



2026 FHOA Goals

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Goals Carried Over From 2025

- **Exhibit C By-Laws: Document Revision**
 - The current Exhibit "C" By-Laws have not been updated since 2005 and still contain outdated references to the original developer. The proposed bylaws modernize the document by removing all developer-related language and aligning the rules with current laws and best practices for Fernbrooke HOA governance.

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- The Proposed Exhibit "C" By-Laws are under review by the HOA Attorney
- The FHOA will have an opportunity to vote on the proposed By-Laws in 2026
- If approved the By-Laws will be registered with Burlington County.

- **Fine Fee Schedule: Implementation**

- A Courtesy Violation Notice will be sent to homeowners with a deadline to correct any issues before any fines are issued.
 - One-Time Assessments apply to initial violations, such as starting or completing work without ARC/ARB approval or leaving debris on common property. The fines range from \$50 to \$100 for each occurrence.
 - Monthly Assessments apply to ongoing violations, with fines accruing each month until the issue is resolved. These violations include late or missing submissions, failure to correct violations, and residency violations. The fines range from \$50 to \$200 for minor to mid-level violations and \$ \$500 per month for serious violations related to the FHOA residency and age By-Law rules.

- **Exhibit-F Architectural Guidelines: Document Revision**

- Update existing document
- Timeline dependent on completion of Exhibit C - By-Laws project

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- **Landscaping: Additional Low Maintenance Plantings**

- To wrap up the 2025 project where aging and overgrown plants were removed from some common ground areas, a small number of additional plants will be planted in the Spring of 2026.
- The old plantings were replaced with attractive, low-maintenance, low-water, and climate-appropriate selections designed to improve the overall aesthetics and sustainability of these areas and eliminate the need to plant water dependent annual plants.

Goals - 2026

- **ARB Process Full Migration to Vantaca**

- **Budget - 2027**

- Evaluate current funding levels, future repair and replacement needs, and overall expenses
- Review reserve funds and expenses to ensure the community remains financially healthy and maintained
- Keep homeowners informed

- **Capital Reserve Account**

- Investigate possibility of achieving higher Interest rates for a portion of the Capital Reserve Account

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- **Newsletters Door- to-Door Delivery for 2026: Evaluate Cost Reduction Options - COMPLETE**

- Continue printing and delivering the FHOA Quarterly Newsletter to each home as approved by the FHOA Board of Trustees in 2025
- Printing details:
 - Black and white prints
 - 4-page document - printed on both sides
 - Stapling newsletter pages - by Board
 - Insertion of newsletter into door hangers - by Board
 - Door-to-Door Delivery - by Board representative(s)
- Cost reduction research results:
 - Printing newsletter at BCLS reduces annual costs from original estimate of \$426.02
 - Est. 2026 Budget for all Quarterly FHOA Newsletters is \$185.02
 - First Quarter costs: \$71.02 (\$38.00 for 95 Newsletters + \$33.02 for 500 - 9" x 12" Door Hangers)
 - Second - Fourth Quarter estimated costs: \$38.00/Quarter
 - Approximate Annual cost per household: \$2.00
 - Approximate cost per newsletter for each household: \$.50

- **Property Management Contract - Renewal**

- CPM contract expires in 2027

- **Snow Removal Contract - Renewal**

- A&M Contract expires in 2026

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- **Website: Fernbrooke.org - Evaluate Usage & Cost**

- Current Cost:
 - WIX Website \$204: Expires 12/22/2026
 - [Fernbrooke.org](https://www.fernbrooke.org) URL - \$53.70: Expires 1/16/2028
- Monitor website usage to identify if site is needed beyond 2026

APPROVED

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