

Webb Happenings

Del Webb at Florham Park

February/March 2026



**SUBMIT YOUR
PHOTOS OF THE
COMMUNITY
FOR THE COVER**

Email your photo to
Jackie.mercer@fsresidential.com

Include your name and Address

IMPORTANT CONTACTS

Front Gate – 973-845-2098 (8AM-4PM)

FirstService Residential (Management Company) Clubhouse Offices– 973-969-3495

Pulte Warranty – 877-686-4379

Police, Ambulance & Fire – 911

Police non-emergency – 973-377-2200

Fire non-emergency – 973-377-3241.

Borough of Florham Park – 973-410-5300

JCP&L (Electric Co.) – 800-662-3115

PSE&G (Gas Co.) – 800-436-7734

New Jersey American (Water Co.) – 800-272-1325

Florham Park Post Office – 973-377-5652

Bill Pryor Disposal Services (Trash) – 973-377-0176

Trash pickup occurs every Monday and Thursday except for certain Holidays.

Morris County Municipal Utilities

Authority (Recycling) – 973-285-8383

Indoor Pool Hours 9AM-7PM Weekdays
9-5 Weekends (except Tuesday- closes at 5 pm)
Architecture Review Committee –arc@delwebbfp.com

HOA Board Resident Members:

Steven Grundleger (steve@delwebbfp.com)

Roberta Auerbach (roberta@delwebbfp.com)

Ken Pogash (Ken@delwebbfp.com)

Mike Ryan (miker@delwebbfp.com)

Don Hoffmann (don@delwebbfp.com)

COA Board Resident Members:

Alan Englander (alan@delwebbfp.com)

Tom Cedrone (tom@delwebbfp.com)

Lori Silver (lori@delwebbfp.com)

Martin Helfant (martin@delwebbfp.com)

Joseph Falbo Joe@delwebbfp.com

Messages from HOA Manager, Jacqueline Rogers, PCAM, AMS, CMCA

Dear Residents,

We would like to take this opportunity to thank all of the Del Webb Florham Park HOA Committees!

On January 14th, 2026, the HOA had an appreciation brunch for Committee members. It was a wonderful event and we truly appreciate all of the hard work that is completed by our committee members on behalf of all of our residents.

Best regards,

Jacqueline Rogers, PCAM, AMS, CMCA
Community Manager, HOA



○ WINTER IS UPON US!

Please see below important reminders regarding snow removal for the Del Webb at Florham Park HOA.

Snow removal in an Association is a shared responsibility. The contractor does their part and homeowners do their part, and together, everything runs smoothly. Street Parking: Per the association rules and regulations, street parking is prohibited when snow is predicted and/or during a clearing event. Cars should be parked either in the garage or in the driveway. (Not in guests spots) Please Park as far to the top of your driveway as possible. Clearing will be done behind your vehicle but not around it to eliminate any possibility of damage. If you clear snow from your car, after your

driveway has been completed, we cannot guarantee removal of that snow. Cars parked on the street during any time of the day during a snow removal event may be plowed in. It is not the responsibility of the HOA or its' contractor to dig these vehicles out.

The snow removal contractor is NOT responsible for damage to:

1. Accent walkway lighting- these should be removed prior to the snow event.
2. Boulders, Ornamentals, or any other homeowner installed modification.
3. Cosmetic scrapping or scratching to driveways or front service walks.
4. Any pots or décor on driveway or front service walk.

Things to remember during a snow event:

1. All entry and exit gates will be left in the upright position for the plow trucks.
2. Someone will be first, and someone will be last. We rotate the starting point each storm.
3. Our process can take up to 10-12 hours for storms up to 8 inches. Accumulation over 8 inches, based on the type of storm, we average an additional hour per inch.
4. Shop for what you may need the day before the event. You should have 2 days of food, water, medication on hand prior to any event.
5. If you can help a neighbor in need clear their cars, please consider helping.
6. Be sure to charge your electronics prior to the storm.
7. Winter temperatures bring all sorts of issues for owners. Please be sure to keep your heat at an acceptable level to avoid freezing water lines and pipes. If your home is vacant for any period of time, be sure to either keep your heat at an acceptable level or have the water turned off.

Please see important Reminders Below:

- in case of a power outage, please contact JCPL directly to report power outages by calling 888-LIGHTSS (1-888-544-4877). Or you can go to their website. [\[firstenergycorp.com/nj.html\]\(https://www.delwebbfp.com/\) ○ New Del Webb at Florham Park Website- <https://www.delwebbfp.com/>](https://outages.</div><div data-bbox=)

- Resale of Units- When a unit owner wishes to sell their unit, the owner must notify the management company in writing no less than 14 days prior to listing the unit for sale. The buyer must submit a resale order by following the directions: We request that all orders for resale and lender documents be submitted online. To place your order, simply visit www.firstserviceresidential.com. If you do not have access or prefer not to use the online service, please contact our Tech Support for a mail in request at 888-679-2500. Sellers, please be sure your realtor has this information to facilitate a proper ownership transition.

- Instructions on Using the Front Gate-After Guard Hours (4pm-8am) BUTTERFLYMX Visitors should pull up to the ButterflyMX box located at the gate house. They should use the buttons to search for your name. Once they have found your name, they should press the call button. This will call your phone number. Once you answer and confirm the caller, press "9" on your phone. That will open the gate. Other options with ButterflyMX include creating a virtual key for frequent visitors, a delivery key for one-time users and also opening the gate by swiping Swipe to Open via the ButterflyMX app. Also, ButterflyMX now works to unlock the clubhouse doors as well as the Condo Building Doors. The doors you have access to should now show in your

ButterflyMX app. You do not have to be in your house or onsite for this to work. Please know, you are responsible for your guests while they are on the property. For additional help in registering or using the app, there are tutorials, videos and information about ButterflyMX available on our website: <https://delwebbfp.com/butterflymx/>

The History of Ash Wednesday: Why We Celebrate

Ash Wednesday marks the beginning of Lent, a 40-day season of reflection, repentance, and spiritual preparation leading up to Easter. Observed by many Christian denominations, including Catholic, Anglican, Lutheran, and some Protestant churches, Ash Wednesday is a day rich in history and meaning.

The practice of using ashes as a sign of repentance dates back to the Bible. In the Old Testament, ashes were often used to express mourning, humility, and sorrow for sin. People would cover themselves with ashes or sit in sackcloth as an outward sign of an inward change of heart. This powerful symbol carried into early Christian tradition as a reminder of human mortality and the need for spiritual renewal.

By the early centuries of the Christian Church, ashes were used in public acts of penance. Those seeking forgiveness would begin a period of repentance at the start of Lent, marked by receiving ashes. Over time, this practice expanded to include the entire congregation, emphasizing that all people are called to reflection, humility, and growth.

Today, ashes are typically made from the burned palm branches used in the previous year's Palm Sunday celebration. The ashes are placed on the forehead in the shape of a cross, accompanied by words such as, "Remember that you are dust, and to dust you shall return," or "Repent and believe in the Gospel." These words serve as a reminder of life's fragility and the call to live with purpose, faith, and compassion.

We celebrate Ash Wednesday as a meaningful pause in our busy lives—a time to reflect, to let go of habits that no longer serve us, and to recommit to kindness, service, and spiritual growth. It invites individuals to begin the Lenten journey with humility and hope, preparing hearts and minds for the joy and renewal of Easter.



Celebrating the Chinese Lunar New Year: From the Snake to the Horse 🐎

The Chinese Lunar New Year, also known as the Spring Festival, is a time of renewal, reflection, and joyful celebration observed by millions of people around the world. Marking the beginning of the lunar calendar, this holiday is filled with meaningful traditions, family gatherings, and wishes for good fortune in the year ahead.

As we welcome the Lunar New Year, we say farewell to the Year of the Snake and step into the Year of the Horse. In Chinese tradition, each year in the zodiac cycle carries its own energy and symbolism. The Snake represents wisdom, patience, and thoughtful planning. The past year encouraged reflection, careful decisions, and personal growth—an ideal time to learn lessons and build a strong foundation.

The Year of the Horse brings a shift in pace and spirit. Horses symbolize strength, independence, confidence, and forward movement. This year is often associated with energy, action, and new opportunities. It's a time to embrace change, pursue goals with enthusiasm, and enjoy a renewed sense of freedom and momentum.

Celebrations of the Lunar New Year often include red decorations symbolizing luck, festive meals shared with loved ones, and traditions meant to welcome happiness and prosperity. At its heart, this holiday is about togetherness, honoring the past, and looking forward with hope.

As we transition from the thoughtful Year of the Snake to the energetic Year of the Horse, may we carry forward wisdom while embracing excitement, positivity, and new beginnings. Wishing everyone a happy, healthy, and prosperous Lunar New Year!



March Madness: A Basketball Tradition Full of Excitement

Every March, basketball fans across the country turn their attention to one of the most exciting sporting events of the year—**March Madness**. Officially known as the NCAA Men’s and Women’s Basketball Tournaments, this annual tradition brings together top college teams for several weeks of fast-paced games, thrilling upsets, and unforgettable moments.

A Brief History

March Madness began in **1939** with the first NCAA Men’s Basketball Tournament, which featured just eight teams. Over the decades, the tournament grew in popularity and size, eventually expanding to **68 teams**. The women’s tournament followed in **1982** and has also become a major highlight of the college basketball season. What makes the tournament special is its single-elimination format—one loss and a team’s season is over—creating drama and excitement in every game.

Why It’s Called “March Madness”

The nickname “March Madness” comes from the unpredictable nature of the tournament. Underdog teams often defeat higher-ranked opponents, known as “upsets,” keeping fans on the edge of their seats. These surprises, along with buzzer-beating shots and Cinderella stories, have made March Madness a beloved American tradition.

A Social Tradition

Beyond the games themselves, March Madness has become a social event. Friends, families, and coworkers often fill out tournament brackets, cheering on their favorite schools or simply hoping to predict the winners. Even those who don’t follow basketball closely enjoy the sense of community and friendly competition the tournament brings.

Enjoy the Madness

Whether you’re a longtime basketball fan or just enjoy the excitement, March Madness offers something for everyone—history, tradition, and plenty of thrilling moments. It’s a perfect reason to gather with friends, enjoy some snacks, and celebrate the joy of the game.

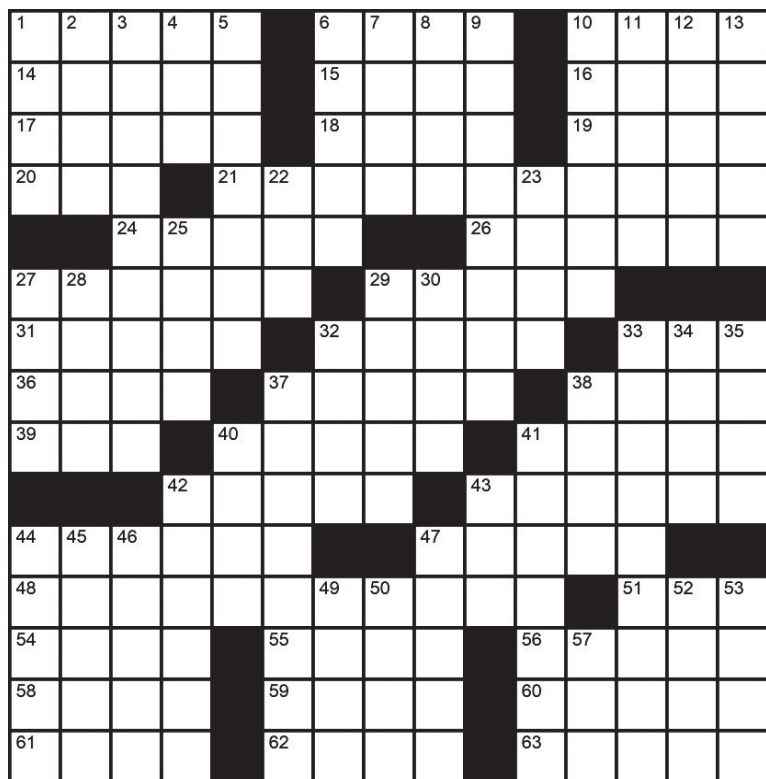


Feb/March Riddle

Spelled forwards I’m what you do every day, spelled backward I’m something you hate?
First person bring the answer of this riddle to Jackie Mercer gets a little prize!”

CROSSWORD PUZZLE

Solution on page 15



ACROSS

- 1 Biblical near-sacrifice
- 6 Perversely, The Rolling Stones certainly gathered it
- 10 Herring-like food fish
- 14 Pertaining to punishment
- 15 "Here comes trouble!"
- 16 Angler's decoy
- 17 Buffett is its sage
- 18 Location
- 19 The Emerald Isle
- 20 Belittle, to a rapper
- 21 Lush CEO sobs about yellow carriers
- 24 Rob Peter --- Paul
- 26 Comet Swift - ---
- 27 Venus, not Serena
- 29 Kind of nut
- 31 Relaxed
- 32 Recordkeeper
- 33 Harper's Ferry state
- 36 Essential equipment for the Grand Tra-verse
- 37 Genoas and jibs
- 38 Quarter, for example
- 39 "--- for Two"
- 40 "Tam o' Shanter" author
- 41 Originate
- 42 Quick and active
- 43 Non-bouncing court shot
- 44 Optimistic

- 47 Pink-slipped
- 48 They precede deliveries
- 51 "A likely story!"
- 54 Vocalize melodically
- 55 "--- the alert!"
- 56 Crockett's Waterloo
- 58 Falco of "The Sopranos"
- 59 "Shane" actor
- 60 Some dungarees
- 61 Be inclined
- 62 Parts of eons
- 63 Put forth

DOWN

- 1 Portable tune carrier
- 2 Big rig
- 3 Russian duchess who was murdered - probably
- 4 Exclamation of surprise
- 5 Held tightly
- 6 Pulpy
- 7 Cairo/Pittsburgh river
- 8 "... and --- bed"
- 9 Protects
- 10 Caine-Olivier thriller movie
- 11 "Lummox" author Fannie
- 12 Spirit in "The Tempest"
- 13 Compact
- 22 Twin-hulled boat
- 23 It stopped on HST's desk
- 25 Individuals
- 27 Pain in the neck
- 28 Pontchartrain, for example
- 29 Lose one's nerve
- 30 Long fish
- 32 Elevator compartments
- 33 "As good luck --- it, comes in one Mistress Page" (Shakespeare, "The Merry Wives of Windsor")
- 34 Tarzan's transportation
- 35 Tennis star --- Murray
- 37 Meet
- 38 "Anything Goes" songwriter --- Porter
- 40 Grain husks
- 41 Loafers mess about with vendor's sign
- 42 Implored
- 43 Contend
- 44 Overturn
- 45 A deadly sin
- 46 Nation once known as Dahomey
- 47 Ascertains
- 49 Scrooge-like
- 50 Musical conclusion
- 52 Muslim ruler
- 53 Inn-keeper
- 57 Roman law

Happy 4th Anniversary to our DW Clubhouse Entertainment Center

What started out as a lending library in January 2022 has morphed into a center for canasta, mahjonn, bridge, poker, Mexican Train, puzzles, DVDs, CDs, and various board games. Please be vigilant to keep the contents in tack for the next user. In fact, don't be shy to take home any items to clean and/or check for completeness.

The basket is used for donated books to be inspected and cataloged. Due to shortage of space, only books dated **2016 or newer** are being accepted into the library. Check the copyright date © on the inside page. Books that do not meet the date are discarded.

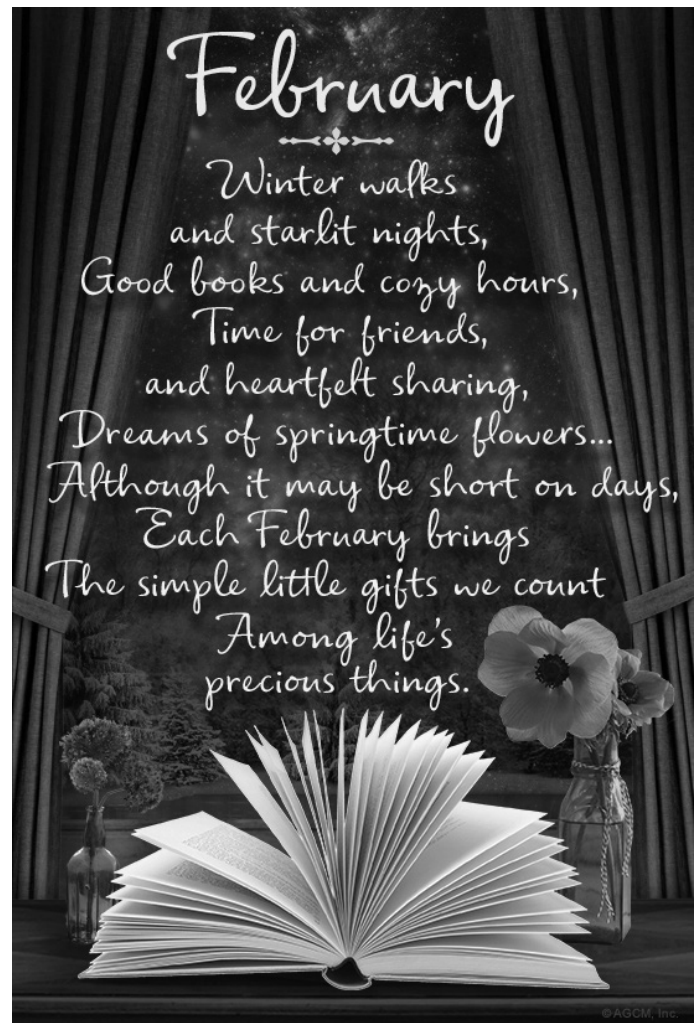
Feel free to borrow as many books as you can read in a timely fashion. No check-out or check-in. The shelves are labeled as well as the spine...Fiction (FIC + author's last name), Biography (B + subject's last name), and Non-Fiction (numerical by similar subjects). Please take the time to return cataloged books to their proper location.

Happy Reading & Gaming!

Winter to Spring

Irvin W. Underhill

Did not I remember that my hair is grey
With only a fringe of it left,
I'd follow your footsteps from wee break of
day
Till night was of moon-light bereft.
Your eyes wondrous fountains of joy and of
youth
Remind me of days long since flown,
My sweetheart, I led to the altar of truth,
But then the gay spring was my own.
Now winter has come with its snow and its
wind
And made me as bare as its trees,
Oh, yes, I still love, but it's only in mind,
For I'm fast growing weak at the knees.
Your voice is as sweet as the song of a bird,
Your manners are those of the fawn,
I dream of you, darling,—oh, pardon, that
word,
From twilight to breaking of dawn.
Your name in this missive you'll search for
in vain,
Nor mine at the finis, I'll fling,
For winter must suffer the bliss and the
pain
In secret for loving the spring.



*Groups are resident run and
not part of the HOA
**Official Club

Del Webb

Unofficial Clubs and Groups

Team Reach Code

Moving to Music - Moving123

Pickleball** - 082121

Hiking Group - 007016

Ping Pong - Fletch07932

Indoor Pool - swim07932

Bridge - DWBridge

Mahjong - DWMahjong

Tues. Mahjong - DW-MJ-07932

Canasta - DWCanasta

Walking - DwWalking1

Mexican Train - DWtrain1

Chorus- DWChoir1

Poker - Dellwebbcards

Let's Create - Art12345

Bowling - DWBowling1

Golf Club - Golf123456

Tennis - 06112

Bocce - DwBocce123



Team Reach App



Poetry Circle -
seaslight@gmail.com

Wine Club -
Lfkreidler@gmail.com

Solos Group -
cookie.lipin@gmail.com

Chess Club-
joematisoff@gmail.com

Aqua Group -
Helen.Jacobsonrn@gmail.com

Genealogy Group -
susan.simon1963@gmail.com

DEL WEBB FLORHAM PARK
6TH ANNUAL

GOLF

Outing
AND BBQ



SAVE
THE
DATE

18 Holes
\$155

9 Holes
\$125

JUNE 2, 2026

AT BERKSHIRE VALLEY GOLF COURSE

Valentine's Day

word scramble

DER _____

KNIP _____

ERTHA _____

SESISK _____

OROWA _____

UFBRYRAE _____

HOLCETAOC _____

OPEM _____

SRHUC _____

LTETRE _____

DYNCA _____

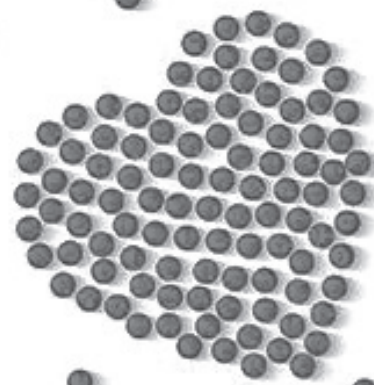
EESTW _____

VLOE _____

PELEVEON _____

NEOYH _____

CIDPU _____



Valentine's Day Word Search

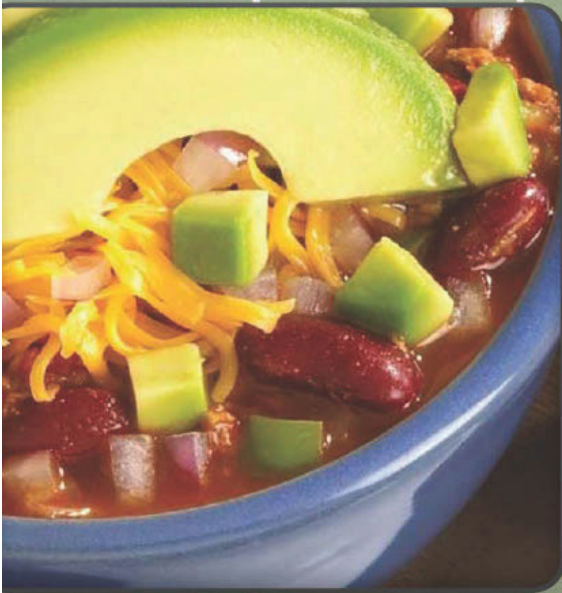
c g f l o w e r s i p
j s w e e t h e a r t
e f p a c u p i d a e
v h o i k a c p s r t
a o g u y h e a r t s
l o v e r r d e g o f
e k r a p t r r o w r
n r i r o s e s p x i
t o h s d r d e i r e
i s u h s p i n n h n
n r g a r e l l k t d
e o s c h o s r o s h
s w e e r t s f r i e
v c h o c o l a t e k

valentine
arrow
cupid
hearts
love

red
fourteenth
hugs
chocolate
pink

roses
friend
flowers
sweetheart
kisses

SUPER BOWL CHILI



INGREDIENTS

- 3 Tbsp. olive oil
- 1 red onion, finely chopped
- 1 red bell pepper, diced
- 1 yellow bell pepper, diced
- 1 mild chile pepper, diced
- 2 tsp. minced garlic
- 3 lbs. ground beef
- 2 Tbsp. chili powder
- 1 Tbsp. ground cumin
- 1 can chopped tomatoes
- 1 can of tomato sauce
- 2 cans red kidney beans, drained
- Sour cream, for garnish
- Cilantro, for garnish
- 4 avocados, sliced, for garnish

DIRECTIONS

1. Place olive oil in large pot, add onion, bell peppers and garlic. Cook over low heat until soft, stirring occasionally.
2. In separate skillet, break ground beef into small pieces and brown over medium high heat. Drain off fat.
3. Add chili powder and cumin, combine well; transfer cooked meat to vegetables.
4. Add tomatoes with juices, tomato sauce, beans and broth to and combine all ingredients.
5. Increase heat slightly until ingredients are heated, reduce heat to simmer. Cover loosely and simmer for one hour, stirring occasionally.



Indianapolis Fruit
Distributors of Fruits
Vegetables & Floral

Preventing Slips, Trips & Falls

KNOW THE RISKS

Slips and trips are two of the most frequent causes of injury in the workplace and cost employers millions every year. However, the majority of accidents caused by slips and trips can be easily avoided by following a few simple guidelines. By following the principles set out in this poster, you can ensure that your workplace is free from slip and trip hazards and that accidents are kept to a minimum.



1. HAZARD - SPILLAGES

Spillages

Clean spills up at once. Remember that the cleaning agent needed will depend on the nature of the spill. If the floor remains wet after the spill has been cleaned, make sure people are aware of this by using appropriate signs. Arrange a diverted route that avoids the area if necessary.



2. HAZARD - CABLES

Cables

Try to make sure that cables do not cross walkways. Use cable curbs and tunnels to prevent trips if necessary.



3. HAZARD - OBSTRUCTIONS

Obstructions

Permanent obstructions and any objects left lying around can easily create a trip hazard if they are not seen. Keep work areas clear of obstructions. If this is not possible, use appropriate signs or barriers to make people aware of hazards.



4. HAZARD - FLOORING

Flooring

Look for any cracks, holes or uneven wear etc that may cause a trip hazard. If the floor regularly becomes wet or slippery through working procedures, consider how this can be contained or prevented.



5. HAZARD - FOOTWEAR

Footwear

Choice of footwear can be crucial in preventing slips and trips. If special footwear is needed to ensure the safety of employees, the employer must provide it.



6. HAZARD - LIGHTING

Lighting

Lighting should be adequate enough to enable people to see obstructions and hazards. Ensure that faulty lights are replaced and dirty lights are cleaned before levels become too low for people to work in safety.



7. PREVENTING ACCIDENTS

An effective management system will enable you to:

- Ascertain any slip and trip problems.
- Identify the best course of action.
- Execute your chosen course of action.
- Evaluate the effectiveness of your precautions.

- You should try to incorporate the following steps into your system:
1. Ask which areas of your workplace contain slip and trip hazards and devise a strategy for improvement. Minimise slip and trip hazards through effective equipment and working procedures.
 2. Make sure workers are aware of slip and trip risks and are committed to minimising them. Give people safety responsibilities. Ensure a record is kept of who is responsible for what.
 3. Carry out regular checks to ensure that any safety procedures are being carried out properly. Keep a record of cleaning and maintenance work.
 4. Review the approach to slip and trip issues on a regular basis and examine accident reports.



FIRST SHOW OF THE SEASON

UNLEASHING ROCK ROYALTY

QUEENZ THAT Rock

7:30PM - 9:00PM

10TH APRIL

DEL WEBB CLUBHOUSE

Del Webb FLORHAM PARK

FirstService RESIDENTIAL

Celebrating the Music of Johnny Maestro

"My Juanita"
"Angels listened in"
"Sixteen Candles"

"Trouble in paradise"
"What a surprise"
"Worst that could happen"

"Step by Step"

Tribute to the music of the Legend

7:00pm - 8:30pm

13TH June

DEL WEBB CLUBHOUSE

Del Webb FLORHAM PARK

FirstService RESIDENTIAL

LIGHTS OUT PRESENTS

The Jersey Beach Boys

August 21, 2026
7:30pm

Del Webb FLORHAM PARK

FirstService RESIDENTIAL

Ultimate DIAMOND

7:30pm - 9:00pm

16TH October

DEL WEBB CLUBHOUSE

Del Webb FLORHAM PARK

FirstService RESIDENTIAL

Su Do Ku

				9	7	8	4	
					8			
	6					1	7	
	5	6		7				
		9		6				
8				5			6	
				1				
	1				3			2
	7	4			2			6

Scam of the Week

This Fake Warrant Wants Your Wallet

In this week's scam, you receive a frightening phone call from someone claiming to be a law enforcement officer. They tell you there is a warrant for your arrest because you missed jury duty, failed to appear in court, or owe unpaid taxes. They might even use your real name, tell you their badge number, or give you a specific court case number. All this information may lead you to believe that you are in serious legal trouble.

However, this is actually a vishing, or voice phishing, scam! You're not speaking to a real law enforcement officer, but a cybercriminal who is trying to make you panic. Their goal is to scare you into acting without thinking. They will ask you to pay a fine by wiring money, purchasing gift cards, or sending cryptocurrency if you want to avoid being arrested. Remember, you aren't actually in any legal trouble, and if you pay this "fine", you'll be giving your money directly to a scammer!

Follow these tips to avoid falling victim to a vishing scam:

- If someone calls you and threatens to arrest you unless you pay a fine immediately, it's a scam. Cybercriminals often try to scare you into acting without thinking.
- Keep in mind that cybercriminals can search online for public information, such as a case or badge number, and use it to make their scams appear more convincing.
- Real law enforcement agencies will never ask you to pay a fine using gift cards, wire transfers, or cryptocurrency. If anyone asks for these payment methods, hang up.

Directory

Marlene Ginsberg, CRS, ABR
Seniors Real Estate Specialist

Looking to buy/sell in Morris County?
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NJ Lic# 13vH04551400

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Crossword Answers

1	I	S	A	A	C	6	M	O	S	S	10	S	H	A	13					
14	P	E	N	A	L	15	U	H	O	H	16	L	U	R	E					
17	O	M	A	H	A	18	S	I	T	E	19	E	R	I	N					
20	D	I	S		21	S	C	H	O	O	L	23	B	U	S	E	S			
			24	T	O	P	A	Y				26	T	U	T	T	L	E		
27	P	L	A	N	E	T			29	B	E	E	C	H						
31	E	A	S	E	D			32	C	L	E	R	K		33	W	V	A		
36	S	K	I	S			37	S	A	I	L	S			38	C	O	I	N	
39	T	E	A			40	B	U	R	N	S			41	F	O	U	N	D	
						42	B	R	I	S	K			43	V	O	L	L	E	Y
44	U	P	B	E	A	T					47	F	I	R	E	D				
48	P	R	E	G	N	A	N	C	I	E	S			51	H	A	H			
54	S	I	N	G			55	B	E	O	N			56	A	L	A	M	O	
58	E	D	I	E			59	L	A	D	D			60	L	E	V	I	S	
61	T	E	N	D			62	E	R	A	S			63	E	X	E	R	T	

Sudoku Answers

5	2	1	6	9	7	8	4	3
4	9	7	1	3	8	6	2	5
3	6	8	4	2	5	1	7	9
1	5	6	2	7	9	4	3	8
7	3	9	8	6	4	2	5	1
8	4	2	3	5	1	9	6	7
2	8	3	7	1	6	5	9	4
6	1	5	9	4	3	7	8	2
9	7	4	5	8	2	3	1	6

