

A photograph of an older couple sitting on wooden beach chairs with green and white striped fabric. They are on a sandy beach, holding hands, looking out at the ocean under a clear blue sky. The chairs are positioned in the foreground, and the couple is seen from behind.

Del Webb[®]

FLORHAM PARK

WEBB HAPPENINGS | AUGUST 2022

Welcome to August, the last full month of summer. August was named in 8 B.C. to honor the first Roman Emperor Caesar Augustus. We often think of the days of August as the dog days of summer. The name does not refer to our pets, but to the star Sirius, aka the dog star. In ancient Roman times the star rose at the same time as sunrise during the month. Hence the dog days of summer. It is a wonderful time to enjoy the outdoors and the beautiful gardens throughout the community. You might even spot some gladiolus, the flower of the month. It represents calmness, infatuation, and integrity. Have a great month and stay safe.

Lois, Morris, Suhas, and Don

IMPORTANT CONTACTS

Front Gate – 973-845-2098

(7AM-11PM Daily)

FirstService Residential (Management Company) – 973-845-2040

[Pulte Warranty](tel:877-686-4379) – 877-686-4379

Police, Ambulance & Fire – 911

[Police Non-Emergency](tel:973-377-2200) – 973-377-2200

[Fire Non-Emergency](tel:973-377-3241) – 973-377-3241

[Borough of Florham Park](tel:973-410-5300) – 973-410-5300

[JCP&L](tel:800-662-3115) (Electric Co.) – 800-662-3115

[PSE&G](tel:800-436-7734) (Gas Co.) – 800-436-7734

[New Jersey American](tel:800-272-1325) (Water Co.) –

800-272-1325

[Florham Park Post Office](tel:973-377-5652) – 973-377-5652

[Bill Pryor Disposal Services](tel:973-377-0176) (Trash) –

973-377-0176

Trash pickup occurs every Monday and Thursday except for certain Holidays

[Morris County Municipal Utilities](#)

[Authority](tel:973-285-8383) (Recycling) – 973-285-8383

Clubhouse Hours Open Daily 5AM-10PM

(subject to change)

Indoor & Outdoor Pool Hours 11AM-7PM Daily

FirstService Residential (Management Company)– info@delwebbfp.com

Lifestyle Director –

lifestyle@delwebbfp.com

Architecture Review Committee –

arc@delwebbfp.com

HOA Board Resident Members:

Mark Gersten (mark@delwebbfp.com)

Stan Perla (stan@delwebbfp.com)

COA Board Resident Members:

Alan Englander (alan@delwebbfp.com)

David Fox (david@delwebbfp.com)

Architecture and Grounds Committee

Michael Fauls (Chair)

Greg Cousland

George Lipari

Carl Schlotfeldt

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facilities@delwebbfp.com

Helen Jacobson

Harry Laster

Mark Reiner

Steven Grundleger

Jim Wolk

Maintenance and Infrastructure Committee (COA)

Alan Abramson (Chair)

Tom Cedrone

Mel Nutkis

Ken Sunberg

Social Committee

Lynn Abrevaya (Co-Chair)

Barbara Konel (Co-Chair)

Barbara Gersten

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Alternative Dispute Resolution Committee

Joel Rachmiel (Chair)

Susan Rynar (Vice-Chair)

Brianne Donohue (Vice-Chair)

Stephen Sunshine

John Levitt

Arnie Litt

Transition Update

Dear Residents,

As our Community nears completion, and we begin to hold elections for additional unit owner board positions, your board's attention has turned toward Transition. What is Transition you may ask?

Under New Jersey law, the unit owners in the HOA and COA association (Associations) are entitled to elect all but one of the seats on the associations board of directors once the developer has sold 75% of the units. This election, and the transfer of control of the associations from the developer (Pulte) to the unit owners, is the first step in the process known as "Transition."

However, Transition consists of much more than merely transferring control of the board to the unit owners. It is the vital process by which the unit owner board confirms that the developer properly constructed the community, accurately maintained the associations finances, and honored its commitments to the associations. Transition is also the time when the associations assure that the developer remedies any deficiencies in fulfilling those obligations. It is crucial for the associations and its boards to be guided by experienced legal counsel throughout the many stages of transition.

WHAT DOES TRANSITION TYPICALLY ENTAIL?

Including engagement of experienced legal counsel, Transition involves a sample of the following:

- Obtaining independent engineering reports to assure that your community's common elements have been properly constructed
- Conducting an audit by an independent CPA to confirm that the developer appropriately managed and accounted for all association funds
- Negotiating with the developer to resolve construction defects and financial deficiencies discovered by the associations independent engineer and accountant
- If the associations claims cannot be settled through negotiations, Litigating with the developer and other parties for damages due to defects in the design and construction of the community's common elements and for financial deficiencies.
- Confirming with the Department of Environmental Protection that there are no outstanding environmental obligations affecting the community that could be very expensive to resolve if the DEP seeks to hold the association accountable years later
- Securing key documents from the developer and municipality, such as warranties, building plans, performance bonds and site plan approvals
- Ensuring that the associations have obtained all insurance required by its governing documents – and much more.

Transition is a multi-faceted process that can significantly impact the long-term financial health of our community, the value of our investments, and the enjoyment of our homes.

Your board members understand the complexities of Transition and have started the process of identifying the cost and law firms that possess demonstrated experience to navigate our associations through the maze of transition and fulfill all of the associations legal needs.

We will continue to communicate frequently with unit owners as we enter this next phase of our Del Webb lives.

The board members applaud the many individuals that have volunteered their time and efforts for the various Committees in the Community. Their involvement is what makes this Community great. Their involvement and commitment to Del Webb at Florham Park is very much appreciated and treasured. My motto has become: You get out of a Community, what you put into it.

Thank you,
Mark Gersten
Resident Director

HOA Board Update

We hope everyone is enjoying their summer. Participation at the various activities is up significantly and we would like to thank Colby and the Social Committee for their hard work in organizing and executing the various programs. The HOA Board has adopted a trial guest program on guests to allow up to 4 guests at the pool on certain hours on Monday through Friday from 2pm until closing. Everyone should familiarize themselves with the pool rules which by necessity will have to be enforced.

We continue to be very busy in addressing a number of issues effecting the community including various issues impacting the clubhouse, front gate and lawn maintenance. We should all be appreciative of the hard work put in by each of our committee chairs (ARC-Mike Fauls; Facilities and Grounds-Steve Grundleger) and their committee members. A number of projects have been communicated to you through email that they have issued. The outdoor spa is scheduled to be fixed shortly which will require the closing of the pool area for a few days. Management believes that they have found the fix to the temperature issues in the clubhouse which means that the locker rooms and gym should no longer double as a sauna.

We are happy to announce that First Service has hired an additional assistant manager to assist Stefany and hopefully improve response time to any resident issues. Please stop by the clubhouse and meet Angela Pomponia who begins here on Monday July 25th.

Now that we have surpassed the 75% closed units in the community we are in the process of taking control of the board and should have information distributed to you on who the candidates are and what their qualifications are within the next few weeks with the election to follow shortly thereafter. We are fortunate to have obtained interest from residents who have been active in the issues of the community and understand the issues we face.

Mark Gersten

Stan Perla

Resident Directors

Condominium Association Update

July was an especially productive month for the Condominium Association.

The Maintenance and Infrastructure committee selected vendors and negotiated maintenance contracts for the elevators, common area HVAC, and compactors in the apartment condo buildings as the related warranties expired. In addition, a vendor was selected and a proposal accepted to provide cell and signal functionality in the underground garage at 1 Vanderbilt.

Introducing cell service to the garages is critical in the event of a medical emergency or a security issue. Now that the proposal has been accepted and approved, the equipment will be installed in the coming weeks and subjected to a three-week acceptance test. If the initial test and subsequent experience in 1 Vanderbilt is successful we'll budget and install the system in all of the remaining buildings going forward. The committee also plans to solicit bids from vendors in the near future to install security cameras in the entrance way and garages of the buildings.

Our property manager negotiated discounted rates during the month for residents who are required to have their clothes dryer vents cleaned (buildings and townhomes) and the backflow valves on their internal fire sprinkler systems inspected and tested (townhomes). In addition, important board resolutions impacting quality of life which address smoking on premises and the use of guest parking spaces were approved and adopted during the month as well.

Members of the Finance Committee of the Homeowner's and Condominium Associations were also approved in our July Board meeting. Among its primary responsibilities, the committee is charged with reviewing and analyzing the Associations' financial statements, deferred reserve assumptions and variances to budget, interfacing with the external auditors who perform the annual review of the Condominium

COA Update Continued

Association and working with Board members and the property manager to develop the 2023 budget for the Condominium Association.

At our Board meeting on the 19th we learned that 77% of the Condominium units were closed. Achieving this milestone kicks off the election process for two open seats on the Condominium Board. Following the election the Board will be comprised of four resident directors and one developer director signaling transfer of decision authority from Pulte to the Condominium Association residents and the start of the transition process. It's through the transition process that ownership of the community is passed to residents and the developer is required to address unresolved construction and warranty issues. In the coming month the Board will select a law firm specializing in Association transitions to guide us through the process. Following that an engineering firm specializing in identifying developer deficiencies will also be retained and if required a forensic accounting firm may be retained as well.

The election of qualified resident directors to participate in the transition process is critical. We're a community of highly resourceful and talented residents. Those of you who are sincerely committed to making a difference and contributing to the betterment of our community during the upcoming critical transition period should seriously consider running for one of the open Condominium Association Board positions. We collectively have a shared opportunity and responsibility to ensure that our community meets and/or exceeds the lifestyle expectations we held when we first purchased here at Del Webb Florham Park.

Wishing all a wonderful summer with friends and family.

Instructions on Using the Front Gate-After Guard Hours (11pm-7am)

A visitor should pull up to the box located right before the gate house. They should use the buttons to scroll for the first letter of your last name. Once they have found your name, they should press the call button. This will call your phone number. The phone number that will appear on your phone is 908-923-0564. Once you answer and confirm the caller, press "9" on your phone. That will open the gate. 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.

Helpful Links on the Community Website:

Delwebbfp.com

New Homeowners - <https://delwebbfp.com/new-homeowners/>

Documents - <https://delwebbfp.com/documents/>

Events (maintained by Colby) - <https://delwebbfp.com/events/>

Community News - <https://delwebbfp.com/community-news/>

FAQs - <https://delwebbfp.com/faqs/>

ANNIVERSARIES? BIRTHDAYS?

We know there have been several milestone anniversaries/birthdays within our community recently, but folks have been too shy to let us know! Or maybe didn't want to brag. In any case, you know who you are!!

So,

Happy Birthday to you!! Happy Anniversary to you!!

And many, many more!!!!!!

(Milestone? Really? At our age, every birthday/anniversary is a milestone!!!)

Save the date.....National Night Out, August 2

The National Night Out is an annual community-building event that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, better places to live. This year's celebration will be held behind the Borough Hall (111 Ridgedale Avenue). It will include food, giveaways, live music, a helicopter landing, entertainment for children (grandkids), and live fireworks at the end of the night. The Recreation Department will be hosting an outdoor movie, Bad Guys, starting at 8:30.

Facilities Committee Update (HOA)

It is half way though summer and our community continues to grow. We would like to welcome all our new neighbors and residents to Del Webb Florham Park. The community website (<https://delwebbfp.com/>) is a great resource to get up to date on all of the facility policies. Also, prior news letters are posted with valuable information. The clubhouse, pools and courts continue to have increased use. The Facilities Committee in conjunction with the HOA board are trying to keep pace and adjust the policies as needed. All of this is being done with the residents as the first priority.

A guest policy for the outdoor pool has been introduced. It is being evaluated and will be modified as required. Guests will be allowed Monday thru Friday 2pm-7pm. The full policy is printed in the newsletter and the full pool rules are on the Del Webb Florham Park website.

A guest policy for paid social hall entertainment events has been put in place. This is also published in the newsletter. At this time there are no guests for other events. This is to ensure that all residents have a chance to participate in social activities.

The game room has been reconfigured to allow for table games as well as pool. As a result, this room should have increased use.

Bike racks have been installed on the patio near the pool and by the courts. We encourage all bike riders to use them to protect your bike from falling and damage.

The Facilities Committee has recommended and the HOA board has agreed that the social hall and any other facility will not be available for rental.

We would like to give a special thanks to our resident librarian Elaine Porac for organizing the kitchen and game area in the lobby. Please try to keep these areas clean, neat and organized. As everyone should know by now there is limited cleaning services for the clubhouse. At the present time the cleaning shift has two people there for two hours Monday thru Friday only. There is no cleaning Saturday and Sunday. This building belongs to all of us and it is our responsibility to maintain it and keep it as clean as possible. If there are any questions, please contact management.

Thanks Steve, Harry, Helen, Jim, Mark facilities@delwebbfp.com

Maintenance and Infrastructure Committee Update (COA)

The Maintenance and Infrastructure Committee continues to put contracts in place for critical ongoing maintenance and necessary projects. In all cases, we seek to find the most reliable service providers at the best price.

This month we submitted and received Board approval for the following contracts:

- An HVAC maintenance contract for the common hallways and lobbies of 1 Hadley and 1 Vanderbilt has been put in place with Reiner Group Inc. a factory authorized Lennox dealer now that the warranty period for these buildings has elapsed. You may see their trucks around since they have been helping our community deal with many of the startup issues inherent in initial construction. A part has been ordered to repair the HVAC system at 1 Hadley which unfortunately has not been functioning properly .
- A comprehensive elevator maintenance contract has been negotiated and put in place for 1 Vanderbilt as the installer's warranty expired with Schindler, our elevator manufacturer. We'll leverage the newly executed contract to execute similar contracts with the other buildings as they come off warranty. Schindler is a global company with more than 66,000 employees with US Headquarters in NJ.
- Fire and life safety system test and inspection schedules have been established in accordance with Florham Park requirements, the State of NJ and the code recommendations of the National Fire Protection Association (NFPA). The requirements cover all fire sprinkler systems and life safety alarm systems. The contracts for the performance of the actual tests and inspections by licensed providers is in negotiation and will be rolled out for all covered buildings in the near future.
- Cellphone communication capability in apartment condo garages is an issue. Signals from the major carriers are not currently making it through the structure into the garage. We have selected a vendor for a system to remedy this and have let a contract to provide such a system to test the technology in 1 Vanderbilt before we roll it out the other apartment condo buildings.

Maintenance and Infrastructure Committee Continued

- In order to mitigate the risk of fire in townhomes, as required by recently passed Board resolutions, vendors has been identified to clean clothes dryer vents and inspect and test the back flow valves in townhome sprinkler systems at discounted rates. This information has been recently distributed.
- A contract was negotiated and executed with GP Systems for the maintenance of the compactor systems in condo apartment buildings.

In the coming months we'll continue to press forward with addressing the infrastructure and maintenance issues affecting both townhomes and the condominium apartment buildings.

Alan Abramson, Tom Cedrone, Mel Nutkis, Ken Sunberg

Del Webb at Florham Park – Pool Guest Policy

The Del Webb Florham Park Home Owners' Association (HOA) Board of Directors (BOD) and the Home Owners' Association Facilities Committees (HOAFC) have approved the following guest policy for the use of the Del Webb Florham Park Outdoor Pool and Spa only. This policy will be in effect beginning July 18, 2022. A guest fee will be waived for the 2022 season.

The following highlights important aspects of the guest policy. The policy applies to both the patio and OUTDOOR pool and spa and the single bathroom, located by the indoor pool hallway.

Days and Times: Monday-Friday from 2pm to 7pm. EXCEPT for September 5th (Labor Day weekend)

- Resident Units will be allowed a maximum of four (4) guests per address to the pool.
- Residents need to accompany and sign in their guests and retain full responsibility for their guests.
- All children must be toilet trained entering the pool area
- No person wearing diapers or incontinence products are allowed in the pool or spa.
- No toys, rafts, floatation tubes, etc. are allowed in the pool at any time.

Certain restrictions are necessary for residents to be aware of and comply with the following.

- The clubhouse will NOT be accessible to guests, at any time, which includes, and is not limited to the lobby, card rooms, billiards room, gym room, indoor pool, locker rooms and other bathrooms.
- Guests may not utilize the bathrooms near the billiards room corridor. Guests are only permitted to use the single bathroom near the indoor pool. This is easily accessible directly from the patio.
- Guests are not permitted to walk around the clubhouse. Guest should not walk through the clubhouse when entering or leaving the pool area. The pool and patio should be entered by going around the sides of the clubhouse. Residents should accompany their guests to the pool and sign them in. All residents are required to have their FOB with them at all times while using the clubhouse services.

Please refer to the official Pool Usage Guest Policy and comply with all requirements. Violators of any aspect of the policy are subject to fine and suspension of pool privileges. The pool policy rules are subject to change.

DO YOU KNOW WHERE OUR DEFIBRILATORS (AEDs) ARE LOCATED???

If someone says to you, "Get the defibrillator!" or "Go get the AED! Hurry!" -

Do you know where to go? We have one in place, and a second one is about to be installed.

One defibrillator is on the front wall of the gym, by the windows. It is on the wall in front of the seated rowing machine, in a red case. (See photo).



AED Continued

The second defibrillator will be installed outdoors. When you exit the clubhouse to the patio, the AED will be on the wall on your left, under the overhang, in the shade. It will be accessible for the patio, pool area, bocce, and pickle ball/tennis courts.

This defibrillator is easy to use and may save the life of someone experiencing sudden cardiac arrest. When you open the case, the AED will give you clear directions. We will provide another orientation soon, and a class will be made available.

IMPORTANT: if you are alone with the victim, call 911 FIRST, BEFORE YOU INITIATE DEFIBRILLATION or CPR. If there is a second person nearby, one person should call 911, and the other person should get the defibrillator.

ARC Committee Update

This month, we're covering a few subjects that we have received questions about. The answers are applicable to others, so here we go.

What are the yellow ribbons tied to trees throughout the community for?

Yellow ribbons were put in place by Pulte as trees that need to be replaced. Pulte confirmed this to us on June 28 via email. They plan to replace these trees in the Fall. Red colored ribbons were put in place by Lawns by Yorkshire for HOA funded replacements. According to Lawns by Yorkshire, it's best to replace these in late August or September.

When is the second fountain in the pond by 1 Hadley going to be fixed?

The second fountain has not been operational in a few months. The motor needs to be replaced. Supply chain issues have delayed the arrival of motors and we have been told to expect it in late July. In the meantime, we are running the remaining aerator 24 x 7 to ensure adequate circulation and algae control.

What can be done about spotted lanternflies?

We have asked our exterminator to treat the property for these invasive insects. Homeowners can apply additional treatments by using BioAdvanced 3-in-1 which is available in a spray at Morristown Agway.

How long does it take to review a modification application?

Applications are received by First Service. They review for completeness and once everything is there, it's forwarded to the Committee for review. We encourage residents to make an appointment with First Service so they can help you with the application and reduce delay.

Fast-track applications (standard storm doors, standard window replacements) are typically approved a few days after receipt. More complex applications (decks, patios, landscaping, awnings) are reviewed in person every two weeks. Depending upon the uniqueness of the application, it may need to be approved by the Board.

If an Engineering Letter is required (patios and decks), there is an additional week as Bowman Engineering will not create the final letter without our approval letter.

Can a resident come to an ARC Committee member for advice prior to submitting a modification form?

Yes. Our members are available for advice to anyone wanting to do a modification to their home.

Where can I find the Architectural Guidelines and Application?

These documents are available at the clubhouse or can be accessed on our website using this link (scroll to the bottom): <https://delwebbf.com/documents>

Del Webb at Florham Park --- Event Guest Policy

The Del Webb Florham Park Home Owners' Association (HOA) Board of Directors (BOD) and the Home Owners' Association Facilities Committee (HOAFC) have approved the following guest policy for events at Del Webb Florham Park. This policy will take effect beginning August 1, 2022. These policies will be reviewed and modified as needed.

Patio and Clubhouse Events

1-Free clubhouse and patio events, such as movie night, bingo, resident talks, etc. are for residents only and no guests are permitted.

2- Paid non-entertainment events, such as pizza night, men's social, etc. are for residents only and no guests are permitted.

Social Hall Paid Events

Paid entertainment events in the social hall will allow guests if certain conditions are met. All events are for residents first. These events will have tickets go on sale 3-4 weeks prior to the event. If there are unsold tickets one week prior to the event residents may buy guest tickets. There will be a slight premium for guest tickets. Residents will be able to buy up to two guest tickets per unit and they must accompany their guest to the event.

Pickleball/Tennis Court Usage Guidelines

1-The use of all facilities including the pickleball and tennis courts are at your own risk.

2-Court hours start at 8am and end at 8pm 7 days a week. This is to limit disturbance to the homeowners/residents in the area.

3-Tennis court usage for 90 minutes. It can be for either singles or doubles. If there is no one waiting play can be prolonged.

4-Pickleball open play. No private play during the hours listed below unless courts are available.

Daily beginners sessions and intermediate sessions can be found on the TeamReach App. During open play use the paddle rack to maintain order.

5-Pickleball private play. Courts can be used for private play of singles or doubles at times not listed above. Usage will be on the hour for one-hour blocks. It is not necessary to rotate during private times.

6-Residents may bring up to 2 guests to play with them on the courts when the courts are not being used.

7- Be polite and courteous at all times. Please clean up after using the courts. If the lights are being used, please turn them off when play is finished.

8-These guidelines will be monitored and adjusted as needed.

MONTHLY QUOTE

I hate it when people dismiss the loss of an object because it's "just a thing". Things are important. They give comfort, shelter, style, identity. The sum total of your things is a road map of your life. They show where you've been, what you accomplished, who you loved, who loved you back. They are an expression of who you are. You can learn a lot about a person by their things. Material things are not what's most important in life, of course! There is nothing that makes me happier than my child's laughter or her hand holding mine. But anyone who says they would not cry if they lost their childhood blankie or their wedding ring or the house they grew up in is either lying or a saint.

Susan Walter from *Good as Dead*

THE ADRC AND YOU

The Alternate Dispute Resolution Committee (ADRC) of Del Webb at Florham Park is active and ready to assist owners with any disputes which may arise between owners, between owners and management, or matters involving the Architectural Review Committee (ARC). The Chair of the Committee is Joel Rachmiel; Co-chairs are Brianne Donohue and Susan Rynar; The remaining members are Stephen Sunshine, Arnold Litt, and John Levitt.

To commence an action, a complaining party (petitioner or complainant) should direct a formal petition/complaint to the ADRC for its consideration. That submission should be in letter form setting forth in detail the facts underlying the dispute, including date(s) of occurrence(s). Although the ADRC can only formally address those incidents occurring within 14 days of the filing of a petition/complaint, it may, in its sole discretion, consider earlier incidents that may evidence a similar pattern of conduct.

A petition/complaint may be emailed to any or all members of the ADRC and/or to Stefany Durland, our Community Manager. Within 10 days of its filing, the ADRC will review the petition/complaint. If the Committee deems the petition/complaint suitable for dispute resolution, it will forward the petition/complaint to whomever it concerns. That party (respondent) will then have 14 days to respond to the /petition/complaint. When appropriate, the respondent may simultaneously file a counter-petition/complaint.

Within 10 days after all submissions are timely presented, the ADRC will attempt to resolve the matter in an informal hearing. If the matter cannot be informally resolved, the ADRC will schedule a formal hearing at which time both sides will present their petition/complaint, any counterclaim, and any defenses in mitigation. The parties may present eyewitnesses to the issue complained of and documentary evidence to support their position, including photographs.

The ADRC will issue its final decision within 5 days after completion of the hearing, which time may be extended for up to 30 days. The ADRC's final decision upholding a petition/complaint may include a penalty, which may consist of a temporary suspension from community privileges and/or assessment of a monetary fine that will be added to the owner's monthly dues.

Our Management Company and/or the Boards of Trustees and Directors have the power to enforce the ADRC's final decision. An aggrieved party to the ADRC's final decision may timely file an action in a court of competent jurisdiction (usually the Superior Court of New Jersey) either to appeal or to enforce the final decision.

The ADRC lacks authority to intervene in a dispute without the filing of a formal petition/complaint. The Committee will not ordinarily consider a petition/complaint submitted anonymously against an owner or management unless it determines, in its sole discretion, that the issue presented is of such a serious concern to a significant number of owners that it warrants ADRC intervention.

Of course, the ADRC hopes it rarely, if ever, will be called upon to settle disputes between owners, and then only as a last resort. Owners are encouraged to first discuss any disputes directly with your fellow owners, who may be unaware of your concern, in an attempt to resolve the issue in a more neighborly fashion.

To paraphrase Robert Frost, "Good fences may make good neighbors, but good neighbors make a good community even better."

The ADRC Procedural Rules and Chart are accessible at the below links.

[ADRC Procedural Chart-3 \(delwebbfp.com\)](http://delwebbfp.com/ADRC-Procedural-Chart-3)

[ALTERNATE DISPUTE RESOLUTION COMMITTEE \(delwebbfp.com\)](http://delwebbfp.com/ALTERNATE-DISPUTE-RESOLUTION-COMMITTEE)

Bocce Night!

Mondays at 6PM.

Come join your neighbors for some weekly games of bocce. If you have never played before it is quick and easy to learn.



DID YOU KNOW?

New Jersey is the “Diner Capital of the World!”

Our state was the perfect place for the proliferation of diners to take place at a time when the need for eating places increased. In the early 1900s the newly developed transportation system between Philadelphia and New York City created a need for drivers to stop and eat. The rise of the popularity of the automobile and improvements to the road network continued throughout the century and the success of diners flourished.

Greek-American immigrant families opened the first diner in 1872 and it seems as if they cornered the market on the idea of the diner. There are now approximately 600 diners throughout the state providing sustenance to thousands of people at all hours of the day.

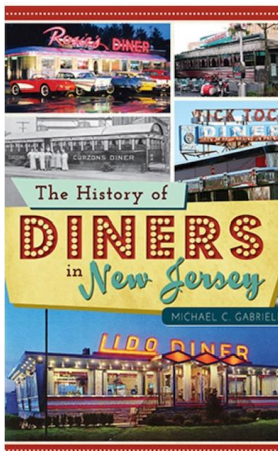
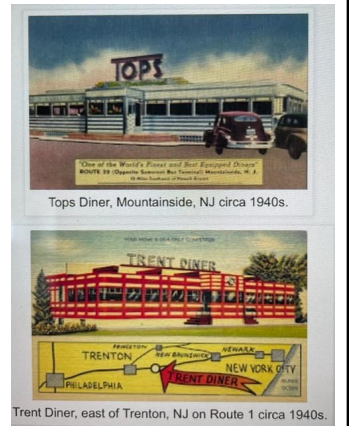
In 1912, Michael Griffin of Jersey City purchased 2 lunch wagons from Bayonne resident Jerry O'Mahony. During the 20th century, along with Griffin, the Jerry O'Mahony Diner Company transformed lunch wagons into diners and continued to build and popularize the traditional diner. For more than a century, highways and main streets throughout the state were dotted with horse-drawn lunch wagons that have since evolved into free-standing buildings known as diners, thus giving the state its nickname “diner factory”. They became more than merely a place to eat. These sleek, stainless-steel structures, highlighted by neon signage, characterized by a long narrow building resembling a railroad car, became the iconic image we conjure up today when we think of a diner. They were gathering places, local hubs for communities to exchange gossip, information, hold business and political meetings as well as provide a stop for truck drivers, students, construction workers and tourists looking for a fast, plentiful meal at a reasonable price. The food was mostly American and the combination of booths as well as a sit-down counter was the very casual atmosphere people were craving.

The extensive menu offered just about anything you wanted – humongous salads, hamburgers, French onion soup, a traditional Thanksgiving meal any time of the year, eye-catching desserts that were usually temptingly displayed in cases by the front door, milk shakes or just a bowl of ice cream!! All for a price that wouldn't break the bank!!

The Summit Diner (1 Union Place, Summit) was recently named by NJ.com as the best diner in the state. It was built in 1929 by Jerry O'Mahony and is in the traditional style of a converted railroad car. It was described as the “picture-perfect vintage diner” that “stays stubbornly and wonderfully stuck in the past.”

Diners in and around our area are still in business and eagerly await the hungry customer. Check these out:

Florham Park Diner (although it doesn't look like the traditional diner)
182 Ridgedale Avenue, Florham Park
Nautilus Diner , 97 Main Street, Madison



Broadway in our Backyard

Both the Shakespeare Theatre of New Jersey at Drew University in Madison and the Paper Mill Playhouse in Millburn have now announced their 2022-2023 seasons. The indoor Main Stage at the F.M. Kirby Shakespeare Theatre at Drew University will offer:

Aug 17-Sept 4: **The Metromaniacs**, by Alexis Piron, adapted by David Ives.

Sept 21-Oct 9: **The Caretaker**, by Harold Pinter.

Oct 26-Nov 13: **Two One-Acts** by Alice Childress.

Dec 7-Jan 1: **Twelfth Night**, by William Shakespeare.

Tickets can be ordered by contacting the Box Office at 36 Madison Avenue in Madison by phone 973-408-5600 or e-mailing BoxOffice@ShakespeareNJ.org

The Paper Mill Playhouse at 22 Brookside Drive in Millburn kicks off the season with **On Your Feet**, an inspiring true story about achieving the American dream, from Oct 7–Nov 6, 2022. The other offerings of the 2022-2023 season include:

Dec 2, 2022–Jan 1, 2023: **The Sound of Music**.

Feb 9–Mar 12, 2023: **Disney's Hercules**.

Apr 12–May 7, 2023: **Agatha Christie's Murder on the Orient Express**.

May 31–Jun 25, 2023: **Rent**.

Tickets can be purchased by calling the Box Office at 973.376.4343 or e-mailing Subscriptions@Papermill.Org

PUBLIC GARDENS NEARBY

There are many beautiful public areas in and around our area that might be a fun visit.

Some are free, some not – so you have to check them out.

Here are a few:

Acorn Hall
66 Morris Ave, Morristown

Emilie K. Hammond Wildflower Trail
McCaffrey Lane, Boonton

Bamboo Brook
Longview Rd, Chester

NJ Botanical Garden
Morris Rd, Ringwood

Buck Gardens
11 Layton Rd, Far Hills

Presby Iris Garden
474 Upper Mountain Ave, Upper Montclair

Cora Hartshorn Arboretum and Bird Sanctuary
324 Forest Dr So, Short Hills

Van Vleck House & Gardens
21 Van Vleck St, Montclair

Frelinghuysen Arboretum
East Hanover Ave, Whippany

Reeves-Reed Arboretum
185 Hobart Ave, Summit

Greenwood Gardens
274 Old Short Hills Rd, Short Hills

Wildwood Arboretum
Longview Rd, Chester

Home Care Contractors

Home maintenance is always a concern of homeowners. Whether we have an emergency situation, a regular maintenance need, or a desire to renovate, selection of the right contractor is important. We have put together a list of local businesses that our neighbors have used successfully in the past. We would like to update this list as we move forward. Please send along any names that we can add next month.

Electricians

DeLuca Electric 732 381 6262
Jason Klein Electrical Contractors 908 391 4305
Sergio 973 296 7859
Mar Jen Electric 973 377 9131
Zinc karat Electrical Ben 973 288 1901

Plumbers

Russo Brothers and Company 973 887 1334
K. Hoeler 973 882 2803
The Real McCoy 973 900 3139
Pat Cunningham 973 985 1650

Carpenter

Ernie Klepetz 973-727-5054

HVAC

Ron Jon 973 560 919
Air Group 973 929 2080

Handyman

Michael Turner 973 885 6714
Tom Budesa - (973) 666-1708

Landscape

Cardinal Landscape 862 204 9428

General Contractors

McMahon Construction 973 948 2356
Michael Finelli 973 914 2437
Ramos Home Maintenance 301 642 0015

Furniture Repair

Sam the Furniture Finisher 973-579-2763

Painters

Hue Strong Painting 908 688 2586

Vent Cleaning

Crystal Clean 866 837 2662

Storage and Home Organization

Tailored Living 917 848 1125
John DeBello 973-896-5910
The Container Store 862-245-5990
Closets to Adore 973-822-1212

Interior Design

Mason Barrister Inc. 973 509 3000
John DeBello 973-896-5910

Awning

Majestic Awning 800 363 1181

Generator

Kobe Electric 908 722 5673

Window Coverings

Melanie's Custom Cover. 973 627 3021

Driveway Sealcoating:

Camasta Landscaping and Sealcoating
973-585-7007



FROM THE DW LENDING LIBRARY...

Thanks so much for your continued support to stock the Lending Library. As the community grows in population, our library does the same...hence, we limit the donations to the copyright date of 2012 or newer. Additional information about the library can be found at the library desk. By the way, the following locations accept used books:

Thrift Barns of Morris County – www.thriftbarnsofmorriscounty.wordpress.com

The Bargain Barn – 18 Pocono Road, Denville



Celebrating India Independence Day on August 15

Towards midnight on August 14, 1947, independent India's first Prime Minister Jawaharlal Nehru delivered a landmark address to the new nation that captured the essence of the triumphant culmination of the Indian independence struggle against the British colonial rule. He said "Long years ago we made a tryst with destiny, and now time comes when we shall redeem our pledge ... At the stroke of midnight hour, when the world sleeps, India will awake to life and freedom." Thus began a new chapter in India's long and arduous history. The ride since then has been bumpy, but several noteworthy successes have also been achieved.



Once a poster child for poverty and hunger, India has been producing sufficient food for several decades to feed its large and burgeoning population. India is now a middle-income developing market economy, boasting the world's fifth largest national income. Once the land of snake charmers, India is now replete with mouse movers, providing the world (and USA in particular) competent IT professionals.

The most significant achievement is the preservation of democracy. General elections occur every five years or so, different governing political coalitions are formed, and peaceful transition of power takes place without a hitch. While several states in the United States have lately adopted measures to limit rather than expand access to voting, India has been setting up a voting booth for a single voter in a remote northeast region since 2004 because the election rules mandate that no voter should have to travel more than 1.24 miles to vote.

India is set to celebrate the country's 75th Independence Day on Monday, August 15, 2022. Taking advantage of this occasion, I wanted to highlight a few well known and some obscure facts about India:

- India is the second most populous country in the world with 1.37 billion people. Hindus make up 80% of India's population, and Muslims account for 14%. Christians, Sikhs, Buddhists, Jains, and Zoroastrians account for most of the remaining 6%.
- Hinduism is the oldest religion in the world; its roots go back to 5,500 BCE.
- While there are twenty-two recognized languages in India, Hindi and English serve as the official languages. India has the second largest population of English speakers in the world, next to the United States.
- Mother Teresa (also known as Saint Teresa of Calcutta) was an Albanian-Indian Roman Catholic nun who devoted her life to serving the poor in Calcutta. Pope John Paul II beatified her in 2003. Her famous sari, which she first donned in 1948, is now uniform for nuns in her order, the Missionaries of Charity.
- Taj Mahal, built in the 17th century by Emperor Shah Jahan as a monument to his beloved wife, is one of seven wonders of the world. Unfortunately, its majestic white marble walls are yellowing due to pollution.
- Bollywood is the world's largest producer of movies, surpassing Hollywood. On average, Bollywood produces between 1,500-2,000 feature films a year.
- Indian mathematicians developed in the seventh century the number zero as a dividing line between plus one and minus one. Little were they to know that zero would become the cornerstone of calculus and play a celebrated role in the binary numerical system that is the foundation for modern computer programming.
- Finally, we owe our clean hair to India. People in India used the pulp of a fruit called soapberries combined with some herbs and hibiscus flowers as early as the 1500s to wash hair. When the British colonial traders came to know about this product, known as Chapo, they introduced the idea of shampooing hair to Europe.



Pickleball

For those interested in looking for pickleball games and times remember to check the TeamReach App.

Group Code 082121.

INTERESTING FACTS FOR AUGUST

- 79 AD – Mt. Vesuvius in southern Italy erupted and destroyed Pompeii, Stabiae and Herculaneum
- 1492 – Christopher Columbus set sail from Spain
- 1776 – Most of 55 members of Continental Congress signed Declaration of Independence
- 1814 - During War of 1812 British forces burned the Capitol building, White House and other private homes in Washington DC
- 1841 – Escaped slave Frederick Douglass spoke before a northern audience giving an emotional account of his life as a slave
- 1861 – President Lincoln signed into law the first Federal income tax as emergency wartime measure during Civil War – this tax was never implemented
- 1867 – Railroad crossing gate was patented
- 1896 – Gold was discovered in Rabbit Creek by the Klondike River resulting in the Great Klondike Gold Rush
- 1920 – 19th Amendment was ratified granting women the right to vote
- 1935 – President Franklin D. Roosevelt signed the Social Security Act establishing pensions to all people over 65 years of age as well as financial aid to dependent children and others
Unemployment insurance was also established
- 1944 – Anne Frank posted her last entry in her diary
Warsaw Uprising began as Polish Home Army of 40,000 patriots began shooting at German troops
- 1945 – First atomic bomb dropped on Hiroshima by B-29 bomber *Enola Gay* followed by another in Nagasaki 3 days later
Japan surrendered to the Allies
- 1959 – President Dwight D. Eisenhower signed proclamation admitting Hawaii as the 50th state
- 1961 – Berlin Wall came into existence to replace barbed wire fencing separating east and west sectors of the city – the 12 ft high concrete wall extended 103 miles around the perimeter of West Berlin
- 1962 – Nelson Mandela was arrested in South Africa for opposing apartheid
Marilyn Monroe found dead from sleeping pill overdose
Jamaica achieved independence
- 1963 – March on Washington took place as 250,000 people attended a Civil Rights rally and heard Rev. Dr. Martin Luther King deliver his famous *I Have a Dream speech*
- 1964 – 3 civil rights workers, James Chaney, Andrew Goodman and Michael Schwerner were found murdered in Mississippi
Gulf of Tonkin resolution was approved by Congress granting President Johnson authority “to take all necessary measures to repel any armed attack against the forces of the US and to prevent further aggression”
- 1965 – Voting Rights Act of 1965 signed into law by President Lyndon B. Johnson

INTERESTING FACTS Continued....

- 1969 – Woodstock began as a 3-day concert in Yasgur's Farm in Bethel, NY – the event came to symbolize the counter-culture movement of the 1960s
- 1974 – Richard Nixon became the first (and only) American president to resign from office
- 1977 – Elvis Presley, the King of Rock and Roll was found dead at his home, Graceland.
- 1978 – The 1st transatlantic balloon trip was completed by 3 Americans from Albuquerque, New Mexico – they traveled over 3000 miles in 137 hours landing 30 miles west of Paris
- 1980 – Solidarity, the Polish trade union was formed in Gdansk, Poland opposing Communist rule leading to the downfall of communism in Poland
- 1990 – Operation Desert Shield began to prevent further military buildup by Iraq in Kuwait
- 1991 – A coup removed Mikhail Gorbachev from power leading to the disintegration of the Soviet Union
- 1998 – President Bill Clinton was the 1st sitting president to give testimony to a grand jury concerning sexual harassment allegations
- 2011 – Standard & Poor's credit agency downgraded US debt from AAA to AA+ marking the first decline of credit worthiness for US

Clubhouse Gym Reminders

- The clubhouse gym is open daily 5AM-10PM.
- Please wipe down equipment after use with the gym wipes provided.
- Please be mindful of others working out, refrain from cell phone conversations or any loud music while working out.
- If a machine isn't working, please notify the clubhouse staff as soon as possible.
- The AED Machine is now located in the gym for easy access within the clubhouse.
- TV channels can't be changed within the gym itself at this time. Each individual TV has a letter noted on it (A,B,C,D) and these are currently controlled by the TVs with the same letters in the game room and the kitchen side of the social room.

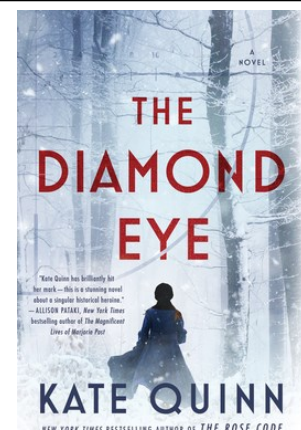


August Book Club

Join us at the clubhouse for our monthly book club discussions. Book club will be held two times this month. Tuesday, August 23rd at 7PM and again on Wednesday, August 31st at 7PM. You only need to attend one meeting.

This month's book:

"The Diamond Eye" by Kate Quinn



Recent Social Events and Gatherings Around the Community



100 Residents came to learn more about the knee and knee health from resident and Dr. Mark Reiner.

Bagels and Coffee Social

Close to 140 residents enjoyed a Sunday morning social complete with bagels, coffee and more.



BINGO!

We had 2 bingos in July, with gift cards to local eateries and more. To help cool down, everyone enjoyed ice cream sandwiches, Italian Ice and other summer time treats.

Wine and Cheese Night

Over 100 residents enjoyed a weekend evening socializing with wine, cheese, crackers, fruit cups, veggie cups, and dips in the social room to avoid the summer heat. A special thanks to Sharyn, Cookie and the rest of the social committee for all their support putting this together.



Singles Club Social

Our monthly singles social was held at the clubhouse to avoid the heatwave outside. Residents came up with some upcoming singles club events for the Fall. We also are putting together a Singles Club List, if you are not on it and would like to be, please email Colby at florhamparklifestyle@gmail.com



Men's Social

57 men enjoyed an evening out at the clubhouse with sandwiches, macaroni and potato salad, beverages, dessert, cornhole and 8 ball pool.



Local Music Concerts

Many residents have been supporting the local area concert series this summer including this show with the 4 Tenors over in Livingston.



4th of July Celebration

Over 200 residents joined together at the clubhouse to celebrate the 4th of July. Tony Boy's of Madison provided the food for residents to enjoy, music from local DJ Chuck Russo and more. The celebration was just one of many events going in Florham Park on the 4th, capped with their fireworks show that night. Special thanks to Lynn, Andrea, Barbara, and the many other helping hands of the Social Committee with putting this event together.

THE GAME OF CANASTA

Canasta is great, but here I must note, there are just a few things that get my GOAT

You ponder and ponder & find it quite hard

To remember what's out and throw a "safe" card

You pick and pick and it's plain to see

You'll never go down without a "clean three"

You lose a round and make your excuses

You would have made it if you picked up more "deuces"

You're set for "pairs", and what do you do?

You pick the next card & alas it's a "two"

You pick a large "pack" & just watch their faces

They know you'll get stuck with "sevens & aces"

You think you play fast & everyone's slow

Until you hear them shout "its your turn to go!"

They're down with 180, sakes alive!

You can't even get down with 125

You have 6 ½ pairs, that shouldn't be hard

But the other team makes it as you're picking your card!

Your partner stares & you realize with a groan

When you went down, you forgot your talon!

You quickly count up the points & tally the score,

You would have won the game with ONLY 5 points more!!

The game of Canasta could be a dream

Except for these things that make you scream!

When your luck is bad, you say you don't care

You're giving it up to play Solitaire

As for me I feel quite the same

But I won't give it up...cause...

I LOVE THIS GAME!!

MONTHLY HUMOR

I used to be able to do cartwheels. Now I tip over putting on my underwear!

I told my wife she should embrace her mistakes – so she hugged me!

Recent widow who has just buried her fourth husband is looking for someone to round out a 6-unit burial plot – dizziness, fainting, shortness of breath not a problem!

Male, 1932 model, high mileage, good condition, some hair, many new parts including hip, knee, cornea, valves – isn't in running condition but walks well!

Talk to yourself – sometimes you need expert advice!

IMPORTANT ANNOUNCEMENT

Please be reminded that many exterior home modifications are subject to Borough of Florham Park approval. Modifications such as extending a patio, installing a generator, adding a deck and even installing a townhome privacy fence are subject to Borough approvals. Depending upon the nature of modification, an engineering letter must accompany the application . These approvals occur after the association approves your application but prior to the work starting.

Some contractors will handle this activity for the customer, but some do not. If unsure, we suggest contacting the Borough of Florham Park Zoning and Construction Office.

A useful link for additional information:

<https://www.fpboro.net/wp-content/uploads/2020/03/Zoning-Application.pdf>

Calendar of Programs and Events August 2022



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Open Mahjong --2PM Bocce-6PM 8 Ball Pool-7:30PM	2 Chair Yoga-10AM Needlework Club-1PM	3 Aqua Group 11AM	4 Open Canasta-- 11AM Poker Night-7PM	5 Yoga-- 8:30AM	6 "Jersey Voices" Chatham Playhouse- 8PM
7	8 Open Mahjong --2PM Bocce-6PM 8 Ball Pool-7:30PM	9 Chair Yoga-10AM Needlework Club-1PM James Webb Telescope with Jerry Krassner-- 7:30PM	10 Genealogy Group-10AM Meet and Greet-5PM	11 Open Canasta-- 11AM Movie "Where the Crawdads Sing" -3PM Poker Night-7PM	12 Yoga-- 8:30AM Aqua Group 11AM Trivia Night-7PM	13
14	15 Open Mahjong --2PM Bocce-6PM 8 Ball Pool-7:30PM	16 Chair Yoga-10AM Needlework Club-1PM Bingo 7PM-8PM	17 Aqua Group 11AM Men's Social-- 5:30PM Board Game Night-- 7PM	18 Open Canasta-- 11AM Poker Night-7PM Closets to Adore Presentation & BBQ-- 6PM	19 Yoga-- 8:30AM	20 Wine & Cheese 5PM-- 7PM
21	22 Open Mahjong --2PM Bocce-6PM 8 Ball Pool-7:30PM	23 Chair Yoga-10AM Needlework Club-1PM Meet and Greet Mayor Taylor-6:30PM Book Club "Diamond Eye"-- 7PM	24 Aqua Group 11AM Mr. Saturday Night-- 5PM	25 Open Canasta-- 11AM Poker Night-7PM Singles Group-- 6PM	26 Yoga-- 8:30AM Pizza Night-6PM	27
28	29 Jayne Curry 7PM Open Mahjong --2PM Bocce-6PM 8 Ball Pool-7:30PM	30 Chair Yoga-10AM Needlework Club-1PM	31 Aqua Group 11AM Meet and Greet-5PM Book Club "Diamond Eye"-- 7PM			