



THE CREEK

Newsletter for Residents of Sawyer's Creek
Turnersville, NJ • Established 1999

Volume 1 Issue 1

Fall 2004

Inside this Issue

- Join a Subcommittee
- Budget Update
- Fall Clean Up



Look For
Our New
Website!

www.sawyerscreek.org

You can read this newsletter, board meeting minutes and much more! Find out about upcoming community events and submit any pictures, concerns, questions or ideas. The board is looking for your input! Let's make this useful and fun!

Sawyers Creek Community Association Board Members

Victor Gaffney
President

John Vece
Vice-President

Melissa Redrup New
Secretary

Kristine Robinson New
Treasurer

Rock Siravo New
Member At-Large

Contact the Board
with questions at:

sawyers_creek@yahoo.com

Memo From The Board...

You are reading the first issue of "The Creek". This newsletter is designed to keep our neighbors informed on issues related to the development. It is our hope that by keeping you informed we will keep you interested and that by keeping you interested we will get you to participate. If we get you to participate, we can make this the premier neighborhood in Washington Township. Based on the turnout at this month's Association Meeting, this newsletter is overdue.

Despite the impending election of three new Board members, the approval of next year's budget, and a promise that we'd have you home in time to catch most of ESPN's Monday Night Countdown, only 17 homes were represented at Monday's Association meeting. Not too surprising given the Eagles were on Monday Night Football and that recent meetings have seen

shrinking attendance as our neighbors grow more and more frustrated with the apparent lack of progress from the developer and wonder what they are getting for their \$132.75. Believe me, the Board shares in this frustration. We, too, wonder if there will ever be a sign, and like you, we want to see the streets paved.

Over the past year the Board has worked closely with the outgoing Township administration to get answers. We met on several occasions with Mayor Davidson and Sal Messina. Amazingly, the Township blamed the developer for the delays and the developer blamed the Township. Mr. Messina's group claimed to have been asking for the final punch list and the Township claimed to have provided it. Neither the Township nor the Developer provided any documentation that either claim was true.

Nevertheless, as a result of our actions, the Township has now provided a copy of the punch list and the developer has begun making repairs. Once the punch list is completed, the developer can pave the streets. The punch list, though, is extensive.

One thing that is not on the punch list is a sign.

We've since learned that the approved site plan does not include a sign and it is becoming more and more apparent that if we want a sign we're going to have to pay for it ourselves.

There is good news, though. At the end of the year the Association will have nearly \$15,000 in Capital Reserve, currently invested in a Money Market A

(Continued on page 2)



We Have A Sub For You!



Not a cheese steak a Subcommittee! Get involved in one of these groups!

The Landscape Committee

will be responsible for pursuing all options for a sign, and for making recommendations to beautify the open spaces once they are turned over from the developer.

The Development Oversight Committee will be responsible for ensuring the interests of the Association are protected as the Township continues to pressure the developer to finish the punch list..

The Rules and Regulations Committee will recommend reasonable rules and regulations that will help provide a basis for

homeowners equality in the development.

Activities Committee: This group will help to promote community interaction turning our development into a true neighborhood. Activities may include a spring and fall yard sale, an Easter Egg hunt, numerous contests a July 4th bike

(Continued on page 2...)



Gardener's Corner

Continue to water your evergreens as often as once a week in the absence of rainfall as long as the air temperature is above freezing. This is especially for trees and shrubs that were just planted earlier this fall. Don't water when it's below freezing, however, because the formation of ice can damage trees and shrubs. A half-strength feeding of Holly-Tone is recommended in late fall. This will help harden off new growth, aid in root development, and enable the roots to store food for use in early spring. Visit www.espoma.com

Subcommittee continued from pg 1...

parade and a Halloween costume parade.

Communications Subcommittee: This group will ensure that homeowners are kept informed of issues related to the Association through this newsletter and a soon to be available web-site at

www.sawyerscreek.org

To Sign-Up for a Subcommittee call 401-2654 or send an email to sawyers_creek@yahoo.com

Memo continued from page 1

count, and projects another \$8,500 surplus. (See Budget Buzz). At Monday's meeting the Board recommended any surplus be set-aside in the event we need to pay for a sign and/or for landscaping the entrances.

In a related issue, we have created a series of subcommittees (see article on pg 1) and are currently soliciting volunteers.

Subcommittee recommendations will be debated before the Association and homeowners will have the opportunity to comment. Anyone wishing to participate on any of the committees is welcome.

In fact, you are encourage to participate because with your assistance we can succeed. We on the Board look forward to serving the Association, to your participation, and to your support.

The Board has approved the 2005 budget with no changes in Association Fees. By far the biggest budget expense is the cost of the Management Company that helps to run the Association. We contacted other Associations, accountants, lawyers, and other management companies to determine whether it was feasible to take on the responsibilities performed by the Management Company. What we found was that very few homeowners' associations are run without the assistance of a management company and fewer still have been successful. While we are currently pursuing all of our options, including alternate management companies, the 2005 budget includes the costs associated with employing a Management Company.

The next largest expense is for maintenance of the open spaces. The budgeted amount is based on competitive quotes received to date. The budget also includes Capital Reserve savings, and the costs associated with insuring the open spaces, legal fees, and a required audit. Other than costs associated with the Management Company, our



Budget Buzz

biggest expense in 2004 was insurance at just over \$3,000 and nearly \$1,200 in legal fees required to collect overdue association fees.

By the end of 2004 we will have nearly \$15,000 in Capital Reserve and a surplus of approximately \$8,500. The Capital Reserve savings has been a budgeted item to ensure sufficient funds are available for future repairs and periodic overhaul of the retention basins to comply with EPA requirements. The surplus is the result of money budgeted this year for maintenance of the common areas but not spent because the township hasn't accepted the open spaces from the Developer. The surplus will be rolled into the 2005 budget to help beautify the open spaces once they are turned over by the builder and/or to defray the costs of a sign.



Share a Story!

Do you have an item to sell or a business to advertise? Why not let your neighbors know about it. Do you have an announcement to share like an honor roll student, a new baby, or relative in the Armed Forces in harms way? Please submit all questions, advertising, announcements or ideas, to sawyers_creek@yahoo.com Submissions are published with approval of the SC Association Board.

Clean Sweep!

On Saturday, November 27, we will be having a fall clean-up for the open space at the Huckleberry Entranceway. Meet at the corner of Rogers and Huckleberry at 9:30 am. BYO rake/shovel/brooms. Trash bags will be provided. **Remember a little help from everyone goes a long way!**

The Creek Contest

How did Delsea Drive gets it name?

Submit your answer, name, and address by December 15, 2004 to sawyers_creek@yahoo.com or deliver to 21 Rogers Pl. care of "The Creek Contest". Winner will receive a donated Gift Certificate to a neighborhood establishment, have their name in "The Creek" and posted on our website. Correct answers will be put in a drawing to determine the winner. One entry per person. Good Luck!

