



Message from the Board

Dear Neighbors,

Last year was a busy year for our Homeowners' Association. Please take some time to review our 2025 Fernbrooke HOA projects. For more details visit Fernbrooke.org/ProjectsPage.



As we begin 2026, we'd like to take a few moments to recognize two very special members of our community — our Board of Trustees President, **Ralph Hendrickson**, and our Board of Trustees Treasurer, **William (Bill) Rafuse** — who will retire from the Board this month.

Over the years, they've given their time, care, and energy to help guide our community and keep things running smoothly. Their commitment made a real difference in building the community we all enjoy today.

We want to thank them sincerely for their years of dedication, for their service, and for their love for this community. We wish them both comfort, fulfillment, and happiness as they step back from the Board and enjoy more personal time.

Thank you, Ralph and Bill, for everything you've done for our Fernbrooke community!

The Fernbrooke HOA Board of Trustees

Things to Know

by, The Board & CPM

Election Dates

The Board Election Notice was sent, to the community, at the beginning of November. The Candidate Data Sheets were due November 28th. One election Ballot, with a return stamped envelope, was mailed to each HOA member mid December. [The election](#)
[Mail-in Ballots are due, at the CPM office, on or before January 21, 2026.](#)

Please vote and mail your Board of Trustees ballot to help ensure fair and balanced representation for all homeowners. If you did not receive a ballot please contact CPM.

Quarterly Meeting - January 22, 2026 @ 7:00 PM

Please plan to attend the quarterly FHOA meeting. The main topics of discussion will be the:

- Election Ballot Count & Results
- Review Accomplishments & Goals - 2025 & 2026
- Quarterly Meeting Schedule - 2026
- Community voting process for the [Exhibit-C Bylaws](#) and [Find Fee Schedule](#)

Snow Removal Reminder

The Fernbrook HOA is responsible for snow removal when accumulation is 3 inches or greater. Total snow accumulation is measured at various locations in the Community and the Board also monitors several weather channels very closely before making the decision to request snow removal from A&M Landscaping, our FHOA contractor.

Snow accumulation under 3 inches is the responsibility of the homeowner. Herman Landscaping offers snow removal when snow accumulation is less than 3 inches. Ice Melt application is also an available option. **Call or text Todd Herman at 609-352-6094 well before the next snow event to sign-up. Todd may not be able to accommodate your request for service when submitted a few days before — or on the day of a snow event.**

Spring Inspection

Spring is only 4 months away! Our Annual Spring Inspection is tentatively scheduled for the beginning of May, 2026. Please review the [Exhibit F - Architectural Guidelines](#) found at [Fernbrooke.org](#)/Board of Trustees and FHOA Documents tab to familiarize yourself with the guidelines.

Vantaca

by, CPM

Login Options

The Corner Property Management (CPM) online Vantaca portal provides you with quick access to important FHOA account information and documents. When logging in you have two convenient options, which give you flexibility and security when accessing your account.

Option 1: Enter your email address and select Send Log in Code to receive an emailed one-time code to enter on the next screen that displays. Use this option for quick and secure access without needing to remember a password.

Option 2: Select Log In With Password and enter your email address and password on the next screen that displays. Use this option if you want to sign in directly using your saved password.

The screenshot shows the 'Log into Your Account' page. At the top, it says 'Welcome, Neighbor!'. Below that, there are two main options:

- Option #1:** For users who don't have an account. It shows an 'Email' input field containing 'neilarmstrong@example.com' and a 'Send Log In Code' button. A note below says: '*This is for logging in only - not for creating new accounts or resetting passwords' and a link 'Already have a code? Continue'.
- Option #2:** For users who already have an account. It shows a 'Log In With Password' button and a link 'Don't have an account? Sign Up'.

Vantaca Optional Account Name Change

If you want to update the name(s) on your Vantaca account, it is a straightforward process. To keep records accurate and secure, Corner Property Management (CPM) needs documentation to verify the change. Acceptable documents may include a copy of a marriage certificate, a property deed change document, legal name change form, and any other official document. CPM will verify the document(s) you submit and your account information will be updated accordingly. **Please note that a Vantaca account name update (changing, adding, or deleting a name) can be requested at your discretion and is not required by CPM. Contact CPM if you need additional information.**

F.Y.I.

by, The Board Secretary

Your Fernbrooke HOA Newsletter

The FHOA Newsletter will be published quarterly in 2026 (January, April, July & October) and is scheduled to be delivered to each home, as well as, being available on the Fernbrooke.org/HomePage, and on the Vantaca portal system.

You can let the Board know what topics you would like covered in future newsletters by submitting your newsletter topic request(s) to NewsletterFHOA@gmail.com.

BCLS Offers Mobile and Wireless Printing*

Burlington County Library System customers may remotely send documents, files or photos from their personal computer, laptop, tablet, or mobile device directly to the library for printing. As of the printing of this newsletter, black and white prints are \$.10/per page, and color prints are \$.20/per page. **Once you submit a print job to the library, you will have up to four hours to visit the library Print Station to pay for and print your items.**

1. For more information contact the library at **609-267-9660**.
or
2. Visit the website at: <https://bcls.lib.nj.us/>, select **Using the Library** and under **Amenities** select **Mobile & Wireless Printing**.

***The library does not guarantee the privacy of your print materials. Please keep this disclosure in mind when deciding whether to submit personal or sensitive items.**

NOTE: This newsletter was printed using the Burlington County Library System Mobile & Wireless Printing service.

Happy New Year

by, The Board & CPM

As the new year begins, we want to extend our warmest appreciation to residents for your continued support, engagement, and cooperation. Your involvement is what keeps our neighborhood strong, welcoming and thriving. We hope everyone had a joyful and restful holiday season, and we look forward to working together in this new year.

