

## Winter Update

The Orchards at Greentree HOA Board sends good wishes to our neighbors, hoping that you had a happy holiday season and are staying warm and safe this winter. We've already had quite an active 2022 on the snow front and hope you are satisfied with our landscapers as they keep our roads clear of snow. This newsletter issue will cover the updates that have been going on behind the scenes since our last newsletter issue and a recap of our latest Board Meetings.

## 2022 Announcements

One big update is that we have finally welcomed a new Board Member: Chris DiFrancesco of Red Haven. Our Orchards Board members are volunteer residents that are voted in at the election each June. 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:

March 17 @ 7:00 pm

April 21 @ 7:00pm

May 19 @ 7:00pm

June is the Election Meeting – TBA

*Meetings continue to be held on Zoom until further notice. All owners are invited to attend.*

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



<https://theorchardsnj.nextdoor.com>



### Clubhouse & Tennis Court Update

In late 2021, the Clubhouse had an unfortunate plumbing incident that caused significant water damage. At the January Board Meeting, the Board approved a quote to move forward with repairing the damages. If you see construction trucks and dumpsters at the Clubhouse, that is what is going on. Note that the Clubhouse remains the only amenity still closed for public gathering due to COVID-19 precautions, but we still need to have the Clubhouse safe, usable, and ready to go for when we resume rentals and in-person meetings.

Also at the last meeting, the Board approved a vendor that will repair the surface of the tennis courts and restore them to a usable condition, hopefully in time for the beautiful Spring weather. We are also looking into adding new pickleball lines in addition to the tennis court paint lines.



### Watch Your Speed

The Orchards prides itself on being a family-friendly community. For this reason, speeding is a very serious violation. The speed limit throughout all of our courts is **15 MPH**. Signage is posted at the entrances. PLEASE BE ALERT OF YOUR SPEED. In an effort to deter speeding near the Red Haven tot lot and basketball courts where children often gather, the Board approved the installation of three sets of rumble strips. If the speeding occurrences are not reduced, the Board will move to permanent speed bumps. If you observe a repeat speeding offender, take note and inform the Property Manager so they can receive a violation letter.



### New Resolution on Trash Cans

Each newsletter we have a reminder on our community's trash policies because it continues to be out-of-control. A letter will be going out to residents shortly about a new by-law update that will reinforce the need for proper trash cans AND timely removal of the can(s) from the curb. What you need to know:

- ▶ Residents are required to place garbage and recyclables in commercially produced receptacles. **NO** plastic bags at the curb. This helps prevent animal infestation and eliminate odors.
- ▶ All trash/recycling cans must be **clearly labeled** with your house number and stored out of public view when not in use.
- ▶ If an unmarked can is not removed from the curb and properly stored within 24 hours, it will be locked at the Clubhouse for retrieval.
- ▶ Penalties include fines and loss of membership privileges. **Help us keep our neighborhood clean:** You can confidentially report repeat trash bag offenders to the Property Manager.



### Dog Waste Courtesy

While The Orchards tries to be a pet-friendly community, it has come to the Board's attention that there are some residents who are not practicing basic courtesy when walking their dogs. (1) It is in our General Rules & Regulations and a township ordinance to pick up after your pet, so please use the dog waste stations that are located along Lincoln Drive. (2) A neighbor's trash can is never an appropriate place to discard pet waste bags. (3) Please try to be respectful and not let your dog(s) relieve themselves on a neighbor's lawn or their bushes. Try to steer your pet towards common grounds.



## BULLETIN BOARD

WHAT YOU NEED TO KNOW

### BOARD MEMBERS

PRESIDENT  
NANCY LAPIDOW-JOHNSON

SECRETARY  
TOM PASTUSZEK

TREASURER  
ADRIENNE DELL'OLIO

TRUSTEE  
JULIE BROWN

TRUSTEE  
CHRIS DIFRANCESCO

### CONTACT US

#### Target Property Management

2215 Old Marlton Pike East  
Marlton, NJ 08053

#### Community Manager

Jennifer Baker  
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(856)988-8000 ext. 323

orchardsatgreentree.com

### BOARD MEETINGS

EVERY 3<sup>RD</sup> 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

## Get Ready for Spring

A NOTE FROM THE BOARD

It might be too cold for outdoor repairs now, but soon enough the Spring weather will be here – and so will Spring property inspections. Help us keep our community beautiful and avoid receiving a fine! Following are the most common reasons that residents receive violation letters:

- Any alteration of your home without prior approval by the HOA – Includes painting and any permanent exterior changes. Residents must submit an ARC form for review and approval.
- Any alteration to the exterior of your home that does not match existing fixtures.
- Home exterior needing a power wash, repairs, or to be painted; Dirty or damaged siding.
- Not using proper Orchards paint colors on doors, trim, shutters, fascia board, etc.
- Lawns not frequently cut and kept neat.
- Not properly maintaining grass, plants, and shrubs.
- Unweeded flowerbeds and the expansion joints of the sidewalks.
- Leaving equipment of any kind, including bicycles or lawn equipment, in front of unit.
- Damaged and deteriorating fence posts and panels; Fences that do not allow 18 inches between property lines. Easements should be kept clear and accessible at all times.
- Unauthorized vehicles and improper parking.
- Trash cans that are improperly stored in the front of units.
- Trash cans that are not removed timely from the curb.



### Friendly Reminders:



#### Parking in The Orchards

Please review the Orchards' parking policy to make sure you AND YOUR GUESTS are compliant. Do NOT park in another resident's spot without permission, in a visitor's spot for longer than 48 hours, along a yellow curb, in front of a mailbox or hydrant, or block in a resident. If you have many visitors for a party or event, instruct your guests to utilize the Clubhouse parking lot.



#### Neighborhood Watch

Concerned about something you see or hear in our neighborhood? 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](http://www.eveshampd.org).



#### No Sign Policy

Since we are in the midst of a hot housing and rental market, it's a timely reminder for our signage policy. It is against the Orchards Rules and Regulations to have a For Sale, For Rent, or any lawn sign in the front yard of your property. Sale or Rent signs not exceeding 100 square inches may be placed in unit windows.

