FERNBROOKE HOMEOWNERS' NEWSLETTER

Summer, 2026 Vol. 2

Message from the President



Dear Neighbors,

The Association would like to thank all homeowners who participated in the recent door-to-door anonymous vote regarding the revised Exhibit C Bylaws document.

The final results were as follows:

- Thirteen homeowners were not in good standing.
- Of 78 eligible homeowners, 52 voted Yes.
- 74% of eligible voters approved the revised Exhibit C Bylaws.

Once the approved Exhibit C Bylaws document is registered with Burlington County, the associated FHOA Fine & Fee Schedule will be implemented by the Board. The community will be notified of the effective date prior to enforcement.

Community Project Updates

To help keep residents informed, below are updates on several FHOA landscaping and maintenance projects that have been completed or remain in progress:

- Tree removal from berm on community property – Completed
- Additional fence barrier for geese – Completed
- Dead small shrubs along the entry median. These plants remain under a one-year warranty. The Board is working with A&M Landscaping regarding replacements.
- Damaged grass on Hancock Street – Following discussions with the Township regarding turf damage caused by snowplows this past winter, the area is expected to be leveled by the Township. After leveling occurs, the FHOA will be responsible for reseeding the affected area.

Your FHOA Board President

Things to Know

From The Board & CPM

Quarterly Meeting - Wednesday, July 22, 2026 at 7:00 PM

Please note the change in the meeting day. Future FHOA Quarterly Meetings will be held on Wednesdays. The Zoom link will be distributed as soon as it is available.

- Spring Inspection
- Financial Update
- Geese Management Update

Spring Inspection

From the Architectural Review Committee

Spring inspections were conducted on May 18th. Courtesy Violation Notices were sent on May 22nd to 29 homeowners who needed to address violations. Second Notices were sent on June 15th to homeowners who had not responded to CPM.

- If you did not receive a notice, you were in compliance.
- If you received a Courtesy Violation Notice and responded to CPM that you resolved the violation, thank you.
- **If you received a Second Notice or Fine Assessment, please notify CPM once the violation has been corrected or corrective action has been scheduled.**

  If you have any questions, you can contact CPM through Vantaca at portal.cp-management.com or call (856) 802-1055, Option 3.

The FHOA Rules & Regulations and Architectural Guidelines are available on the **Vantaca Portal** and on the **Fernbrooke.org/*Board of Trustees & FHOA Documents* page.**

- Exhibit E - Rules and Regulations
- Exhibit F - Architectural Guidelines

(If viewing this document online, select the links above to go directly to the documents.)

Thank you to everyone who helps to maintain our community standards and protect our property values.

Let CPM Know About a Concern

From Corner Property Management

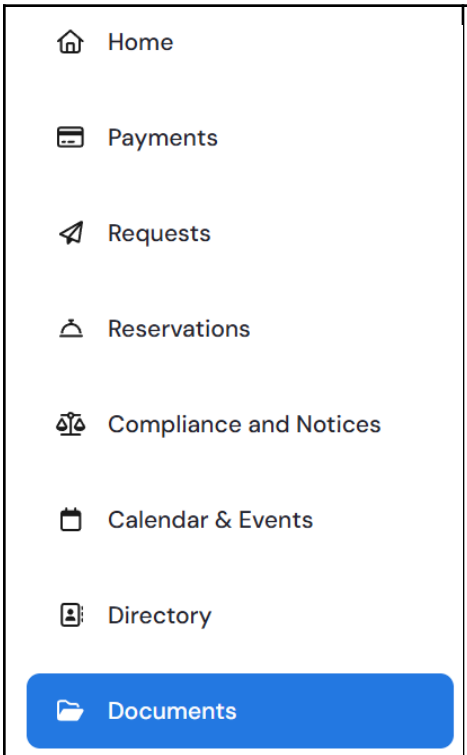
Helping keep Fernbrooke welcoming, enjoyable, and well-maintained is a shared responsibility. If you observe a possible FHOA concern (such as property maintenance or landscaping issues, parking violations, or ongoing noise disturbances), and do not feel comfortable discussing it with your neighbor, you may report the concern to Corner Property Management (CPM) for review. When submitting your concern, you may request that your identity be kept confidential by CPM.

To help CPM evaluate the situation fairly, please provide as much relevant information as possible, such as dates, times, photos, or other supporting documentation. The more specific the information provided, the better CPM can evaluate and address your concern.

Vantaca Corner

From Corner Property Management

FHOA Financial Reports Available to Homeowners



The following Financial Reports can be viewed by (1) logging into Vantaca at ***portal.cp-management.com***, (2) selecting Documents in the left panel, and (3) selecting the appropriate folder:

Financial Management Folder:

- **Audits**
- **Budgets**

Association Financials Folder:

- **Monthly Financial Statements**

Note: The **Disbursement Report** and **Cash Activity Report**, referenced in the FHOA Exhibit D Bylaws have been combined into a single **Cash Disbursement** report. The consolidated report is available by contacting CPM.

F.Y.I.

From the Board Secretary

Why Take the AARP Smart Driver™ Course?

Driving has changed over the years. Vehicles, traffic laws, road conditions, and everyday driving challenges are different from when many of us first earned our licenses.
The AARP Smart Driver™ Course helps refresh your knowledge of current traffic laws, defensive driving techniques, and safe driving practices. You'll also learn strategies for adapting to common age-related changes in vision, hearing, and reaction time.
Classroom and online courses are available to both AARP Members and Non-Members.

Classroom Course (AARP Members: $20 **|** Non-Members: $25)To locate a 6-hour classroom course, visit aarp.org/findacourse. Select ***In Person*** and enter your ***zip code*** to view course times, dates, and locations. Or, call toll-free: 1-877-846-3299 *(**Option 2**)*.

Online Course (AARP Members: $26.95 **|** Non-Members: $29.95)To register for the self-paced, interactive online course, visit aarpdriversafety.org and select ***Register Now***. Or, call toll-free: 1-877-846-3299 *(**Option 1**)*.

Refresh your driving skills and increase your confidence behind the wheel. Upon completion of the AARP Smart Driver™ Course, you may be eligible for a multi-year auto insurance discount, depending on your insurer and NJ state regulations.

Closing

From the Board & CPM

Happy 250th Birthday to the USA!



As we enjoy this milestone summer, the Board of Trustees and Corner Property Management would like to thank homeowners for their continued cooperation, involvement, and support. Whether you attend meetings, volunteer your time, maintain your property, or simply lend a helping hand to a neighbor, your contributions help make Fernbrooke the community it is today.