

# Heron Pointe Homeowners Association

## ON THE HORIZON

### Berm Clean Up

This winter, we are planning on tackling the large project of cleaning up the berms in the back of homes. Nothing has been done to these berms since the community was developed and it is long overdue. The berm that runs behind the odd number homes is in much worse condition, so we are starting there. The opposite side will be done in 2020.

### Core Aeration and Fertilization

This Fall, we will be doing this in both front and back lawns. Aeration means perforating the soil with small holes to allow air, water, and nutrients to penetrate to grass roots. This helps the roots grow deeply and produce a stronger more vigorous lawn.

### Tree Trimming

The trees along the sidewalk were not trimmed properly last year, so we are having it done.

## SOLAR PANELS

We had our first homeowner install solar collectors this winter and wanted to share the regulations and restrictions that are being formally adopted to the Bylaws of the Association.

Homeowners need Board approval prior to having solar collectors installed. Evesham Township will **NOT** provide a permit to your contractor without a letter of approval from the Association.

If you are considering solar collectors for your home, please note the following restrictions specific to our Homeowners Association (HOA).

- The solar collectors must be installed by a certified and insured solar power company. While the State of NJ only requires an installer have a home improvement registration; the HOA is requiring installers be certified by the North American Board of Certified Energy Practitioners (NABCEP) or the Solar Rating Certification Corporation (SRCC).
- Solar collectors cannot be ground mounted; they must be mounted on the roof.
- Solar collectors must be flat or flush mounted; they cannot sit up and/or be elevated off the roof.
- Solar collectors must only be mounted on your roof and not expand to any other owner's roof.
- The color of the solar collectors must match as closely to the color of the roof as possible.

As an Association, we cannot prohibit an owner from placing the solar collectors in such a way that would inhibit them from operating at their maximum efficiency. HOWEVER, we suggest that the solar panels not be placed on the front roof.

If you are planning on having solar collectors installed, please have your contractor submit a request for permission to the Management Company as well as Insurance Certificates, Certifications and Schematics and color of the panels for approval.

## ***Garbage and Recycling Cans***

There are far too many residents leaving their cans in the street days after pick-up. There are also residents who continue to store cans in their driveways.

We want to remind everyone that our Bylaws clearly state that cans need to be taken in and stored in garages within 24 hours after pickup. Cans CANNOT be stored on driveways.

Failing to adhere to the Bylaws results in a fine to owners of \$25 per day for cans left outside and not stored properly. The requirements of the Bylaws and fines will be enforced if the situation is not rectified.

Please do your part to keep the appearance of our Community at the highest possible level.

## **WINTER STORM DAMAGE**

It has been an incredibly challenging year dealing with all of the storms. We spent almost 60% of our snow removal budget on pre-treatments, plowing and salt applications to keep the community safe. Since our snow removal contract ends in December, we are glad to have some remaining budget if we get snow at the end of 2018.

We also lost several trees throughout the community. A tree fell in the back of the development that was part of the rear berm. We removed it and will not be replacing it. However, we have removed trees within the development and are in the process of getting quotes for replacements. Currently we are planning on replacing:

- Arborvitae trees in front of Unit 1 and surrounding the Tot Lot
- Weeping Willow behind Unit 28

## **RUST REMOVAL**

We are scheduling Blast from the Past out to remove the rust that reappeared between Units 22 and 12. No one could provide a logical explanation as to why the rust only reappeared in that one area. We will keep an eye on it this summer once the sprinkler system is turned on.