

## Winter Update

Happy New Year! The Orchards at Greentree Homeowners Association wishes all our neighbors a warm and safe winter season as we get through these last few weeks before the spring sunshine finally returns. We thank you for continuing to make our community a wonderful and beautiful place to live.

## 2021 Announcements

Fellow homeowners: We invite you to be involved and to express your concerns and ideas. The monthly meetings are open to all homeowners, so please join us virtually on the third Thursday of each month at 7:00pm. This newsletter issue focuses on the top common issues that residents have expressed at recent meetings: Snow safety, speeding, and keeping our community uniform and beautiful.



### Winter Weather Considerations

This winter season sure has proven to be a snowy one! 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 Rd. It is NJ 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 their sidewalks within 24 hours are subject to a violation fine. Need help with shoveling? Try asking your neighbors on Nextdoor.com for a referral.



### Speeding Concerns

Many neighbors are repeatedly expressing their concern (and frustration!) when it comes to the reckless speeding occurring throughout our neighborhood, particularly along Red Haven Drive and Jonathan Lane. To attempt to rectify this issue, the Board is seeking approval from the township to install permanent speed humps. If you do not wish to see speed humps, **please be conscious of your speed for the safety of our residents and children.** If you observe a repeat offender not obeying the posted speed limit, contact the Evesham Township police department with the license plate number. Once reported to the police, the driver can also be reported to the Property Manager **only** if you know their address. This issue has been going on long enough and is unacceptable.

### Upcoming Board Meetings:

March 18 @ 7:00 pm

April 15 @ 7:00 pm

May 20 @ 7:00pm

*\*Due to COVID-19, meetings are being held virtually via 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>



### Property Upkeep and Repairs

Spring property inspections begin in just a couple of weeks. Whether you are an owner or a renter, all homes within The Orchards are required to keep the exterior of their home well-maintained and in accordance with our designated paint colors. Take the time now to evaluate what repairs and improvements have to be made in order to avoid the dreaded violation letter and potential fines.

Suggested areas to inspect include:

- ▶ *The condition of siding, trim, shutters, gutters, soffits, roofing.*
- ▶ *Areas in need of paint touch-ups or power washing.*
- ▶ *Examine fencing for rotting and damaged slats, panels or gates.*
- ▶ *Clean up and refresh garden beds; Trim tree branches.*
- ▶ *Check sidewalks and curbs for weeds and lifted cement.*
- ▶ *Property easements MUST be clear of debris and fencing.*

Remember, most upgrades to the dwelling exterior require submitting an Architecture Request (ARC) form to the Board for approval, including new siding, trim, roofing, fencing, windows, doors, shed installations, paint changes, etc. The PDF form is available for download on our website, [www.orchardsatgreentree.com](http://www.orchardsatgreentree.com).

Meanwhile, the Board is making progress on beautification and upkeep with new community entrance signs, tree trimming, and concrete repairs in certain common areas.

**Remember, each and every unit plays a significant part in making our community look beautiful and well-kept!**



## 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 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



## Help Make a Difference: Join the Board!

### A NOTE FROM THE BOARD

As of January 2021, The Orchards at Greentree Homeowners Association Board has a vacant position. The Board is made up of five volunteers with varying years of HOA Board experience. The next election takes place this June and we are looking for a new volunteer to submit their name for consideration.

**What does the Orchards HOA Board do?** Board members work with the Property Manager to primarily review ARC requests, vendor contracts, budgeting decisions, and investments in improving and upkeeping our neighborhood. We also address urgent community issues that are brought to the Property Manager's attention. Our collective goal is to keep The Orchards a safe and beautiful place to live, while being fiscally responsible and keeping our HOA dues to a minimum. The time commitment is generally two hours a month on Thursday evenings for our monthly executive and public meetings, in addition to email communication between meetings. Currently the meetings are held via Zoom.

**Are you interested in joining us?** The ideal candidate should want to take an active role in improving our community and keeping it a beautiful place to live. The current Board could especially benefit with representation from Roberts Lane or Elberta Lane. Email Jenn Baker if you are interested and be on the lookout for our election forms that are typically mailed in late Spring.

### Friendly Reminders:



#### Garbage Can Policy

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

Help us keep our community a safe place to live. If you are concerned about something you see or hear, say something! Residents can contact the police with concerns or tips by calling the "Confidential Tip Line" at (856)985-4699 or "Submit a Tip" at [www.eveshampd.org](http://www.eveshampd.org).



#### Clean Up After Your Pets

Reminder as we start spending more time outside this spring: Be a responsible pet owner! The 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 are empty, send a note to the Property Manager.

