

Summer Update

Finally, some normalcy! The Orchards at Greentree HOA Board thanks our residents for their patience as we safely and responsibly begin to open the amenities, thanks to a recent change in state legislation. We understand the frustration, but it is the Board's duty to protect the financial, safety, and legal interests of all homeowners and we are relieved to finally be able to resume outdoor activities after this treacherous year and a half. We hope you continue to stay safe and enjoy these last few weeks of summer.

2021 Announcements

With so much time outdoors, make sure you are tending to the details of your property in order to avoid a violation letter and potential fines. Any outdoor projects or changes to your exterior **MUST** be approved by an ARC request, which you can download on our website, orchardsatgreentree.com. Thank you for keeping our community uniform and a beautiful place we are proud to call home!

Upcoming Board Meetings:

August 19 @ 7:00 pm
September 16 @ 7:00 pm
October 21 @ 7:00pm
November 18 @ 7:00pm

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*.

 **Nextdoor**

<https://theorchardsnj.nextdoor.com>



Pool Update

The pool is in final preparations to open for the last half of the season. Pool hours are Mon-Fri 12:00pm-8:00pm, 11:00am-7:00pm on weekends, and will extend into September (weather permitting). You must be a resident in good-standing, have a pool pass with a current year sticker, and sign the COVID-19 waiver. Per the Department of Health, you must bring your own chairs, the pool deck capacity is limited to 20 residents/guests at a time, hand sanitizer is provided at check-in, and there will be increased cleanings of the restrooms and facilities. **PLEASE** be respectful to our pool attendants as they adhere to the strict rules that need to be followed in order to be compliant with the state and Department of Health. Do NOT visit the pool if you are ill.



Board Election: Have You Voted?

The Orchards Board currently has an open seat, all current board members are up for re-election, and we have two new candidates who are running to join the Board. The election was initially conducted in June, however, due to a 2017 HOA law update, our community must receive 156 owner votes in order to finalize the results. To date, we have only received 60 ballots, so the election has been postponed until August to receive more votes. If you have not yet done so, **CAST YOUR VOTE**. The Board is looking to amend the bylaws to lower the threshold from 50% to 25% of owners (similar to other local communities) to stop this from being a reoccurring issue.



A Note on Recycling

Online shopping has never been so popular, which means more and more cardboard and boxes to be recycled. However, labor shortages have thrown a wrench in the recycling schedule, causing an overflow. For the most up-to-date changes in recycling, we recommend downloading the *RecycleCoach* app and/or follow Evesham Township's page on Facebook.

Here are tips from Burlington County on successful recycling:

- ▶ *Empty, flatten and fold **ALL** cardboard boxes. Remove all packaging wrap, foam, and hidden hazardous materials.*
- ▶ *Items that **ARE** recyclable: Emptied and rinsed plastic bottles and food containers, glass bottles and jars, empty metal cans, cartons, paper, cardboard, and items with a 1, 2, or 5 label.*
- ▶ *Items that are **NOT** recyclable: Amazon plastic mailers, greasy food/pizza boxes, frozen food boxes, styrofoam, hard back books, plastic wraps/air pillows, batteries, light bulbs, plant pots/cups, shredded paper, or plastic with a 3, 4, 6, or 7 label.*
- ▶ *Do **NOT** put overflow items in a plastic bag. If you need an extra blue recycling can, contact Evesham Township MUA to pick one up.*

Just like trash, remember to put your can out no earlier than 6PM the day before a scheduled pickup and remove your empty can by 6PM that evening. With the many summer storms we are getting, this requirement minimizes waste and trash bins from blowing around the community.



BULLETIN BOARD

WHAT YOU NEED TO KNOW

BOARD MEMBERS

PRESIDENT

NANCY LAPIDOW-JOHNSON

VICE PRESIDENT

OPEN SEAT

SECRETARY

TOM PASTUSZEK

TREASURER

ADRIENNE DELL'OLIO

TRUSTEE

JULIE BROWN

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

Beautification in Process

A NOTE FROM THE BOARD

A new look for Orchards at Greentree! Driving in and out of the community this July, you may have noticed something different – new entrance signs have been approved and installed! For the first time in 40 years, this includes a brand new sign at the Red Haven entrance. Over the next few weeks, JMA landscaping will be making significant updates to the trees and common grounds to give our community a much-needed trimming and touch up.



As we take the time and investment to improve our community, please assess your own property. Are your sidewalks lifting? Soffits and gutters falling apart? Siding in need of a power wash? Fences rotting away? Door and window trim peeling? Flower beds and sidewalk cracks in need of weeding? Roof seen better days? Are your own trees in need of a trimming? These are some of the most common reasons residents receive violation letters, in addition to overgrown lawns and improper storage of trash cans. Please do your part in keeping our neighborhood looking clean and beautiful. Remember, an ARC form must be submitted for any exterior changes and improvements. *(And while you are gardening, make sure to kill those invasive, pesky red and black spotted lanternflies that have taken over!)*

Friendly Reminders:



Parking in The Orchards

Improper parking continues to be an issue. There has been an increase in violation letters about unused cars being stored on the street. Please review the community rules and move unused vehicles to your designated spot or at the Clubhouse parking lot. A recent meeting approved the limit of 48-hour parking in all Visitor spaces. For safety, residents and visitors must observe and respect all yellow curbs.



Trash Cans Go in Back of Units

More and more residents are improperly storing their trash cans in the front of their units. Reminder that trash and recycling cans must be stored behind your unit, hidden from view. There are a few blocks that have exceptions due to inability to access the rear of their properties. Before you install any kind of trash enclosure, you **must** fill out an ARC form and make your case to the Board.



Clean Up After Your Pets

Ongoing reminder: Be a responsible pet owner! Evesham Township has a "Pooper-Scooper" law and failure to leash or clean up after your pet can result in up to a \$2,000 fine. The Orchards has pet waste stations along Lincoln Drive and at the main tot lot. If a bag box is empty or the receptacles are too full, send a quick note to the Property Manager. Thank you for your cooperation.

