

LeisureTowne Board of Trustees

# Your Association In Action

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

### Open Board Meeting Calendar:

- April 26, 2022
- May 24, 2022
- June 27, 2022  
(Annual Membership Meeting)

All meetings will be held at 7:00PM.

March's Open Board Meeting and the approval of the FY 2022/2023 budget are now in the rearview mirror. We can now refocus on the major efforts and initiatives we committed to in order to keep LeisureTowne a great place to live. It took us over 3 months of blood, sweat and lots of tears to get through the initiative. At the end of the day, every single Board Member voted in the affirmative to adopt the new budget. The new rate goes into effect April 1<sup>st</sup>.

In past meetings, we discussed how the extraordinary inflation rate, labor shortages and unprecedented price increases passed on to LeisureTowne will have a significant impact on our monthly assessments. The entirety of the rate increase boils down to labor cost increases and supplier and vendor increases. That is the simple truth.

There are no grandiose plans or new operating expense initiatives in the draft budget. Proposed capital improvements and infrastructure enhancements to LeisureTowne come out of the Reserve budget and do not directly increase monthly dues. In fact, the portion of the monthly assessment attributable to the Reserve fund was reduced.

Where we started - A proposed 2022/23 draft budget of \$2,650,551 (up from \$2,396,431) was presented in February. We accounted for \$254,118 in OpEx cost increases and the inability to carry forward a previous year's surplus (\$176,731), resulting in an increase of association dues of \$15.00 to \$94 per month.

We then stated that we would reallocate the move in/move out fees (a \$116K impact - \$ 4 per month) and run the pools without lifeguards and monitors

(No guests under 18 years old, a \$30,000 impact- \$1 per month). That resulted in a smaller increase of association dues to \$10.00 or \$89 per month.

Where we landed - At February's meeting we committed to go back and re-rationalize the budget based on your feedback (a total of 18 emails were received). We took several more passes and landed at a FINAL FY2022/23 budget of \$2,463,144, resulting in an increase in association dues of \$9.00 to \$88 per month. We don't like the increase any more than you do; however, this is what is needed to run and maintain LeisureTowne and that, too, is the simple truth.

We now turn our attention to the improvement of Surveillance, Building and Pool Access, Lakes and improvements to infrastructure and amenities. Stayed tuned for more progress on these fronts.

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

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



## VICE PRESIDENT'S REPORT *by Roger DeCillia*

The status of maintenance and current projects is as follows:

### **MAINTENANCE:**

- Tree Remediation for the month of March will be completed by March 18th. By then we should have removed approximately 92 of the 244 trees that required remediation (152 left to go).
- The door for Village Green building will be installed upon delivery. Again, this door is required to meet fire codes.

### **PROJECTS:**

- We should have 3 bids for the paving and repair of the walking path at Village Green, the parking lots at Touch and Pine View Park as well as the extension of the walkway at Pine View. We hope to select a vendor and start repairs in about 2 weeks. I will furnish costs when a vendor has been selected and negotiations are completed.
- We have started the landscaping around the Bocce Ball court and

completion will be done as weather permits.

- We picked up our new pickup truck with plow on March 10th, to replace the old truck which had a rotted bed and body and required extensive repairs. Cost of the new pickup truck with all taxes, fees, etc. was \$52,473 and came out of the Reserve Funds.
- We have yet to pick a site for the Pickle Ball court.
- New gazebo roof at Village Green (Summer of 2022)

As Kathy Henson mentioned in her Trustees Report on page 6, check out the bocce ball court. Our Maintenance Crew did a great job! You can see the progress in the pictures to the left.

## TREASURER'S REPORT *by Roger DeCillia*

### FINANCIAL REPORTS FROM FEBRUARY 2022

#### The Operating and Reserve Fund Cash Balances as of FEBRUARY 28, 2022:

Operating Fund: \$ 535,255.11

Reserve Fund: \$4,327,277.36

**YTD (10 months) – Positive Cash Flow:** Under budget \$38,361.24

#### **Collections:**

97% LT current on paying assessments

3% (68 homes) owe 3+ months

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

36 homes are vacant

Treasurer  
Report



## DID YOU KNOW *by Kevin Boyd*

Good April to everyone. As I sit here writing this on March 15th, "the Ides of March," I cannot help but reflect on poor Julius Caesar, trying to do a good job but thought of as just abusing his power. Sometimes the Board gets comments from residents that imply that our efforts are out of control and will be detrimental to LT. Please understand that the goals of this Board are only to maintain and improve our community. There are NO ulterior motives. The Board is very aware of our fiscal responsibility, spending our funds wisely, and assuring that as we make improvements and catch up with needs that have not been met in recent years, we will not lose sight of the necessity to, again, be fiscally responsible and ensure that LT remains on a solid financial footing.

Sorry, I went away for a moment but now I am back.

A couple of big things happened in March!

### COMMUNITY STANDARDS COMMITTEE

The Community Standards Committee met and is geared up for another year of ensuring that LT remains the aesthetically pleasing place we have all come to enjoy. A few facts about the CSC:

- There are currently 6 volunteer members, a volunteer chairperson, a Board of Trustees Liaison and a Compliance Administrator from the office staff.
- LT has 11 zones for inspection.
- Because of the lack of volunteers each current volunteer has been assigned 2 zones for inspection (our newest volunteer has one zone).
- To make the inspection schedule less onerous on the volunteers, each zone

will be inspected on alternating months (zone #1-March, zone #2-April, zone #1 May, zone #2 June and so on).

- Information from inspections is sent electronically to the Compliance Administrator in the office for confirmation and enforcement action, if necessary.

If you have some free time and would like to contribute to maintaining LT's ambiance, **PLEASE VOLUNTEER.** Contact the office and they will forward your information to myself or the chairperson.

### LAKES

The Board received from Princeton Hydro the remaining actionable task list and project outline relating to Permitting, Engineering and Scientific Services for the lake dredging project. The following are their major tasks going forward:

- Draft & Final Engineering - Report, technical specifications and quantities.
- Bid Phase Services - Prep bid specs, facilitate pre-bid and review bids.
- Construction Phase Services - Oversight and management.
- Topographic/Utility Surveys - Relative to site access.
- Dredge Material Disposal Coordination - Areas and methods of disposal.
- Wetlands Delineation - For permitting.
- Certificate of Filing for Pinelands
- Permitting - Numerous permits required from regulatory organizations and public notifications.

- Fishery Salvage - If necessary, capture/relocation of fish.

Last but not least-

### DOG POOP

This may not be a high priority on your list but the office and Board members are constantly being questioned about what can be done about the NOT responsible dog owners/walkers that DO NOT pick up the poop left by their dogs. In the last couple of weeks, with the nicer weather, I personally have seen an increase of poop being left in the area between the sidewalk and curb and also on the islands. So, my idea is, if you have a ring doorbell camera or an outside surveillance camera that might capture residents walking their dogs either on the sidewalk or on the islands, could you check your footage and see if anyone is NOT picking up after their dogs? If you have any footage of this occurring, would you please contact the office and volunteer to share the video with us to see if we can identify the non-responsible owners and let them know that not picking up after their dog is NOT acceptable and subject to action by the Association.

Another month, where does the time go. I am another year older and, thankfully, not deeper in debt (apologies to Tennessee Ernie Ford). Keep up the good work around LT, help your neighbors and volunteer. It will make you feel better.

See you next month!!





## TRUSTEE'S REPORT *by Kathy Agolio*

I know we discuss fire safety in the home more often in the winter months due to the use of space heaters, fireplaces, Christmas trees and candles. However during the week of 3/14-3/18 there were 2 house fires (one in Southampton and the other in Tabernacle) that completely destroyed both dwellings. Please be aware of how quickly a fire can spread and GET OUT, call 911 and above all else STAY OUT!!

### HOUSES BURN FASTER THESE DAYS, SO GET OUT FAST

- How many minutes do you have to get out alive?
- 80% think 5-10 minutes
- Per Underwriters Laboratories, you have **3 minutes or less!**
- People underestimate the speed and power of fire and smoke
- Don't fumble with fire extinguisher, grab photo albums, or even rescue an animal
- GET OUT!!! CALL 911
- Per UL 30 years ago you had up to 17 minutes to escape a house fire.

- Today's homes burn faster. WHY?
  - Open floor plans provide oxygen and don't provide barriers
  - Synthetic building materials and furnishings burn at much faster rate
- **Use a fire extinguisher only if:**
  - You can put fire out in five seconds or less
  - Fire is small and contained-like in wastebasket
  - No flammable debris/hazardous material nearby
  - You have right type of extinguisher for the type of fire
  - THERE ARE TWO WAYS TO EXIT AREA QUICKLY IF YOU FAIL
- Fire doubles in size every minute
- **Priority should be SURVIVING the fire, not putting it out.**

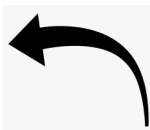
### BEFORE A FIRE

- Interconnected smoke detectors
- Two exits per room and keep those exits clear

- Family fire drills
- Visible address numbers
- Close doors while you sleep-keeps smoke out and temperatures down
- Designate a meeting place

### DURING A FIRE

- Block smoke. Place wet fabric over openings if stuck in a room
- Get low as you evacuate-smoke rises and kills more people than fire itself
- Check doors: Look for smoke and feel for heat-exit through another door or window
- Close doors/windows behind you as you escape to minimize the amount of oxygen that can fuel the fire
- Exit windows wisely-crawl out backward facing the house
- **DON'T GO BACK IN – NO MATTER WHAT**
- Alert firefighters so they can rescue people/pets trapped inside.



Tabernacle House Fire  
Southampton All Hands Trailer



## TRUSTEE'S REPORT *by Bob Quinn*

### BOARD ELECTIONS

It is that time of year again, board elections are on our radar. We are currently looking for residents interested in running for the Board of Trustees. You must be a resident homeowner in good standing in order to run for the board. If you're considering running for the board, we ask that you take few moments to ask yourself the following questions:

**Do I have the time?** As a board member, you will need to devote at least several hours of your time each month to association business. In addition to regular board meetings, you will need to be active in email discussions and occasional special meetings. During special projects, you may need to spend a little extra time on association business. Some board members may also spend a little more time than others if they work with a committee.

**Can I make tough decisions when it's required?** The primary role of the board is to conduct the business of the association. This doesn't just mean approving the budget, but also developing and enforcing policies. Board members are required to step outside their immediate circle of family and neighbors and make decisions on the greater good of the community.

**Can I do all this and have fun too?** It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing and maintaining a sense of community is part of a board member's responsibility. Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the board or would like more details about board responsibilities, please contact the Association Office.

### 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

**Sign Up for NIXLE and get alerts for severe weather, severe traffic, criminal activity, local events and more.**

#### **EASIER-THAN-EVER SIGN-UP:**

Sign up by TEXT or at [www.nixle.com](http://www.nixle.com):

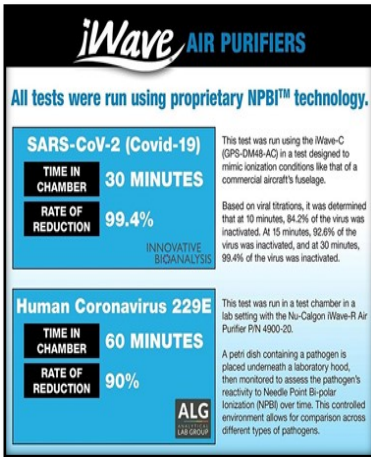
- Go to website
- Click on **Resident Login** at the top right of the page
- Either signup to receive a text or click on **Not Registered? Sign Up!**

#### **About Nixle:**

Nixle, LLC, is a community information service that alerts the public to public safety issues and community events via web, e-mail, and cell phone at no cost. Its authenticated service connects municipal agencies and community organizations to residents in real time, delivering information to geographically targeted consumers over their cell phones (via text messages), through e-mails and through Web access.



## TRUSTEE'S REPORT *by Kathy Henson*



### SOCIAL ACTIVITIES

Birds are chirping, the sun is shining and flowers are blooming, Spring has finally arrived.

All clubs and events are up and running with all restrictions lifted. Ice machines were serviced and running and water fountains turned on for use.

### Reminder for Committee Chairpersons:

- Pick up for tickets being sold at ticket sale is the Wednesday before the sale.
- Room Set-up forms for events are to be dropped off the Monday before the event.
- Committee set up for events on Saturdays is 11:00 A.M.

Outdoor activities (tennis, pickleball, shuffle board, horseshoes, etc.) are ready for use. Check out the bocce ball court. Our Maintenance Crew did a great job! We are however in need of a chairperson for the Shuffle Board Club. If interested or need more information call Amy in the Office. Our clubs/ events are great ways to have fun and enjoy the company of your neighbors.

### BUILDING UPDATES

All buildings are now equipped with an iWave air ionization ventilation system. Fresh purified air is being circulated for a healthier atmosphere. Energy efficient Wi-Fi thermostats were installed in all buildings in an effort to conserve energy and money.

A new 3-year HVAC service contract has been implemented with substantial savings and 24/7 service coverage. We are happy to welcome SJ Alliance, a local contractor to LeisureTowne.

Kathy Agolio and I spent a morning with Michael Rathjen, Assistant Chief of the Hampton Lakes Fire Department, checking every building's fire safety equipment and designated safety exits.

A special thank you to The Hampton Lakes Fire Department for their continued service to LeisureTowne.



When entering LeisureTowne after dark, please do not flash your headlights at the guards.

Although they appreciate your acknowledgement, the bright lights are blinding. Thank you!





## MANAGER'S REPORT *by Nancy Saunders*

### Call for Candidates

As stated at the Open Board Meeting on March 22, 2022, it's time for candidates to step forward that wish to be included in the 2022 Board of Trustees Election. If you are a member in good standing and wish to be a candidate for one of the six open Board Member positions, Candidate Forms are available starting April 4, 2022, and can be obtained at the Association Office, on the LTAI Website, or via email by contacting [CAA@leisuretowne.org](mailto:CAA@leisuretowne.org). Candidate forms are due back to the Association office no later than 5 pm on Monday, April 18, 2022.

We hope you will consider volunteering your time and expertise to the Board. Thank you.

The Community Standards Committee has started their monthly inspections. Please take a look at your property for:

- Siding that needs to be cleaned or power-washed
- Shrubs and trees that need to be trimmed (We should be able to see more of your house and less of your shrubs – shrubs in general should be at or below the base of your windows.)
- Plant beds must be weeded regularly throughout the season
- Trash can storage must be behind the house or in an approved trash enclosure.

Please be sure to *apply for any exterior improvements PRIOR to making them.*

Contact the office with any questions.

The Board has approved a new Bus Schedule based on minimal ridership and the rising cost of fuel. Until further notice, the Bus will run on Monday's and Wednesday's only – no Friday bus service. The same destinations as before. Please refer to the Bus Schedule info on page 9.

Next Paper Shredding Event:  
Friday, 4/29/2022  
11 am–2 pm  
Settlers Hall Parking Lot

Next Community Wide Yard Sale:  
Saturday, 5/7/2022  
Rain date: 5/8/2022  
8 am–2 pm



**SOUTHAMPTON TOWNSHIP RESIDENTS CLEAN UP DAY AND  
HOUSEHOLD HAZARDOUS WASTE DROP OFF (BUSINESS WASTE WILL NOT BE ACCEPTED)  
SATURDAY, MAY 7, 2022 - 8 A.M. TO NOON  
PUBLIC WORKS BUILDING 16 BUDDTOWN ROAD**

- Latex and oil-based paints, paint solvents, aerosols, driveway sealers, anti-freeze, batteries, lighting ballasts (must be removed from fixture), smoke detectors, and thermostats
- Product must be in sealed containers – leaking containers will be refused
- NO waste oil, pesticides, herbicides, fungicides, pool chemicals, computer/electrical equipment, appliances or fire extinguishers.
- Proof of residency is required
- Dumpsters will be available for yard and household debris but not for building demolition projects
- Tires accepted for a fee: Car tires - \$10 per tire (without rim) Truck tires - \$15 per tire (without rim)

**TOWNSHIP OF SOUTHAMPTON A Clean Community**

## QUESTIONS AND ANSWERS FROM THE COMMUNITY'S BUDGET EMAILS

At the February Open Board Meeting we solicited your feedback and welcomed questions to the preliminary budget as presented. We committed to printing the questions and answers in this month's newsletter.

We indicated that comments would not be addressed but would be noted and taken into consideration but not printed. We did not reply to previously answered questions on the Zoom meeting.

**Note: The questions have been edited for the sake of brevity. We have also combined (and edited) similar questions to save both space and time.**

Thank you for all the feedback. It was instructive and most appreciated.

-Larry O'Rourke  
President LTA



### ROSE VALENTINE

Requested a copy of last meetings minutes.

**Reply:**  
**Minutes are posted to the website once they have been approved**

### JOSEPH WOWK

Requested a copy of Larry's PowerPoint presentations.

**Reply:**  
**The PowerPoint is considered the intellectual capital and property of the author**

There was a survey of safety and security with the results appearing in the Trustee's Corner May 2021 seems to have totally been disregarded.

**Reply:**  
**This is not a budget question and will not be addressed here – the results were not disregarded but were baked into the surveillance project**

I submitted my name for the security camera project at the ticket sales I believe the first Friday in September. Roger was there with a young lady taking names. I was at the top of the list. Have not hear word one.

**Reply:**  
**This is not a budget question and will not be addressed here – we did ask for offers of help to be emailed to the BOT**

What happened to any surplus from last year's budget?

**Reply:**  
**It is improper accounting practice (per our auditor) to carry a surplus from one year into another**

4110 - Comcast Cable Income - What does LeisureTowne do to get this money?

**Reply:**  
**The money goes toward Op Ex**

5195 - Other Admin Services - What does this entail?

**Reply:**  
**Services which are not accounted for in other General Ledger Accounts**

5300 - Salaries - How many FULL TIME Employees are there.

**Reply:**  
**Twelve**

5312- Security Salaries - Is this the overnight guards?

**Reply:**  
**No, these are the LT gate attendants costs**

5330 - Health Ben. / Life & Health - Do employees contribute?

**Reply:**  
**Yes**

**CONTINUED ON THE NEXT PAGE**



## QUESTIONS AND ANSWERS FROM THE COMMUNITY'S BUDGET EMAILS

6422 - Gate Services - Assume this is the residents, if true the cost is more like \$113,880, using \$13 per hour.

**Reply:**

**No, these are the outsourced gate attendants**

6675 - Office Equip Repair and Maint. - Aren't most items rented and service is included?

**Reply:**

**This line item is primarily for the IT contract for computer and security tech support**

7040- Management Fees - Is this for the Office Manager?

**Reply:**

**In part, a portion is the software platform we run on, Volo, and back office support services including accounting services**

I thought that the Reserve money couldn't be used for the budget as per the board meeting.

**Reply:**

**That is correct, it may not be used for Op Ex**

New Surveillance System & Door Access - How much is projected for the cameras

**Reply:**

**We budgeted \$140K**

**LAURA WOWK**

Will the residents be given the courtesy of voting on what they would like to keep or eliminate? This decision should not be left to the Board.

**Reply:**

**The Governing documents grant authority to the BOT to approve the budget**

**RAYMOND SAVOY**

I would like the Board's response to a question on the need for 4 facility's people. With the expense related to having this amount of people wouldn't we be better off having 1 foreman and contract out any needs that he can't handle? I am sure they have little to do in spring, fall and winter.

**Reply:**

**The BOT is taking the least expensive alternative with respect to work needing to be performed – the contracting route is significantly more expensive and not at all flexible**

**DENNIS ZAMBITO AND DEBBIE MASSEY**

I don't see the move in/move out fee reflected as income in the 2022-23 proposed budget. I asked this same question last year since I

didn't see it reflected then. I understand it's \$600 per home. Why isn't it a line item reflected on the budget?

**Reply:**

**It is included as part of the reserve income**

What comprised the prior year's surplus of almost \$171,000, and why no surplus in the proposed budget?

**Reply:**

**The surplus was just that. We underspent as a result of last year's covid shutdown and received funds toward payroll from the Federal Government. Our auditing firm informed us that it is best accounting practice not to carry over any surplus.**

What makes up "Other Admin Services" and what's the reason its doubling+ in 2022-23?

**Reply:**

**Misc expenses which include advertisement, recruitment ads and postings, web consultant, stenographer for OBM etc. These costs increased and our utilization of these services also increased.**

**CONTINUED ON THE NEXT PAGE**

## QUESTIONS AND ANSWERS FROM THE COMMUNITY'S BUDGET EMAILS

Salaries (office and facilities team):  
Increase in excess of \$100,000.  
Please explain rationale for such a sizable increase. Also, what was average salary increase in 2021 and expected in 2022?

**Reply:**  
This amount takes into account inflation increases, the addition of a full time custodian (we have been without one since covid and was in the 2019/2020 budget) and a net new Admin hire

Curious how electricity is dropping by a sig amount when the homes here are hit with skyrocketing bills? Care to explain how?

**Reply:**  
We installed high efficiency lighting, thermostats and other energy saving devices as part of our modernization plan

What is "Gate Services" and how does it differ from Security Salaries?

**Reply:**  
Previously answered

Lastly, LTA is under the agreement with Comcast. When does that agreement end?

**Reply:**  
This was a 10 year agreement put in place by Bob Quinn – there are approx. 6 more years to go

### JOSEPH A. JONES

Is there an immediate need to spend \$100,000 on repaving?

**Reply:**  
In the Boards view, it is necessary as the lots are failing.

Is there an immediate need for a new pickle ball court?

**Reply:**  
Immediate, no. There is significant interest in this activity and prices will not likely be lower next year.

Can the electronic sign installation be delayed?

**Reply:**  
Yes, but there is significant interest and we need a better way to communicate .

### DOTTIE BARTOLINO

Can the residents be offered to work the guard houses at night which would be at a cheaper cost ?

**Reply:**  
The savings would be in the range of \$1.50 - \$2.00 per month per household and not commensurate with the enhanced level of effort in recruitment and scheduling which is why it was outsourced.

Is there a fee now to those using the RV lot?

**Reply:**  
No. It is a core amenity (just like the bus) and so, therefore, not subject to a user fee.

### JANE A. STEINLAUF

I was wondering why the cost of coupons went from \$150 last year to \$2,350 this year?

**Reply:**  
The cost remains the same, it has to do with when we were invoiced and what fiscal year the bill was posted. We are not paying any more – we have the lowest coupon costs of all the Associa properties by nearly 75% less.

### BOB KOEPPL

Why has insurance increased by 35% year to year

**Reply:**  
3 resident lawsuits naming LT as a defendant plus overall costs are much higher – we shopped and got the absolute best price else the cost would have been higher.

Why has pool management increased by 33% year to year

**Reply:**  
The pool management contract in the proposed budget was \$60,000 – that included lifeguards. Without lifeguards, the new approved contract is 33% less than last year.

### IMPORTANT REMINDER!!!

The *Survey of Age Verification* forms have been mailed out to each residence.

There are still some homeowners that have not returned their form to the office. It is mandatory that the forms be returned regardless of whether the residence is vacant, being sold, etc. Just note that on the form. The state of New Jersey requires that LeisureTowne update this information every two years to maintain our “age restricted” status. A second notice letter has gone out to these homeowners. If you have not returned your form please do so immediately. As noted on the second letter, “failure to respond will force the Association to take action which allows for the assessment of fines”. We are hoping for a quick response to avoid fines.

Thank you!

### ARCHITECTURAL COMMITTEE

#### March Approved Applications

AC Condensing Units	1
Awnings/Door Hoods	5
Driveway Repair/Replacement	1
Exterior Doors & Garages	4
Exterior Painting	12
Flagpoles	1
Landscaping	1
Lighting	2
Patios	4
Porches/Room Additions	2
Railing	5
Roofs	8
Shutters	2
Siding	1
Solar Panels	2
Trash/Recycling Enclosure	2
Trellis	1
Windows	3
<b>TOTAL</b>	<b>57</b>

## 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.**  
**2022-2023 APPROVED BUDGET—2255 HOMES**

**OPERATING**

<b><u>GL#</u></b>	<b><u>INCOME</u></b>	<b><u>APPROVED—2022-2023</u></b>
4000	Assessments	2,381,294
4110	Comcast Cable Income	48,000
4710	Late Fees	10,000
4720	Legal Reimbursements	15,000
4810	Compliance Fines	5,000
4835	Miscellaneous Income	3,750
4900	Interest Earned-Operating Accounts	100
	<b><u>TOTAL INCOME</u></b>	<b>2,463,144</b>

<b><u>GL#</u></b>	<b><u>EXPENSES</u></b>	
5010	Bad Debt	30,000
5030	Coupon Cost	2,350
5045	Dues & Subscriptions/Conferences/Education	8,000
5090	Office Supplies	8,000
5095	Payroll Services	5,282
5195	Other Administrative Services	18,000
5210	Printing & Copying/Photo Copier Expenses	11,100
5215	Postage	10,000
5300	Salaries (Office and Facilities Teams)	551,202
5312	Security Salaries	115,849
5330	Health Benefits/Life & Health Insurance	83,444
5350	Payroll Taxes - State Withholding Tax	12,000
5355	FICA Payroll Taxes	38,000
5360	Payroll Taxes - FUTA	1,300
5390	Workers Compensation Insurance	21,000
5400	Insurance Premiums	117,557
6000	Electric Service	56,000
6025	Water Service	28,000
6035	Trash & Recycling Service	4,000
6040	Bundled Telecom	20,000
6050	Telephone Service	20,000
6100	Grounds & Landscaping	60,734
6165	Tree Removal	83,200
6199	Landscape - other	15,000
6200	Irrigation Repair & Maintenance	4,000
6422	Gate Services	190,000
6434	Pest Control (includes geese control)	10,000
6438	Pool Management	30,000
6525	Clubhouse Repair & Maintenance	20,000
6530	Common Areas Repair & Maintenance	33,000
6555	Equipment Rental/Repair & Maintenance	12,820
6570	Fitness Equip Purchase, Repair & Maintenance	3,000
6585	Waterways Management	12,000
6625	HVAC Supplies/Repair & Maintenance	6,000

Continued on next page



6635	Janitorial supplies & Maintenance	11,000
6675	Office Equip Repair & Maintenance	18,000
6700	Pool Supplies/Repair & Maintenance	12,000
6710	Recreation Supplies/Repair & Maintenance	10,000
6750	Snow Removal & Supplies	10,000
6775	Vehicle Gas & Maintenance	18,000
6795	Repair & Maintenance/Shop Supplies	12,000
7000	Auditing & Tax Services	10,000
7010	Engineering Services	5,000
7020	Legal Services	30,000
7025	Legal Services- Collections	11,200
7040	Management Fees	130,274
9000	Federal Income Tax	14,000
9015	Property/Real Estate Tax	5,832
9105	Reserve Contribution Expense	496,000
9834	Contingency Expense	29,000
<b>TOTAL EXPENSES</b>		<b>2,463,144</b>
<b>PROPOSED MONTHLY PER UNIT ASSESSMENT</b>		<b>\$88</b>

**PROJECTED RESERVE EXPENDITURES 2022-2023**

Princeton Hydro - Permitting & Prep	226,600
New Surveillance System & Door access system	140,000
Laurel Hall - replacement of pool heater	22,000
Retreat Road Guard House - interior floor & exterior decking/counter tops	5,000
Asphalt repair/replacement - TOUCH/PVP/VG	100,000
Pool Cover	3,000
Pine View Park - 6 trex picnic tables	6,000
CW - Benches - 24 total	12,000
Maintenance Shop - new interior light fixtures	1,824
Extended Height - 2 post lift (for mowers and trucks)	14,500
New Air Compressor at shop	2,250
Pressure washer w/150 gallon water tank	5,800
New Pickleball Court incl. fence	37,500
New desks at admin office	2,500
Electronic Signage	30,000

**ESTIMATED 2022-2023 RESERVE EXPENSE TOTAL** **608,974**

New monthly assessment payment coupon books should be delivered to your home by April 4th.

For those of you who have online bill payment through your bank or use the TownSq platform, please remember to update your payment to the new monthly amount. No action is required if you have set up an automatic direct debit through Associa.

The BOT will be suspending late payment fees for the month of April 2022 only, to allow for residents to make proper arrangement for payment without penalty.

## Weekly Bus Schedule as follows:

*Bus schedules are subject to change by the Board of Trustees and subject to availability of qualified drivers and rider-ship.*

**MONDAY** Please advise the driver if you are going to the Post Office, PNC Bank, Red Lion Diner or McDonalds when boarding the bus.

### **Morning**

Pick-up Residents . . . . .	8:45 AM
<i>Stops – Post Office, PNC Bank, TD Bank, Republic Bank, McDonalds before Murphy's Market</i>	
Arrive Murphy's Market, Bank of America, WSFS, McDonalds . . . . .	10:00 AM
Depart Murphy's, McDonalds. . . . .	11:00 AM
Arrive LeisureTowne. . . . .	11:30 AM

### **Afternoon**

Pick-up Residents . . . . .	12:15 PM
Arrive Medford Acme or Walmart, Kohls Shopping Center . . . . .	1:30 PM
<i>Stops—Wells Fargo, Bank of America , Pet Smart, Produce Junction, Trader Joes</i>	
Depart Acme or Kohls . . . . .	2:45 PM
Arrive LeisureTowne. . . . .	3:00 PM

**WEDNESDAY** Please advise the driver if you wish to stop at Virtua Hospital, Mount Holly, or Walmart when boarding the bus.

### **Morning**

Pick-up Residents . . . . .	8:45 AM
Arrive Medford Shop Rite . . . . .	9:45 AM
Depart Medford Shop Rite . . . . .	11:00 AM
Arrive LeisureTowne. . . . .	11:30 AM

### **Afternoon**

Pick-up Residents . . . . .	12:15 PM
Arrive Walmart . . . . .	1:00 PM
Arrive Lumberton Plaza— <i>Big Lots, TD Bank, WSFS, Aldi's, Virtua Urgent Care and more</i> . . . . .	1:15 PM
Arrive Hainesport Shop Rite . . . . .	1:30 PM
Depart Hainesport Shop Rite . . . . .	2:30 PM
Pick-up at Lumberton Plaza and/or Walmart . . . . .	2:45 PM
Arrive LeisureTowne. . . . .	3:15 PM

## **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, my phone number is 609-859-8001 Thank you goodbye.

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



## April 2022 - LeisureTowne Gate Attendant Survey

### BACKGROUND:

LeisureTowne has had gate attendants since nearly the very founding of our community. Over the years, the necessity of the attendants has been the subject of heated debate be it the attendants effectiveness, ability to deter crime or if they are providing good value for the money.

Recently, the Board of Trustees has found it necessary to raise association dues in excess of the traditional few dollars per month residents have come to expect due to the substantial increases in our operating expenses. While the total increase was less than originally presented, the fact remains that the gate attendants represent over 12% of our operating budget, and should we eliminate that expense, our dues could be reduced by around \$10 to \$12 per month.

The Board has determined that the only fair way to settle the matter is with a community wide vote. Before we incur the cost and effort of an election question, we are asking the residents to participate in a community wide survey to determine if there is significant interest in taking this action. If there appears to be support, the Board will add the question to the ballot in June. **Please note, replying to this survey is not a vote, but rather an opinion.** Please reply to this survey by completing the below form or complete the email survey instead. Please do not do both, as we will negate duplicates.

Please return all forms no later than Monday April 18<sup>th</sup>. Survey collection boxes will be at both Laurel and Settlers Halls, or you may return the survey at the front and rear guard shacks. Results will be presented at the next Open Board Meeting.

### LeisureTowne Gate Attendant Survey

Given the total cost associated with retaining the Gate Attendants of \$322,000 (approx.) would you be in favor of eliminating the Gate Attendants and reducing LeisureTowne's Operating expense by this amount resulting in a reduction of monthly association fees of between \$10 and \$12 per month?

☐ YES

☐ NO

Date: \_\_\_\_\_

Resident's Street Address \_\_\_\_\_  
(Please PRINT legibly)

***One Survey per Household. Please, Return by April 18<sup>th</sup>.***



**LeisureTowne Association, Inc.  
102 South Plymouth Court  
Southampton NJ 08088**

<p><b>Standard Mail Paid Permit #174 Vincentown NJ 08088</b></p>
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