

Heron Pointe Homeowners Association

IMPORTANT INFORMATION ABOUT RUST REMOVAL

*During the week of June 1st, **Blast from the Past** will be working on removing rust from the sidewalks, homes, and decks. **Driveways will not be done.***

***Please note:** Harsh chemicals will be used so please follow the instructions on the door knockers that will be placed a day or two in advance of the work.*

*Also, please make sure you cover your outside plants. **The HOA will not be held liable for any damage done to plants.***

Happy Spring! We have a lot of exciting news to report so please take some time to read our newsletter. We have spent a good deal of time planning and scheduling needed improvements for our development. The work we did was a cooperative effort of 4 board members working in conjunction with the management company. These improvements made involved research of NJ statute requirements, research regarding cost and ability of contractors, budget creation and budget management. We evaluated performance of our contractors and made decisions going forward to insure we are getting the best contractor for the job we desire.

In addition to the improvements on the common areas we are making, we are asking everyone to help us by keeping up the outside appearance of your properties. Please weed your driveways, remove mold and dirt that may have built up over the winter. We would like to continue to maintain the appearance of the community.

What's Happening Now

Tot Lot

The Tot Lot has been inspected by Playground Inspectors at a cost of \$850.00. An inspection of tot lots is customarily done every year or two. There is an additional cost of \$3356 to install 50 cubic yards of certified engineered wood fiber which is required for all playground areas. This wood fiber should not be needed annually but may need to be topped off next year.

We have contracted with Whirl Construction who will power wash the unit and make all necessary repairs that include replacing Kid Builders arched chain climber. The cost for repairs is \$5,047. We believe annual repairs will be much lower on an ongoing basis.

We have hired J&S Condo to replace all the treated wood on the benches surrounding the Play area with brown trex at a cost of \$1610.

Landscaping Company

Once again, we have changed landscaping companies as we continue struggling to find a reliable partner. You will be seeing Merit Landscaping trucks in the neighborhood and they are handling all our landscaping and irrigation needs.

Irrigation System and Rust

The Board is working hard to do everything possible to avoid a repeat of rust staining. Merit landscapers will be installing two new Rid O Rust Injection Systems around the second week of May at a cost of approximately \$3000. Apparently, unless we install a filtration system, we will always have some level of rusting as there is iron in the water in Evesham Township. We have been told this should solve 95% of our problem but that we may need to repeat rust removal on an as needed basis.

****Please note: The HOA is paying for rust removal from homes, decks and rails this spring as a one-time only expense.***

As mentioned above, we have decided to invest in the Rid O Rust System to prevent as much staining as possible, but there is a chance we may still see some rust staining. We plan to be vigilant in monitoring the rust. Budget restrictions allow the HOA to be responsible for removing rust from ONLY the sidewalks and common areas in the future.

If there is further rusting on properties, it will be the responsibility of each homeowner to have it removed. We will be considering solutions depending on the results we obtain after our system is installed.

Entrance Sign

J&S Condo will be cleaning our front sign and painting the wrought iron so that it matches the fence (\$695) as well as replacing the lights on the sign. (\$200 - \$250)

Getting in Touch with Tina

*The best way to
communicate with Tina
is via email. Please send
questions or concerns
to:*

Tina.Johnson@FSResidential.com

Tree Trimming

We have contracted with Merit to trim and shape all the trees along our sidewalk to bring a more unified look. We are also allocating a small budget to begin having our Weeping Willows shaped and looked at so that we don't lose them.

There are many trees in our community that have never had any maintenance but the cost to do maintenance on all of them at once is prohibitive so we're going to try and tackle it a little bit at a time.

Pavers

We have been reviewing proposals to have the small grass areas in between the trees replaced with pavers. Many of these strips of grass are now down to stone and dirt and instead of just replacing it with sod, we are hoping to have a more permanent solution that will improve the appearance of our sidewalk areas.

Grass Fertilization

While normal fertilization is part of our annual maintenance contract, we are seeing Nutsedge and Kalinga grass. Therefore, in the fall, we will be applying treatments to take care of that problem.

Landscaping Improvements

Bushes and plants will be placed around the large utility boxes that sit on front lawns. This will be done in a phased approach so that we do not strain our budget.

PRIVATE LANDSCAPING

Should anyone want to contact Merit Landscaping to do any private work, they can be reached at 856.797.8000. You can ask for Nick.