

LeisureTowne Board of Trustees

Your Association In Action

THE PRESIDENT'S PURVIEW *by Larry O'Rourke*

Open Board Meeting Calendar:

- 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.

Published by the LTAI Board of Trustees

102 South Plymouth Rd.
Southampton NJ 08088

Telephone No:
609.859.8001

Email Address:
caa@leisuretowne.org

Website:
www.leisuretowne.org

Association Office Hours
9:00 AM to 4:30 PM
Monday thru Friday

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

Thanks for all the constructive feedback regarding "Your Association in Action". We've made some tweaks and adjustments and will keep doing so based on your input.

We held January's Open Board Meeting via our new Zoom Room. It was a significant milestone for LeisureTowne and was done, in part, to find safe ways to communicate directly with our residents during this public health emergency. The call went great and there were no technical issues. The Q & A portion worked well and the feedback has been very positive. We will only get better at this. Special Kudo's to our wonderful operations manager, Amy, who always goes way above and beyond to make LeisureTowne a great place to live.

In the Zoom Meeting we kicked off the budget preparation process. Next month's Open Board Meeting will be 100% about a preliminary FY22/23 budget. We will share our findings and our

thinking, some of the underlying assumptions and costs, and be as open and transparent as we possibly can be.

Everyone is aware of the effect the current high inflationary environment, coupled with the supply chain disruptions and acute labor shortage, is having on our economy. LeisureTowne is regrettably not immune to these economic forces. We face significant fiscal challenges in the 2022/2023 budget cycle. We need to balance the need for fiscal prudence against the practical needs of our 50 year old infrastructure, coupled with the needs of our residents, for enhanced services and facilities. An especially tough act this time around.

As was shared on the Zoom Meeting, The Board is committed to keeping our expenses as low as practical. All of our vendors, providers, suppliers and contractors are increasing our costs significantly. The aggregate increase across our spend categories is increasing at

around 9.2% for the new budget period. Please understand that we seek multiple bids for any significant expenditure. We will (and have on many occasions) push really hard for the best possible price and the absolute best value for our money. We use a new, professional RFP process when procuring services, and force rank vendors for not only the best price but the most favorable business terms and conditions, quality of service and, just as importantly, customer support. We are following an ongoing initiative to upgrade the kinds and types of companies and providers we do business with.

We remain hyper-focused on keeping the Association monthly fee increase for FY22/23 as modest as practical, but understand that an increase will be forthcoming. We will have more specific details when we complete a preliminary Budget over the next several weeks. We will be sharing our thinking at next month's Open Board Meeting.

VICE PRESIDENT'S REPORT *by Roger DeCillia*



This time of the year is slow in the areas of Maintenance and Projects due to the weather, supply chain interruptions and Covid-19. So, I will just give a quick synopsis on current projects and where we will be focusing going forward.

MAINTENANCE

- **Tree Remediation:**
The vendor will be cutting down trees one week per month and it is estimated that it will take 8 months to complete at a cost of \$104,000 plus tax. We will be starting at the Retreat Road entrance which is where the arborist started their evaluation of the trees and work forward from

there. The vendor started on January 10th thru the 14th for the month and took down 32 trees. There were 244 tagged to come down, so there are 212 more to go.

- Repair and replacement of common area sidewalks has been completed at a cost of \$31,116.
- Renovations at Village Green have been completed with the exception of a fire door which must be installed as required by law. We are awaiting a fire door which is on order and is delayed due to supply chain issues. This door must be installed as required by law.

FUTURE PROJECTS

- Landscaping area around Bocce ball court (Spring)
- Extending asphalt path Pine View Park (Spring)
- Pickle ball court. Evaluating potential sites (Spring/Summer)
- New walking path for Village Green (Spring/Summer)
- Pave parking lot at Pine View Park (Spring)
- New pick-up truck. Currently on order expected (February/March)
- New roof for Gazebo at Village Green



TREASURER'S REPORT *by Roger DeCillia*

FINANCIAL REPORTS FROM DECEMBER 2021

The Operating and Reserve Fund Cash Balances as of December 31, 2021:

Operating Fund: \$ 570,088.94
Reserve Fund: \$4,253,209.48

YTD (9 months) – Positive Cash Flow: Under budget \$13,533

Collections:

97% LT current on paying assessments

3% (68 homes) owe 3+ months

43 of 68 are with legal counsel for collection (43 accounts = \$114,635 total)

Treasurer
Report



DID YOU KNOW *by Kevin Boyd*

GOOD FEBRUARY TO MY LEISURETOWNE FRIENDS!!

Since February is for lovers, I would like to address a couple of ways that you, the residents, can love LeisureTowne better.

I received a flyer in the mail that said "If you don't pick up after your pet, it might as well poop in the river." Rain washes pollutants into storm drains which flow directly into our streams and lakes. Nowhere is that truer than here in LeisureTowne. Every, and I mean every, storm drain you see in the streets here in LeisureTowne drains directly into one of our lakes or streams. It is not treated or diverted in any way - it's a straight shot right to the water.

Dog waste has 2 types of pollutants - Nutrients and Pathogens. The poop decomposes either on it's way to the water or in the water and releases nutrients that contribute to the excessive growth of algae and other aquatic vegetation. The pathogens can be disease causing bacteria or virus' that can make the water toxic to fish, other aquatic life and even humans.

Another pollutant that we know gets into our lakes and streams is fertilizer. We know from the 3 Water Quality Assessments that Princeton Hydro completed in 2021, that the 2 largest pollutants that contribute to nutrient loading in the lakes in LeisureTowne are nitrogen and phosphorus. Guess what, nitrogen and phosphorus are the two leading ingredients in fertilizer. So now that

it is nearly spring and your landscaper will be asking about doing your lawns, again please remember to tell them to use a low nitrogen/low phosphorus fertilizer and to please leave the 10' "No Mow Zone" at the water's edge as required by LeisureTowne Rules & Regulations.

Speaking of water, we have received the year long, very comprehensive report on our lakes from Princeton Hydro. It gives us a clear way forward to remediate and improve the quality of our lakes, both from a cleaner water standpoint and also from an aesthetic standpoint. If we do what is suggested our lakes will not only be better they will look better too. The bad news is this is going to be a VERY expensive remediation and it will be VERY time consuming. Start to finish, it will take 5 years or so. The good news is that this work will improve the health of our lakes and prevent them from becoming more shallow and stagnant. Now the Board can get down to work, partnering with Princeton Hydro, and develop a road map for the permitting, dredging and other improvements that our lakes need.

That's the news for this month - looking forward to March, consistent 50 degree days, the start of soccer reffing and my birthday!! Everybody have a great and SAFE February, see you next month.



CARBON MONOXIDE - WHAT YOU NEED TO KNOW

by Kathy Agolio

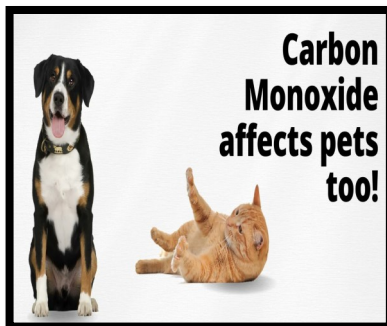


What is Carbon Monoxide?

- Carbon monoxide is a colorless, odorless, deadly gas. Because you can't see, taste, or smell it, carbon monoxide can kill you before you know it's there. At lower levels of exposure, carbon monoxide causes health problems.



- Senior citizens and people with heart or lung problems are among individuals more vulnerable to poisoning.
- The greatest danger of carbon monoxide is its attraction to hemoglobin in the bloodstream. It bonds with the hemoglobin, displacing the oxygen that organs need to function.



- Symptoms include headaches, fatigue, nausea, dizzy spells, confusion and irritability. As levels of carbon monoxide increases, vomiting, loss of consciousness, brain damage or death can result.

Where does Carbon Monoxide come from?

- CO is a common by-product of combustion, present whenever fossil fuels are burned.
- Produced by malfunctioning of unvented home appliances such as gas or oil furnaces, clothes dryers, ranges, ovens, **water heaters, space heaters, fireplaces, charcoal grills, wood burning stoves and portable generators.** Fumes from automobiles also contain high levels of carbon monoxide that can enter a home through walls or doorways if a car is left running in an attached garage.

How can we protect ourselves and family from carbon monoxide poisoning?

- Install at least one carbon monoxide detector with an audible alarm near the sleeping areas.
- Homes with multiple levels should place a detector on every level.

- Choose an Underwriters Laboratories (UL) listed detector with an audible alarm.
- In addition to installing detectors, have a qualified professional check all fuel burning appliances, furnaces, venting and chimney systems.

When we moved into our homes in LeisureTowne, a carbon monoxide detector was required to obtain a Certificate of Occupancy, even in all electric homes. They last about 10 years and should be replaced when getting close to that time or start to "chirp". It may only need a battery change (like our smoke detectors).

Hampton Lakes Fire Department (609-859-2600) will change batteries in both smoke and carbon monoxide detectors, install new 10 year smoke detectors (they have them), and new carbon monoxide detectors if purchased by the residents, **at no charge.**

HAVING A SUNNY OUTLOOK EVEN ON A GLOOMY DAY!

by Kathy Henson

Experts say just a small change can have a positive health benefit. Mindfulness exercises have been proven to achieve health benefits. Mindfulness is nothing more than a heightened state of awareness.

Here is one exercise to try. When you reach for that cup of coffee or tea, think of 3 things you are grateful for. Pause and take a deep reflective breath between sips. Trying this daily is a welcome change to your daily routine and a good way to start the day.

Check out more Mindfulness exercise.

On another note, as the Activities Committees get ready to begin, the time is now to submit your wish list for any replacement equipment or added equipment for your activity. We are presently preparing the budget and will review all requests.

Submit your request form to the office, attention Kathy Henson BOT, Social Committee.

Stay warm!

**Spring is around
the corner.**



MANAGER'S REPORT by Nancy Saunders

- During the month of January, the Facilities Team did a deep clean of all LeisureTowne buildings.
- There are several Office Team updates – Susan Truitt joined the team this past November – she comes to LeisureTowne with ten years' experience working for a large age-restricted association in southern New Jersey. Susan will be working with the ACC Committee and also coordinate the Board of Trustees newsletter, *Your Association in Action*.
- The Board, along with the Office and Facilities Team, and community volunteers, distributed 36 Holiday gift bags on Christmas Eve to residents in need of some seasonal lifting of spirits! Great job and a huge thank you to those involved.

A COUPLE REMINDERS:

- As initiated in April 2021, we continue to update residents building access cards when they sign the required COVID waiver form to gain access to the LeisureTowne community buildings. If you have not

already done so (about a third of the residents have not done this yet), please stop by the office to sign the form and present your access card so that it may be updated.

- The *Survey of Age Verification* forms have been mailed out to each residence in LeisureTowne. The state of New Jersey requires that LeisureTowne update this information every two years to maintain our "age restricted" status. If you have not returned your form and information, please do so no later than February 10, 2022.

THANK YOU!

TRUSTEE'S REPORT *by Bob Quinn*

WHY DID WE CLOSE THE COMMON AREAS, AMENITIES AND ESTABLISH REMOTE ZOOM MEETINGS?

- As you have likely heard, the Legislation for HOA liability protection for LeisureTowne expired on January 1st, 2022 with no plans by the governor for an extension – this important point is in part, guiding our decision-making.
- COVID-19 is a highly contagious respiratory illness caused by a virus. Most cases of COVID-19 are mild to moderate, like the common cold. But it can be more severe in older adults and people with chronic health conditions.
- The virus is most likely to be spread from person to person by droplets when coughing and from contact with surfaces where those droplets have landed. Since this virus is new, health authorities continue to carefully watch how this virus spreads.
- The Omicron surge has hit LeisureTowne workers and

residents. Some businesses and schools are closed because of staff shortages. Hospitals are pushed to the limit, you see shortages at the food stores, and the number of cases is increasing daily.

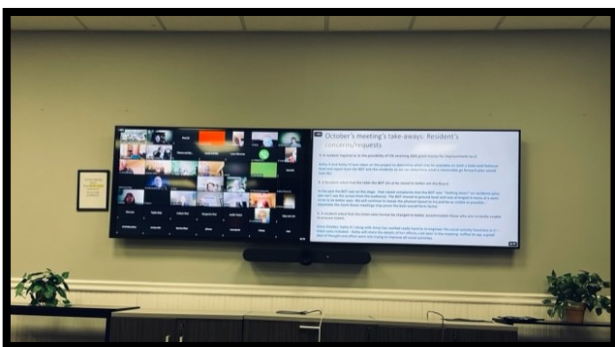
Steps you can take to prevent spread of flu and the common cold will also help prevent coronavirus:

- * Wash hands often with soap and water. If not available, use hand sanitizer.
- * Avoid touching your eyes, nose, or mouth with unwashed hands.
- * Avoid contact with people who are sick.
- * Stay home while you are sick and avoid contact with others.
- * Cover your mouth and nose with a tissue or sleeve when coughing or sneezing.
- * Get flu and COVID-19 vaccines. (Recommended)
- * Wear a mask.
- * Social distancing.

- It hasn't been easy, but we've all been working hard to stay healthy and get back to some sense of normalcy during the COVID-19 / OMICRON pandemic. The board is continually evaluating the status of association common areas, amenities and operations.
- Our association will follow the advice based on State and NJ Health department directives, guidance issued by the Centers for Disease Control and Prevention, and advice from our legal, and professional partners.

Our commitment to you, the residents of LeisureTowne is to monitor the evolving situation and to open the amenities as quickly as we can while taking reasonable precautions to protect LeisureTowne both from a health and an economic perspective.

I want to thank you for your cooperation and understanding. Stay safe and healthy. Please contact the office with any questions.



**A Look
inside the
LeisureTowne
Zoom Room**



YOUR HELP IS NEEDED – The amenities remain closed in part due to the loss of NJ State liability protection for senior HOA's, which expired on December 31, 2021. If you want to help to get the amenities opened more quickly, please contact your state representatives and insist that they support extending COVID Liability Protections For Community Associations. A bill extending this protection is scheduled to be re-introduced at the State Legislature for a vote in the coming weeks.

The folks you want to reach out to are:
 Jane Stanfield (SenStanfield@njleg.org)
 Brandon Umba (AsmUmba@njleg.org)
 Michael Torrissi (AsmTorrissi@njleg.org).

THE FITNESS CENTER IS OPENING!

Beginning Monday, February 14th

The hours will be:

7:00AM to 11:00AM

11:00AM to 2:00PM closed for sanitizing

2:00PM to 6:00PM



ARCHITECTURAL COMMITTEE

JANUARY Approved Applications

Exterior Doors & Garages	5
Pellet Stove	1
Lighting	1
Painting	1
Roofs	5
Solar Panels	2
Windows	2
TOTAL	17

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.
102 South Plymouth Court
Southampton NJ 08088**

**Standard Mail Paid
Permit #174
Vincentown NJ
08088**