

Message from the President

The Fernbrooke Homeowners' Association (FHOA) Quarterly Meeting will be held via Zoom on October 21, beginning at 7:00 PM. The main topics will be the implementation of the FHOA Fine & Fee Schedule and the Board of Trustee's vote for the 2027 Proposed Budget. The Zoom meeting link, and related documents will be sent to you via a Vantaca email.



The FHOA Amended Exhibit C Bylaws have been recorded with Burlington County. **The FHOA Board will implement the Exhibit C Bylaws and the related Fine Fee Schedule (see pg. 2) effective November 1, 2026.**

The FHOA has transitioned to the Corner Property Management (CPM) Vantaca email system as our primary communication platform. Going forward, all FHOA community notices, including emergency and routine updates, will be delivered through the CPM Vantaca email system. (See pg. 3 for a sample of a FHOA email sent via Vantaca.) **Homeowners are encouraged to ensure that CPM has your current email address(es) listed in the Vantaca Portal so important community information reaches you. Contact CPM if you need assistance.**

Effective December 1, 2026, the **Fernbrooke.org** website will be retired. All FHOA documents and community resources will continue to be available through the CPM Vantaca Portal.

We are pleased to announce that Nancy Wilkerson will be assuming the role as the Board Secretary. Nancy will work with the current Secretary through 2026 as she transitions to the role.

Your FHOA Board President



FHOA Fine Fee Schedule

The Fine Fee Schedule sets penalties for homeowners who do not follow HOA By-Laws. These rules protect the appearance, safety, and harmony of the neighborhood. The table organizes fines into two categories: One-Time Fine Fee Assessments and Monthly Fine Fee Assessments.

One-Time Assessments apply to initial violations, such as starting or completing work without ARC/ARB approval or leaving debris on common property.

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 - \$200 for minor to mid-level violations and \$500 per month for serious violations related to the FHOA residency and age requirements.

Fine Type	Description	Amount
One-Time Assessment		
	1. Work started or completed without prior ARC/ARB application.	\$50.00
	2. Placing debris (twigs, branches, bushes, etc.) on the common areas.	\$100.00
Monthly Assessment		
	1. Not submitting ARC/ARB application by violation notice due date.	\$50.00/month
	2. Not responding to inspections/violations by due date.	\$50.00/month
	3. Each item listed for inspection/violation not completed by the due date.	\$50.00/month/item
	4. Debris (bushes, dirt, etc.) placed in berm/hedgerow and not removed.	\$200.00/month
	5. Not submitting census by due date.	\$200.00/month
	6. Exceeding three (3) permanent residents in household and/or non compliance with age restrictions.	\$500.00/month

FHOA Fine Fee Schedule (2026) v.2 - APPROVED

VANTACA CORNER

From CPM

Emails

Below are some examples to identify authorized emails sent by the FHOA. Please verify that emails from **help@cp-management.com** will go to your email inbox.

This image illustrates how an official FHOA email from the CPM Vantaca system may display in your inbox:

Corner Property Management

[#XN21425715] Fernbrooke Communications-Message from Fernbrooke Ho...
Fernbrooke Communications - Message from Fernbrooke Homeowners

This image illustrates what you will see when you open an official message from the FHOA via the CPM Vantaca system:

[#XN21425715] Fernbrooke Communications-Message from Fernbrooke Homeow...

 Corner Property Management <help@cp-management.com>
To: fernbrookeho@gmail.com; brian.hintz@ferguson.com

 If there are problems with how this message is displayed, click here to view it in a web browser.

 **Corner** Property Management
We're in your corner.

11 Cleveland Place P 973.376.3925 www.cp-management.com
Springfield, NJ 07081 F 973.232.5117 help@cp-management.com

Fernbrooke Homeowners Association, Inc.

Fernbrooke Communications

Receiving immediately by the Corner Property Management (CPM) Vantaca email system will serve as the primary method for distribution of all

Legitimate emails from the FHOA or CPM will never ask you to provide your password or include links requesting payment or payment information. If you receive a FHOA or CPM email that appears suspicious, do not provide any personal or financial information. Contact CPM directly using the contact information listed below.

F.Y.I.

From the Board Secretary

Need to Improve your Digital Skills?

Do you have questions about navigating your email, setting up a new device (phone, tablets, laptop, etc.) or using library applications like Libby (audio books) and Udemy (online learning platform with over 180,000 courses)? The Burlington County Library System can help! Call the Burlington branch to make an appointment or stop by whenever it is most convenient for you, and the library staff will assist you with all of your technology needs.

Burlington County Library

📍 [5 Pioneer Blvd](#)

Westampton, NJ

Phone: [\(609\) 267-9660](tel:(609)267-9660)

Hours:

Monday through Friday 9:00AM - 9:00PM

Saturday 9:00AM - 5:00PM

Sunday 1:00PM - 5:00PM

Closing

From the Board & CPM

This year has brought many important changes to our HOA including updating one of our governing documents, streamlining FHOA communications tools, and the full migration to the CPM Vantaca system.

We encourage everyone to stay connected by ensuring your contact information is up to date in the Vantaca Portal.

On behalf of the FHOA Board and Corner Property Management, we wish you and your families a safe, healthy and enjoyable autumn and we look forward to your participation at the October Quarterly Meeting.

