

## Summer Update

The sunshine and warm days are finally back! This newsletter issues covers recent meeting updates, pool information, and a property exterior checklist. If you want to keep a pulse on community happenings, we encourage you to attend our monthly meetings. The Board wishes you a safe and enjoyable summer season!

## 2024 Announcements

We have three open Board seats for our June 2024 election this year. If you have not yet done so, please submit your ballot. 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:

Election Meeting: TBD – Check your email  
July 18 @ 7:00pm  
August 15 @ 7:00pm

*All owners are invited to attend.*

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



<https://theorchardsnj.nextdoor.com>



### It's Pool Season!

Not only does Memorial Day Weekend kick off summer, it also marks the start of pool season here at The Orchards! The community pool is open for weekends only as of May 25, 2024. The pool will open full time (Monday–Sunday) beginning June 17, 2024. Pool hours are 11:00AM–7:00PM, weather permitting. Residents and tenants must be in good-standing and submit their Pool Pass Request Form in order to gain entry to the pool. In addition, seasonal or daily guest passes are available for purchase. Forms can be downloaded on our website. Everyone using the pool or facilities does so at their own risk. All guests accessing the pool must read and be familiar with the posted pool rules or The Orchards reserves the right to revoke pool privileges. Please show respect and courtesy to our on-duty pool attendants throughout the season.



### ARC First, Action Second

As a fee-simple community, owners are responsible for the exterior of their property. However, before work begins on any addition, alteration, modification, or detached structure, owners must submit an ARC form to the Board for review and approval. This helps preserve and enhance a harmonious relationship between our structures and natural vegetation. Residents found to have violated Architectural Guidelines may be asked to submit a retroactive ARC request, and could be subject to fines, repainting, or replacing unauthorized changes. View the Resident Resources section on our website for full details, acceptable paint colors, and to download the ARC form.



### Car Courtesy in The Orchards

Help us keep our community safe for pedestrians, children, and our pets. Following are some reminders when driving and parking throughout our four courts this Summer:

- ▶ **DON'T** block the sidewalk when parking in your driveway
- ▶ **DON'T** block sidewalk access ramps
- ▶ **DON'T** block fire hydrants, mailboxes, or park at yellow curbs
- ▶ **DON'T** speed, especially around playgrounds, curves & blind spots
- ▶ **DON'T** allow your visitors to park in residents' spots or violate any of the Orchards parking rules

These reminders help accommodate all our residents as they enjoy our community, including those in wheelchairs or pushing strollers. Please respect all posted signage and report any repeat offenders to the Property Manager.



### New Resolutions and Updates

The recent open meetings have discussed several new topics: (1) limits on community rentals, (2) window A/C units, and (3) clarifying the definition of commercial vehicles. While the rental discussion has been put on hold due to constructive feedback received, all residents should have received mailings on the update to window A/C units and commercial vehicles. If you wish to use an A/C unit in a front window, we recommend a less intrusive floor A/C unit and you must fill out an ARC form. Regarding commercial vehicles, the classification has been expanded to include any signs, writing, pictures, symbols, or other display(s) of any kind which identifies or relates in any way to a business, not just commercial license plates.



## 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 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

## Spring & Summer Cleanup Checklist ✓

A NOTE FROM THE BOARD

Help us keep our Orchards community beautiful, uniform, and a place we are proud to call home. Examine your property in these areas and perform upkeep maintenance to help avoid a violation letter and potential fines:

- ▶ Evaluate condition of exterior fixtures such as doors, trim, windows, shutters, soffits, and roofing. Repair as needed.
- ▶ Clear debris from gutters & downspouts.
- ▶ Touch up any faded or stripped paint and stain.
- ▶ Inspect fencing. Replace damaged or missing fence slats and gates.
- ▶ Keep easements clear.
- ▶ Freshen up and weed flower beds.
- ▶ Clear weeds/grass from sidewalk cracks.
- ▶ Mow lawn regularly and continue lawn/flower bed maintenance.
- ▶ Repair lifted sidewalks (*sidewalks are owners' property*).
- ▶ Inspect condition of trees and branches. Trim trees that are too close to the unit or are blocking the sidewalk.
- ▶ Power wash property exterior and concrete, if needed.
- ▶ Keep trash cans in back of property.
- ▶ Clean out dryer vents.



### Friendly Reminders:



#### Watch Your Trash

The summer months are a wonderful time to be outside! Don't let bad waste habits ruin our community atmosphere for everyone else. Trash bags should only be placed in commercial cans to keep away pests, skunks, and excess litter.

Cans are only to be placed curbside 6PM the night before pickup. Don't store cans in the front of your unit. Familiarize yourself with what Trash & Recycling will *and* won't pick up. The next bulk trash pickup will be in July. Thanks for your cooperation!



#### Tennis/Pickleball Court Etiquette

We have had some costly issues with the tennis courts this Spring and want to remind our residents to help us take care of our neighborhood amenities.

If you request a key to access the Tennis & Pickleball courts, please leave the courts cleaned up and LOCKED when you leave the premises. Children, unsupervised or supervised, should not be playing on the tennis courts at all.



#### Clean Up After Your Pet

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. We thank you in advance.

