

# Mantua Farms Message from the Board

February 2006

I would to thank everyone who attended the annual board meeting. In an effort to open better lines of communications between the board and the home owners, I will do my best to get a monthly (or every other month) update flyer to all home owners. As the newest member of the board, I would like to introduce myself. My name is Mark Poulton and I live at 39 Kristen Lane and I have replaced Jean O'Donnell on the board as secretary. I am a computer professional and have been charged with improving our communications. I will go into more detail on this later

## **Make up of the Board:**

Currently, board members have been elected for a 2 year term and Mark Poulton will serve out the remainder of Jean O'Donnell's original term. The Mantua Farm's bylaws do not stipulate a term limit for board members but a term limit has been suggested by our current and former management company. Current board terms expire at end of this year, with new staggered terms to prevent entire board turnover & inexperience. Staggered board terms will be part of an amendment to the by-laws to be voted on by all homeowners.

## **The Budget, Dues and Landscaping:**

There were significant shortcomings in the fiscal year 2005 Mantua Farm's budget. This was due entirely to the budget prepared by Mamco, our former management company. We depended heavily upon Mamco to guide us our first year on where we should spend money and how we should budget it as the board came up to speed on what is involved in running an association. It didn't take long to realize that Mamco was not meeting our needs and a change was needed. The numbers they provided us for such things as postage and landscaping were way off. Because of this, the association ran out of money to pay for cuttings of the common areas. Mamco was replaced with Hanco Property Management and Real Estate Inc.

The fiscal year 2006 budget was approved at the homeowner's meeting and resulted in a modest 1 dollar increase in dues per month per homeowner. A copy of the budget is attached and includes 16 cuttings by a professional landscaping company.

During the meeting, Chris Powell suggested that we have a downloadable payment coupon from the web to save the association the expense of printing coupons. The board thought this was a good money saving idea so we will not be distributing coupon books, rather we will have a paper coupon downloadable from our association's website. Currently the coupons all have February's date on them. This is a work in progress and will be fixed soon. **All residents should be sending their monthly assessment of \$36 dollars starting in February (January's assessment is \$35 dollars).** Monthly assessments can be sent with or without a coupon to Hanco, but your address should be on the check. A coupon can be downloaded from our website.

## **Mantua Farm's Website ([www.mantuafarms.com](http://www.mantuafarms.com))**

I have registered the domain [mantuafarms.com](http://www.mantuafarms.com) as our association's website. You can download the deed, a copy of the bylaws and a payment coupon there. We will be adding information on a regular basis so please check the website for any questions you may have. Both [www.mantuafarms.com](http://www.mantuafarms.com) and [mantuafarms.com](http://mantuafarms.com) will work. I think the website is the future of communications for all home owners so any suggestions on content will be greatly appreciate. You can e-mail me at [MarkPoulton@hotmail.com](mailto:MarkPoulton@hotmail.com) with your feedback. Please keep in mind that I do have a full time job so it may take some time for me to respond back to you.

**The Developer and the bond:**

It has taken almost a year, but we found out Triad, the developer, has \$934,000 left on their bond with Mantua Township (give or take a little). They currently have about \$45,000 dollars worth of work to complete with \$30,000 of that being plantings. A newly formed committee will be following up on all developer issues. If you are interested in joining this committee, please contact Hanco soon.

**Committees, Committees, Committees:**

First, we would like to thank everyone who has volunteered and helped on a committee. If you feel a sense of community and want to get involved, your services are greatly needed as a volunteer. We have two very important committees that need to get filled: The *Management Oversight Committee* (which currently has not volunteers) and the *Developer Transition Committee*. The Management Oversight Committee is responsible to help ensure that our new management company is meeting home owners expectations. The Developer Transition committee will assist in the many tasks that must occur as Triad transitions full responsibility for maintaining the common areas to our association. We need lots of volunteers and we need them ASAP. Please contact Hanco if you are interested in joining a committee.

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