



2025 FHOA Goals & Accomplishments

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Completed

- **2025 Census - Completed**

- Our federally mandated community census was due May 1st. This important project helps ensure our homeowner records are accurate and confirms that each homeowner is in compliance with our governing documents. Our property management company, Corner Property Management (CPM), is the only entity that has access to census information.
- Thank you to the 98% of our Homeowners who submitted their Census forms.
- The Housing for Older Persons Act (HOPA) of 1995 requires a census every two years for senior housing.

- **Capital Reserve Study - Completed**

- New Jersey requires that every five years HOAs conduct a third-party Capital Reserve study to evaluate and identify adequate capital reserve funds. This vital financial assessment helps us plan for the repair and replacement of community assets when needed.
- The document is on file and will be referenced as the Board of Trustee evaluates and plans for future capital expenditures.

- **Welcome Committee Package - Completed**

- The Committee initiated a warm in-person introduction to community life by sharing a Welcome Packet that includes helpful HOA materials, contact information, and neighborhood tips for new homeowners.
- All Homeowners received a welcome packet in 2025.

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- **Community Event - Completed**

- Our Fernbrooke HOA Outdoor Social Gathering was held on Friday, September 26th @ 5:30 - 7:30 PM
- Music provided by: Rod Blackstone
- Comedy: Special Guest Comedian
- Sweet Treat provided by Mr. Softee

- **Communications to Community - Completed**

- Vantaca and Volo Messages Explanation to Community - Sent
 - To ensure you receive all communications from CPM and the Board, it is essential that we have your correct contact information on file. If you are not receiving emails from CPM's Vantaca system or messages from the Board's Volo system (e.g., grass cuttings, snow removal, etc.):
 - VANTACA contact info changes - Log into Vantaca (portal.cp-management.com) and update your email address(es) and telephone number(s)
 - VOLO contact info changes - Log into Vantaca (portal.cp-management.com) and submit a request to add/change your Volo contact information:
 - Up to 2 email addresses
 - Non-mobile numbers to receive voice call recordings only
 - Mobile numbers to receive voice call recordings and texts
 - *A Maximum of 4 telephone numbers can be on file in the Volo system.
 - You may also mail in the Volo Contact Form or call CPM and select Option #3 to communicate your changes.

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- Newsletter Delivery to Homeowners Resumed - Approved
 - Estimated 2026 Budget for all Quarterly FHOA Newsletters: \$185.02
 - First Quarter costs: \$71.02
 - Second through Fourth Quarter estimated costs: \$38.00 per quarter
 - Approximate Annual cost per household: \$2.00
 - Approximate cost per newsletter for each household: \$.50
 - By using the Burlington County Library System remote printing service, annual costs reduced from original estimate of \$426.02
- **Zoom Open Discussion Protocol - Approved**
 - To keep virtual meetings effective and respectful, the FHOA Board adopted a few basic Zoom practices during the Open Discussion portion of our Quarterly Meetings
 - Homeowners will use the Zoom “raise hand” feature to contribute to the meetings.
 - A Three-Strike Rule for abusive verbal behavior will be implemented and enforced.
 - Strike 1 - Warning
 - Strike 2 - Microphone muted
 - Strike 3 - Removed from meeting (can participate in future meetings)

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- **Geese Problem - Addressed**

- The Board of Trustees explored a proposal from Geese Chasers Clearing Service to help rid the growing number of geese in the community. The estimated cost for this annual four-month service was \$4,800, which would be \$53 per household (\$4.40 increase in the assessment fee per month).
- In a door-to-door survey by the Board of Trustees, a majority of the participants in the survey voted against the proposal to use Geese Chasers:
 - 37 households voted No
 - 28 households voted Yes
 - 71% of the community participated
- The Board of Trustees voted not to move forward with hiring a geese control service.
- Although the Board of Health requires monthly cleaning, the Board of Trustees is ensuring the sidewalks in the common areas are cleaned more frequently to help maintain a safe and pleasant environment.

- **In-Person Meeting Requests - Addressed**

- An online survey was sent to the HOA community in June to gauge interest in returning to in-person Quarterly meetings.
- Due to the low response rate, there was not enough feedback to assess the feasibility of transitioning from Zoom to in-person quarterly meetings (*We received 32 responses from 91 Homeowners, representing about 35% participation*).
- If any Community Member would like to gather signatures from the community requesting the FHOA Board investigate transitioning to in-person meetings, please print the poll sheets and notify the FHOA Board, at FHOA.Survey@gmail.com, that you are conducting the survey.

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- **Sellers, Realtors, & Buyers Letter - Completed**

- This letter will be shared with Sellers, Realtors, and Potential Buyers of Fernbrooke homes. This communication outlines essential HOA residency limits, and community guidelines to ensure potential buyers understand our HOA requirements.
- If you are selling your home, please make every effort to inform a potential buyer of our HOA requirements before they submit an offer to purchase your home.

- **Landscaping - Completed**

- An irrigation booster pump was replaced in July 2025 to reduce significant water loss.
- This Fall aging and overgrown plants were removed from some common ground areas. These plantings were replaced with attractive, low-maintenance, and climate-appropriate selections designed to improve the overall aesthetics and sustainability of these areas. **A small number of additional plants will be planted in the Spring of 2026**
- Circle Garden Bed Area - Enhancements (Chairs, Benches, etc.) - Cancelled due to geese problems

- **Fernbrooke HOA Website - Status**

- The Fernbrooke.org website is used to provide homeowners with easy access to important documents, announcements, and community updates.
- The homepage was redesigned to improve navigation and provide quicker access to key information. In addition, a new Projects Page was created to share summaries and updates on the 2025 community projects.
- The Board voted to continue maintaining the website through 2026. The need for ongoing access will be reevaluated next year as we continue to become familiar with the CPM Vantaca platform.

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Carry over to 2026 (See FHOA Goals for 2026)

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