



The CHC "Splash"



A Letter from the Board

Dear Cedar Hill Members,

We hope that you are having a wonderful summer! As a member-owned club, we want to always make sure that we have open and transparent communication between the board and our members. The success of our club relies on the ideas and the help of each of our members.

We recently hosted our second annual open board meeting. The attending members shared questions, ideas and suggestions on how we can continue to improve our club.

We have created this summer newsletter to share updates on the key topics of interest and suggestions that we received from membership. If you have any other topics or questions, you are more than welcome to reach out and discuss with the board at any time.

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Getting to Know the Board and Management



Cyndee Wolff
 President / Operations
 2018-2020
president@cedarhillclub.com
operations@cedarhillclub.com



Scott Burd
 Manager
manager@cedarhillclub.com

BOARD NOMINATIONS

There will be 4 open board positions for the 2020-2022 term. If you have interest in running for a board position, please contact Cyndee at president@cedarhillclub.com



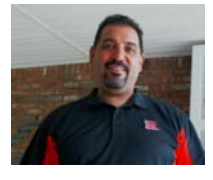
Jim D'Ambrosio
 Swim and Dive
 2019-2021
swimteam@cedarhillclub.com



JoAnn Urban
 2nd VP/2nd Treasurer
 2019-2021
treasurer@cedarhillclub.com



Alisha Uccardi
 Membership
 2018-2020
membership@cedarhillclub.com



Dave Cocuzza
 Pools and Grounds
 2018-2020
pools@cedarhillclub.com

A Big "Thank You" to the following Board Members that will complete their roles this year:

- Rhonda Breen-Simone
- Kathy Vladyka
- Todd VanBeveren
- Kristin Greenstreet

Membership

A top priority for the club continues to be Membership. Pool clubs across the country are seeing shifting numbers in pool memberships and we want to proactively and creatively implement ways to attract new members. We currently have 312 bond memberships.

CHC Membership - As of August 14, 2019

Year	New Membership	Resignation	LOA	Renewals	Total Members	% Change from Previous Year
2015	64	28	34	315	379	
2016	40	44	42	318	358	-5.5%
2017	37	49	31	311	348	-2.8%
2018	37	35	21	293	330	-5.2%
2019	30	51	22	282	312	-5.5%

Therefore, we need everyone at CHC focused on ideas and suggestions for increasing membership. Our greatest success comes from members that personally recruit and bring people to the club.

We would like to thank the members of the Membership Committee (Alisha Uccardi, Nate Cogdill, Laura Nesbit, Lynn Feist, JoAnn Urban, Kristin Greenstreet and Christine Zachart) that have been working hard all year to increase membership. Some examples of their accomplishments include:

- Created **marketing materials** that can be used to advertise our club
 - New Member brochure
 - Corporate event brochure
 - Swim and Dive brochure
- Increased focus on **Social Media** communication and campaigns
- Planned and conducted several **"open house" functions** with large organizations and groups bringing over 500 people to see the club in June
 - Franklin Soccer Teams
 - Girl Scouts
 - Hillsborough Baseball League

In addition, hopefully you noticed our **larger Cedar Hill Club sign** at entrance. We hope this increases visibility of club. Thanks to Tom Grace for stressing the importance of a sign and to Scott Burd for the idea on how to execute.

Looking for Ways to Get More Actively Involved at CHC?

There are numerous ways that you can get actively involved and help at CHC:

1. JOIN / START A COMMITTEE

There are numerous committees that are focused on various activities or initiatives. We welcome more members to join. Examples of existing committees:

- Swim & Dive
- Membership
- Events
- Operations
- Nominating
- Finance
- Pools and Grounds
- Cell Tower

Members are also welcome to start a committee.

2. VOLUNTEER YOUR TIME

- Volunteer your skill, trade or time. There are many needs where we could benefit from your expertise. Examples include electricians, contractors, lawyers, financial advisors, operations management, etc.
- Festivities Day volunteers
- Snack Shack volunteers.
- See something, Do something! Members are always welcome to

volunteer hours at your convenience to help address areas of interest or need in the club. Volunteer work can be done according to your own schedule.

We would like to thank all of the members that have stepped forward already this summer to help. We have lots of items that still need to be addressed so we welcome additional volunteers!

Member "Shout Outs"

A big "thank you" goes to these members that have volunteered their time to make our club a better place:

Yeung Chung – Raking the softball fields, powerwashing, concessions

Michelle Peterson – Working with Board of Health

George Wade – Verizon Cell Tower

Steve Nossen - Fixing the chairs and numerous other "fixes"

Michael Greenstreet –

Powerwashing and trimming trees

Bob Uccardi – CHC Brochure design

Grace Bigwood – Pulling weeds

All Festivities Day Volunteers

All Committee Members

Swim and Dive

The CHC Swim and Dive team had another highly successful year. Our Swim Team finished 4th in the A league and our dive team placed 1st. **CONGRATULATIONS** to all of our swimmers and divers for an impressive year.

CHC also successfully hosted the NJSDC A-League Championship for Swim and Dive. Final reconciliation of profits are still underway with the NJSDC so final financial impact is still being determined. However, we are happy to report that it will benefit CHC with profits into the thousands. Please feel free to reach out to Jim D'Ambrosio, Swim & Dive Chair, if you would like additional information about the event. This was also the first year that CHC managed the concessions for Championships with both hot and cold food options. The concession stand was also a successful endeavor and highly profitable for CHC.

We would like to extend a thank you to all of the members that volunteered to help make this event a success. We had many members work all weekend in volunteer positions and the event would not be possible without your assistance. In addition to the countless hours given by parents of the Swimmers and Divers, we would also like to thank the following volunteers who offered time throughout the entire Championships weekend:

- **Swim and Dive Team Parents** – Kelly Cirone and Christine Zachart
- **Concession Stand** – Sawade, LaValva, Uccardi, Chung, Urban, Carpi, Shannon, Garlatti, Seelig, Cerenzio, Beckley, Shea, Kachurick, Dziuba, Osman, Drake, Carr, Dandridge, Persily, Keane, Powers, Pabuwal, Cinca and Buisson Families
- **Championship "Management"** - Pat Shea, Rob Jones, Toan-Hanh Tran, Wendy/Ron VanDeVeen, Laura Nesbit, Michelle Pabuwal, Matt Zavatsky & Diana Zavidnick
- **Swim & Dive Committee** – Jim D'Ambrosio, Svetlana Lavrenova, Jen Cridge, Suzanne Jones, Toan-Hanh Tran, Kristin Greenstreet, Rhonda Breen-Simone

Did You Know?

- Ryan VanDeVeen broke 6 CHC records in 2019
- Danielle D'Ambrosio holds 20 CHC records

CONGRATULATIONS!!

Operations and Pools / Grounds

Did You Know?

State-mandated minimum wage increases were implemented this year and will continue to ramp in upcoming years. They will go from ~\$8.60 to \$15 by 2026. This impacted our costs to staff and manage the pool

Hours of Operation

Based on member requests, the pool will open at 11am on the remaining August weekends of the summer.

The club will also have limited hours the weekend after Labor which will be posted on the calendar.

Club Improvements

Hopefully you have noticed the club improvements that have been made throughout the summer. Since some improvements might be more "behind the scenes" we wanted to highlight some important areas of focus:

- Pool cleaning system – new pool vacuum which addresses the floor and sides of the pool
- Motor replacement for septic system

- Addressed leaking pool lines
- Sprinkler system repair
- Tree trimming, power washing, gutter cleaning and softball field raking
- New nets for basketball and ping pong
- New basketballs (courtesy of member donation – thank you to Maria Black)
- New Security System with Cameras for our club protection in off hours and off season
- Fence repairs
- Shed repair
- Porch door replacement
- Chair repairs (Still in process)
- Grill repairs (Still in process)

Items that are currently being evaluated for future improvements include:

- New replacement tables, chairs and umbrellas
- New electrical line in the porch
- Ongoing grill and chair repair
- Proper closing of pool to avoid issues that were faced in opening of pool this year

Snack Shack

CHC is directly managing snack sales this year. This means that we can use 100 percent of the profits to benefit our club. Items can be purchased in the Office or during "Pop Up" Snack times at the Snack Shack.

We hope you have enjoyed our selection of snacks, ice cream, candy and cold drinks. If you are interested in helping with Snack Shack operations, please feel free to contact Kristin Greenstreet at kgreenstreet@navigant.com.

Member Requests and FAQs

Question / Request	Response / Action Step	Status
COMMUNICATION		
1. Can you publish pictures of the Board so we know who the board members are?	Yes – The board is happy to implement immediately through the following steps: <ul style="list-style-type: none"> Print pictures in the newsletter Post pictures of the board at the office (will be completed upon selection of new board members) 	Complete
2. What is best way to submit suggestions and ideas? Can we have a suggestions box?	There are multiple ways to submit suggestions and ideas: <ul style="list-style-type: none"> Talk to the Management or Board members in person Send an email to membership@cedarhillclub.com We welcome your help in implementing new ideas and suggestions so feel free to volunteer to help implement your ideas.	Complete
3. If I see a club improvement opportunities or repairs needed, who should I inform? Can I help to address improvements or repairs at the club?	There are multiple ways to handle opportunities for improvement: <ul style="list-style-type: none"> Speak to the manager on duty Send an email to manager@cedarhillclub.com We welcome your assistance in helping to address areas of the club where you can. If you see a need for a repair, feel free to volunteer to help with the solution. This can be coordinated with the management team.	Complete
4. Where can I access the minutes from the board meetings?	The minutes are available on the Cedar Hill Club website under the “Members Only” section.	Complete
5. Where can I access the financial reports from the club? Can we display a 3-5-year trend for the financial reports?	A 5-year trended financial report if available in the office for your review. If you have additional information or requests, please email treasurer@cedarhillclub.com	Complete
6. Can an email communication be sent to notify members of future open board meetings?	Yes – The open board meetings are posted on the website calendar and an email communication will be sent to remind you of future meetings	Complete
MEMBERSHIP		
7. What is our current membership? How many active bonds do we have?	We currently have 312 active bonds out of 385 total potential bonds. Please refer to the Membership section of this newsletter for additional information	Complete
8. What is the status of placing a new sign in front of the club to increase awareness and help with marketing?	A larger Cedar Hill Club sign has been placed in front of the club to increase awareness of the club.	Complete
9. Can we evaluate tiered membership levels?	Varying ways to increase membership including membership levels continues to be evaluated every year.	Complete
SWIM AND DIVE		
10. What was the financial results from hosting Championships?	Final reconciliation of profits are still underway with the NJSDC. However, we are happy to report that Championships will benefit CHC with profits into the thousands. Please feel free to reach out to Jim D’Ambrosio, Swim & Dive Chair, if you would like additional information about the event.	In Process

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Question / Request	Response / Action Step	Status
OPERATIONS		
11. Can we re-evaluate the opening time of the pool for the remainder of the summer?	Yes – The pool will open at 11am on the remaining August weekends of the summer.	Complete
12. What is the status of the Cedar Brook camp & Cedar Hill Prep contracts?	We are re-negotiating the contracts with both the school and the camp, which are 2 separate entities. CHC will look to increase revenue in the future arrangements and parking will be addressed in both contracts.	In Process
13. Is there someone directing traffic at peak times in the parking lot?	The camp provides a staff member to help directly and monitor car flow in the parking lot at peak times.	Complete
15. Can the lights in the parking lot that are out be replaced?	Yes – PSE&G will be contacted to repair (their responsibility).	In Process
16. Can you provide an update on the security camera installation process?	<p>The security cameras have been installed but are not currently operating. The following items must be addressed before fully implementing the security system:</p> <ul style="list-style-type: none"> • Implement a booster for the camera system • Post signage informing people that security cameras are being utilized • Send notice to members about the process for the security footage including how the process will be monitored 	In Process
17. Can we replace the broken ping pong table nets?	Yes – the nets have been replaced	Complete
VERIZON TOWER		
19. What is status of Verizon cell tower and can you update us on the status of payments due to Cedar Hill?	The Verizon Wireless (VZW) application for a cell tower has been conditionally approved by the Franklin Township Zoning Board of Adjustment and VZW is currently working to address each of the conditions. Once all conditions have been met, Franklin Township will issue a construction permit. Unfortunately, this is an iterative process so no target date for construction can be provided. However, CHC has received all money due as per our agreement with VZW and VZW is current on all of its financial obligations to CHC. (Please refer to Financial Reports for details) We are receiving payments on a regular cadence related to our rental agreement.	In Process
20. Do we have a plan on how the revenue from the Verizon cell tower will be spent?	In 2018 the Board voted that all income derived from the cell tower would be allocated solely for capital improvements of the club’s infrastructure (i.e. repairs and replacement, or improvements that will reduce long-term costs). Since payments have recently been initiated, this plan can now be finalized for projected outlook and strategy from a financial management perspective.	In Process