

General Community Information

HISTORY

Imagine the courage it took for the first buyers to move into the new LeisureTowne retirement community in December 1970. Many had no close neighbors or even houses across the street. The streets were unpaved and there were no sidewalks or streetlights. There was no mail delivery... they had to go to Settlers Hall to get their mail.

The early residents called themselves "The Pioneers," and they recall fondly what a friendly group these early residents were. They gathered every Friday night at Settlers Hall to dance to records. One of the earliest clubs formed was for square dancing. People were always willing to volunteer for things to do to make LeisureTowne a fun place and a great place to live. When new Trustees were added to the Board, there were always several candidates for each position and campaigning for election was the order of the day.

Gradually, the streets were paved, sidewalks laid, streetlights installed and lighted, mailboxes installed and used, and clubs were formed. New sections of the town came into being. Homes were occupied, yards were beautified, and now, more than four decades later, LeisureTowne is a beautiful place to live, work and play with 2,255 homes and over 3,500 residents.

Organization

The LeisureTowne Association is a not-for-profit corporation, incorporated on May 1, 1970, which owns or maintains all of the common land and facilities located within the LeisureTowne Community. The Association establishes and enforces regulation governing the rights and obligations of members regarding residency in the community and use of the common properties.

Membership

Residents who are owners or co-owners of the housing units are automatically members of the Association, eligible to use the recreation and community facilities of the Association, and liable to pay the monthly assessments. Members are eligible to vote in Association elections with one vote per family unit. Split votes by co-owners are allowed when written ballots are required.

Trustees

The affairs of the LeisureTowne Association are governed by a Board of Trustees, which is comprised of seven persons, all of whom are resident members elected by a written ballot by the Association members. Elected Trustees serve for three-year terms without compensation. Each Trustee has a field of responsibility to the Community. Immediately following the Annual Meeting of Association members on the fourth Monday of June each year, Trustees select the five among them who will serve as Association officers for the coming year, specifically, President, Vice President, Treasurer, Secretary, and Assistant Secretary.

Property Management

LeisureTowne Association Incorporated is managed by Associa/Mid Atlantic, providing on-site management services and full financial administration, facilities management and operational management for the Association. There is an on-site Community Manager and on-site Maintenance Supervisor that report to Associa/Mid Atlantic. The Association Office staff, custodial staff and maintenance staff are employed by LeisureTowne Association and managed by the on-site Community Manager and Maintenance Supervisor.

Association Committees

Architectural Control Committee – Responsible for ensuring the aesthetic quality of all structures and areas and to assure conformity to the ordinances of Southampton Township and the Rules and Regulations of LeisureTowne.

Community Standards Committee – Reports on homeowner violations of Covenants and Rules and Regulations.

Firewise Committee- To insure LeisureTowne is a Firewise Community, workings with the New Jersey Forestry Service.

Library Committee – Responsible for maintaining the quality, timeliness and orderly display of the books, magazines, and games in the libraries in Laurel Hall and Settlers Hall. The Library Committee reviews all donated materials for suitability in the library.

Office of Emergency Management (OEM) – Operates at the direction of, and in cooperation with, the Southampton Township Office of Emergency Management. The Security Trustee is responsible for this committee.

Security Committee – Monitors the performance of the guard service and other security matters. The Security Committee works with State Police in monitoring the overall security of LeisureTowne by investigating reports of violations of residents' safety and recommending corrective action by the Board of Trustees.

Clubs

LeisureTowne Association has numerous clubs for the residents to enjoy! To obtain information about our club listings and activities check the website www.leisuretowne.org,

LeisureTowne Communications

Trustees' Corner

A monthly publication that highlights the Board of Trustees and their specific communication to LeisureTowne Community, offering articles of importance and interest. The Trustees' Corner offers a monthly and weekly calendar of club activities and important events. The Trustees' Corner is mailed to your home.

Your Watchdog

A monthly publication owned and operated by the LeisureTowne Civic League, Inc., which publishes announcements, editorial commentary by the officers of the Civic League, announcements by community clubs and organizations, and letters of interest from residents. Your Watchdog is hand delivered to your door by volunteers in the Community.

LeisureTowne Community Website

Did you know that our Community has a website? We do! You can go online to view useful information such as the governing documents, rules and regulations, newsletters, request forms and other Association documents. Check the clubs and events; find out when the next Board Meeting or Quarterly Meeting will be held and to get information about the clubs that meet in the Community. The website is also equipped with useful local community links, resources and current events. You can visit our website at www.leisuretowne.org. If you would like to visit the private areas of the website, you will need to log in, contact the office for this information.

LeisureTowne Financial and Robo call (password protected)

LeisureTowne Financials and Robo calls are secure under a password protected. Please call the association office to obtain the password for you to view this page. Our robo call information is a telephone system which will send an automatic message to our residents. In the event, the Association should need to send a general message or an emergency message, you will receive a phone call. After you say "hello" the message will begin. If you are not home, it will leave a message.

Community Facilities

Clubhouses

There are three clubhouses in LeisureTowne (Settlers Hall, Laurel Hall, and Village Green Hall). These are multipurpose clubhouses which have been dedicated for the use of residents and their guests.

Hours: The clubhouses are available for use seven days a week, between the hours of 7:00 AM and 11:00 PM.

Fitness Center: Friendship Hall (Guests are not permitted to use this facility) Open from 5am-11pm seven days a week.

Audio Equipment: Audio and video equipment in Settlers Hall and Laurel Hall may be used by authorized individuals, who have been trained by the Audio-Video Committee.

Smoking: Smoking is **not** permitted in any Association Building.

Parking: Parking is permitted within the designated lined parking spaces adjacent to the clubhouses. Handicapped parking is marked and should be observed. Bus trips can leave only from Laurel Hall. Residents traveling on bus trips are encouraged to car pool with others to reduce the number of cars left in the parking areas. Also, bus trip cars left in the lots must be parked behind Laurel Hall in the rear of the back parking lot, in the spaces furthest from the building.

Libraries: Library facilities containing books and magazines are available in Settlers and Laurel Halls. These materials may be borrowed by residents and returned when finished. Residents wishing to make contributions should contact the Chairperson of the Library Committee or with the Association Office. The Burlington Library Bookmobile visits LeisureTowne once a week on Wednesdays. The schedule for Bookmobile is published on the LeisureTowne website www.leisuretowne.org. Private Libraries- Sally Stretch Keen Memorial Library, Main & Race Streets, Vincentown, NJ

Copy Machines and Notary Services: A copy machine is available in the association office lobby as a convenience to the residents. Notary Services are available by appointment only (609) 859-8001.

Bulletin Boards: Authorized notices may be posted on the bulletin boards in Friendship Hall, Settlers Hall and Laurel Hall. Authorized persons may submit committee, club or group information to the appropriate parties for posting. Anyone wishing to post a sale notice should submit it to the Association Office on a 3x5 or 4x6 card. Space limitations may limit the number and type of notices accepted for posting.

Billiard Rooms: Poolroom facilities are in Laurel Hall and are normally available for use when the clubhouse is open. Occasionally special events may preempt the use of the poolroom area.

Community Properties

Lakes:

Most of the lakes in LeisureTowne are man-made, having been created to provide for drainage and storm water management during the development of the community by re-routing and/or diverting water from Friendship Creek which meandered through the original site. Canterbury Lake and Pond are natural bodies, not part of the Friendship-Creek chain. All LeisureTowne lakes and ponds and the surrounding shorelines are community property available for the pleasure of all residents and their guests.

Budd's Canal is a private stream which passes through LeisureTowne via a permanent easement. Except for the use of the nature trail which parallels a stretch of this canal, residents must respect the canal and the easement as private property even though it is located within LeisureTowne boundaries.

Parks, Picnic Grounds and Outdoor Activities

There are two parks in LeisureTowne which are available for the use of residents and their guests.

Settlers Halls Area: Located at the front of the community

- Horseshoe
- Tennis Courts
- Pickle Ball Court
- Hiking trails

Pine View Park: Located at Huntington Drive and Dorchester Drive –heavily shaded/largest park.

- Paved parking area
- Gazebo
- Restrooms and water fountain
- Shuffleboard Court
- Bocce Court

Village Green: Located off Westminster Drive North opposite Wooton Drive.

- Paved ¼ mile lighted exercise walkway around the periphery of open recreation area.
- Nine-hole putting green.
- Gazebo, benches, water fountains, and rest rooms.
- Paved parking area.

Lookout Park: Located on Gramercy Place – Heavily shaded.

- Pavilion with picnic tables
- Hiking trails
- Unpaved parking
- No restrooms or water fountains in this park.

Swimming Pools:

There are two swimming pools in LeisureTowne. Laurel pool is behind Laurel Hall, with a small whirlpool and Settlers Pool is behind Settlers Hall. In addition to lifeguards, contracted for by the Association through a pool management company during childrens Hours, residents act as Monitors at each pool to control admittance and to assist in enforcement of Pool Rules.

The pool rules for each season are available to all residents at each pool throughout the season. The pool rules are posted on Notice Boards along with important information outside each pool.

Community Bus:

LeisureTowne Association provides bus service to area stores, shopping centers, malls, Post Office and Southampton Township Municipal Building. As of January 2013, LeisureTowne Bus Reservation service has been provided to pick up residents in front of their home who have made a reservation to ride the bus for the regular weekly bus service schedule. To make a reservation, just call the number and leave your name, address and the day you plan to travel on the bus on the AM or PM bus run. The Association Office staff will receive the reservation and notify the bus driver. The bus reservation number is 609-859-8001. You can call at any time during the day or evening, even when the Association Office is closed. The deadline for a reservation is 8:00 AM on the day of travel.

RV and Boat Storage:

RV's and boats requiring trailers are to be stored as space is available in designated areas. If you would like more information please call the Association Office.

Trash and Recycling:

Trash collection is on a Thursday or a Friday depending on where you live in LeisureTowne. Recycling collection is every other Monday.

TOUCH

(To Open Up Caring Hearts) – is an organization that provides transportation to medical, dental and legal offices. TOUCH also provides medical equipment, support groups, health screenings, handy helpers and a referral service. TOUCH maintains a confidential next of kin file and key registry. The latter contains information that allows entrance to the home in case of an emergency.

TOUCH is a non-profit organization that depends solely on LeisureTowne volunteers to run these successful programs. To continue these services TOUCH is also dependent on the community to provide the funding through donations and memorials.

Visit the TOUCH House at 202 North Plymouth Court Phone: (609) 859-2980, office hours are Monday, Tuesday, Thursday and Friday 9:00 AM to 1:00 PM.

CIVIC LEAGUE

Organized in 1972 and incorporated in 1984, the objective of the Civic League is to promote the overall well-being of the members in any matter of a civic nature involving local, State or National governments. For more information about the Civic League check the website at www.leisuretowne.org.