

LeisureTowne Board of Trustee's

Your Association In Action

The Presidents Purview *by Larry O'Rourke*

Open Board Meeting Calendar:

- January 25, 2022
- February 22, 2022
- March 22, 2022
- April 26, 2022

All meetings will be held at 7:00PM. Log-in information will be provided in advance of each meeting.

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Website: www.leisuretowne.org

Association Office Hours
9:00 AM to 4:30 PM
M-F

Closed for Lunch Daily
12:30PM to 1:00PM

As you read this publication, hopefully you noticed the updated layout along with a new name.

"Your Association in Action" seems a bit more indicative of what The Board of Trustees is attempting to convey. The new layout is our effort to better organize important community information along with The Board's accomplishments, results and updates which we report to our fellow residents. This is a work in progress and will evolve over the course of the next few months. We are also evaluating the manner in which we fund, print, and distribute our monthly newsletter.

Having endured two years of COVID, our entire community, along with the rest of the nation and the world, is beginning to show signs of COVID fatigue. Who could blame us? That said, we are in the midst of a double whammy – the advent of a winter COVID Surge coupled with the uncertainty surrounding the effects of both variants. We will, of course, adhere to whatever executive orders come out of the governor's office. We will be instituting a "No Outside Guest Policy" at all LeisureTowne activities, events, and functions effective January 1, 2022. While less than ideal, The Board of Trustee believes that being vigilant

will result in the best of all possible outcomes as it relates to community safety and public health. Through the winter surge period we will be suspending any activities normally hosted by outside entities – sorry Deborah and our friends at the Hampton Lakes Emergency Squad. We hope to be able to resume somewhat normal participation in the spring.

The Board of Trustees is reorganizing the "The Recreation Committee" to include all activities, events and recreational amenities. This will include all clubs as well. A single budget line will now represent the association's expenditures in this area. Each and every social organization utilizing our amenities will now have the opportunity to be represented by a representative for planning and communication purposes. A special "Thank You" to Kathy Henson, Amy, and Nancy for the incredible effort expended to get this done by January 1st. The new committee shall go by the designation "Social Activities Committee" and will be headed by Kathy.

Finally, I am saddened to report That Trustee Tom Haluszczak has elected to resign from the Board of Trustees effective in December.



Larry trying out the new recumbent bicycle at the Fitness Center in Friendship Hall

Though Tom was part of the team for just a few short months, his contributions and his work ethic, along with his expertise, were noteworthy. I would like to thank Tom for his significant efforts and wish him well in whatever he chooses to do next.

-Larry



A look at some of the sidewalk repairs



Vice Presidents Report *by Roger DeCillia*

COMMON AREA SIDEWALK REPAIRS

Repairs to the sidewalks were completed the week of December 13th. Again, the repairs encompassed over 2600 sq ft of concrete at 70+ locations at a cost of \$31,166.

TREE ASSESSMENT/RISK MANAGEMENT

Based on the arborist's evaluation, there are 240 trees in 196 locations in LeisureTowne common areas that need to be taken down. The majority of the trees will be taken down by an outside vendor due to locations, size and the need for special equipment to help prevent damage to homeowner's property. The vendor will start work the week of January 10th-14th and will continue one week a month until completed. It is estimated that the work will take about 8 months to finish.

Homeowners will be notified when the work is scheduled in their area. To ensure everyone's safety, it is critical that residents do not approach the workers. If there is a problem or question, please notify the office and they will try to rectify the matter.

PIPE REPAIR AT PINE VIEW PARK

There was a leak in the underground water supply line that ran from the bathroom facility across the parking lot to the water main in the street. The pipe has been replaced and redirected at a cost of \$9000. The parking lot itself is in need of repaving and will be done in the near future.

ONGOING REPAIRS

Village Green: Roof has been replaced, fire door is on order, gazebo roof to be replaced.
Maintenance Building: Roofs for

carport and bus have been replaced.

Association Office: Necessary permits have been applied for and windows have been replaced.

FUTURE MAINTENANCE/ REPAIRS/PURCHASES

- ◆ Repair and replace Village Green walking paths
- ◆ Landscaping of Bocce Ball court (Spring of 2022)
- ◆ Pickle Ball Court (FY 2022/2023)
- ◆ Purchase new pick-up truck (FEB/MAR 2022)

Treasurers Report *by Roger DeCillia*

Financial Reports from November 2021

Treasurer Report



Fund Balances as of 11/30/2021:

Operating Fund: \$628,999.80

Reserve Fund: \$4,279,029.31

Year to Date Positive Cash Flow:
\$23,280.91 under budget

Collections:

94% residents current in payment of association assessments

68 homes (6%) owe >3 months

43 of 68 are with legal counsel for collection

43 accounts with legal = \$114,635

DID YOU KNOW *by Kevin Boyd*

Happy New Year to all my LeisureTowne friends!! I know there are a couple of you out there. It's 2022 and we all should be living on Mars, our cars should fly about in the air and we all should be happy, healthy and wise, so what happened?? Don't know but I, for one, am going to keep trying at the happy and healthy part!!

Spring is just around the corner (let's all chant like at Woodstock "No Snow, No Snow, No Snow") and planning for your gardens and plantings should be taking place soon. It was brought to the Board's attention in the fall that some residents are using "Decorative Ground Rubber" as a mulch. I had heard of this in playgrounds (heaven forbid our precious snowflakes fall on the hard ground) but not as a residential mulch. With the help of Kathy Agolio, Board Member and Chair of the Firewise Committee, we did our research and came up with some interesting information.

Because we live in the 'tinderbox' of the Pinelands we should all be concerned with where our homes are located in relation to trees and what we put around our homes that is flammable or would enhance the chance of a fire starting.

Firewise New Jersey says the following, "Landowners often prefer to place mulch around the home and in planting beds. Many commonly used mulches, however, can be quite flammable and pose the threat of ignition by windborne embers in the event of a wildfire." (Me: Remember

embers can travel, by air, more than a mile and still be hot enough to ignite other materials.) "With the proximity that mulch usually has to the home, the risk becomes even more significant."

They list common mulching material and its flammability:

Non-flammable-Brick chips, marble/limestone chips and oyster shells.

Moderate flammability-Pine bark nuggets, shredded pine bark.

High flammability-Ground recycled pallets, pine straw (needles), shredded cypress/hardwood bark.

Very high flammability-Decorative ground rubber, oat straw.

The following information is from "Doityourself" magazine. "Health concerns aside, rubber mulch is less effective controlling weeds than organic mulches...In your garden, these organic mulches actually decompose and enrich the soil with nutrients. You will never have to worry about contaminating your garden and ground water with potentially harmful chemicals and heavy metals. Rubber mulch is by no means permanent and as it is broken down by microbes in the soil chemicals can be released. It can also contaminate ground water...Current research shows HUGE (my emphasis) negative effects of rubber leachates contaminating ponds and lakes, killing

plankton and fish." Finally "...studies have shown that when rubber mulch that contains petroleum products is ignited it is more difficult to extinguish than any other kind of mulch, including wood chips."

WOW-some pretty dire information. I do not mean to be a 'Debbie Downer' but because of this information I, personally, would steer clear of ground rubber mulch for use around my plants or home. I agree that everyone has to think for themselves and do their own research to make the best decisions for their specific needs, but I hope the information provided here will peak your interest and start a conversation about the advantages/disadvantages of ground rubber mulch.

Finally (again) I want to say that by the time you read this the Board should have the report on the sediment samples from the five lakes (Dunstable, Mayfair, Liverpool, Turnbridge and Wooten) and will be reviewing them with Princeton Hydro to determine the path of remediation going forward. I am looking forward to keeping this project moving and not "stagnating" (pun intended). I am sure you will also read in this "The Association in Action" of the other exciting projects the Board is moving forward with into the new year. Stay tuned this will be fun and exciting.

For now, have a great month, stay warm, stay active for your health! See you again next month!!

HAPPY NEW YEAR *by Kathy Henson*

As we look ahead to this brand-new year, we often reflect on what we did not do rather than what we accomplished. This year try some new adventures here in your LeisureTowne!

Did you know, we have over 46 clubs, 3 dances and 1 entertainment event. Join in any one of these and meet your neighbors. Winter is long and somewhat lonely but being active helps you get through the long, cold

and somewhat quiet days. Before you know it, you'll hear the beautiful sounds of birds singing and see flowers blooming, and Spring is here again!

Check out your Watchdog for a list of these clubs and events and make it one of your New Year's resolutions to check them out.

Wishing you a Happy and Healthy 2022!





Some Firewise plants & shrubs—
"PowWow" White Echinacea (above) &
Rosa "Flower Carpet Scarlet" (below)



FIREWISE/USA by Kathy Agolio

LeisureTowne, a Firewise Community since 2013, works closely with the New Jersey State Forest Fire to maintain this status. Each year we are required to spend a certain amount of money (purchasing equipment, volunteer hours and mitigating areas of LeisureTowne). All information is entered into the "FIREWISE PORTAL" and once the annual threshold is reached our membership is renewed.

2021 is now over and, even with all of its challenges, the Firewise Committee has worked diligently to hopefully lessen the threat of wildfire here in LeisureTowne. We met

quarterly either remotely or in person discussing areas of concern. The arborist has identified many trees that are either dead, diseased or a hazard and these are slated to be removed, thereby lessening wildfire threats. Merit Landscaping has planted many Firewise flowers, bushes, shrubs, etc. in front of all the common buildings.

Applying for a grant reimbursement through New Jersey is also on the list of our accomplishments. Once all the paperwork is completed, LeisureTowne will receive a monetary amount that can be utilized in 2022.

Plans for 2022 are "in the works". We are hoping our NJFFS Warden, Ben Brick, can attend an open Board meeting to explain his role in our area and share some information on how, as individual homeowners, we can lessen our fire hazard risk. The committee will continue meeting quarterly, maintain our Firewise status and grant reimbursements.



This information was taken from the Official Site of the State of New Jersey COVID-19 Information Hub as of 12/13/2021.

HOW DO I GET A FREE, AT-HOME COVID-19 SALIVA TEST?

The NJ Department of Health and Vault Medical Services have partnered to offer a free, at-home COVID-19 saliva test kit that is available to every New Jersey resident who thinks they need a test – even if you don't have symptoms.

To order a free test kit, visit learn.vaulthealth.com/nj

The kit will be shipped through UPS with next-day delivery. Once received, you will connect over Zoom with a Vault healthcare professional who will walk you through the test and answer your questions.

When complete, the test can be sent back in a prepaid package via UPS next-day shipping. You will receive your test results

24 to 48 hours after your sample arrives at the lab.

You will not be charged for the test, and you will not be asked for your credit card information.

[COVID-19 testing is also available at many locations throughout the state.](#)

How to Take The Test

To take the test, you will need to connect with a Vault collection supervisor online by logging into your online Vault patient portal with the email address or username you used to order the test kit. You will then enter Vault's virtual waiting room during the hours listed below. No appointments needed.

Sunday-Thursday: 8am – 8pm
Friday: 8am – 6pm
Saturday: 8am – 6pm

You will then connect with a collection supervisor on Zoom.

Do not open your collection kit before your Zoom session, and DO NOT eat, drink, smoke, or chew anything for 30 minutes before taking the test.

In order to get your results, you must collect your saliva sample while being observed by a Vault collection supervisor.

Wait times for a clinician are generally 15 minutes or less. Wait times are longest over the noon hour.

For more information or help ordering a kit, visit learn.vaulthealth.com/nj/.

LIBRARY NEWS

HAPPY NEW YEAR!

Are you thinking about making New Year's Resolutions?

We would like to suggest volunteering here in LeisureTowne. There are many different "jobs" available and some would probably suit your personality and constraints perfectly.

LeisureTowne libraries have volunteers and our heartfelt "Thanks" go out to them.

Mother Teresa said:

"VOLUNTEERING IS GOOD FOR THE HEART AND THE SOUL".

Book suggestion for the winter months:

I recommend "Transient Desires" by Donna Leon. It is as powerful as any novel she has written, testing Brunetti to his limits and forcing him to listen very carefully for the truth. I truly enjoyed it!

Mimi Bunt (609.388.5144) &
Jacie Levy (609.801.1154)



BUS SCHEDULE

BUS RESERVATION NUMBER 609-859-8001

Please leave your name, phone number and day that you wish to ride the bus.

For example: My name is Amy DiFilippo. I would like to ride the bus on Monday morning. My address is 102 South Plymouth Court. My phone number is 609-859-8001. Thank you. Goodbye.

If you are calling for a reservation for Monday, Wednesday, or Friday make sure to call the evening before or by 8:00AM that morning. This applies to morning and afternoon rides.

- * Arrival times are approximate; departure times are **firm**.
- * Schedules are subject to change.
- * There will be no bus on the following holidays:
New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Friday and Saturday after Thanksgiving and Christmas Day

If you have any questions about service for the *current day only*, please check with the Route 70 Guard House 609-859-8080 for the morning of the run after 8:00AM or with the Association Office 609-859-8001 after 9:00AM. For general questions please call the Association Office during business hours—9:00AM to 4:30PM, Monday through Friday.

- * No eating or drinking on the bus.
- * No folding shopping carts on the bus.

PLEASE NOTE:

Due to limited space, there is a 3-bag limit.
Failure to be on time may result in your bus privileges to be revoked.



**IN CASE OF
INCLEMENT
WEATHER,
THE BUS WILL
NOT RUN!!!**

LEISURETOWNE 2021



OVERALL

1st Place: 10 Wooton Dr.
2nd Place: 16 Newbury Dr.
3rd Place: 18 Turnbridge Ct.

Honorable Mention

18 Newbury Dr.	41 Liverpool Ln.
6 Ingham Way	149 Huntington Dr.
29 St. David's Pl.	69 St. David's Pl.

BEST YARD

1st Place: 9 Windsor Rd.
2nd Place: 70 Finchley Ct.
3rd Place: 24 Wooton Dr.

Honorable Mention

16 Buxton Ct.	76 Kingston Way
37 Stratford Rd.	37 Maidstone Pl.
41 Pulham Ln.	6 Cheshire Ct.

BEST DOOR OR PORCH

1st Place: 6 Berkshire Ln.
2nd Place: 15 Wooton Dr.
3rd Place: 35 Buxton Ct.

Honorable Mention

40 Dunstable Rd.	27 Newbury Dr.
109 Dorchester Dr.	113 N. Plymouth Ct

BEST QUAD

1st Place: 55 Huntington Dr.
2nd Place: 25 Heather Pl.
3rd Place: 21 Farrington Ct.

BEST STREET

Wooton Dr. *Congratulations!*

BOOKMOBILE SCHEDULE

January 5th, 12th, 19th & 26th
Settlers Hall
11:20AM-12:30PM

Laurel Hall
1:30PM-2:00PM

SHREDDING EVENT

January 14th
11:00AM-2:00PM
Settlers Hall Parking Lot

MAILBOX ACCESS REMINDER

Although there may not be a law against it in your community, it still is not right to park in front of your neighbor's mailbox. We would all hope that common sense and common courtesy would prevail, but this is not always the case.

Blocking your neighbors mailbox may not seem like a big deal, but it is an unnecessary inconvenience, not to mention, you get some not-so-friendly notices from your mail carrier. The USPS requests that customers leave a 30-foot clearance. This means that you should leave at least 15 feet before and after the mailbox opening. Also, if you do this on a continual basis, your neighbor is going to have to go to the post office to pick up their mail. Maybe they don't drive anymore; maybe they have an illness.

The bottom line is "treat others as you would like to be treated" - a sentiment as old as time but maybe even more important nowadays with this fast paced world we live in and some everyday niceties forgotten.

As we start 2022, maybe a good resolution for us all is to be just a little more aware of the day-to-day impact our actions have on our fellow citizens and maybe practice common courtesy a bit more this year. I think it will make a happier New Year for everyone!

ARCHITECTURAL COMMITTEE NOTES

PLANNING AHEAD—Here are some of the types of spring outdoor work that are best to plan ahead of time to beat the warm weather rush:

Roof Replacements:

If your roof is over 15-20 years old it is always recommended to get an inspection done on it before big roof problems start happening.

Window Replacement:

There is never a bad time to get your windows replaced. Modern windows help save money on heating and air conditioning bills. They also will greatly improve any home's looks.

Porches and Room Additions:

It's an absolute must to prepare in advance for any type of additions that you want to put on your home in the spring. This is because there is so much planning that goes into a project this size. Early planning of home additions will also help your contractor better adhere to your budget requests.

Make sure to submit your application for ACC approval before beginning any projects, especially for roofs and additions. If you are just replacing the windows without any changes in the size, color, type or style an approval is not required.

Applications can be found on the LeisureTowne website under Documents and are also available in the Association Office.



ARCHITECTURAL COMMITTEE DECEMBER APPROVED APPLICATIONS

Exterior Structures	1
Exterior Doors & Garages	1
Home Repair	1
Lighting	1
Painting	1
Patios	1
Roofs	9
Windows	1

LeisureTowne Board Of Trustees

Larry O'Rourke, President

Term June 2019-June 2022

- ◆ Conduct Public Meetings
- ◆ Administration of BOT & Community Communications
- ◆ Human Resource Liaison
- ◆ Township & Governmental Relationships

Roger DeCillia, Vice President/ Treasurer

Term June 2019-June 2022

- ◆ Capital Projects Management
- ◆ Maintenance
- ◆ Township & Governmental Relationships
- ◆ ACC Liaison
- ◆ Finances & Reporting

Kevin Boyd, Secretary

Term June 2020-June 2023

- ◆ Compliance Committee Liaison
- ◆ Strategic Planning
- ◆ Waterways & Environment

Bob Quinn, Trustee (*)

Term June 2015-June 2022

- ◆ Pandemic Mandate Monitoring

Kathy Agolio, Trustee

Term September 2021-June 2022

- ◆ Firewise
- ◆ Security
- ◆ Emergency Preparedness, CERT & OEM Coordination

Kathy Henson, Trustee

Term October 2021-June 2022

- ◆ "Your Association in Action" Oversight
- ◆ Social Activities Committee

(*) Or until a replacement is seated

Term dates reflect current length of service on the Board

IMPORTANT PHONE NUMBERS

Emergencies-Dial 911

Red Lion State Police - Non emergency	609-859-2281
Southampton Township Main	609-859-2736
TOUCH Office	609-859-2980
Guard House - Route 70	609-859-8080
Guard House - Retreat Road	609-859-4263

IF YOU SEE SOMETHING...SAY SOMETHING

Call 911 in an emergency or if you see suspicious activity.

Please DON'T WAIT until the Association Office opens.

Do Not call the Gate Attendant.



**LeisureTowne Association, Inc.
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