

EVERGREEN POST

MAY/JUNE 2015



EVERGREEN SPRING---Charles Newlon shot this view on the Clubhouse Drive cherry trees.



THE PRESIDENT'S COLUMN

While I prepare this missive it is raining hard but at least it's warmer now that April has arrived. I always enjoy this time of year because you can witness nature come alive once again. It sure is a welcome respite from all the snow and ice storms we endured this past winter.

During my many drives through our community I have noticed what appears to be mildew accumulating on the exterior of some homes. This is very unappealing and could lead to other problems. Please take a stroll around your domicile and see if this condition exists. If so, please call Donna in the clubhouse. She has the names of some companies that power wash and will happily provide you with some options you can explore. By taking care of this issue, all the properties can maintain their desirability that we enjoy here at Evergreen.

Now that I have you outside, also check for any snow removal damage that the plows may have unwittingly caused so we can

establish a list to present to LMS, the snow clearance and landscaping contractor. I implore owners to do this ASAP because giving LMS snow related repairs in say, August is a little less believable than those found and reported in a timely fashion.

Recently LMS applied fertilizer, insecticide, and weed killing elements so please do not try to plant any grass as we now have a "barrier" in the soil that will prevent grass seed germination. A quick call to the office about these applications can save you a little money and a lot of frustration.

The irrigation system will be "fired up" soon to provide lawn water in the upcoming summer months, so look for them in the near future.

One last thing before I go...When finger street residents are receiving deliveries or work is being done, please inform the vendors **NOT** to park their trucks in the roadway for any extended period of time. Their vehicles block emergency aid that might occur and your neighbors' ability to come or go. A bit of common sense and courtesy can go a long way in keeping Evergreen a fabulous place to live and interact with each other.

...Mike Lawlor



SNOW ASSESSMENT BEGINS IN JUNE

For the second year in a row Evergreen homeowners will pay a special snow assessment following a rough winter.

But the extra bill, at \$120 will be a little easier on the checkbook than 2014's \$220. From June through September the monthly maintenance fee will be \$30 higher; that is, \$205 instead of \$175. In October the fee will revert to \$175. Residents also will have the option of paying the extra \$120 in a lump sum.

If you have the monthly fee withdrawn from your bank account by the EPM management company you don't have to take any action. Coupons for the extra fee will be distributed to those who pay that way. The few residents who have the fee withdrawn through arrangement with a bank should notify the bank of the change.

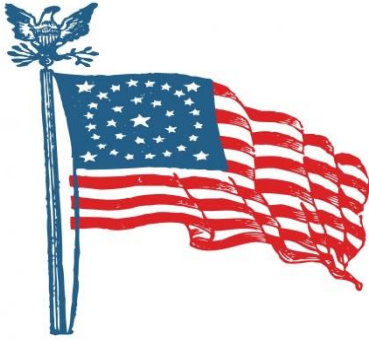
Last year snow removal cost more than double the \$100,000 budgeted. By the end of March this year, with \$100,000 budgeted again, snow and ice clearance cost the Evergreen Homeowners Association \$147,425, said Treasurer Mary Chludzinski.

There were fewer big snow storms but much more ice this winter.

So we are \$47,000 over budget with the possibility of more snow and ice in November and December. Mary C said the trustees agreed to set aside \$30,000 for possible snow clearance costs at the end of this year. Combined with the snow clearance deficit and the cost of mailed payment notification, the total is \$78,470. The treasurer said part of that will be paid by using \$30,000 from the deferred snow account. That still leaves about \$50,000 needed to pay for snow clearance this year. That amounts to about \$120 per household and thus the need for the special assessment, said Mary.

At April's trustees meeting a resident asked why the trustees don't just increase the amount budgeted for snow clearance. Mary C pointed out that this is only the third time in 15 years that a special assessment has been necessary and that the trustees are reluctant to raise the annual fee to pay for an expense that might not arise.

...Don Lippincott



PICNIC ON FLAG DAY TO HONOR VETERANS

All Evergreen residents are invited to a picnic saluting veterans on Flag Day, Sunday, June 14.

The Social Events Committee asks everyone to “come join us for a Patriotic Picnic Honoring Our Veterans”

The picnic will start at 4 pm. Catering will be by Fred & Pete's, which has prepared the food for several Evergreen picnics over the years. The cost has not yet been determined but all Evergreen veterans will be charged half price; the community's way of saying “Thank You.” More information on this new event will be coming soon.

On Sunday April 19 the committee held its Spring Sunday Brunch catered by Daphne. About 70 people attended and all enjoyed good food and socializing with our neighbors.

...The Social Events Committee



TREE REPLACEMENT POLICY CASE-BY-CASE

Evergreen President Mike Lawlor said the homeowners association can't afford to replace every dead tree in the community.

Responding to complaints about the failure to replace some trees, Lawlor told residents at the April trustees meeting that the question of replacing trees will be decided on a case-by-case basis because the association's budget just won't permit extensive replanting.

Despite some complaints about the performance of LMS, Evergreen's landscaping contractor, Lawlor said it appeared the company did a pretty good job in the spring cleanup. The contract with LMS calls for mulching only every two years and this is a no mulch year. Fertilizer and pesticide is being spread this spring. Trimming will be done later, along with the first lawn mowing. Residents who don't want their shrubs trimmed had until mid-April to get on the no-trim list.

The trustees contracted with Irrigation Specialties Inc. to activate the sprinkler system in the next few weeks and then winterize the system in the fall. The cost will be \$3,600 plus tax for each service. In

addition, the company will replace sprinkler heads at \$24.50 each plus tax and labor.

Control valves will be replaced at a cost of \$68 plus tax and labor. Larger valves will cost \$144 plus tax and labor. Sprinkler damage caused by snow clearance will be charged to LMS, the snow clearance contractor.



AUDIT CONFIRMS SMALL 2014 DEFICIT

Evergreen's trustees have approved the audit of the Homeowners Association's 2014 finances. It showed a net deficit of \$23,048, which Treasurer Mary Chludzinski said will be deducted from the surplus account.

The audit was conducted by the firm of Feldman, Sabloski and Massoni, which recommended several years ago that the association maintain a surplus of about \$200,000 to pay for unexpected expenses such as the sewer break on Meadowlark Drive a couple of years ago. Mary C said the surplus is at about \$84,000 after deducting the \$23,048.

The audit shows that the association's total income from all sources was \$1,049,156. Expenses totaled \$1,072,204, resulting in the \$23,048 deficit.

The audit is on file in the property manager's office and is available for inspection by any homeowner.

Mary C also reported on February finances. Income totaled \$90,963 and expenses were \$103,145, \$12,185 greater than expenses. By far the largest item was \$45,427 for snow and ice removal.



YARD SALE DATE: SATURDAY JUNE 6

Evergreen's annual Neighborhood Yard Sale is scheduled for Saturday June 6.

The sale, which will take place on participating residents' driveways, will extend from 8:30 am to 2:30 pm, according to Mary Ann Lombardo, who is in charge of the event. The rain date is June 13.

The cost is \$10 per participating household. After promotion expenses, proceeds will benefit the Mercer Friends Food Bank. Mary Ann also will be accepting other donations to the food bank.

Signs and guides will direct shoppers to the sale points and emphasize the finger street parking ban.

Once again the Jane Belger Team of the REMAX realty firm will be a co-sponsor of the sale, Mary Ann said. REMAX will be represented by Evergreen resident Judy Peraino, who will distribute “goodie bags” to participating residents to aid the sale process.

Call Mary Ann at 588-0282 as soon as possible if you wish to take part in the yard sale. Also contact Mary Ann if you wish to make a donation to the food bank.



9/11 MEMORIAL TOUR AND AC TRIP PLANNED

The Evergreen Travel Committee has scheduled an Atlantic City trip on May 18 and a guided tour of New York’s 9 11 Memorial on June 19.

The Atlantic City trip, on a Monday, will be to the Tropicana casino for a musical revue, “Always Believe.” The \$22 fee covers the bus, gratuity and the show. Lunch is on your own. There will be a \$15 slot play bonus.

Residents are asked to be at the clubhouse by 9:30 am. The bus will return at approximately 7:30 pm.

The \$95 fee for the New York trip covers the bus trip, a guided tour, lunch and gratuity. The committee cautions that this is a walking tour and the trip “is not advised for people with a walking disability.”

Lunch will be at Ryan MacGuire’s Restaurant. Those planning to take the trip are asked to choose an entree preference at signup.

The bus will leave the clubhouse at 8:20 am and return at approximately 6:40 pm.

Call Marie Evans at 587-0876 or Emily Sciarrotta at 558-5042 for additional information on both of these trips, which have been posted on the clubhouse bulletin board.

The committee is planning a trip on Wednesday July 8 to see the show “Joseph” at the Sight and Sound Theater in Lancaster PA. The cost is \$79 per person, including lunch at the Shady Maple restaurant.

The fees for these trips will be collected on Tuesday Bingo evenings at 6:30 pm.

Other trips planned are one on Monday September 21 for a play, “Social Security” at the Hunterdon Hills Playhouse, Wednesday October 2 for a guided tour of Brooklyn and Wednesday November 4 for a musical tribute to Frank Sinatra, “It Was A Very Good Year.”



SHARP REMINDER ON GUIDELINES

Loretta McGlone, who heads Evergreen's Architectural Committee, has issued this reminder of some of the community's guidelines, which she says are being violated:

"We have some homeowners who are not following the guidelines when it comes to changes being made to the outside of the home.

"A Property Modification Application can be obtained from the property manager's office. When you submit your application pertaining to landscaping the Architectural Committee is asking the homeowner to provide a good detailed sketch of what you are going to do. If the sketch is not good it delays your project. Photos really work best.

"Let's talk about garbage pickup. Garbage and recycling have become a problem especially on windy days. Too much garbage is being strewn around the community and a lot of garbage is going into our storm drains. This creates a problem. Please see that your garbage is secured. Wednesday and Saturday are garbage pickup days.

"Please do not feed wild animals, including feral cats.

"Only two dogs or cats are permitted per household. They must be walked on a leash no longer than 8 feet and must be curbed. All animal waste must be picked up immediately. This is mandated by a Hamilton Township ordinance.

"Remember: Only six exterior decorations are permitted in front of the home. (This does not include a wreath on the front door).

"Parking is not permitted on finger streets. These streets need to be left open for emergency vehicles.

"Let's keep our Evergreen community as beautiful as it was when the first residents moved here 16 years ago."



ACTIVE ADULTS PLAN PROGRAMS

The next luncheon meetings of the Active Adults Club will be on May 21 and June 18. For the May program we will have the Steinert High School choral group the Madrigal Singers perform for us, and for the June 18 meeting we will have Charles Toleno appear again singing a lot of your favorite songs.

Please note that there will be no meetings for the months of July and August. The meetings will resume on September 17.

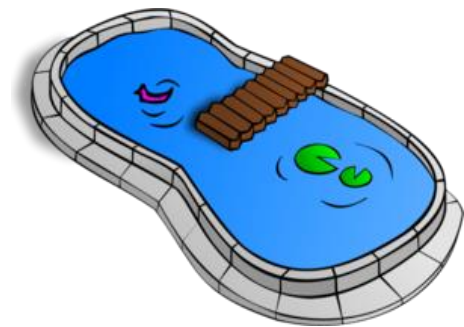
At our March 19 meeting we had

representatives from the Independence Home Agency speak about the services they have to offer. At the April luncheon Gina Zegel talked about flower arrangement.

Don't forget our Tuesday night Bingo at 7 p.m. Come out now that the weather will be nice and have some fun!

Carol Augustyn

President



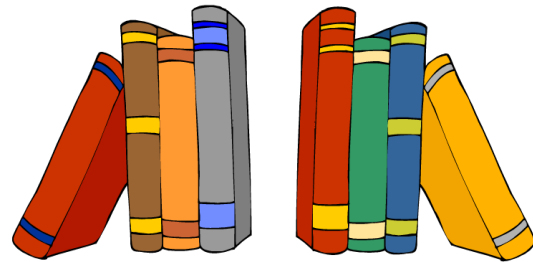
REPAIRS APPROVED AT POOL, CLUBHOUSE

Evergreen's trustees have approved bills for several repairs and replacements in the pool building as well as replacement of three of the clubhouse thermostats.

TLP, the company that maintains the pool HVAC systems, was paid \$1,564 to replace the igniter in one of the pool's heaters as well as cleaning the coils in two heaters. TLP also was contracted to replace a defective thermostat on the hot water tank in the pool building at a cost of \$736 plus tax. It cost \$750 for Tamasi Plumbing to replace a shower valve in the women's locker room.

Sparkling Pools replaced a circulator valve for the pool at a cost of \$750.

Indoor Technologies replaced thermostats in the clubhouse ballroom and property manager's office at a cost of \$1,400 plus tax. The new thermostats are Wi-Fi connected so they may be controlled through cell phones.



LIBRARY SHELVES ARE NOW FULL

Thank you, Evergreen residents, for your donations to the library. At present the shelves are full and we do NOT need any more books. There will be a notice in the newsletter when we need more donations. Please call Betty Williams at 609-586-0672 if there are any questions. Thank you

Betty Williams

Pam Verdi

Evergreen at Hamilton

On-Site Office

30 Nightingale Drive

Phone: 609-584-2460

Fax: 609-584-2469

Donna Styles, Property Manager

Email-donnaepm@verizon.net



THE MOVIES AT EVERGREEN

The movie committee thanks Evelyn Deritis for assisting us in 2014 and we welcome our new member Melania Stephan.

We have shown Jersey Boys, The Judge and Gone Girls since resuming operation in March and have received good feedback from our residents. We hope to obtain Birdman and American Sniper, among others in the near future.

We try to post the upcoming showing approximately one week in advance, so please watch the bulletin board at the clubhouse. If you wish to be notified by e-mail, please provide Donna Styles with your e-mail address.

We look forward to seeing you at the movies.

Frank Burns,

Chairman



FRIENDSHIP CLUB HARD AT WORK

Christmas came early for members of the Friendship Club Knit Group. In March, we were happily surprised to find a 30 gallon bag filled to the rim with worsted yarn. With some detective work, we learned they were gifted to us by Maria Colantoni.

Ron Osmun brought boxes of yarn to our meeting, for us to select what we needed. He is also kind enough to haul the remaining yarn back to his garage for storage, for our future use.

Joyce Moffett and a member who wishes to remain anonymous purchased additional yarn for us.

On behalf of the veterans and children of Home Front, we thank them for their generosity.

The knit Group missed a few meetings, all weather related. However, we have made good use of the time away by knitting at home. On the first day of spring, when snow was falling outside, we gathered around in a circle by the clubhouse fire. We were so touched when Donna Styles, our property manager, approached our group with huge cups of hot chocolate. Some even had

marshmallows floating on top. She warmed our hearts as well as our taste buds.

Moving forward, we will continue to do more of the same – knit blankets for veterans; hats and scarves for the children and women of Home Front. If anyone has suggestions to help us grow, please share your idea with us.

Julia Tsai

Chairperson



FERAL CATS TRAPPED

Evergreen Trustee Sandra King reported at the April homeowners association meeting that a trap set by Hamilton's Animal Control netted four feral cats in her Meadowlark at Mockingbird neighborhood.

The township set the trap at residents' request. Neighbors opened the trap in the morning, closed them at nightfall if empty and the township collected trapped cats.

EMERGENCY NUMBERS

Fire---911

Police---911

Ambulance---911

Poison Control---1-800-962-1253

Gas Leak---1-800-962-7734

SERVICE NUMBERS

HAMSTAT-Hamilton

All Offices---586-0311

Verizon Repair---1-800-275-2355

PSE&G---1-800-436-7734

Aqua Water Co. ---587-8222

Cablevision---586-2288

NJ Transit Bus---1-900-772-2222

TRADE Bus---530-1971

Hamilton Post Office---581-7607

Recycling---278-8086

THE NEXT NEWSLETTER

News for the July/August issue of the Evergreen Post should be submitted no later than Friday June 12. Please take any news items to the property manager's office in the clubhouse or e-mail them to Don Lippincott at donemoptonline.net.

BLOSSOM TIME AT EVERGREEN



Cherry tree photos by Charles Newlon



UPCOMING EVENTS AT EVERGREEN FOR MAY AND JUNE

**MAY 4- ROMEO LUNCH AT VILLA MARIA RESTAURANT
CALL WALT – 609-890-1861 or AL – 609-584-0495**

MAY 14- MOVIE NIGHT- 7:30 AT THE CLUBHOUSE

**MAY 18- TRIP TO TROPICANA –BUS, GRATUITY AND SHOW \$22
CALL MARIE-609-587-0876 or EMILY- 609-558-5042**

**MAY 21-ADULT CLUB LUNCHEON-12 NOON -LUNCH &
ENTERTAINMENT-THE MADRIGAL SINGERS**

MAY 28-MOVIE NIGHT – 7:30 AT THE CLUBHOUSE

JUNE 6- EVERGREEN COMMUNITY YARD SALE

JUNE 11-MOVIE NIGHT- 7:30 AT THE CLUBHOUSE

**JUNE 14-FLAG DAY PATRIOTIC PICNIC-CLUBHOUSE 4:00
VETERANS HALF PRICE**

JUNE 18- ACTIVE ADULTS LUNCHEON-12 NOON

**JUNE 19-TRIP TO THE 9/11 MEMORIAL & MUSEUM \$95
INCLUDES GUIDED TOUR, BUS, LUNCH & GRATUITY
CALL MARIE-609-587-0876 or EMILY-609-558-5042**

JUNE 25- MOVIE NIGHT- 7:30 AT THE CLUBHOUSE