

Tuscany Estates HOA Meeting

Date: March 15, 2022

Meeting came to order at 7:05PM by President Lisa Manion

In Attendance: Roll call; All Board Members were present & accounted for.

Aimee Hennemuth-Rogowski (CMA), HOA President Lisa Manion, Vice President Pete Guido, HOA Secretary Tara Cerutti, HOA Treasurer Elise Navarro, HOA Board Member JoEllen Meek

Abbreviations: TE = Tuscany Estates; BOD = Board of Directors; HOA = HomeOwners Association; HO(s) = Homeowner(s); WM = Waste Management; w/ = with

Meeting Agenda:

Residents were informed that our management company CMP is now CMA. It was explained that CMP has been merging with the Sylvester group in terms of policies, insurances, & pricing, etc for the past 2 years & the merge is finally complete to CMA from CMP.

1.) Maronda Homes, Quaker Engineering, Union Township Update

Homeowners were informed that Union Township lifted the liens from all the Tuscany Estates common areas, including the clubhouse & pool from Quaker Engineering at the January 26th Union Township Meeting. HOs were informed that the BOD met w/ Quaker (Bruce & Earl) in October 2021 to discuss the plan of turning over the clubhouse & pool to the HOA & asked Quaker to complete the remaining 15 repairs from the August 2020 inspection before we would take control of those properties. Quaker showed the BOD the pool filter but couldn't run it since there was sludge in the pool. Residents were informed that the HOA would not accept the pool until the pool was cleaned up from all the sludge, was inspected by a pool company, & was shown that the pool was in proper working condition. Residents were ensured that the BOD doesn't have any intentions of taking control of the detention pond, the roads, 14 TE Drive (which is falling apart) & the other common areas at this time as the only negotiating being done right now is for the clubhouse & pool. One HO inquired how old the clubhouse & pool was & it was reported that the clubhouse is 10 years old & the pool is 6 years old; pool has never been winterized. One HO asked if the pool liner was constructed of concrete/ fiberglass & was reported that the pool is constructed of fiberglass. One homeowner asked if the pool could be filled in with dirt or if Quaker would just fill the pool in. HOs were informed that Quaker has no intentions of filling in the pool since the pool & clubhouse were listed on the original development plans that were accepted by the state. Also stated that if the TE's HOA would get ownership of the

clubhouse & pool, the whole community would have to vote against the pool & have at least have 67% of this community voting to get rid of the pool.

-The BOD contacted Gary Sweat, who is the Union Township attorney to ask about the new negotiations that are going on between Quaker & Maronda, but Gary Sweat hasn't responded back yet & all residents would be updated at the next meeting on this concern. One shared wall homeowner informed residents that he spoke with the DEP about Quaker & the DEP stated that Quaker paid all their liens that Union Township had, but stated that the roads, retention pond, etc. didn't fit the state standards in accordance with erosion control etc. However, this resident also reported that Quaker is negotiating with the DEP & Union Township to get all these parcels turned over to either the TE HOA & or Maronda ASAP.

2.) TruGreen / JML

Residents were informed that we have 2 years left on the contract w/ JML. The first TruGreen treatment for our yards will be at the End of March or Early April & that the schedule of these services will be listed on our website whenever the schedule is updated. One HO asked what TruGreen uses as chemicals to treat the grass. It was reported that the sprays are a fertilizer w/ a weed control. Another homeowner responded & stated that JML has a MSDS (Material Safety Data Sheet) on hand as it is a requirement. First homeowner asked if the BOD would send an email blast about what the solution for the yard treatments is & the BOD agreed to send out the email.

3.) Cleaning Siding & Painting in 2022 for all the Townhomes & Patio homes

Homeowners were informed that the cleaning & painting of the shared wall units are on schedule to be done this year as part of a 3-year rotation cycle. BOD stated that Avacoll will be power washing the homes this year due to better pricing & Premier isn't since that company created too many issues last year due to damages. Residents were also informed that the Townhomes & Patio homes that are scheduled to be power washed will be listed on the website & each of the homeowners will be notified when these jobs will be done on their buildings.

4.) Gutter & Driveway Rules & Regulation Changes

HOs were informed that there have been emails, mailed letters, & all attendees at the last HOA meeting were addressed about gutter guards & heat cables being installed on homes. HOs were again told that if any shared wall HOs have gutter guards or heat cables installed on their homes to report it to the HOA as the HOA is not liable for maintaining & cleaning the gutters with these types of upgrades; these upgrades make those individual HOs responsible for cleaning/repairing their own gutters. However, if a work order is placed to have gutters

cleaned/repared & the HO has a gutter guard/heat cable in place, that homeowner will receive a bill for the gutter cleaning/repair. HOs were informed that Avacoll is cleaning our gutters this year & they would use a drone to view all HO's gutters as the drone is cheaper & faster & saves the workers time from getting on a ladder to check each building. It was stated that the drone's camera can see all the way into the downspouts to see if they are clogged. HOs were informed that some homes on Cinque Terra rarely get leaves clogging their gutters/drains since the buildings sit up high & don't have any trees nearby whereas the homes on the left side of Viareggio get leaves clogging the gutters due to trees abutting the properties there.

Homeowners were informed that the Driveway Rule for the Single-Family homes changed to allow Single Family homes to have either an asphalt driveway or a concrete driveway. However, the Shared wall units (Townhomes & Patio Homes) are still only allowed asphalt driveways, not concrete driveways. One HO asked if the BOD would consider allowing the Shared-wall units (Townhomes & Patio homes) to also have the option of concrete driveway option as well. The BOD stated that they would consider this option & the board would decide upon it soon & would let all the residents know what decision was made.

5.) Budget Committee Updates

Residents were informed that the budget committee (comprised of 8 homeowners) met last week (March 8th) w/ the BOD & are going to meet quarterly to go over the TE budget. It was revealed that there are some homeowners that are in collections & are accruing penalties for not paying dues & fines which is causing a huge dent in the 2022 budget expenses as these HOs are severely in arrears. Residents were informed that although these HOs are dealing with legal counsel for not paying, they are also being billed for all the lawyer & court fees. HOs were informed that although these HOs have not paid these expenses, the money would eventually get paid back to the HOA by court order either from a lien on the properties or through a sheriff sale. Also noted that due to the increase of workorders/repairs from shared wall HO's during the winter months, could result in the HOA being over budget in this area.

6.) Treasurer Report

Residents were informed that the Common Reserve Fund has \$113,703.58 in its account & the Shared Wall Unit Common Reserve has \$305,934.63. It was also reported that the Budget committee decided against putting money back into the Common Reserve Fund for the 2022 budget. Even though the budget committee decided to stop putting money into that fund, this fund still accrues money through a Capitalization fund which is a fee that collects 6 months of HOA money dues whenever someone buys property into the Tuscany Estates. One HO asked if the BOD would investigate putting the Common

Reserve Fund into another account or asked if he could find a better means to make more money for that account & The BOD allowed this resident to investigate a different options & to report his findings at the next HOA meeting.

7.) Repairs or Replacement Extensions

Residents were informed that CMA conducts periodic inspections of all residencies within TEs. It was also reported that a few HO's from the 2020 inspections still need to repaint their house fascia board or need to replace foggy windows. It was reported that those HO's were granted not 1 but 2 extensions to get the repairs done due to COVID. However, the deadline for these extensions is May 1, 2022 & HO's were recently informed that these repairs need done by then or fines will be issued.

8.) Welcome Packets

HO's were informed that Welcome Packets have been issued to all the new homeowners which has specific information including how to pay the HOA dues each month, how to fill out AR Request Forms to make improvements to their homes, The Rules & Regulation information, etc.

-One HO asked what the schedule was for Waste Management (WM) as they come at different times each week & more recently the pickup time is super early. BOD reported that WM Regular Garbage pickup is every Wednesday Morning, but the garbage can be placed out Tuesday evening from 6PM & later & must be secured when placed outside the evening before. However, the only time regular garbage pickup isn't on a Wednesday is if a holiday falls during a specific week which results in the garbage being picked up a day later (Thursday instead of Wednesday). WM Recyclable pickup is the Second Monday of every month & recyclables are to be placed in the plastic bins that can be obtained from the township municipal building; recyclables won't be accepted if placed in plastic bags. One HO reported that his recyclables were picked up in a plastic bag on more than one occasion as WM will pick up garbage in any container. Residents were informed to check out the Waste Management website to obtain the best schedule for TE garbage pickup. One HO stated WM would mail out their entire year garbage pickup schedule to each HO but haven't done so for the past 2 years. Residents were informed that these dates are on the TE website calendar.

9.) Open Forum Started at 7:40PM

- One HO reported kids harassing her or playing tricks on her by ringing her doorbell & when she goes to the door no one is there & also reported kids banging on her garage door w/ snowballs. She also stated that she doesn't know if the teenagers live here in the TEs or not. The BOD advised her to call the police to report these disturbances. The HO asked if the BOD would send out an email blast to address the rest of the HO's of these disturbances & the BOD agreed to send that email out. Two other HO's reported that they had similar problems with kids & one mentioned that

the last time kids disturbed his property, it was recorded on his Ring doorbell. Another stated that he has watched several teenagers go onto other people's property to throw snowballs at HO's garage doors.

A new HO asked if he could put a vent in his garage to decrease the extreme heat in his garage in the summer (Temps. Rising to 100 degrees+). BOD suggested contacting Maronda to see if he could provide any way to fix his garage insulation issues. HO asked if he could install a vent. The BOD stated he would have to turn in an AR Request Form first & get approval before proceeding w/ the project. New HOs were informed that the AR Request Forms can be found on the TE website (tuscanyestates.org) under the Forms & Documents drop down menu. Another shared wall homeowner stated that he had similar garage insulation issues & asked if he could replace his current garage door with an insulated garage door. Again, BOD told HO that he needs to turn in an AR Form first & has to get an approval before proceeding w/ the project.

A shared wall homeowner inquired about the damage that the construction created on Viareggio & was wondering if Maronda was going to repair the road for the damage they caused. BOD stated that they would investigate the issue by contacting Maronda & will report the findings at the next HOA meeting.

Another homeowner asked about Food Trucks. HOs were told that most truck vendors wouldn't come here since there is not enough foot traffic & or participation w/in our community. The food truck chairperson stated that she would inquire having a food truck come here once a month instead of weekly & get back to us at the next HOA meeting w/ her findings.

Meeting Adjourned at 7:56PM by President Lisa Manion with a second motion coming from Treasurer Elise Navarro.