

# Silver Ridge Park East Homeowners Association

## August 3, 2023 Meeting Minutes

(Minutes are unofficial until approved by the board)

President Oliver Oramas called the meeting to order at 7:05 p.m.

### Roll Call of the Board of Trustees

Trustees Trudy Venskus (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3), Peter Szybel (Section 4), Susan Swain (Section 5), James Clarke (Section 6), Tom Coffey (Section 8), Mary Conery (Section 10), and Debbie Moriarty (Section 12) were present. Trustee Michael Joffe was not present. Sections 7 and 9 are vacant. Thirty-two residents signed the attendance sheet.

### Special Guest: Kate Moriarty, Esq., speaking on wills and estate planning.

During her presentation and in response to residents' questions, Ms. Moriarty explained the New Jersey probate system, which is less expensive and time-consuming than the systems in many other states.

She said there are three simple documents that everyone should have in place to help ensure that their final intentions are clear, and that the resolution of their estate is accomplished with as few complications as possible: A last Will and Testament, a financial Power of Attorney and a Living Will. She explained the purpose of each document, why they are important, and various matters to consider when having them prepared by an attorney.

She urged people to have their documents professionally updated every five years and keep them in a safe place, because to probate a will in New Jersey, you must have the original documents. She also urged people to let someone they trust know where the documents are in case they die unexpectedly.

Ms. Moriarty explained how trusts can be created to take care of vulnerable family members, and discussed estate planning, Medicaid and advanced care planning, advance funeral planning, protection of assets, estate taxes in New Jersey and guardianships. She also responded to various residents' questions about their own personal situations, including the ownership of property in other states.

Note: Ms. Moriarty will be a participant in the SRPE community health, wellness, and resources fair at the clubhouse on October 21.

### Announcements by President Oliver Oramas

A resident expressed concerns about people who do not pick up after their dogs and suggested that a community dog park be created.

The board discussed this at the July Agenda meeting and concluded that finding a place for a dog park that

would be acceptable to its neighbors, and the costs of creating it, maintaining it, insuring it, and making sure participating dogs are up to date on their shots is not a feasible undertaking at this time. But please pick up after your dogs and dispose of the waste at your own homes. It's both a community service and a township ordinance.

Another resident suggested that we install a unisex handicapped bathroom in the clubhouse. A team of trustees is currently taking significant steps to determine how to provide ADA accessibility in our bathrooms. We will have more information at our September meeting.

Finally, a resident asked that the board establish limits regarding the length of time that completed jigsaw puzzles can be displayed in the library before they must be dismantled. The board believes this is a decision for the Library Committee.

An update on the installation of sidewalks: Berkeley Township has informed us that they will not pay for sidewalks, based on the waiver they granted to the SRPE developer 55 years ago next month, when our community was created. So, since we would have to pay for the sidewalks, and considering the many complications involved with installing them and the Berkeley Township requirement that residents must maintain them, including removing snow and ice, the board has decided that the sidewalks issue is now moot.

And speaking of 55 years: There will be a SRPE 55th birthday celebration at the September HOA meeting. We encourage everyone to join us.

Some residents have told us that the current office hours – 9 a.m. to 12 noon on Mondays, Wednesdays and Fridays – make it difficult for them to resolve in-person contact matters. We are now offering in-person services by appointment on weekdays and Saturdays before dark. Call the office a few days in advance to schedule an appointment.

The board will be applying for the entertainment licenses that we now need to have live and recorded music. The cost estimate is approximately \$1,000 annually.

Almost all residents have returned their HOPA forms. A team of board members – the only people permitted to have access to this information – will be compiling a general demographic profile of our community, which will be made available to residents.

The defibrillator is on back order and should arrive in September.

October is Fire Safety Month. A resident told trustee

Pete Szybel that she had a fire extinguisher but did not know how to use it. The board believes that there are other people in this situation. Trustee Tom Coffey, a retired fire captain, will be demonstrating how to use a fire extinguisher at our October meeting.

We are in the process of contracting for a system that will allow us to send automated texts and phone calls regarding SRPE news and notifications, which will supplement our current e-mail blasts.

About 60% of the people in SRPE are not on our e-mail list, and we have no way of communicating with them when something important arises. This will also save money on printing and postage for late dues reminders and other matters.

These communications will not be so frequent as to be annoying, the contact list will not be shared with anyone else, and there will be an opt-out option for residents who don't want to participate at all. More details next month.

Finally, we have launched a new soft plastics recycling effort, sponsored by Trex, a company that uses these materials to make earth-friendly composite docks, decks and railings. If we can collect 500 pounds of this material within six months, Trex will give us a free park bench made of recycled materials.

See the article on page 20 for more details on the plastics that can be collected and how to help with this effort. Bring all the soft plastics that you would normally throw in the garbage and deposit them in the box in the foyer. Note: Plastic ring wraps for water bottles, soda cans, milk jugs, water bottles, or juice bottles cannot be accepted.

Our neighbors in Holiday City South told us it took them only about three months to collect enough for a bench.

### **Approval of the Minutes of the June 1, 2023 HOA Meeting**

James Clarke made the motion to approve the minutes, which was seconded by Mary Conery and approved unanimously.

### **Treasurer's Report**

Treasurer Dru Sangemino said overall expenses are almost exactly a third of the annual budget, which is where we are in the fiscal year. However, legal expenses (due to violations for exterior maintenance and age restriction issues) and board allocations (the defibrillator and the appraisal of the clubhouse) have exceeded projections.

A resident asked how income from fines for violations appears in the monthly budget statement. Each month, the amount that has been fined and the amount of the fines that have been paid is at the foot of the second page of the statement printed in the Park Echo. Joan Ward made the motion to approve the Treasurer's Report, which was seconded by Susan Swain and approved unanimously.

### **Administrative Report**

Mary Conery reported that a new thermostat control switch was installed to regulate the temperature in the clubhouse attic, and that the roof leak over the office will soon be repaired. Fines collected in June and July totaled \$575.

Nine homes are on the active for sale list, seven are under contract or pending, and six closed between July 1 and August 1. Seven flippers are renovating homes to improve the community.

Mary reported that a new tick-borne illness transmitted by deer, Alpha-gal Syndrome (AGS), is now appearing in the Northeast US. AGS is spread through lone-star ticks, which have white markings on their backs. It causes allergic reactions to meat and meat by-products. Mary urged residents to stop feeding the deer, which encourages them to seek food in our community.

### **CONTINUING BUSINESS**

**Bylaws Vote Update** – James Clarke reported that the bylaws changes have been approved by the community. Under the balloting procedure, if you did not object to the proposed changes, there was no need to return your ballot. The number of people voicing objections to the various changes was minimal and did not meet the threshold level required for their rejection. Jim thanked the members of the committee for their almost two years of complicated work.

**Wrangle Brook Maintenance Update** – Debbie Moriarty reported that we have been working with the Assistant Superintendent of the Ocean County Mosquito Extermination Commission, the agency responsible for cleaning streams and brooks. This work is difficult to do during the summer, which is active mosquito season, but they will be surveying the area to determine what can be undertaken during the fall and winter and will keep us updated.

**Curbs Repair Update** – Joan Ward contacted Berkeley officials again about the broken curbs in SRPE. She surveyed the entire community for a second time and submitted a comprehensive report on curbs that are moderately to severely damaged. Township officials said SRPE curb repair work would be on the schedule for 2024, but could be moved up to 2023 if extra funds become available. Joan urged residents to contact the office if they see township employees working on the curbs.

**Report on the Resident Survey Results** – Sixty-seven people responded to the survey. Debbie Moriarty reported that overall, residents were satisfied with their SRPE experience. Frequently cited positives were the park-like atmosphere, the convenient location, the comparatively low dues and property taxes, that most of the homes are well-maintained, and that the community itself is generally well-

maintained. Most of the “pet peeves” mentioned concerned the behavior of other residents, although several people did suggest there should be more activities at the clubhouse.

Seventy-seven percent were extremely satisfied or very satisfied with the work of the office staff, and 70% were extremely satisfied or very satisfied with the work of the trustees.

The full survey results are on our website, [www.SRPEast.com](http://www.SRPEast.com). Click on What’s New on the main page; the survey will be at the top of the list. The board will be meeting to discuss the results and determine actions needed to better meet the expectations of the community.

**Health Fair Update** – Gail DiNicolas urged everyone to attend the community health, wellness and resource fair at the clubhouse on Saturday, October 21. Details in the Park Echo.

**Coalition Report** – Debbie Moriarty said the coalition will schedule a town hall meeting with the mayor and the council in October. There was a discussion about access to other communities’ pools by non-residents; this is not possible due to insurance regulations. A new bill under consideration would provide a 50% property tax reduction for people over 65. The Anchor rebate program (which residents must apply for) will increase from \$1500 to \$1750 next year. The state has increased the number of deer that hunters can bag to decrease the deer population.

## NEW BUSINESS

**Motion #1: To ratify the Architectural Committee’s approval of improvements to the following properties:**

**1) Planting of Green Giant Arborvitae on the common property behind 1078 Edgebrook Dr. South. 2) Installation of a shed at the rear of 117 Edgebrook Dr. South. 3) Installation of a shed behind 895 Edgebrook Dr. North. 4) Installation of a shed on the side of 889 Edgebrook Dr. North. 5) Installation of a stick-built shed behind 26 Brian Court. 6) Replacement of a shed of the same size and same location behind 18 Edinburgh Dr. East. 7) Installation of a shed behind the back bedroom at 47 Southampton. 8) Planting of 10 Leyland Cypress trees or other plants along the property line and in the common area at 4 Waldwick Court. 9) Removal of old bushes, replacement of windows and the front door, replacement of the stone on the front of the exterior, replacement of the sidewalk in front of the house and installation of a concrete patio behind the house at 22 Brian Court. 10) Installation of a storage container at the rear of 4 Chutney Street. 11) Installation of an outdoor shower, a fire pit or chiminea, and a garden fence at 1117 Edgebrook Dr. South.** Debbie Moriarty made the motion, which was seconded by Trudy Venskus and approved unanimously.

## SECTION REPORTS

All the trustees said everything was quiet in their sections.

### CLUB AND COMMITTEE REPORTS

*Beautification and Garden Committee:* Reporting on behalf of Karen Crossley, Debbie Moriarty urged residents to check out the new garden outside the office. The memorial bricks project has begun, and the many new plantings are taking shape. Volunteers are always needed to maintain and enhance this area and the rest of the clubhouse property.

*Entertainment Committee:* Chair Gail DiNicolas reminded people to make their reservations for the “Key West Meets SRPEast” Dance on Saturday, August 19, which will feature a new DJ, Bob Kern.

*Flea Market Committee:* Due to a scheduling conflict, the “Junk in the Trunk” flea market has been rescheduled to Saturday, October 7.

*Gray Power:* Pat Tatulli reported that volunteers contributed 280 hours of work, ranging from repairs all around the clubhouse and grounds to stuffing and stamping envelopes whenever something needed to be mailed to residents. Those many hours saved the HOA a considerable amount of money. Pat urged everyone – even if you can just contribute an hour or two a month – to contact the office to volunteer to improve our community.

*Hospitality Committee:* They can always use volunteers to help set up refreshments for HOA meetings.

*Library Décor Committee:* Two new pictures of egrets – the same birds that appear on the SRPE community entrance signs – have been installed in the library, along with a few other decorative items that promote the joy of reading.

*Park Echo:* If you have something that you would like to be included in the Park Echo, please contact Gail DiNicolas as far in advance as possible. The final deadline for next month’s edition is usually more than three weeks before the first of that month.

*Pins and Needles:* They meet every Tuesday between 1-3 p.m.

*Roamers:* This monthly gathering of neighbors for reasonably priced dinners at local BYOB restaurants will resume in September. Details via e-mail blasts, or contact Oliver Oramas.

*Sunshine Club:* Elva Hall reported that she sent two Park Echos to former residents, three get-well cards, and no sympathy cards. She urged residents to contact her if they know of a neighbor who might appreciate a card.

*Trees Committee:* June and July tree expenses totaled \$4,336.16.

*Welcome Committee:* Committee members visited five new residents and presented them with welcome packs.

## **PUBLIC DISCUSSION**

A resident had questions about the state of the curbs, particularly the large pieces of concrete that have fallen into the street. Pete Szybel said he would remove them.

A Hamilton Court resident asked if the contractor cutting the grass in the common area could also use weed-whackers to cut under the trees. The board will look into this.

A resident said the typeface on the monthly financial statement was too small to read. It was suggested that she view it on the website, where the size of the type can be

adjusted. Another resident asked where to find the Rules on the website and was told how to do it.

Another resident asked if homeowners could erect fences to deter the deer. Oliver explained that under the C&Rs, properties cannot be fenced, and that it would significantly impact the appearance of the community if everyone could erect their own fence. He noted that a petition signed by 100 homeowners would require the consideration of a C&R change.

Mary Conery said there are five foxes living in the community. She contacted the Township, but they can only respond to complaints from individual homeowners on matters like this.

## **ADJOURNMENT**

The meeting was adjourned at 8:35 p.m. The next meeting will be at 7:00 p.m. on Thursday, September 7.

*Kathryn Forsyth, Recording Secretary*