



# THE CREEK

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

Volume 1 Issue 2

Winter 2005

## Letter from the Board...

The SCHA Board of Trustees wishes each member of our Association good health, peace and prosperity for the coming year. We all look forward to the future of our development with a positive outlook. With the help of our Township elected officials, we can see the light at the end of the tunnel.

In order to keep Sawyers Creek at the top of the officials mind we have invited them to attend our next Association meeting on Wednesday, March 2 at 7pm. This meeting will be held right in our neighborhood: The Community Wesleyan Church at the Huckleberry entrance. You can walk, snowshoe or ski on over! We hope you agree this is the most convenient location available to us at no charge.

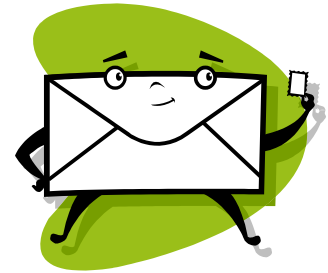
Our new Mayor Paul Moriarty, Councilpersons Michelle Martin, Anita LaPierre, Frank Scarpato, to name a few, will be in attendance. Let's do our best job to represent our neighborhood and show our government we are a community with a voice that deserves to be heard. A full meeting agenda will be in your mailbox soon. Some of the topics to be discussed include paving, drainage and landscaping.

Another way to make your voice heard is to complete our residents survey. Please do your best to return your payment along with the survey to the address indicated in the letter you received by the due date of March 1.

Exciting news from cyberspace... the SCHA has launched its new website. Visit: [www.sawyerscreek.org](http://www.sawyerscreek.org) and read about the latest community news including updates on the entrance sign, paving status, messages from the Board, activity updates, and the latest on upcoming meetings and events. Additionally, in the Contacts area of the site the user can directly email any board member with questions or concerns about the development. You will receive a reply in a timely manner.

Browse over to the Neighborhood section. There you will find maps to our development, the latest recipes from you the Sawyer's Creek Chefs and links to local weather. If you have an item to sell, a small business to advertise or even a great recipe to share why not send it in and we will post it for you. What do you have to lose, it's free for SCHA members. The Kids

section includes a monthly activity to make with your children. Send us a digital picture of you and your child with the craft and we will post it on the site! There is an area for submitting honor roll students and links to local family places to visit.



This website has been created for you the members of the SCHA for the purpose of communicating with each other and the Board. It is the place to learn about upcoming SCHA activities, download pictures from the events and find links for fun activities to do with your family. Your input, ideas and comments are greatly encouraged.

Thank you to our Webmaster Mark (Point Rd. Neighbor) He has done a great job creating the site for ease of use and efficiency. No long downloads and easy to navigate. Thanks Mark for all your hard work!

See you all at the next Association meeting in March!

## Sawyer's Creek Homeowners Association Board of Trustees

**President**  
Victor Gaffney

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**Secretary**  
Melissa Redrup

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**Member At-Large**  
Rock Siravo

**Community Manager**  
Ann Driscoll  
856 802-1055 ext. 104

All board members can be reached via email at our website  
[www.sawyerscreek.org](http://www.sawyerscreek.org)

## What Do I Get For My \$132.75...

**Why do I belong to a Homeowners Association? Who is a Community Manager? What does the Board of Trustees really do? Why do I have to pay dues? This is the first of an on-going series of articles that will attempt to uncover the mystery around "Community Living"!!**

First let's discuss why there is a Homeowners Association in the first place. When you decided to buy your home you decided to live in a "development" where there are a cluster of homes with architectural continuity. When a development is constructed there are certain Federal, state and local laws that must be adhered to regarding the environment, drainage, transportation, utilities, planning and zoning. Because the developer is only responsible for the initial construction phase of the development, an Association with Board Members is then formed to take responsibility for the care, maintenance and insurance of these necessary open space retention basins, for example, after the developer has finished and moved on to their next site.

Upon purchase of your home in Sawyer's Creek you immediately became a "Member" and are now responsible for annual dues and adher-

ence to a set of rules called by-laws. Every Homeowners Association has a different set of rules and fees based on number of homes, shared facilities (a clubhouse for example), amount of open space and amenities. Neighboring communities such as Sheffield's Gate pay an annual fee of \$325 where Surrey Lake pays \$220 per year as compared to our fee of \$132.75 for the same type of Association.

There are many benefits to living in a planned community such as Sawyer's Creek. Protecting individual and communal property interests, reducing nuisances and increased security will all help in the long run to maintain increasing property values and high quality of life for all residents. Additionally, the Association and the Board can help develop a sense of community through social activities.

Because of the need for care and maintenance of the open spaces, insurance on that space, maintaining necessary legal documents and the collection of fees, come many responsibilities that need managing. Since its inception our Association has opted to contract a management company (CMSG, Inc) to handle these fiscal, administrative and clerical duties.

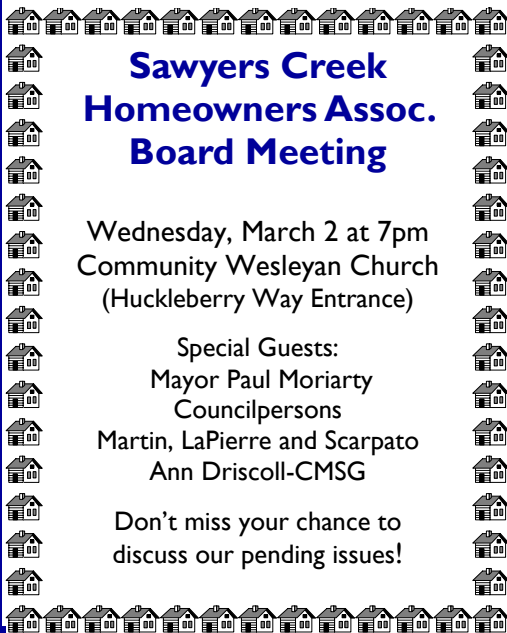
A Community Manager (Ann Driscoll-see bio below) is assigned to us and essentially works for the Board and its Members. She is to implement the decisions of the Board, administer the policies set forth in the by-laws and fulfill the contractual agreement we have with CMSG, Inc. These duties

are many and are best supported by a full-time professional company that can provide accurate legal and financial expertise.

In addition to having a full-time Community Manager our Association has an elected Board of Trustees that protects all Members (homeowners) best interests. Board Members have a two year term and rotate between titles of President, Vice-President, Treasurer, Secretary and Member At-Large. This group of five volunteers their time and effort to advance the goals of the Association on your behalf. This year the Board hopes to complete a landscaping package including a sign, coordinate fun family activities, create a quarterly newsletter and website, and fulfill all board responsibilities as indicated in the by-laws.

Additionally, the Board formed Subcommittees to help focus on certain issues such as landscaping, association rules, development oversights, member communication and activities. All Members are encouraged to join a committee and get involved to further enhance your community living experience.

In closing, the \$132.75 you pay gets you six additional advocates (the Board and Manager) for your biggest single investment your home and a chance to help create a neighborhood, both of which will help enhance your family's well being.



### Sawyers Creek Homeowners Assoc. Board Meeting

Wednesday, March 2 at 7pm  
Community Wesleyan Church  
(Huckleberry Way Entrance)

Special Guests:  
Mayor Paul Moriarty  
Councilpersons  
Martin, LaPierre and Scarpato  
Ann Driscoll-CMSG

Don't miss your chance to discuss our pending issues!

### At Your Service...

Come and meet **Ann Driscoll** our new Community Manager at our March Meeting. Ann has 18 years experience and is available to answer any questions you may have regarding the Association, its fees and the rights and responsibilities of the developer, builder and you the homeowner. Ann can be reached in her office at Community Management Services Group (CMSG, Inc.) at 856-802-1055 ext 104. She looks forward to hearing from you.



## 2005 Spring & Summer Events

### March

2-Association Meeting  
19-Easter Egg Hunt  
(20-rain date)

### April

9-Spring Clean-Up  
23-Community Yard Sale  
(30-Rain date)

### June

SCHA Board Meeting  
Date TBD

### July

4-Bike Parade

**Look for our  
Fall events  
in the next issue!**

Looking for some good family fun? Well then look no further than our own community. Mark your calendars because this spring and summer the Activities Committee is planning some fun events that you can enjoy with your family and neighbors and is right outside your doorstep!

The fun starts in March with our 2nd Annual Easter Egg Hunt. There will be egg hunts for children of all age groups in the afternoon. New this year is a "flashlight egg hunt" in the evening for the older kids ages 10-15. Then it's spring cleaning time in April. Take pride in your development by participating in our bi-annual clean-up of the entrances and basins. At the end of the month get ready to make some money and be rid of your own clutter at the community-wide yard sale. Signage will be posted to attract customers. Remember one man's trash is another man's treasure!

Tie a string around your finger so you don't forget to WALK on over to the June SCHA Board Meeting held at the Community Wesleyan Church. Hear the latest community news and share your thoughts, concerns and ideas.

Celebrate the birth of our nation by decorating your favorite bicycle, wagon, tricycles and scooter. Everyone young and old is invited to join in on the Fourth of July bike parade around the development.

Check your mailbox or our website for more details on all these events. Flyers will be distributed with more details and sign-up information. If you would like to volunteer for any of these events please email Melissa Redrup at [secretary@sawyerscreek.org](mailto:secretary@sawyerscreek.org) Your help will make these events even more spectacular!

So let's get to know our neighbors and have some fun! See you there!



## Association Dues Are Due!!

All homeowners can show their support for the Association by remembering to pay their association dues in a timely manner. In 2004, the Board had more than \$1,000 in legal expenses, most of it in pursuit of the collection of overdue association fees. These costs are clearly avoidable, and money not spent chasing overdue fees can be reinvested in the beautification of the open spaces.

This year's dues are the same as 2004 at \$132.75 per household. **Also don't forget to fill out and return the enclosed resident survey form.** If you have not received a bill by February 15 please call Ann Driscoll at 856 802-1055 ext 104.



## Neighbor To Neighbor

### Living Room Set for Sale

Like brand new. Only two years old. Full size couch and loveseat. Perfect for living room or basement. Asking \$400. Price negotiable. Call Kathy or Marie at 227-0760, Rogers Place Neighbor.

### Computer Service & Sales

Laptops, Desktop Computers, Networking, printers and Palm Pilots. Service or upgrade your existing computer and save money. Personalized training is also available on many topics. Call for a quote. Contact Paul at 228-4854, Mufferson Road Neighbor.

### Notary Services Available

Contact Melissa Redrup at [mredrup1@verizon.net](mailto:mredrup1@verizon.net) or call 856 374-8358 for details. Rogers Place Neighbor.

## The Creek Contest

*"Can you name the three major aquifers in Washington Township?"*



Submit name, address and answer to [creekcontest@sawyerscreek.org](mailto:creekcontest@sawyerscreek.org) by March 15

Congratulations **Nick and Daniela Cerulli** on winning a \$20 gift certificate to the Italian Bistro on Delsea Drive. They were picked from 12 correct entries to answer the question:

*"How did Delsea Drive get its name?"*

**Answer:** Delsea Drive received its name when a *Woodbury Times* reporter said that it went from the DELaware River to the Atlantic SEA -- combining DEL and SEA to form Delsea Drive. The name was made official by the State Legislature in 1933. A complete list of contest rules are posted on our website.

**Thank you to all participants!**

## Master Plan Update...A Happy Ending!

You might remember that your Board, along with the town homes board, the WTRBC and our concerned residents successfully fought and defeated a plan to erect a storage facility behind the Nik-Nak and the Wesleyan Church. However, our victory exposed a bigger zoning problem that surrounded our development. Our entire community was surrounded by 'Private Industrial' zoning. The bigger mission then became to get the land-use zoning changed to something more neighborhood friendly. Our Board worked with the Mayor's office and the planning board (as well as our aforementioned friends in the town homes and the WTRBC) to get the zoning changes in the Master Plan process. The last hurdle was to get the required zoning ordinances approved by council for the Master Plan changes to become law. Your Board is pleased to inform you that this Council vote, which took place on Dec. 6<sup>th</sup> was unanimously passed. Our portion of the Master Plan zoning changes are now a certainty! The breakdown is as follows:



Parcel	Previous	Current	Designation
Sawyer's Creek Single Family Homes	PI	PR-I	Planned Residential
Sawyer's Creek Town Homes	PI	HD	High Density Residential
Wesleyan Church	PI	I	Institutional
Land behind Nik-Nak	PI	NC	Neighborhood Commercial
Nik-Nak	NC	NC	Neighborhood Commercial

The SCHA Board would like to thank our residents who showed their pride and support for our community by attending the various planning board and council meetings. Further proof that together we can make a difference!

## Community News

Congratulations to **33 Lawrence Lane** for winning the 1st annual **Holiday House Decorating Contest**. White lights abound in a gorgeous holiday display by these homeowners. Their hard work paid off, they won a \$20 gift certificate to Home Depot and bragging rights for an entire year! Great job to all who participated and helped to make our community festive and bright! Let's start planning for next year!

In early December, at the urging of the board, the Gloucester County Public Works Department installed **four new directional signs** pointing to the entrance streets of Huckleberry Way and Douglas Lane. Two signs are posted on County House Road and two on Blackwood-Barnsboro Road. These signs will infinitely help with directing your friends and family to your home. Be sure to mention them when you give out directions! No more passing the Church and turning around!

Join the Community Wesleyan Church (Huckleberry Entrance) on Saturday, March 19 for a seminar on Christian family values and priorities. 12 noon-6pm. Call 227-1958 to sign up or for more information.

Want to publicize your business to your neighbors? Do you have an item to sell? **Submit a "Neighbor To Neighbor" ad** and it will appear in the next issue of *The Creek* and on our website. Advertising is free of charge for all SCHA members.

Send all submissions to Kristine Robinson via email: [treasurer@sawyerscreek.org](mailto:treasurer@sawyerscreek.org)

## Homeowner Reminders

- Ring in the new year by replacing the batteries in your Smoke Detectors.
- Check and replace your heater filter if necessary.
- It is each homeowners responsibility to shovel snow and treat ice on your sidewalk and driveway.

## Association Member Reminders

- If you see a street light on a utility pole out call PSEG at 1-800-436-7734 and follow the prompts. Please note the number posted on the pole and the street name.
- For questions on snow removal please contact the developer at 856-667-8600.
- Ice skating or sledding in or on the basins is NOT permitted for obvious safety reasons.