

Fall & Winter Update

Another summer season has come to an end! The Orchards at Greentree HOA Board, alongside our property manager, are working to ensure our community is as beautiful and safe as can be. 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.

2023-24 Announcement

Join us in welcoming our newest Board Member, Rebecca “Beckie” Keen of Elberta Lane. 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:

December – No Meeting
January 18 @ 7:00pm – Zoom
February 15 @ 7:00pm – Zoom
March 21 @ 7:00pm – Zoom

All owners are invited to attend.

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



<https://theorchardsnj.nextdoor.com>



Exterior Paint Update

The Orchards at Greentree has called Marlton, New Jersey home for over 40 years. With that milestone comes a need to refresh and revitalize exterior paint that has severely faded over the years. During inspections, the Property Manager is identifying units that need to make plans to repaint their siding and exterior elements. Since exterior painting is typically a Spring project, consider this message advanced warning. Remember that, since the Orchards is a Fee Simple Homeowner’s Association, our community has a set of specific color schemes for all of the houses. See the list of community-approved paint colors in the Resident Resources section of our website. As always, make sure you complete and submit an ARC form *before* any work is done. The ARC form is also available for download on the website.



Watch Your Speed

School is back in session, so school buses and children are actively about the neighborhood each day. The Orchards prides itself on being both a family- and pet-friendly community, so the Board considers speeding to be a very serious violation. The speed limit throughout all our courts is **15 MPH**. Signage is posted at each entrance. PLEASE BE ALERT OF YOUR SPEED. If you observe a repeat speeding offender, take note and inform the Property Manager so a violation letter can be sent. In addition, all residents should verify that their current vehicles are on file with the Property Manager. You can update your information by downloading the Resident Information Sheet on our website and submitting it to Jenn Baker.



Reminder on Trash Can Policy

Each newsletter we have a reminder on our community’s trash policies because it continues to be out-of-control. It was even a lengthy topic at our most recent open meeting. Here is a reminder on our community’s Trash Can Policy:

- ▶ 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.
- ▶ Cans may be out no earlier than 6PM on Wednesday evenings and must be removed no later than 24 hours later. Please be cognizant of adjusted holiday trash schedules.
- ▶ 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.



Winter Weather Preparations

The fall leaves have been cleared and it’s only a matter of time before flurries are in the forecast. The Board would like to remind residents of inclement weather protocol to allow our landscaping company and snowplows to work safely and efficiently: **(1)** 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. **(2)** 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. **(3)** Reminder that it is New Jersey state law to remove snow and ice from your vehicle before driving.



BULLETIN BOARD

WHAT YOU NEED TO KNOW

BOARD MEMBERS

PRESIDENT
NANCY LAPIDOW-JOHNSON

VICE PRESIDENT
REBECCA KEEN

SECRETARY
ADRIENNE DELL'OLIO

TREASURER
BRIDGET NELSON

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

A Spotlight on Safety

A NOTE FROM THE BOARD

The September 2023 monthly meeting was our first hybrid meeting and we were thrilled to welcome so many residents to our first in-person meeting at the Clubhouse since 2020. Attendees expressed concerns about trash, speeding, parking, and exterior maintenance, while the Property Manager shared updates on the tennis court and upcoming pool repairs. *(October's open meeting was cancelled due to unforeseen circumstances.)*

Since speeding and the safety of our neighborhood's pets and children were a large part of the September meeting, the Board asked representatives from the Evesham Township Police Department (ETPD) to attend our November meeting for an open forum with our homeowners. See a summary on the following page featuring safety tips and advice directly from the officers. The open meeting continued and covered topics such as new resolutions to limit rentals within the community, impose restrictions on window-unit air conditioners, and more concerns and questions from the attendees were addressed. The next few winter meetings will take place fully via Zoom. Be on the lookout for an email invitation.



Friendly Reminders:



Parking in The Orchards

The holiday season is often a time where we welcome visitors to our home. 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. Overflow guests should utilize the Clubhouse parking lot.



Proactive Fire Safety

Be a good neighbor and responsibly take steps to reduce the risk of fire accidents this fall and winter with the following tips:

- *Outdoor fire pits must be 15 feet from any structure.*
- *Clean your dryer vent.*
- *Check on your smoke detectors.*
- *Never leave burning candles or a burning fireplace unattended.*
- *Have your chimney cleaned and keep flammable items away from the fireplace.*



New Website!

This summer we launched a brand new website for The Orchards! Visit **orchardsatgreentree.com** for a redesigned user experience, shortcut links to access the Portal, latest announcements, and an expanded Resident Resources section, which features many of the frequently-requested documents, forms, and PDFs that residents often need to access.



Evesham Township Police Visit The Orchards at Greentree

As part of their ongoing community engagement initiative to strengthen partnerships within Evesham Township, Captain Siitonen and a fellow ETPD officer attended The Orchards' November 16th open meeting at the Clubhouse (and live-streamed on Zoom) to discuss speeding and safety concerns in both our community and the town.

Throughout Evesham Township, the Department has seen an uptick in commercial criminal activity and shoplifting, while not as much residential-area crime. In their opinion, our neighborhood has very little activity and is a great part of town. They welcome and encourage forums such as this to maintain positive partnerships with the various communities that make-up Evesham Township.

Safety Tips and Suggestions:



Install cameras – and register them.

- The officers' first recommendation is to install outdoor security cameras (such as Blink, Nest, Ring, etc.) so activity can be recorded and captured. Take it a step further and [register your camera on their website](#) in order to aid in future neighborhood investigations.



How can residents be informed of police activity?

Transparency is your right as an Evesham Township resident, as long as it impacts public safety and does not impede an ongoing investigation.

- Residents can request public records.
- Register to receive Nixle alerts.
- Follow ETPD on *Facebook* and *Nextdoor*.



Motion-activated lights and floodlights are known to deter would-be criminals.

- In recent years, there has been an uptick in overnight activity for stealing catalytic converters, breaking into vehicles, and stealing vehicles from private driveways. Motion-activated lights often startle the criminals, and they leave the property.
- In addition, well-lit areas can **A)** help deter the criminal(s) as they don't want to be visible and **B)** can help investigations by brightening the area for both cameras and patrolling officers.



How can residents report offenses?

- Download the **Tip411** app. This app is 100% anonymous.
- Any resident can file a ticket or police report at the police station. The officers advise that retaliation should not be a concern. It is the best way if you observe repeat offenders.
- **If you see something, say something.** Officers cannot be present 100% of the time. If you notice suspicious activity such as recurring skeptical cars, call the police or their confidential tip line at (856) 983-4699 and report the activity or license plates. You never know if these details could be crucial to a detective's active investigation.



Our community roads are private, but that does not mean immunity from breaking the law.

- While most minor motor vehicle infractions are not enforceable on our court roads as we are a private association, know that arrestable offenses are still enforceable by the authorities. This includes DUIs, reckless driving, a suspended license, theft, violence, drugs, and more crimes.



Continue to strengthen the partnership with our local police and patrolling officers.

- Attend township Town Watch meetings held every other month at the municipal building.
- If you see an officer driving by, don't be afraid to say hello and initiate conversation.
- Be diligent in your observations within our community. We know our community best.

Just because something is not considered enforceable by the police, we still have the safety and concern of our residents, children, and pets to consider. **PLEASE** abide by the community's posted signage such as the **15MPH** speed limit, stop signs, and no parking signs. If you are dropping your children off at the bus stop, please be courteous and self-aware of other traffic on the roadway. Be extra cautious around curves, blind spots, and higher-traffic pedestrian areas (such as the playgrounds).

