

# MONMOUTH HEIGHTS COMMUNITY ASSOCIATION

PO Box 808

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732-334-8071

MHSwimClub@gmail.com

www.MyMHCA.com

## DATES to REMEMBER

Anticipated Season to Begin

*Memorial Day Weekend*  
**May 29, 2021**

## HOURS of Operation

*We await what the State, Federal & Local Guidelines will be to determine permitted hours of operations*

## Gardening GURUS

*We will continue to expand the butterfly garden!*



2021

Homeowner Dues

**\$320.00**

## Get Involved.....

The Board is continually seeking homeowner participation with various projects, such as Educational activities and FUN ideas to do this summer as we grow and aim to build a stronger sense of community.

If you would like to get involved please email or call us

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## *2020 Winter Newsletter*

**The Excitement CONTINUES to BUILD!**

**But first, A BIG Warm Welcome**

**to all the new homeowners that have moved into our development over the last few months!**

## 2020 Recap of Season

Managing the intricacies of the Pool Club always has posed its challenges. However, this year, the added layer of the COVID-19 pandemic, only compounded the importance of ensuring all bases were covered. We are pleased to report that **We Knocked It Out of the Park!** On June 22, 2020 Governor Murphy allowed outdoor community pools to open and we did despite all the mounting challenges. Our vigilant efforts and unwavering commitment to our community ensured a COVID free and enjoyable summer.

- **Health:** The safety and welfare of our community is paramount and strict health and safety precautions were implemented. Temperatures were taken upon entry, COVID Compliance Questionnaires were completed by every member, hand sanitizing stations were placed throughout the complex, a designated COVID Ambassador patrolled the property disinfecting the bathrooms and touchable surfaces, seating was spaced and marked out for families, PPE was provided for anyone who did not have it available and a one hour deep cleaning of the property was done daily.
- **Pool Management:** There were mounting concerns and complaints by the Members on how the pool was being run by the newly contracted management company (Carmona Pool Services). Additionally, Carmona breached their contract, which resulted in the MHCA parting ways on Monday, July 13, 2020. The Board immediately went into action and engaged Sun & Surf Enterprises to manage the pool operations; which resumed on Friday July 17, 2020 thru Labor Day Weekend.
- **Legal:** Carmona's contract was approximately \$84k, of which \$71k had been paid by the time of their termination. The MHCA's attorney was engaged and began mediation to seek reimbursement for monies paid and services not rendered. Carmona aggressively pushed back on our request for reimbursement. As such, the MHCA filed a formal lawsuit on October 23, 2020. As the process unfolds, updates will be provided accordingly.
- **Work Completed:** Boxball and Hopscotch were added to the basketball area for all to enjoy. Additionally, 30 existing chaises were re-strapped, 50 high chaises and 10 upright chairs were purchased.

## 2021 Projects in the Works

The pandemic paused the world. However, that did not deter us from continuing with the approval process for the next phase of work envisioned for our community. The MHCA formally appeared (via zoom) in front of the Manalapan Township Planning Board on August 27, 2020; after nearly a year of preparation. We are pleased to report that approvals were granted for the following: 3 shade structure, lighting around the basketball court and a lap pool. This will take some time to build out, due to all the additional expenses that were incurred for Board of Health and CDC COVID compliance requirements, as well as a significant decrease in revenues from 2020.

The 2021 season will **continue** to see additional improvements.

- Permanent canopies will be installed at the main entrance and to the left of the main pool.
- Furniture: All chaises that require repairs will be re-strapped.

## Annual Meeting

The annual meeting of homeowners was scheduled at the end of the season at the swim club in an effort to accommodate the homeowners. The 2020 operating budget, 2020 actuals and proposed 2021 budget were openly discussed.

We encourage all homeowners to attend the Annual meeting and participate in the discussions concerning the short and long-term income/expenditure projections. The Board welcomes continual participation from everyone and looks forward to seeing you at the future meetings.

## Board of Trustees

Jennifer Christie

Nancy Guccio

Jill Cooperman

Mollie Kamen

*The Trustee positions are for a period of three years and end September 5, 2022. As per Paragraph VII, Section 2 of the MHCA By-Laws, a vacancy may be filled by appointment of an individual by the majority of the remaining Trustees. If you are interested in being considered for appointment on the Board, please contact the Board directly at [mhswimclub@gmail.com](mailto:mhswimclub@gmail.com).*

*Thanking you in advance for your support.*

*We look forward to another wonderful year ahead.*

MHCA Board of Trustees