

EVERGREEN POST

September/October 2015

THE PRESIDENT'S COLUMN

Not only do I abhor being responsible for writing these president messages, but now I have to be the one to tell the community about some violations that have been increasingly occurring.

It seems people are observing residents or their guests failing to sign in at the pool or to either buy or leave the guest passes, and most of all not showering before enjoying our pool.

The latter is especially disconcerting because their lotions, ointments, balms, salves or whatever become combined with the pool water. I don't know about you, but I can live without their schmutz! It also adds to what the filtering system has to deal with so please become more mindful.

Believe it or not Evergreen elections are on the horizon. Definitive dates will be forthcoming but early in October you will be asked to consider running for the four trustee positions available and submitting a resume for your candidacy. Give careful consideration to getting involved to assure that Evergreen has residents who care and are willing to give their time, commitment and experience to our great community. The pay sucks but you can't have everything! Because there will be seven board members,

you will only be obliged to buy the president lunch once a week. (kidding of course).

Nutsedge has reared its ugly head again and some of us at the August meeting were questioning how LMS was handling the problem. Believe me, every contractor, internet article, and our "lawn aficionado" has an opinion on how to combat this emerging problem.

For the most part we have to wait until it rises up and then spray to kill the current "crop". Unfortunately new nutsedge can be seen only days later and give the impression your lawn was over looked. You might want to become more proactive about your own lawn and purchase nutsedge killer at the local Lowe's or Home Depot and try to control your property's invasion of this pesky weed. Rest assured though LMS will continue to be contracted to spray. Differing ideas about whether there is a successful pre-emergent available is being investigated and will be looked into.

Enjoy the rest of the summer and from September on, if you have too many chicken wings, too much ice cold diet Pepsi and the Philadelphia Eagles on TV (55" or bigger) give me a call and I'll gladly help you out with those problems. After all, what are friends for?

...Mike Lawlor



PLAN WOULD LEASE SOLAR ROOF PANELS

Evergreen's trustees plan to lease solar panels and place them on the clubhouse roof in an effort they hope will cut the building's electric bill in half. There will be no initial cost except for a permit fee of about \$2,000.

Linda Montani, vice president of the Evergreen Homeowners Association, laid out the plan to residents at a special meeting on August 24. She said the solar project will cut the electricity bill for the clubhouse by about \$3,600 a year. She said later the savings could range up to \$4,000.

Homeowners Association Treasurer Mary C has estimated the clubhouse electric bill will total more than \$8,000 this year without the solar panels. The savings will begin as soon as the panels are installed and last for the 20 year life of the lease.

The trustees are discussing the lease plan with two companies, said Linda. Both offer the same basic plan. When one is selected, she said the panels could begin producing electricity in about three months.

Because of the configuration of the clubhouse roof, which has dormers, it is expected that panels would have to be

mounted on three sides. Panels also would be installed on the storage shed roof.

In response to questions from the large audience, the trustees noted that a safety switch will be installed so firemen could shut off the power in case of an emergency.

Evergreen now pays 18 cents per kilowatt hour. With this "Power Purchase Agreement" the cost will go down to 12 cents an hour. There would be an escalator clause that raises the cost each year but it would take 15 years to reach 18 cents again, according to a printed summary.

Linda emphasized that all electricity will continue to come from PSE&G. The solar panels create power credits that reduce electricity costs from PSE&G.

The project is less ambitious than one proposed last year that would have cut costs for both the clubhouse and the pool building.

Eleven months ago, on September 29, 2014 a company named Trinity Solar made a presentation before a special meeting of Evergreen residents, proposing to install solar panels on carports over the clubhouse parking lot. The plan called for Evergreen to make an initial outlay of \$294,000 plus legal fees and there was the possibility of landscaping expenses.

That meeting became unruly as several residents objected to the plan, which involved "borrowing" the cost of the panels from the Homeowners Association's long term reserves and the working capital fund.

Trinity Solar and other firms contended that the number of solar panels that would fit on the clubhouse roof would be inadequate to produce enough electricity.

The board decided last fall to delay any action until after January 1 of this year.

Don Lippincott



HOMEOWNERS TO MEET ON SEPTEMBER 9

The next meeting of the Evergreen homeowners will be at 7 pm Wednesday September 9.

Originally the board was scheduled to meet on September 14 because the first Monday of the month is Labor Day. But the Jewish observance of Rosh Hashanah falls on September 14.

So Evergreen President Mike Lawlor suggested the board hold its September meeting on the 9th and the other trustees agreed to do so.



INSURANCE COSTS DROP BY OVER \$7,000

Evergreen will pay \$7,449 less in insurance premiums in 2016 than this year.

Homeowners Association trustees have approved placing all of the community's coverage with Foremost Insurance through its agent, Mitchell Insurance Services Inc. of Fords NJ at a cost of \$18,032. Evergreen is paying \$25,481 for insurance in 2015.

For years Evergreen has placed its insurance coverage with Philadelphia Insurance Companies through its agent, the Nottingham Insurance Company. Association President Mike Lawlor noted that in recent years Evergreen has contracted with Nottingham without putting the coverage out to bid. He said other agents had told Evergreen they could not beat Philadelphia's price so they wouldn't bid.

But this year the trustees put the coverage out to bid and Foremost, through the Mitchell Agency, was the low bidder. Nottingham bid \$25,624 or \$143 more than its 2015 coverage.

The policies include all association property protection, several types of liability insurance and workers' compensation.



FOUR TRUSTEES' TERMS ENDING

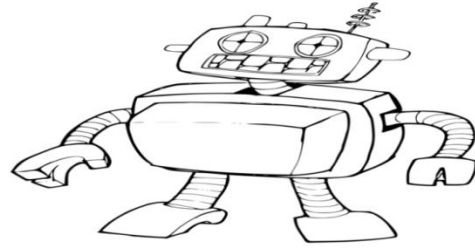
Notices will go out in October about the December 7 election to fill the seats of four trustees whose two year terms expire at the end of the year.

Those who must run for re-election or leave the board are Vice President Linda Montani, Secretary Barbara Bennett, Treasurer Mary Chludzinski and Trustee Sandra King. All were elected in December 2013.

The election notice will set a late October deadline for candidates to file to run or for residents to nominate someone. The candidates will be invited to address residents at the November 2 trustees meeting.

Sandra King and Linda Montani are completing their first terms on the board. Barbara Bennett and Mary C are each completing their second two-year terms.

Whoever is elected in December will join the three trustees whose present terms began last January; President Mike Lawlor and Trustees Peter Cerra and Lynn Thornton. Evergreen officers will be chosen by the newly constituted board before the January meeting.



GUIDELINES FOR ROBO CALLS

The Evergreen trustees have drawn up guidelines governing the use of “robo calls” or e-mail; to contact residents with important messages.

The aim, said Trustee Peter Cerra, who is in charge of communications, is to be able to contact residents quickly without annoying them.

“Because residents have the ability to ‘opt out’ of receiving these notifications...at any time” the guidelines state “it is important that these notifications are relevant, timely and kept to a minimum.”

The guidelines state that calls should be made:

- To warn of impending snow storms or other emergency situations.
- To instruct drivers to remove their cars from Evergreen’s streets to allow snow removal or other work.
- To notify residents of upcoming major events, activities or meetings, including meetings of the Board of Trustees.
- To announce cancellations of major events or meetings.

The guidelines state that in general calls should not be made concerning meetings or cancellation of various committees.

Announcements on the system must be authorized by Evergreen officers.

Calls must be approved by one or more Evergreen officers and usually are made by Property Manager Donna Styles.

The trustees have renewed Evergreen's contract with the One Call Now organization, which operates the contact system.



**FALL FESTIVAL
ON OCTOBER 17**

On Saturday October 17 the Evergreen Social Events Committee will hold a Fall Festival Dinner. The dinner begins at 6 pm and will be catered by Risoldi's. The cost is \$18 per person.

The menu will include turkey and gravy with sausage stuffing, yams with apples, mashed potatoes, baked ham, baked macaroni, a vegetable and pumpkin and apple pie. BYOB. It's going to be a real fall Thanksgiving meal!

We will have square dancing lessons and prizes for pumpkin decorating.

Plan to attend and have a fun-filled and entertaining evening.

Tickets will be sold before Bingo on Tuesdays and at the Active Adult Club's luncheons. Dress is casual. Reserve your seat!

Also, SAVE THE DATE:

Our Holiday Party –“An Old Fashioned Holiday” will be held on December 5.

*Jean Pierfy,
Chairperson*



**FLU SHOT DAY
IS OCTOBER 20**

A team from the Hamilton Township Health Department will administer flu shots to Evergreen residents on Tuesday evening October 20.

Shots will be given from 5 pm to 8 pm in the clubhouse, said Vivian Giovannetti, who is in charge of the project. Because Tuesday is Bingo night, the shots will be provided in the clubhouse craft room, Vivian said.

Health Department workers will visit Evergreen homes on October 20 to provide shots to those unable to go to the clubhouse. To arrange for shots at home, call Vivian at 588-5569.



GOING NUTS WITH NUTSEdge

Evergreen is struggling to contain a pesky interloper that seems intent to take over and ruin lawns in the community.

It's nutsedge, those tall pale green grass stalks that spread across lawns and flower beds. Several residents complained about it at the August trustees meeting. Evergreen President Mike Lawlor told them the weed resists control by the regular weed control treatment.

But Lawlor met later with John Krohn of LMS, the community's landscaper and arranged a special lawn treatment. LMS said it had to wait for a cool weather break to apply the special treatment and that was done a few days after the trustees' meeting. Mike cautioned that there is no magic involved and that nutsedge could continue to be a problem here.

There were other landscaping developments in August:

---The trustees approved payment of \$8,125 to Irrigation Specialties, which maintains the sprinkler system, for repairs to the system during its spring inspection.

---They also approved removal of 17 dead trees by LMS at a cost of \$840.



TWO FRANKIE TRIPS AMONG FOUR PLANNED

Two of four trips scheduled by the Evergreen Travel Committee this fall will focus on Frank Sinatra's 100th birthday. He was born on December 15, 1915 in Hoboken.

On Thursday October 22 a bus will leave Evergreen for Hoboken for a two hour tour of the city and a visit to the Hoboken Historical Museum's Sinatra exhibit.

On Wednesday November 4 the trip will be to the Royal Manor in Garfield NJ for a show, "It Was a Very Good Year", a musical tribute to the singer and actor who died on May 14, 1998.

The October trip costs \$62, which covers the bus, gratuity, lunch and the tour, which will be conducted by a guide who will board the bus so there will be no walking. Residents are asked to be at the clubhouse by 8:45 am and the bus will return about 5 pm.

The November 4 trip to Garfield costs \$69. That includes the bus, gratuity, two drinks and a family style lunch at the Royal Manor. Residents are asked to meet at the clubhouse

at 9:45 am and the bus will return at approximately 5 pm.

But before the Sinatra trips will be the previously scheduled show, “Social Security” on Monday September 21 at the Hunterdon Hills Playhouse. The \$75 fee includes bus, gratuity, the show and lunch at the playhouse.

The bus will leave the clubhouse promptly at 10 am and return at about 5 pm. The show is a comedy and the lunch menu will be announced at a later date, according to Emily Sciarrotta who heads the travel committee.

The committee also has scheduled a trip on Friday December 11 to see The American Music Theatre’s Christmas show. The \$83 cost for the trip to the Lancaster area theater covers the bus, gratuity, the show and lunch at Shady Maple restaurant. The bus will leave the clubhouse at 9:30 am and return at about 7 pm.

All these trips have been posted on the clubhouse bulletin board and some have waiting lists. Call Marie Evans at 587-0876 or Emily at 558-5042 for further information.

Emily said it’s important to add your name to the waiting list to prepare for last minute cancellations.

Fees for all the trips will be collected at 6:30 pm on Tuesday Bingo nights.



DAYLIGHT THEFT IN PARKING LOT

Hamilton Township police are investigating the daylight burglary of a landscaper’s truck and trailer in the clubhouse parking lot.

Thieves broke into an LMS trailer on August 20 and made off with a weed whacker and also stole workers’ backpacks from the unlocked truck, said Evergreen President Mike Lawlor. LMS officials said the backpacks contained clothes and some lunches.

No one reported seeing suspicious looking persons in the parking lot, Mike said. The truck and trailer were parked near the tennis court while LMS workers were busy in several parts of Evergreen.

**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



MUSIC, MUSIC, MUSIC FOR ACTIVE ADULTS

On Thursday September 17, the Active Adults Club will resume their monthly luncheon meetings at 12: p.m. at our clubhouse.

For the first program of the fall we will feature Karl Dentino, a talented guitarist, who will play a range of music from ragtime to blues to Tin Pan Alley music from the 20's and 30's We are also working on a possible special presentation. The cost for the luncheon is \$4.00 per person.

For our October 15 meeting we are going to have "The Rick and Kenny Duo" along with veteran Trenton musician Joe Scannella playing some great music.

Rick Steiner and Kenny Krona, noted area musicians themselves, will team with Scannella, a veteran trumpet player who has played with some of America's headliners over the years.

We are working on arrangements for our November 19 meeting, and we have scheduled Charles Toleno to return to sing at our December 17 meeting. So mark your calendars for all these meeting dates.

Our Tuesday night Bingo attendance has been great for the past few months. It is nice to see the tables being filled. So again, if you have not tried to come out and play at our Bingos, mark your calendars for

Tuesday nights at 7:00 p.m. at our clubhouse and you are guaranteed to have some fun.

Carol Augustyn

President



EVERYBODY IN THE POOL!

The Evergreen pool is getting what may be record breaking use this summer.

Pool Chairman Charlie Newlon reports there were 702 individual visits to the facility in July—528 by residents plus 127 by children and 47 by adult guests.

In June there were an even 400 visits, including 129 by adult residents, 56 by children and 15 by adult guests.

In other pool news, the trustees have renewed a preventative maintenance contract for the pool building with TLP Climate Control Systems.

The contract provides for inspection and servicing six times a year of the Desertaire air handler and the Desertaire condenser unit. The cost is \$1,956 plus tax; the same as last year.

ADDITIONAL CATCH BASINS REPAIRED

Two more storm drain catch basins are crumbling and have to be repaired. Evergreen's trustees have contracted with Rusling Paving and Concrete to rebuild catch basins near 1 Nightingale Drive and near 211-215 Meadowlark Drive. The total cost is \$5,400.

The same company rebuilt a drain catch basin near 4 Goldfinch Drive in July. Evergreen President Mike Lawlor has warned that similar repairs will be necessary as Evergreen's infrastructure ages.



NOTES FROM BOARD SESSION

--Evergreen President Mike Lawlor asked for volunteers at the August trustees meeting. There is a need, he said, for more block captains, whose main job is to deliver the Evergreen Post. Also, a librarian is needed to take care of the paperback books in the clubhouse craft room. Call Donna Styles or for block captains, Vivian Giovannetti at 588-5569.

--Arnold Constantini had a question for the board. When are those fading lines on Evergreen's streets going to be repainted? Mike Lawlor replied that some street repairs had to be done first. Later Mike said the markings in front of mailboxes and fire hydrants might be redone sooner than the white stop lines.

--Mike said he would like the board to approve a rule that would permit him to spend more than the present \$500 limit for emergencies. He indicated he would ask for a \$1,000 limit.



FINANCIAL REPORT

The Evergreen Homeowners Association had income of \$89,195 in June and expenses of \$79,970 for a net of \$9,225 said Treasurer Mary Chludzinski.

July's income was \$91,337 expenses were \$93,318. Expenses exceeded income by \$1,981.

IT'S COLD INSIDE; SHUT THE DOOR!

Someone failed to close the freezer door tightly in the clubhouse kitchen, causing a messy problem in mid -July.

A massive ice buildup effectively disabled the industrial size freezer, said Evergreen President Mike Lawlor. It had to be moved to the utility room to be defrosted for days. The appliance was empty at the time.

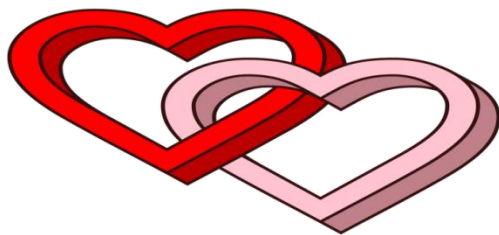
Lawlor said the door must be pushed with a little effort. A warning sign to this effect has now been placed on the freezer.



NEW RESIDENTS IN EVERGREEN

New residents who moved into Evergreen during June and July include Lucille Pagano of 27 Meadowlark Drive, Karen Sulikowski of 8 Nightingale Dive, Ellen and Elliot Barasch of 211 Meadowlark Drive and Lourdes Ochoa of 43 Meadowlark Drive.

Also Connie and John Schmidt of 35 Mockingbird Drive, Edwin Naprawa of 3 Mockingbird Drive, John and Faye Barnett of 56 Hummingbird Drive and Joyce and Denis Gallagher of 31 Hummingbird Drive.



FRIENDSHIP CLUB'S ROSEANN MEMORIAL

The mission statement for the Friendship Club states "Be There For Each Other."

One of our founding members, Roseann Porzio, personified those words. Roseann joined our group when we were in our infancy stage.

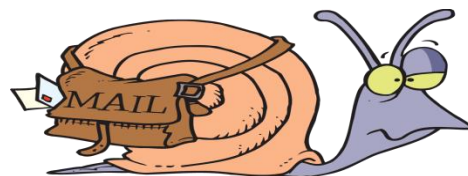
She brought with her gentleness, ability to listen and support without passing judgement. Her sense of humor was infectious, especially her vivid description of bridal couples riding the city subway to their weddings in the 1960s. Roseann could not knit or crochet when she joined us. She made triangles instead of squares, by adding or omitting stitches as she saw fit. She never gave up until her squares became blankets for many veterans.

Roseann was always there for her family and for our Knit Group. But whenever she gained some strength and respite from her illness, she resumed her work for the children of Home Front and the veterans at Vreeland.

She will not be there when we return on September 11, but there is no doubt she has taken up residence in our hearts. We shall continue the mission of being there for each other as she would surely want us to.

We love you, Roseann. May you rest in peace.

*Julia Tsai,
on behalf of the Knit Group.*



LETTERS TO THE EDITOR

Members of the Evergreen Veterans Group wish to express their sincere gratitude

to the Social Events Committee and all who attended the June 14 picnic saluting all veterans.

I know I speak for all veterans in saying how much we appreciated the event and all the great expressions of honor and patriotism. What a great job! It was so well organized. Obviously a lot of hard work went into the project.

Thanks again and we salute you.

*Gene Lyons
For the Veterans group*

(Letters to The Editor may be sent to the Evergreen Property Manger's Office or e-mailed to:

Don Lippincottatdonem@optonline.net.

Letters not e-mailed should be signed. They should be brief and related to Evergreen. They may be edited.)

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 November/December issue of the Evergreen Post should be submitted no later than Tuesday October 13. Please take any news items to the property manager's office in the clubhouse or e-mail them to Don Lippincott at donemoptonline.net.