**Board Members Present:** Joe Hearon, President; Barbara Hubbard, Vice President; Jacki Scampato, Treasurer; Jon Michalski, Secretary; Trustees: Jim Farley, Russ Krischik, Mike Madorma

**HOA OPEN FORUM** Joe Hearon called the forum to order at 7:05 PM and invited comments or questions from homeowners present.

Lou Ann Breaks provided an update on upcoming bus trips:

2/24 – Barnes Museum, Philadelphia (the largest collection of impressionist and post-impressionist paintings), which can be seen in about 2½ hours. $28/person; signup by 2/12

3/5 – Philadelphia Flower Show; $40/person; signup by 2/14

3/25 – New Jersey Planetarium and Museum – “*5,000 Eyes Mapping The Skies*”; $5/person; signup by 3/3

4/12 (Sat) – Medieval Times, Lyndhurst, NJ (dinner & show) $67.86/person (minimum 15 people); signup by 3/1

5/17 (Sat) – Power In The Pines; signup TBD

Lou Ann and Joan are considering not continuing their scheduling bus trips next year. Any interested volunteers to help with bus scheduling are welcome to contact Lou Ann.

(JB—630 PLS) reiterated concerns about improper storage of personal items around homes’ exteriors.

Also, with recent awareness of the horrible wildfires in California, since we live in the woods, is it possible to clean out underbrush and an abundance of leaves and dead trees in wooded areas of Whiting Station properties to reduce fire risk? Some of our homes are up close to these areas and in potential danger. With the way those types of fires spread, we should consider taking prevention measures and also raise awareness of resident preparedness.

Joe responded that the Township may conduct controlled burning and we can contact them to find out. Barbara asked whether the woods along Lacey Road are common property. Mickey Ribera commented that from the utility poles in is common property which then meets with homeowner property lines. Bob Reeves commented that some grant money may be available for cleanup.

Barbara agreed there is a danger with these conditions and acknowledged it’s a major undertaking to address cleanup. She suggested JB spearhead organizing a committee to investigate procedures, costs, and available grant funding.

(SB—148 MGL) expressed safety concerns that pedestrians walking around the community streets at dusk or after dark wearing dark clothing cannot be seen properly by motorists. He strongly encourages people to wear light clothing and wear or carry lights and/or reflectors to be visible to passing drivers. Same for pet dogs.

Being no further comments, the Forum adjourned.

**BOARD OF TRUSTEES MEETING**

Joe called the meeting to order at 7:19 PM. Agenda is posted on the Clubhouse bulletin board and on the Whiting Station website.

Joe expressed appreciation for everyone participating in the meeting, and for their support and patience as the Trustees serve our community.

**Approval of previous meeting minutes:** All Trustees previously reviewed the draft minutes for the December 17th meeting. There being no further discussion, Jacki filed a motion to approve the December 17th minutes; second by Barbara; all unanimously approved.

**Treasurer’s Report:** *Jacki Scampato*

Looking at a summary of 2024, we have finished the year on the positive side (exact amount is TBD, pending the final audit). As of December, we are showing liabilities of $33k and assets of $401k. Some unexpected expenses have recently occurred (water main break and Clubhouse entrance card key access system).

We have seen a tremendous increase in homeowners using their bank bill pay for submitting monthly HOA fees. Except for two homeowner accounts that are in litigation and one that pays chronically late, for anyone else who has set up bill pay with their bank that experienced a slight delay due to the holidays, any late fees have been waived. We have also seen an uptick in homeowners prepaying fees quarterly and annually as well. Anyone who prefers to continue paying by check without coupons should be sure to put their account number or address on the checks so they get credited properly. Please contact Laura in the HOA office if there is any problem with making on-time payments.

**Clubhouse & Pool:** *Russ Krischik*

The Clubhouse entrance card key access system experienced a problem. Vendor troubleshooting indicated a circuit board failure, which has since been replaced. Final cost is currently TBD. Normal Clubhouse operations are running smoothly.

The pool resurfacing project will begin around March 24th, with more details to follow.

**Architectural & Common Grounds:** *Mike Madorma*

Just one new application was processed this period for a roof replacement. The homeowner has been instructed on all HOA requirements for the project.

**Bus & Covenants:** *Jon Michalski*

Our bus operations continue to run smoothly, providing regular transportation for essential shopping on Mondays and Fridays, as well as various other scheduled shopping, lunch, and entertainment trips on other days. Please keep in mind that with the potential for winter weather events, some adjustments or cancellation of scheduled trips may sometimes occur.

Regarding Covenants, since the updated Whiting Station Rules & Regulations booklets were just distributed to all homeowners at the beginning of the month, it’s a good time for everyone to review and re-familiarize themselves with our community responsibilities.

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A couple of reminders I would like to mention concern the finger lanes. As always, parking is never allowed on fingers, as they must be always kept clear for emergency access. Residents should also be aware that the properties at the end of fingers are specifically deeded to adjacent homeowner lots on either side and are not community common areas. Please be mindful that pedestrians may not trespass on those properties to walk their dogs or otherwise pass through.

We will also remind residents that storage of personal items around the exterior of homes is not allowed, and feeding of wild deer and feral animals is also prohibited.

Residents should always direct inquiries to the designated Covenants Committee email address, *whitingstationcovenants@gmail.com*.

**Lawncare/Snow Removal:** *Barbara Hubbard*

So far, we have had two small snowstorms, both of which accumulated less than three inches, which does not warrant plowing, per our policy. However, we decided to plow the streets, fingers and Clubhouse parking lot since the forecast projected subfreezing temperatures following the events, which would prohibit any subsequent melting. With that, there have been some complaints about the plowing creating small piling effects at the driveway entrances. Such piling is not significant and is easy to remove. We encourage nearby neighbors to be aware of elderly residents close to them and be willing to assist with any such minor clearing.

The 2025 Snow Removal Policy is posted on our website. A question from the floor asked whether plowing could be piled in the center of cul-de-sacs, rather than pushed straight up onto homeowner properties at the end of the cul-de-sac. Barbara explained that Turfmasters used to pile in the center, but melting runoff thereafter re-froze at night into large areas of icy pavement. We can ask them to consider piling in the centers again and see how that goes. Joe added that anytime services begin for the season, whether it be lawnmowing, sprinklers or snow removal, questions may arise about the services that may involve some adjustments. We appreciate the feedback.

Please direct any questions or concerns to Barbara at *lawncare.ws@gmail.com*.

**Irrigation:**  *Jim Farley*

Jim has updated the irrigation schedule for the upcoming season, which will be posted on the website. Sprinklers will operate in 20 minute zone schedules in the springtime when more rainfall is likely, and 30 minute zone schedules during the hotter summertime.

**Residents Club:** *Deb Cassens*

Thursday, February 13 is our first event of the year, a Soup Luncheon ($10 per person at signup and choice of soup). Local attorney, Lynnette Brennan, will be our guest speaker at the luncheon and will answer residents’ questions.

Saturday, March 29 at 7:00 PM will be a Game Night. This new event will include trivia games and prizes. More details to follow in the March *Express*. $5 per person with signup by March 22.

Saturday, April 26 will be a free Bagel Bash. RSVP by April 19.

Upcoming in June will be our free Ice Cream Social.

Our annual Trash or Treasure event date is TBD, either late May or early June.

**Old Business:** *Joe Hearon*

No prior old business.

**New Business:** *Joe Hearon*

No new business.

**Final Comments:**

Joe reminded residents there is an upcoming Township Bulk Pickup on Tuesday, January 28. Residents may place items only at street curbs a day prior.

Carole Wood reminded residents that Bingo is scheduled every third Thursday of the month. Hot dogs and tuna sandwiches are available to purchase at 12:00 PM; play at 1:00 PM. All receipts are distributed to players.

Also, every first Friday is evening Bingo at 6:30 PM; play at 7:00 PM. Bring your own snacks.

Come! Get out of the house! Enjoy interaction with neighbors!

**Adjourn:** Being no further business, Joe filed a motion to adjourn the meeting. Jim seconded, all unanimously approved. The meeting adjourned at 7:41 PM.

**Next Meeting: Board of Trustees Meeting – Tuesday, February 18, 2025, at 7:00 PM** via Zoom (also simulcast at the Clubhouse Ballroom).

*Respectfully submitted by*

*Jon Michalski, Secretary*