ATLANTIC HILLS ECHO

THE OFFICIAL NEWSPAPER OF ATLANTIC HILLS HOMEOWNERS' ASSOCIATION

VOLUME 34 • ISSUE 4 APRIL 2024

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ATLANTIC HILLS ECHO

Editor.....Beverly Vine
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The *Atlantic Hills Echo* is the official publication of Atlantic Hills Homeowners Association, Inc. The Board of Trustees reserves the right to reject, edit, or condense all submissions. It will not accept any article it deems libelous, inflammatory, misleading, not factual, or in bad taste. The information contained within this publication is for the purpose of communicating information to all Atlantic Hills Residents. As in any publication, despite tedious proofreading, publishing errors do occur.

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The *Atlantic Hills Echo* is printed by Senior Publications Company, 1520 Washington Ave., Neptune, NJ 07753, (888) 637-3200. This publication will not be held responsible for any misrepresentation by the advertisers.

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Fire (609) 597-2138
Animal Control (609) 597-1000 x 8525
Shore Taxi (609) 661-8343
Stafford Township Dial-A-Ride (609) 597-1400
Ocean County Senior Helpline (732) 640-8812

The deadline for the next issue of the *Echo* is April 7, 2024.

Atlantic Hills HOA, Inc. Board of Trustees 2023

President – Beverly Maniscalco-Vine
Vice President – Pat McCreesh
Secretary – Maureen Mulligan
Treasurer – Trish DeFelice
Trustee #1 – Alberto Torres
Trustee #2 – George Ratajczak
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Atlantic Hills Contact Information

CALL "911' FOR ALL EMERGENCIES

Management Office Hours: In-person Tuesday & Thursday, 10:00 AM – 4:00 PM
Office Phone: 609-698-8260 – Contact the office by phone any time. All telephone messages will be returned within 24 business hours Monday through Thursday.
Property Manager – Pam Horner
phorner@taylormgt.com
Mailing Address: 98 Atlantic Hills Blvd.
Manahawkin, NJ 08050

Other Methods of Communication

Architectural Modification & HOA Common Area Work Request forms, Room Rentals or Club/Committee requests can be found in the library or downloaded from our website. Homeowners can communicate in writing at any time with the HOA Board. All written communication/requests can be placed in the black mailbox outside of the Clubhouse or in the white mailbox in the clubhouse hallway.

Atlantic Hills New Website Address:
https://taylormgt.cincwebaxis.com/

Atlantic Hills HOA is managed by Taylor Management, Whippany, NJ
For After Hour Problems Call the Hotline 1-888-992-9288 (messages will be returned as quickly as possible by management)

President's Message

Welcome to Spring! Although we could do without the annual April showers, springtime is an exciting time to look forward to each year. The weather starts to get warmer; the sun shines a little brighter and life just seems full of new beginnings. Now that the dormant season is ending, take a moment to evaluate your property and mow, trim and prune shrubs and bushes to ensure it reflects a well-maintained community. In addition to yard maintenance, general home maintenance is a must. Please be sure your home and driveway is pressure washed to remove any stains and your home is compliant with the Rules and Regulations. Additionally, please remember that any modifications to the exterior of your home or lot requires the completion of an Architectural Modification form and approval received prior to commencing with the work. Check the Rules and Regulations booklet for all requirements, if in doubt call the office and ask.

Our Landscape Committee has started planning for our community lawn care needs, trees and quad maintenance. Be sure to complete a Common Area Work Order request form if you think any common area requires attention. The committee will evaluate the request and prioritize the community's needs based on funding.

There are plenty of occasions for Residents to come out to meet their neighbors. Activities continue to grow. One year ago, Atlantic Hills had three regularly scheduled activities at the clubhouse and now through the efforts of many motivated Residents, we have now expanded to seven different types of activities. There is something for everyone and an activity every day. The Men's Committee celebrated St. Patrick's Day with us, and the Women's Committee has a planned meatloaf dinner this month. Please support their efforts. With the warmer weather upon us, we will continue to create fun and games for everyone to enjoy.

The Board of Trustees are planning future "special" information sessions in the areas of health, safety and legislation. A Call Em will alert you to these events as we get closer to the dates. Please be sure to join us to continually be informed.

The Board would like to welcome all new homeowners, we look forward to meeting you at the next event. To all of our April Birthday's, a special "Happy Birthday" shout out, we hope you have an amazing day and enjoy the many years to come! And to those couples who are celebrating an anniversary this month, cheers to another year, here's to a great reason to celebrate your love together. Congratulations!

Finally, we are all here for a short visit. Don't hurry, don't worry, be sure to smell the flowers along the way and enjoy life!

Warm regards,
Beverly Maniscalco-Vine
HOA Board President

The Atlantic Hills Management Office will be closed on Monday ~ Wednesday ~ Friday.

- **In-person** business hours will be held on Tuesday & Thursdays only, 10 am to 4 pm.
- **All Telephone** voice messages will be returned within 24 business hours Monday through Thursday.

We are sorry for any inconvenience. We are working to restore regular business hours as soon as possible.

Thank you for your patience and cooperation.

Taylor Management

HOA HOME OWNERS ASSOCIATION

MEETING SCHEDULE

April 2, 2024 - Board Workshop 11 am

May 7, 2024 - Board Workshop 11 am

Open Meeting/Candidate's Night -7 pm

June 11, 2024 - Board Workshop 11 am

Open Meeting/Annual Elections -7 pm

July 2, 2024 - Board Workshop 11 am

THE ATLANTIC HILLS WOMEN'S COMMITTEE IS OFFERING A TAKE-OUT MEATLOAF DINNER!

Enjoy a home cooked dinner of meatloaf, mashed potatoes and corn.
Order ahead, there will be no food at the door without a pre-paid ticket.

On Wednesday, April 17, you can pick up your dinner between 5 and 6pm at the clubhouse.

Tickets are $10.00 apiece and will be sold at the clubhouse on Saturday, April 6 and 13 from 10:00 to 11:00am.

AHWC Atlantic Hills Womens Committee

Rodger's & Hammersteins "SOUTH PACIFIC"

On TUESDAY June 25th, 2024 at 2:00pm
Dinner at RUSSO'S at 5pm
$75.00 pp

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The following information was shared with the homeowners at the March 5, 2024, HOA Open Meeting. At this time the Board of Trustees are researching the impact this new law will have on Atlantic Hills. We are making plans for a special informational session presented by a subject matter expert in the late Spring. Watch for future notices.

NEW JERSEY LEGISLATIVE RESERVE LAW - " GENERAL FACT SHEET"

New Jersey Governor Phil Murphy recently signed S2760 / A4384, a new law effective in New Jersey as of January 8, 2024, which includes two major components affecting community associations. The first component concerns building inspections (***not*** applicable to AH), and the second component pertains to reserve studies (applicable to AH). **Reserve Studies and Funding**

All associations are required to have a reserve study and to fund their reserve account in accordance with the funding plan the association's governing board selects, which would typically be either baseline funding or one of the threshold funding alternatives.

The statute's reserve study requirements include:

- If no reserve study has been conducted within the prior five years, then a reserve study must be undertaken within one year.
- If a reserve study has been conducted within five years, the next reserve study must be undertaken not more than five years later.
- If a ***deficiency*** in the reserve account based on the study would require more than a 10 percent increase in the common expense assessment, then the association will have the earlier of 10 years to catch up the deficiency in its reserves **or** the date by which it is projected that the reserve account will have a negative balance.
- If any ***deficiency*** in the reserve account would increase the maintenance fee by less than 10 percent, then the association is required to immediately budget for sufficient reserves to conform to the requirements of the reserve study and its chosen funding plan.
- Associations will be limited in using only so much of the reserve funds as have been allocated to any common element at the time that common element requires repair or replacement.
- The statute also provides that despite any contrary provision of the governing documents, if the association's governing board must assess the unit owners to pay for any repair to the structure of the building, no vote of the owners will be required.

Under this new law, if we are running at a deficit, capital reserve funding is not adequate. In the New Jersey Reserve Law "adequacy" is defined having adequate funds available to repair and replace the capital assets located in the common elements and facilities that the association is obligated to maintain without the need of a special assessment or loan obligation. It is not a choice, it's the law.

Meals ON WHEELS
OF OCEAN COUNTY

Meals on Wheels of Ocean County goes beyond delivering meals, they also play an important role in helping seniors live active, meaningful lives.

Meals on Wheels is NOT an entitlement program, it serves people who really need their help. In addition to serving meals, they provide other services too.

Come **JOIN US** on **April 24, 2024**, at **2:00 pm** in the Clubhouse Meeting Room for a presentation by the Ocean County Meal on Wheels Program to find out all the ways they can help you.

Calling all Community Volunteers

Come join the Landscape Committee on April 27th ~ 10:30 am to 12:00 pm**

Help clean up leaves, weeds & debris in the "pool quad area." Bring your rakes, leaf blowers, weed whackers and wheel barrels, we will supply the garbage bags and light refreshments.

All man hours will also be credited towards the Firewise matching funds program.

*** Rain Date May 4th*

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ads-5603

ATLANTIC HILLS TREASURER'S REPORT
31-Jan-24

Cash & CD Assets as of November 30th	Total
Operating Cash	$302,027
Operating Cash-Weather Emergency	$32,824
Wells Fargo Capital Reserve - Cash	$165,971
Wells Fargo Capital Reserve - CD	$310,000
Wells Fargo Deferred Maint - Cash	$48,054
Wells Fargo Deferred Maint - CD	$110,000
	$968,876

Capital CD's held on January 31st

US Bank Nat'l Assoc - 9 month $50,000 5.15% due 3/2024

Bank of India NY - 9 month $100,000 5.4% due 5/2024

Valley National Bank - 12 month $50,000 5.35% due 6/2024

Citi Bank NA - 9 month $50,000 5.35% due 12/2024

Goldman Sacks - 12 month $60,000 5.45% due 11/2025

Deferred Maintenance CD's held on January 31st

Citizen Bank - 12 month $25,000 5.30% due 3/2024

Bank of America - 12 month $85,000 5.15% due 5/2024

Owner's Balances of January 31st

Maintenance fee & fines in arrears are $14,844

Owner's Prepaid Balance is $70,751

Capital & Deferred Maint. Spending as of January 31st

Capital: 2024 Planned Spending $27,000 vs. Actual Spending $7,249

Actual Spending: Audio System in clubhouse $7,249

Deferred Maintenance: 2024 Planned Spending $24,000 vs Actual Spending $550

Actual Spending: Fence Repairs $550

Capital Contribution as of January 31st

Year-to-date Home Resale Closing Contribution postings are $4,428. (3 homes)

There are 2 closings pending in January and another 6 homes currently for sale.

Prepared by: Patricia DeFelice -Treasurer

FIREWISE USA

2024 FIREWISE PROJECT

Atlantic Hills has been recognized as a Firewise USA Community; this national designation recognizes Atlantic Hills efforts to prevent wildfires through ongoing prevention efforts. As a part of our Firewise Program, we encourage homeowners to clean up their home and/or surrounding property of any underbrush, fallen tree limbs and twigs which poses a potential wildfire risk to our community.

It is time for spring clean-up, please consider helping Atlantic Hills HOA maintain our Firewise status by completing this form. *(Form on following page)*

Atlantic Hills Firewise Committee

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The demand for our services has been so great, that what began out of two bedrooms in a bed and breakfast now operates out of a ten-bedroom, custom built, retreat center in Ocean Grove. Since its founding in 2009, Mary's Place by the Sea has welcomed nearly 7,000 women as our guests.

If you or a loved one are dealing with cancer, and would like to find out more about Mary's Place, please visit www.marysplacebythesea.org or contact us at 732-455-5344.

22 Main Avenue • Ocean Grove, NJ 07756
Phone: 732.455.5344 • Fax: 732.361.0135
Email: info@marysplacebythesea.org
Website: www.marysplacebythesea.org

Mary's Place by the Sea is an IRS-recognized, non profit 501 (c) (3) organization

ads-3257

ATLANTIC HILLS, MANAHAWKIN, NJ
2024 Firewise Homeowner Input Form

For Atlantic Hills to receive federal matching funds under the Firewise Program, we must document and submit homeowner expenditures on an annual basis. For 2024, work hours are calculated at a rate of $ 31.80/hour. There is no limit to how many Firewise projects you can undertake in any year, so please submit whatever work you do. This helps the HOA to maintain our Firewise status.

What Homeowner projects qualify for matching fund for Firewise grants? The time or money a Resident spends on their home and/or surrounding property reducing the probability of wildfires qualifies.

Qualifying activities for Firewise include the following:

- Clean roofs and gutters of dead leaves, debris, and pine needles.
- Clean debris from exterior attic vents and install 1/8-inch metal mesh screening.
- Replace or Repair any loose or missing shingles.
- Repair or Replace damaged or loose window screens and any broken windows
- Remove dead trees, brush, and grass around your home
- Remove pine needles and other debris from your roof and gutters
- Remove combustibles within 3 feet of the foundation of your home
- Remove tree limbs growing less than 6 ft. from the ground around your home
- Remove mulch next to your foundation and replace with stone or pavers

Print and complete the below information for each separate project, do not group projects into a single form. Please return the completed forms to the Management Office.

Resident Name _____

Property Address _____ **Phone**: _____

Project Date(s) _____

Project Explanation _____

_____

If **you** completed the work alone or with others, provide "person hours" for the project.

Number of People = _____ **Number of Hours** = _____ **Total Labor Hours** = _____

Total Labor Hours _____ **x $31.80 = $**_____

If **you** purchased materials for the project, staple a copy of the receipt to this form and enter the receipt total in the box.

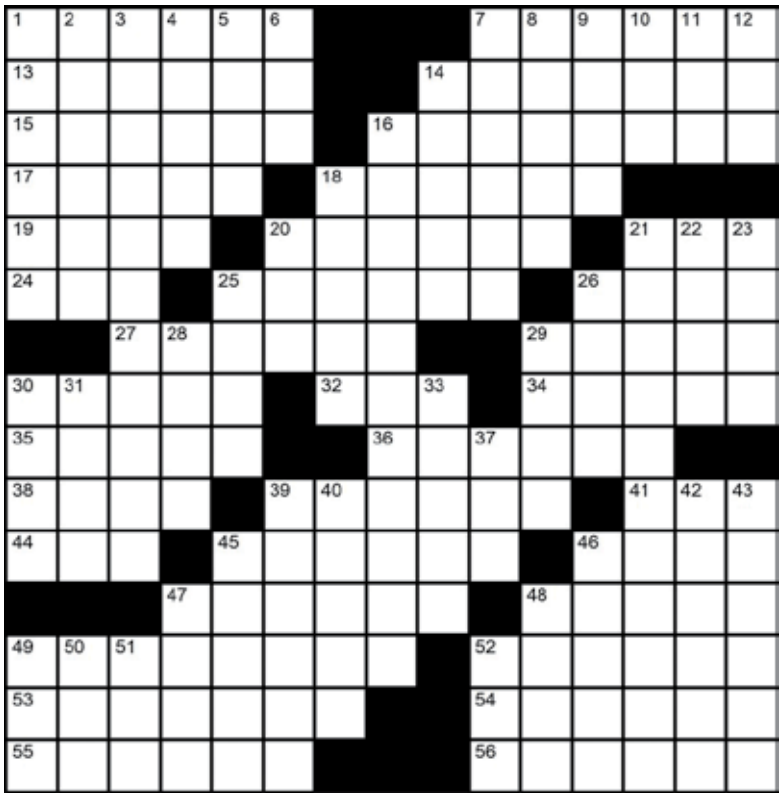
Materials Total = $_____

If **a contractor** completed the work staple a copy of the invoice and paid receipt to this form and enter the total in the box.

Contractor's Total = $ _____

TOTAL COST FOR PROJECT: $_____

Crossword Puzzle



Across

1 Habitual practice
7 National park in Tennessee
13 Punctual
14 Self-destruction
15 In this place
16 University of California campus site
17 In broad daylight
18 Does puzzles like this one
19 Consults
20 Shaped
21 Dram
24 "The Last Ship" channel
25 Reimburse
26 King Cole's fiddlers, for example
27 Kind of couch
29 Fine-grained rock
30 Steam
32 Admiration
34 Buffalo Bill and Iron Eyes
35 President who wrote "Liberty, once lost, is lost forever"
36 Seasoned
38 Father
39 For the nonce
41 Vase
44 Social group
45 Experimental kind of pig, maybe
46 Your largest joint
47 "Hogan's Heroes" actor --- Klemperer
48 Sudden attacks
49 Notorious White House intern
52 Ventilate
53 Pistil parts
54 What Hepburn called Tracy
55 Agree
56 Became taut

Down

1 Share the emceeing
2 Bumpy
3 Wise to urban ways
4 Bleachers' features
5 Leave out
6 Chess pieces, informally
7 Questionnaire
8 Raised drastically
9 Finishes off a cake
10 Small, in Dogpatch
11 "--- to a Nightingale" (Keats)
12 "I object!"
14 1965 civil rights march site
16 Get an advance
18 Bulgarian capital
20 Gangster's foe
21 ET radios nun about groups of workers
22 Smooth-talking
23 Lear's Pobble lost them
25 They don't go off
26 Norse thunder god
28 Domesticated
29 Surface gunk
30 Deepest part
31 "Nurse Jackie" lead --- Falco
33 Consumer, in a diner
37 "--- With Mussolini" (Zeffirelli movie)
39 Puckers
40 Where many participants get cold feet?
42 Lower
43 Wrote code within code
45 Aladdin's factotum
46 Member of a Myanmar ethnic group
47 Lean and muscular
48 Ready for harvest
49 Official go-betweens
50 "Little" '60s singer
51 "One --- or Another" (hit Blondie song)
52 Bermuda time, initially

Solution on page 14

April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 MAINTENANCE FEE DUE Senior Exercise Class 10am Mahjong 1pm	2 Book Club 10 am HOA Workshop 11 am Stitchery Group 1 pm	3 Senior Exercise Class 10am Men's Poker 7 pm	4 Hand & Foot 1pm Trash Pick Up	5 Senior Exercise Class 10am Women's Poker 6pm Recycle Pick Up	6 Ticket Sales for Women's Committee Meatloaf Dinner 10am – 11 am $10.00
7	8 Senior Exercise Class 10am Mahjong 1pm	9 Book Club 10 am Women's Committee 2 pm Stitchery Group 1 pm	10 Senior Exercise Class 10am Men's Poker 7 pm	11 Hand & Foot 1pm Trash Pick Up	12 Senior Exercise Class 10am Women's Poker 6pm Recycle Pick Up	13 Ticket Sales for Women's Committee Meatloaf Dinner 10am – 11 am $10.00
14	15 Senior Exercise Class 10am Mahjong 1pm	16 Book Club 10 am Stitchery Group 1 pm	17 Senior Exercise Class 10am Women's Committee Meatloaf Dinner 5-7 pm Men's Poker 7 pm	18 Hand & Foot 1pm Trash Pick Up	19 Senior Exercise Class 10am Women's Poker 6pm Recycle Pick Up	20
21	22 Senior Exercise Class 10am Mahjong 1pm	23 Book Club 10 am Stitchery Group 1 pm	24 Senior Exercise Class 10am Meals on Wheels Presentation 2 pm Men's Poker 7 pm	25 Hand & Foot 1pm Trash Pick Up	26 Senior Exercise Class 10am Women's Poker 6pm Recycle Pick Up	27 Pool Quad Community Spring Clean Up Day 10:30 – 12:00 pm
28	29 Senior Exercise Class 10am Mahjong 1pm Bulk Pick Up	30 Book Club 10 am Stitchery Group 1 pm				

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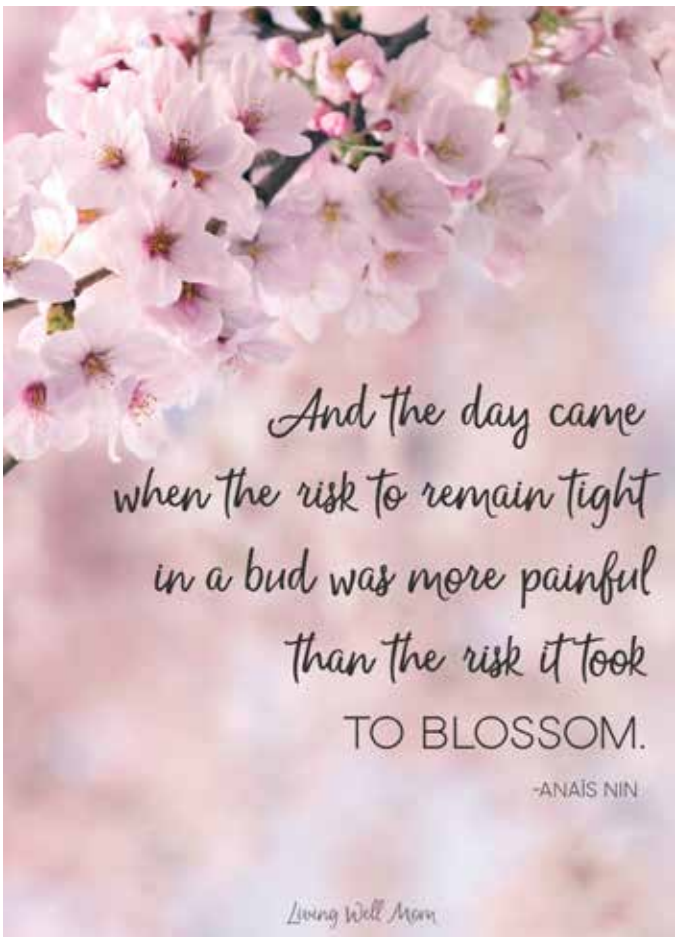

1 C	2 U	3 S	4 T	5 O	6 M	■	■	■	7 S	8 H	9 I	10 L	11 O	12 H
13 O	N	T	I	M	E	■	■	14 S	U	I	C	I	D	E
15 H	E	R	E	I	N	■	16 B	E	R	K	E	L	E	Y
17 O	V	E	R	T	■	18 S	O	L	V	E	S	■	■	■
19 S	E	E	S	■	20 F	O	R	M	E	D	■	21 T	22 O	23 T
24 T	N	T	■	25 D	E	F	R	A	Y	■	26 T	R	I	O
■	■	27 S	28 T	U	D	I	O	■	■	29 S	H	A	L	E
30 B	31 E	M	A	D	■	32 A	W	33 E	■	34 C	O	D	Y	S
35 A	D	A	M	S	■	■	36 M	A	37 T	U	R	E	■	■
38 S	I	R	E	■	39 P	40 R	O	T	E	M	■	41 U	42 R	43 N
44 S	E	T	■	45 G	U	I	N	E	A	■	46 K	N	E	E
■	■	■	47 W	E	R	N	E	R	■	48 R	A	I	D	S
49 L	50 E	51 W	I	N	S	K	Y	■	52 A	I	R	O	U	T
53 O	V	A	R	I	E	S	■	■	54 S	P	E	N	C	E
55 S	A	Y	Y	E	S	■	■	■	56 T	E	N	S	E	D

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