

## Happy Summer!

The Orchards at Greentree Homeowners Association wishes all of our neighbors a safe and pleasant Summer season! The Board and Property Management company worked throughout the Spring to invest in updates to our Pool area, clubhouse and community grounds just in time to enjoy in the warm weather:

- ▶ New concrete deck at the pool.
- ▶ Cosmetic updates and improvements to the Clubhouse restrooms.
- ▶ New gardening and landscaping around pool perimeter.
- ▶ Upgraded stone work at pool entrance.
- ▶ Trimming and removal of dead trees along Lincoln Dr. and the Clubhouse.
- ▶ New bench at basketball court/tot lot (New for August 2019).

### 2019 Upcoming Board Meetings:

August 15 @ 7:00 pm  
September 19 @ 7:00 pm  
October 17 @ 7:00 pm

Stay updated on the Nextdoor App:



<https://theorchardsnj.nextdoor.com>

## 2019 Updates and Announcements

The Board is happy to report that as we have begun our new fiscal year (2019-2020), there was **no** increase in dues. Remember that our monthly meetings are open to the public, so please feel free to join us to share feedback or voice any concerns you may have. Thank you for continuing to help make our community a wonderful and beautiful place to live!

### Summer Upkeep and Property Management

Annual property inspections are in full swing. Remember that our goal is to continually improve the curb appeal of the community. Here are some maintenance tips to avoid getting that dreaded violation letter in the mail:

- ▶ Mow your lawn regularly.
- ▶ Freshen up and weed flower beds.
- ▶ Inspect trees and branches.
- ▶ Replace missing fence slats.
- ▶ Keep easements clear.
- ▶ Repair lifted sidewalks.
- ▶ Examine exterior fixtures such as doors, windows, shutters, soffits, roofing, etc.
- ▶ Submit an ARC Form for any upgrades.



### The Swimming Pool

Pool hours now through Labor Day are 11:00am–7:00pm seven days a week. Photo pool passes are required for the 2019 season and beyond. Individual and seasonal guest passes are available for purchase. Contact Management for replacement passes. All pool forms and the 2019 rules can be accessed on our website, [www.orchardsatgreentree.com](http://www.orchardsatgreentree.com). Please note: Children not yet toilet-trained are not permitted in the big pool.

**\*\*NEW FOR 2019: The pool will remain open the weekend after Labor Day, September 7-8 (weather permitting).\*\***



### Parking at The Orchards

Last year, The Orchards finally introduced assigned parking in effort to mitigate parking concerns and disputes. Please encourage your visitors to park in designated *Visitor* spots, along a curb, or in the Clubhouse parking lot (115 Harvest Lane). Residents may not park in *Visitor* spots. The Board is in process of identifying and painting yellow any areas deemed unsafe for curbside parking. If you have an unauthorized parking concern, please contact Management.



### Trash & Waste Disposal

Help us keep our neighborhood clean! Per Evesham Township ordinance, all trash must be in a tightly sealed, commercially produced container. For our Thursday trash days, containers are only to be placed out at 6:00pm Wednesdays and must be removed from the curb by 6:00pm Thursdays. Please adhere to the Evesham Twp Public Works Bulk Trash Schedule for any trash larger than the receptacle or bring it to the dump. Contact Management if you observe neighbors not following the Township's trash procedures.



### Neighborhood Watch

Concerned about something you see or hear in the neighborhood? Say something! The Evesham Township PD advises Orchards residents to use Nextdoor.com (link above) to be updated on local activity and announcements. Residents can also 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). Going away? You can request a complimentary "Vacation Check" using their website.



## BULLETIN BOARD

WHAT YOU NEED TO KNOW



## Royal Farms Update

A NOTE FROM THE BOARD

After the Zoning Board granted Royal Farms the variance needed to build their facility across from The Orchards, the Board worked diligently for concessions and to impose the strongest restrictions on the “no left turn” onto Lincoln imposed by the Zoning Board. Because they did not stipulate how the “no left turn” would be imposed, it could have meant anything. We tried to get them to agree to concrete “pork chops” which would make it all but impossible to make a left turn. They said they would never agree to that. So, in return for not filing an appeal, this is what they agreed to:

- a. There will be signage saying “No Left Turn” and, in addition, applicant will widen the driveway in order to create a “half pork chop” which will prohibit left turns out of the Property. This will be accomplished by installing laser striping on the road in the shape of a half pork chop and right turn arrow.
- b. Applicant will install signage on the interior of the Property that directs motorists wishing to travel north on Lincoln Drive to exit via the movie theater easement/driveway.
- c. Applicant agrees to Title 39 enforcement for traffic violations on the subject private property.
- d. Applicant will reduce the size of the façade sign (from 20 feet) on the rear of the proposed Royal Farms to coincide with the width of the canopy above the rear door.



*Thank you to all who volunteered and joined our fight this past year.*

### BOARD MEMBERS

PRESIDENT

NANCY LAPIDOW-JOHNSON

VICE PRESIDENT

MARJORIE ROBBINS

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 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

## Friendly Reminders:



### Clean Up After Your Pets

Please 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. If The Orchards’ doggie bag stations along Lincoln Dr. are empty, send a quick note to the Property Manager.



### Safe Use of Fire Pits & Grills

Per the Evesham Township Fire Marshal, note that fire pits must be at least 15 feet away from any structure including a house, fence or shed. BBQ grills, both charcoal and propane, must be stored and used a minimum of 5 feet from any building.



### Watch Your Speed

Safety is of the utmost importance to the Board. Multiple residents have expressed concerns about drivers not obeying the posted speed limit when driving within our community. Please have consideration for our neighbors and children and **watch your speed**.

