREAT WAY TO BE
INVOLVED IN THE
COMMUNITY

Winter Weather Considerations

A NOTE FROM THE BOARD

The winter season is here and a snowstorm could be in the forecast any day now. The Board would like to remind residents of inclement weather courtesy to allow our landscaping company and snow plows to work safely and efficiently.

- When parking at the curb, do not block fire hydrants, resident driveways, or parking spots.
- Unused vehicles should be parked at the Clubhouse on Harvest Road.
- It is New Jersey state law to remove snow and ice from your vehicle before driving.
- Reminder that it is YOUR responsibility to clear your property's sidewalks.
- Residents who have not cleared sidewalks within 24 hours are subject to a violation fine.
- Need help with shoveling? Try asking your neighbors on Nextdoor.com for a referral.



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Next Event: Join us on January 21

Where were you on Saturday, October 8 at 5:00 PM? If you were at the Clubhouse you had the opportunity to meet some of your neighbors and enjoy a delicious array of food in a congenial and relaxed atmosphere.

We're giving you another opportunity on January 21, 2023. So mark your calendars and check your email for more details about the Orchards Block Party on January 21 at 5:00 PM. See you there!

Friendly Reminders:



Trash Can Policy in The Orchards

Inaccurate trash disposal is consistently one of the biggest issues brought to the Board's attention each month. ***Please do your part*** by using sealed trash containers, timely placing and removing your can(s) from the curb, not keeping your cans in the front yard, and taking large items and appliances to the Evesham MUA dump..



Neighborhood Watch

Concerned about something you see or hear? Say something and be vigilant! There have been reports in nearby neighborhoods of cars being broken into or car parts being stolen overnight. Residents can contact the police with information by calling the "Confidential Tip Line" at (856)985-4699 or "Submit a Tip" at www.eveshampd.org.



Cluster Mailbox Keys

Reminder that the U.S. Post Office no longer provides keys to our Orchards' cluster mailboxes. Consider making a copy of your current keys so you don't have to go to a locksmith to replace your lock. Also, make sure to provide new homeowners and tenants with the mailbox keys.

