

LeisureTowne Board of Trustees

Your Association In Action

TALKING POINTS *by Larry O'Rourke, President*

Key Dates:

- June 20, 2022
Board of Trustees
Election Day
- June 27, 2022
Annual Membership
Meeting

Published by the LTAI
Board of Trustees

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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

April's in-person Open Board Meeting was very well attended. Between the live audience and the dial-in folks, we exceeded 200 residents. We are super pleased that the dial-in audio bridge performed well, and we won't have to spend any money on this capability going forward. That's \$17,900 we don't have to spend.

The highlight of the evening was the great presentation provided by representatives of the Solar Farm Development Company. Through the extensive efforts by your Board of Trustees, LeisureTowne will be the recipient of many significant benefits of this project, including a one-time \$200,000 cash infusion, \$10,000 in discretionary landscaping funds, 2 Electric Vehicle charging stations, solar panels on 3 of our buildings, and LED lighting in and around the tennis courts. Construction work will begin after final approvals are in place, most likely by September.

Other noteworthy updates: The surveillance project is moving forward and is on track. The gate attendants

survey resulted in 54% of respondents preferring the attendants to remain versus 46% preferring to reduce the fees and eliminating the attendants. Therefore, no vote will be held, and the attendants shall remain in place as promised by your Board.

Both pools will remain open a week longer. The last day will be September 11, 2022, as we negotiated with the pool company and were able to extend the season with no additional cost. Your Board of Trustees was able to find a way to allow for Grandchildren to utilize the Pool at Laurel Hall through the never-ending generosity of our great pool GURU, Mr. Bruce Crane, who has generously volunteered his lifeguarding services. If you see him at the pool, please be sure to thank him. Grandchildren will be permitted at Laurel Hall Pool Only on Monday, Wednesday, Friday, Saturday and Sunday (weather permitting) 11:00 am - 2:00 pm.

Based on community feedback, your Board of Trustees has agreed to do a once-monthly Deptford Mall Bus trip. The bus will do a

monthly trip on the first Friday of the month, with the first trip being Friday, May 6. Please call the office to reserve a spot. Please keep in mind that if ridership remains low, we will reevaluate the service.

The big story is the LeisureTowne Board election where six open positions will be up for re-election. You will see that ALL BOT members have chosen to run (including yours truly who would very much appreciate your vote). Each candidate's biography is printed in this month's newsletter, in the order in which it was submitted, EXACTLY as it was submitted.

Your Board of Trustees has worked hard over the last three years to keep us all safe through Covid, to improve the infrastructure, enhance communications, raise operational efficacy and has put forward a three-year plan to remediate the Lakes and prepare LeisureTowne for the future. We are all fully committed to serving and super proud of all that we accomplished on your behalf. Please consider re-electing all five of your Board Members.

- Larry

VICE PRESIDENT'S REPORT *by Roger DeCillia*



MAINTENANCE:

- Tree remediation to date is 104 trees have been taken down with 140 left to go. We hope to complete this project in August. The project was estimated to take 8 months and we are on target to meet that date.
- The installation of the fire door on the Village Green building is due for completion by April 22nd.
- The Village Green gazebo roof will be replaced with asphalt shingles versus the current shaker shingles at a cost of \$3800. The cost includes new wood studding to accommodate the weight of the asphalt shingles.

- A handicap door will be installed on the Administration building as soon as materials are available. Hopefully during the month of May.

PROJECTS:

- The paving and repair work for the walking path at Village Green, the Touch and Pine View parking lots and the extension of the walking path by the Bocce ball court will start as soon as weather permits. Vendor says the ground is still too wet and soft to start any work.
- The landscaping around the Bocce ball court will be completed after the paving has been completed
- We had a productive meeting with some of the pickle ball players and their representative who is a guru on the sport and they shared their thoughts and ideas for additional playing space (the club has at least 55 active players with a waiting list). The BOT is going to evaluate their suggestions in making a determination to move forward on the project.



TREASURER'S REPORT *by Roger DeCillia*

FINANCIAL REPORTS FROM MARCH 2022

The Operating and Reserve Fund Cash Balances as of MARCH 31, 2022:

Operating Fund: \$ 504,560.32

Reserve Fund: \$4,287,454.37

YTD (12 months) – Positive Cash Flow: \$18,941

Collections:

97.6% LT current on paying assessments

2.4% (55 homes) owe 3+ months

41 of 55 homes are with legal counsel for collection (41 accounts = \$ 111,345 total)

34 homes are vacant

Treasurer
Report



DID YOU KNOW *by Kevin Boyd*

Happy May fellow LeisureTownners!! It is time for spring flowers and boy am I ready!

At the March Board meeting we approved the budget and the budgeted amount for the pools did not include lifeguards. This prompted the Board to say that no one under 18 (specifically grandchildren) would be allowed in the pools. The Board also said it would continue to look at this issue and see if a more agreeable conclusion could be reached. So, in early April, the Board met with Mr. Bruce Crane, our pool guru and go-to guy for all things pool. As you know Bruce "retired" from doing the day-to-day work overseeing both of LeisureTowne's pools, ALL as a VOLUNTEER. We were meeting with him to make sure that there was a chronology of what needed to be done, by whom (the pool company or LeisureTowne staff), and when, so that we could assure a smooth opening for Memorial Day weekend. As we were doing this, we asked Bruce if he knew anyone in LeisureTowne that was a lifeguard and could possibly help us out. His reply was "no" but offered himself as an alternative. The Board jumped at the idea. The Board asked what day(s) could he do it. He stated that the weekends were always popular for bringing grandchildren, so he agreed to Friday, Saturday and Sunday. He also stated that grandparents often take care of their grandchildren during the week while parents work. So, he graciously added Monday and Wednesday to the days he would lifeguard at a pool.

So here is what the schedule is. He will lifeguard at Laurel Hall Pool on Monday, Wednesday, Friday, Saturday and Sunday from 11 am to 2 pm so that grandparents can bring their grandchildren to swim. ALL at NO CHARGE to the Association. The Board is so thankful that Bruce stepped up and this was able to be worked out. Again, the Board heard the residents and pursued a solution, partnering with a resident to make this all happen. THANKS, BRUCE!!

As some of you may know I am a "bird nerd." I volunteer (there's that word again) at Edwin B. Forsythe National Wildlife Refuge in Oceanville, NJ (Galloway Twp., near Atlantic City). I have had a LeisureTowne resident give me some information concerning an outbreak of Avian Influenza. Let me update you on what I know. This outbreak so far is affecting domestic poultry, waterfowl, raptors and some shorebirds in the U.S. and Canada. The current strain is H5N1 and is being referred to as Highly Pathogenic Avian Influenza (HPAI). Many things I am reading on social media etc. are imploring everyone to remove your backyard birdfeeders immediately. Information from The Cornell Lab (at Cornell University), one of the most highly regarded avian research sites in the U.S. states that there is a "low risk of avian flu to songbirds" and there is "no official recommendation to take down feeders unless you also keep domestic poultry," (not allowed in LeisureTowne). So far in 2022 there have been 763 cases confirmed in wild birds

(not domestic chickens, turkeys etc.) and only one has been in a songbird, that being an American Crow in North Dakota. As of now there is no need to remove your backyard birdfeeders. But is it imperative that anyone that is feeding the geese in any of our lakes must stop immediately. Waterfowl often carry and transmit Avian Flu but rarely get sick from it and we don't want to encourage these birds to frequent our properties.

Long story short, leave your birdfeeders up until a respected, reliable source says it is time to take them down. PLEASE stop feeding any geese or ducks or other waterfowl that might be found on any lakes here in LeisureTowne or anywhere else for that matter. If I find out anything else I will keep the community abreast of developments.

That's it, a wrap—see you all again next month!!



Candidates for LeisureTowne Board of Trustees



Roger DeCillia

My wife Carole and I have lived in LeisureTowne for over 16 years.

In my term on the Board I have endeavored to represent the entire community and not any individual group or point of view.

As Chair of the first Finance Committee I worked to make improvements in our community which benefited all residents and enhanced the community.

During 2017, I briefly served as President of the Board and, most recently I have held the dual role as both your Vice President and Treasurer.

I have both the experience and skills required to help guide our community forward. I am running for the Board again so that I may be given the opportunity to complete many of the infrastructure and amenity projects begun under my previous term.

Thanks for your consideration.



Kathy Henson

I have lived in LeisureTowne for 8 years.

I have served on the board for 8 months with a proven track record negotiating service agreements at a substantial savings for our community.

I introduced efficient, money saving equipment in all buildings; researched and located a vendor to install a healthier ventilation system as well. I am forward thinking and passionate about our community.

I have working knowledge of Social Clubs. Many of you know me as I have created/hosted the TGIF's event. I'm a staunch supporter/ Ambassador of Hampton Lakes EMS and organized Nimble Thimbles Craft Show.

I have success managing an administrative office and I drive for success while maintaining a team atmosphere. I strive to ensure clarity with communications.



Kathy Agolio

As a resident of LeisureTowne since 2005, I have become involved in many volunteer activities. I facilitated LeisureTowne becoming a Firewise/USA Community that allows us to complete grant applications and receive reimbursements of \$5,000.

Our Security Committee, of which I am chairperson, meets monthly with Allied Universal and twice yearly with our Gate Attendants.

As a member of Southampton Township Local Emergency Planning Committee I meet quarterly with our Emergency Manager to discuss preparedness, evacuation and communication.

Since 2010 I have been a CERT (Community Emergency Response Team) member and I am a retired Registered Nurse.

After becoming a member of the Board of Trustees in September 2021, I realize that this is where I can continue focusing on areas to benefit the community.

Candidates for LeisureTowne Board of Trustees



Bob Quinn

LTAI Background:

Board member, past president, pool liaison, Help develop Finance Committee, Strategic Planning group and LT resident gate attendants

Member of CERT, Firewise, Security Committee, Dance Committee

Personal/Business Background:

Married with three children and six grandchildren.

First Lieutenant New Jersey National Guard.

Adult leader (50 years) Boy Scouts of America.

Manager at a Wall St. Bank for 36 years.

Chairman Mutual Ministry Committee of my church

Former financial director Burlington County Chapter of Thrivent Financial.

Licensed Real Estate Broker Associate.

Retired home appraiser.

Position: While I have served on the board, I have tried to move LeisureTowne forward in a positive direction and growth that will keep our property values up. We must ensure that we keep LT safe and property values competitive with other communities.



Larry O'Rourke

I am a candidate for re-election to the Board of Trustees, having served as President/Vice President for the last 3 years. I have a proven track record of actual accomplishments, an understanding of the community, its needs and overall operation, our staff and our residents.

I, along with my team, have accomplished much: we've kept LT safe and without incident during the Covid pandemic; modernized, reorganized and streamlined the administrative and facilities function; realigned the rules and compliance function; initiated true Lake Remediation; upgraded and improved physical amenities; enhanced communications and Open Board Meeting content and format; enhanced governmental, vendor and partner relationships; and managed LT as the business it truly is.

There is much more we can do, and with that in mind, I am asking for your vote and your support.
Thank You.

Aleksandra Zasada

I was born in Poland in 1980. I am probably one of the youngest residents in LeisureTowne, however, I believe I have good contact with other generations.

My husband and I have been in the USA for almost 12 years. For ten years I have had a small business. I am devoted to my work. I always give the best of myself. Trust, honesty and loyalty are my creed.

I have completed a four-year program of the Theological Education for Ministry provided by the School of Theology, the University of the South.

I was in charge of the Acolyte's Guild in Trinity Church in Princeton.

I stand for the people's well-being their freedoms and rights as the homeowners. Honestly, inclusion and respect are my coats of arms. I believe I have many characteristics which may benefit our community.

Candidates for LeisureTowne Board of Trustees

Thomas Haluszczak

Qualifications:

Lawyer/Jury Trial Litigator/Former
Prosecutor

Consultant

Journalist & Writer

Certified New Jersey Secondary
Education Teacher

Previously served on Board of
Trustees—2022

Delightful to work with

Strong *independent* leadership for
the Community

Kenneth Sullivan

Resident since 2009 Wife, Carolyn

Army 6 years trained as a
mechanic

Reedman Chevrolet mechanic to
customer relations

Barlow Chevrolet Service Manager
27 years

Supervised mechanics, service
writers, parts department,
clerical staff

Worked with Corporate and
regulatory agencies

Princeton Chevrolet Service
Director

Designed Service work areas
Supervised Service Manager

Rehabbed homes on Joint Base
MDL

Maintenance at Hampton Hospital
CERT trained

Ken the Handyman since 2006

Since 2009 the people of
LeisureTowne have invited me into
their homes and lives

I feel there is a need for a Balance
of Compassion with Good
Stewardship

ACCOUNTABILITY — MUTUAL
RESPECT — COMMON SENSE



Lucy Perna

I have several years experience as
a member on the Shawnee “Whole
Owners Association” and Shawnee
Time Share Owners.” I was
secretary on both Boards.

As a Registered Nurse, I held many
positions. One of my positions was
Nursing Administration for “Nursing
Education & Quality Assurance” for
seven years.

As a Lector and Eucharistic
Minister for “The Church of the Holy
Eucharist”, I have devoted my life
to helping others. There appears to
be some need for the Board to
acknowledge the voices and needs
of the people of Leisure Towne. If
elected, I will be the people’s voice.

Candidates for LeisureTowne Board of Trustees

Karen French

I have 17 years of experience as a recent Board member of my previous HOA. The first two years were as the Secretary/Treasurer, the last 15 years were as the President.

I pride my HOA leadership with Accountability to the residents for the full disclosure of community documents, financial statements and complete and accurate Board meeting minutes.

I extended the utmost Respect for the community members.

I held a Common Sense approach to the affairs of the community like Rules and Regulations, bids, meetings, dues, and gatherings.

I kept the budget balanced for 17 years.

I took great pride in my community and made great strides to keep up the property values and beautification of the community.

I promise to do the same here.

Deb Massey

Prudential Financial 25+ years U.S. and International Compliance

VP International Compliance over Asia Regional in Singapore

Built/maintained a world-class compliance/ethics program

Value and respect diverse talents, abilities, experiences

Foster trust, collaboration, inclusiveness among different cultures

Experience Managing People, Policy Development, Contract Due Diligence and Negotiations, Customer Relationship/Complaint Management, Budget Management, Third-party Vendor Management

Anthem Compliance Director since 2020

MBA Excelsior College, Albany NY

Paralegal Certification, Fairleigh Dickinson University

Certified Compliance and Ethics Professional (Society of Corporate Compliance and Ethics)

English as a Second Language Instructor

Business Industrial Advisory Committee, Excelsior College

Black Leadership Forum Committee Member

Recipient 2015 NJ Spirit of Hospice Volunteer Award, Life Source Hospice

Let me prove to you what real transparency looks like.

LEISURETOWNE BOARD OF TRUSTEES ELECTION 2022

CANDIDATE INTRODUCTIONS (VIA ZOOM)

**MAY 5, 2022
7 P.M.**

To Join Zoom Meeting,
Enter this into your internet
browser:

[https://zoom.us/
j/93570152719?
pwd=K2ISWWpxc1JXSWQvSTA
0MVdoS1BiQT09](https://zoom.us/j/93570152719?pwd=K2ISWWpxc1JXSWQvSTA0MVdoS1BiQT09)

**Meeting ID: 935 7015 2719
Passcode: 170646**

Or To Listen In, Call:
1-646-558-8656
Meeting ID: 935 7015 2719
Passcode: 170646

IMPORTANT ANNOUNCEMENT

Hampton Lakes Emergency Squad (HLES) is excited to announce the start of their **FREE** public education series for LeisureTowne Residents! Courses will run throughout the year on a variety of topics including First Aid, CPR, Stroke Recognition, Stop-the-Bleed, First on the Scene, Active Shooter, and much more! Courses will be hosted at Settlers Hall.

Our first course will be "Heartsaver Friends and Family CPR" on **Friday, May 13th at Settlers Hall. The course will run CPR from 10:00AM-12:00PM and First Aid from 12:00PM to 2:00PM.**

Heartsaver CPR is a great way to learn skills to potentially save a life without all the hassle of a test or certification. Participants can stay as long as they'd like but are free to go whenever. Heartsaver CPR will cover adult, pediatric, and infant choking and CPR training.

Make sure to check "Association in Action" in June to see the next course being offered!



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