

Message from the President

Dear Neighbors,

Spring is here, and as the season unfolds we look forward to reconnecting with our neighbors. In the weeks ahead we'll hold our quarterly FHOA meeting and conduct our annual spring inspection. These are important opportunities to stay informed, share ideas, and keep our neighborhood looking its best. We appreciate everyone's participation and look forward to a great season together.



Also, we can all play a part in keeping our neighborhood safe! If you notice any suspicious activity, please contact the local police right away. **The non-emergency number for the Westampton Township Police Department is (609) 267-3000.** You can call the non-emergency number for general inquiries, noise complaints, or to report a past crime. **For emergencies, always call 911.**

After reaching out to law enforcement, let our management company, Corner Property Management (CPM), know about the incident so the Board can stay informed. The Board will review these reports to look for any patterns, work with authorities if needed, and take steps to help keep our community secure and welcoming for everyone.

And remember, the **deadline to file your 2025 Tax Year Property Tax Relief Application (Senior Freeze, ANCHOR, and Stay NJ) is November 2, 2026.**

Use any method below to apply:

- Online - <https://propertytaxreliefapp.nj.gov>,
- **NJ 2025 Form PAS-1** (Blue Book) Application for Property Tax Relief
- Call - [\(888\) 238-1233](tel:8882381233) or [\(609\) 826-4282](tel:6098264282) (agents available 8:30 AM to 5:30 PM)

Your Fernbrooke HOA President

Things to Know

by, The Board & CPM

Quarterly Meeting - Wednesday, April 22, 2026 @ 7:00 PM

Please note the day of the week and plan to attend this FHOA meeting. The Zoom link will be published as soon as it is available. The main topics will be:

- Spring Inspection
- FHOA Exhibit-C Bylaws Vote
- Snow Expenses

Spring Inspection

The annual Spring Inspection is scheduled for **May 18th** with a rain date of **May 21st**. By the inspection date, please make sure your property is maintained according to our FHOA [Exhibit E - Rules and Regulation](#) and [Exhibit F - Architectural Guidelines](#). These documents can be viewed by selecting the links above, when viewing this newsletter online, or by visiting the Board of Trustee & FHOA Document Page at Fernbrooke.org.

Parking

Please remember and remind your visitors that in accordance with **township regulations, parking is NOT permitted on the:**



No Parking

- **Odd-numbered side of Mayfaire Circle**
- **Even-numbered side of Fernbrooke Street**
- **Even-numbered side of Fairfield Street**

Signs are posted where parking is not permitted. Limiting parking to one side of each street ensures that first responders, emergency vehicles and fire trucks can safely and quickly access all homes within our community.

Fernbrooke HOA Documents

The Fernbrooke HOA's governing documents establish how our community operates.. The Board is currently reviewing older documents to ensure they remain up to date, clear, and compliant with current County and State requirements.

The Board's review of these documents is part of an ongoing effort to keep our community well-managed, transparent, and aligned with current standards and legal requirements. We appreciate your patience and support as we work to ensure our governing documents continue to serve the best interests of all homeowners.

Vantaca

by, CPM

What is an ARC Request?

An ARC (Architectural Review Committee) request ensures that all exterior modifications - such as landscaping, door/shutter paint colors, windows/sliding glass doors, or any exterior structural additions - comply with the FHOA Guidelines. Submitting your request before work begins allows for timely review, avoidance of potential compliance issues, and eliminates the possibilities of FHOA fine assessments.

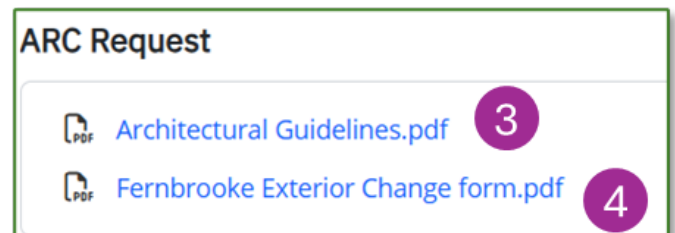
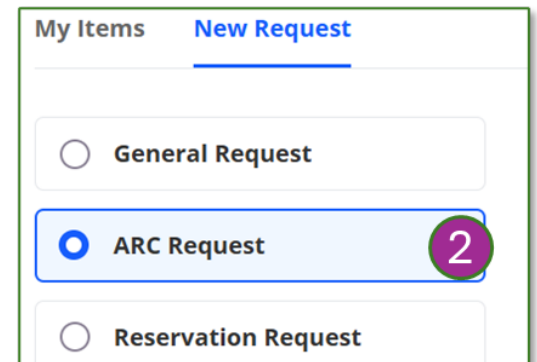
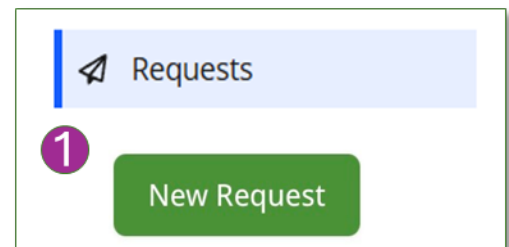
How do I submit an ARC Request?

Log into Vantaca by entering your Login information. Then, on the Vantaca Dashboard select **Requests** or **New Request**(1). Select **ARC Request** (2).

From this view you can select the links to view the **Architectural Guidelines** (3), and the **Fernbrooke Exterior Change Form** (4).

Use the Fernbrook Exterior Change Form to submit your ARC request. You can view and print the document using the link and mail the form (and related documents) to CPM via U.S Postal Mail, or you can use your applicable online submission method listed below:

- **Apple Users** can download the form, use the Auto Fill feature to complete the form, and Email the form (and related photos or scanned documents) to CPM
- **Windows & Android Users** can print and fill out the form, scan or take a picture of the form, and email the form (and related photos or scanned documents) to CPM
- **CPM Email:** Help@cp-management.com



NOTE: Please use the **Fernbrooke Exterior Change Form** to submit your ARC Request. If you use the Vantaca online ARC Form, your request may be delayed. **The Fernbrooke Exterior Change Form is also available to view and print from the Fernbrooke.org - ARB Committee page. You can also request a form by contacting CPM.**

F.Y.I.

by, **The Board Secretary**

Neighbors Helping Neighbors

One of the strengths of a community is neighbors looking out for one another. A resident recently suggested creating a “Neighbors Helping Neighbors” program to provide volunteer assistance for small tasks or short-term needs within the community. The Board appreciates this thoughtful idea and is willing to explore the feasibility of such a program to see how it might work for our community.

In order to proceed with this investigation, the Board will need to identify if there are community members willing to participate in the research needed to investigate the possibility of implementing the project by:

- Gathering working examples from other communities
- Helping assess interest by assessing residents’ demand and volunteers’ capacity
- Determining permissibility under our governing documents
- Identifying any legal and insurance exposures
- Documenting administrative and operational demands
- Investigating risk mitigation strategies

Any involvement by community members would be limited to research only and is not a guarantee the program will be approved and move forward. Anyone interested in participating in the research required to investigate the feasibility of this program should send an email to: FHOA.Survey@gmail.com

Closing

by, **The Board & CPM**

As we welcome the arrival of spring, we can take a moment to appreciate having come through a long and harsh winter marked by snow-laden days, biting winds, and persistent cold. The season tested our patience and endurance, but it also reminds us how refreshing and well-earned the change to warmer weather and brighter days truly are.

