

Del Webb®

FLORHAM PARK

WEBB HAPPENINGS JULY 2023



We hope that all of enjoy a safe, happy and healthy summer ahead. The warm weather is finally here after a cooler, rainy start to the season. Enjoy all the outdoor amenities and we look forward to seeing everyone around the community.

Lois, Suhas, Morris, and Don

IMPORTANT CONTACTS

Front Gate – 973-845-2098

(8AM-4PM)

FirstService Residential (Management Company) – 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

Clubhouse Hours Open Daily 5AM-10PM

Indoor Pool Hours 9AM-5PM 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)

Steven Grundleger (steve@delwebbfp.com)

Michael Fauls (mike@delwebbfp.com)

Roberta Auerbach (roberta@delwebbfp.com)

Mark Reiner (markr@delwebbfp.com)

COA Board Resident Members:

Alan Englander (alan@delwebbfp.com)

David Fox (david@delwebbfp.com)

Alan Abramson (alanabramson@delwebbfp.com)

Tom Cedrone (tom@delwebbfp.com)

Lori Silver (lori@delwebbfp.com)

Architecture and Grounds Committee

Michael Fauls (Chair)

Greg Cousland

George Lipari

Carl Schlotfeldt

Don Hoffmann

Michael Ryan

Facilities and Security Committee (HOA)

facilities@delwebbfp.com

Don Fuchs

Harry Laster (Chair)

Maintenance and Infrastructure Committee (COA)

Josh Rubinfeld

Ron Baruch

Stewart Chang

Mel Nutkis

Ken Sunberg

Communications/ Newsletter (news@delwebbfp.com)

Suhas Ketkar

Morris Glazer

Lois Livreri

Don Hoffmann

Alan Englander

Alternative Dispute Resolution Committee

Joel Rachmiel (Chair)

Susan Rynar (Vice-Chair)

Brianne Donohue (Vice-Chair)

Steve Sunshine

Arnie Litt

Finance Committee

Fred Slavin

Bob Weir

Chuck Schultes (Chair)

Bob Beattie

Bill Barrows

Raouf Morcos

Social Committee

Lynn Abrevaya (Co-Chair)

Barbara Konel (Co-Chair)

Barbara Gersten

Sharyn Henslovitz

Andrea Beinhaker

Patrick Carmelengo

Cookie Lipin

Joan Cregan

Lynda Sapperstein

Michael Goldberg

Jeff Bergstein

Gerry Cioce

Adele O'Remus

Joanne Mosticchio

Mark Richman

COA Update

At our 6/28 meeting the COA Board committed and approved to move forward with a significant security upgrade (Butterfly), approved our property management contract retroactive to March 1, the HVAC common areas contract for the condo buildings, and the driveway seal coating contract for Townhomes.

As discussed at our Board meeting, on a year-to-date basis the COA's financials are significantly better than Plan including the impact of unbudgeted transition expenses, however, the improvement is likely to be reabsorbed in the coming months reflecting the impact of major contract renewals. Going forward it's unlikely that additional transition expenses (est. \$85-100K) can be absorbed. Additional factors will have to be considered before that determination can be made, however, including the results of the transition audit performed by our accountants and the deferred maintenance and capital reserve studies currently underway.

Our transition engineering studies and reserve analyses are well underway at this point with the related fieldwork substantially completed. Analysis of the results of the field work in conjunction with our legal counsel will likely take several months to complete.

The terms of two Board members (David Fox and Alan Englander) are expiring in July. The profiles of nominated candidates for the seats have been distributed to residents along with email voting forms. Election results will be announced at our annual meeting on July 19.

The Board looks forward to reviewing the association's accomplishments over the past year, discussing the challenges we face going forward and our objectives for the coming year at our annual Board meeting.

Facilities Committee Update

As the Board recently informed our residents, Adam Slavitt has assumed the responsibility of managing and overseeing all our common facilities and related service programs. He is committed to work closely with the Board and Facilities Committee to identify and operate all needed critical systems and service programs. As updates to key activities, the outdoor pool has opened and New Jersey Pool Management is providing all needed services.

After an evaluation of our custodial and gate attendant services, it has been decided that the contract is being awarded to Planned Building Services and we are confident that service levels will be provided at a higher level when they take over in late June.

Management and Board members along with a Pulte representative have inspected the clubhouse HVAC system in an effort to determine all corrective actions needed to make the systems fully operational. Products have been ordered to repair deficiencies on the surfaces of the Bocce courts. Evaluations are being undertaken to identify remedial services needed to repair damages to Pickle Ball and Tennis courts.

After being a member of the Facilities Committee since it's inception and having been it's Chairman, Mark Reiner, as a new member of the HOA board, has stepped down to focus on the many tasks currently being handled by the Board. Harry LASTER has accepted the Chairmanship and will continue working with Don Fuchs and new members to operate the Facilities Committee.

We will continue to work in partnership with the Board and Adam to strive to make our community wonderful for all of us.

In that light we welcome everyone's input and trust that everyone understands decisions and considerations are being achieved with a goal of servicing our community in the best possible manner.

We wish everyone good health and a Happy Independence Day.

Instructions on Using the Front Gate-After Guard Hours (4pm-8am) BUTTERFLYMX

Visitors should pull up to the new 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.

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/>



DIVAS3

The Divas3 show covered the 1960's through the 1990's with hits by Aretha Franklin, Carole King, Celine Dion, Whitney Houston, Cher, Dolly Parton, Donna Summer, and more.



Bob Scott's Game Show Night

Residents enjoyed a night of games similar to Wheel of Fortune, Family Feud and more with host, Bob Scott. Tables went against one another for chances to win to spin the prize wheel.



ARC Update

As always, warm wishes to all our residents from the ARC / Grounds committee.

Even though many of you may have already seen First Services' bulletins regarding the following positive developments associated with grounds in the common areas, they deserve repeating here.

- Most of the dead shrubs and trees throughout the community have been replaced. The few that were missed or did not survive transplant will be replaced soon.
- Based on resident feedback, the fountain near the main gate on Vanderbilt Blvd will be converted to landscaping. The board received and evaluated designs and work began during the last week of June.
- Continued problems with the fountain, which aerates and pumps fresh water into the pond by the back gate, were corrected by AquaMist. The resulting accumulation of algae was removed in June and the pond looks fresh again.

When to and not to file an ARC modification request form

This is a reminder to single family and townhome owners that the ARC modification request form **is needed** when an existing planting bed is expanded or when a new planting bed is installed around your home (see ARC Guidelines item 11). It is also needed when you wish to add any plantings that are not on the Del Webb approved plant list (see Guidelines appendix A6), to an existing planting bed. Adding plants from the approved list to an existing planting bed does not require the preparation of an ARC modification request form.

First Service Residential maintains a list of all approved exterior modifications which they use to make periodic compliance checks. If you suspect that a modification at your residence is not on their list because you weren't aware, until now, of this requirement, you should promptly submit an ARC modification request retrospectively. Per the ARC guidelines, unapproved modifications are violations subject to fines if not corrected.

Approved Plant List for Del Webb Florham Park

Trees		Shrubs		Perennials	Misc
<i>Evergreen</i>	<i>Deciduous</i>	<i>Evergreen</i>	<i>Deciduous</i>		
Arborvitae	Weeping Japanese Maple	Globe Blue Spruce	Spirea	Aster	Ornamental Grasses
Spartan Juniper	Redbud	Boxwood	Weigela	Gaura	Lily Turf
Wichita Blue Juniper	Magnolia - various	Mugo Pine	Dwarf Lilac	Blue Star Amsonia	Carex
Weeping Spruce	Bloodgood Maple	Steeds Holly	Hydrangea	Catmint	Yucca
Holly-various	Kousa Dogwood	Abelia	Ittea/Sweetspire	Coneflower	Hosta
	Native Dogwood	Dwarf PJM Rhododendron	Clethra/Summersweet	Salvia	
	Styrax	Goldthread Mop Cypress	St. John's Wort	Hardy Geranium	
	Weeping Cherry	Japanese Holly	Butterfly Bush	Black Eyed Susan	
	Ornamental Maple	Helleri Holly	Deutzia	Agastache	
		Lavendar		Pulmonaria	
		Dwarf Alberta Spruce		Lady's Mantle	
		Azalea		Shasta Daisy	
		Japanese Andromeda		Hellebore	
		Potentilla		Coral Bells	
				Veronica	

FLORHAM PARK COMMUNITY ORGANIZATIONS and TOWN COMMISSIONS

Florham Park Education Foundation www.fpefni.org Facebook: FlorhamParkEducationFoundation Instagram: Florham_park_ed_foundation Contact: Alexis Seubert, President Email: Fpef.president@gmail.com Mobile: (646) 425-5030	Florham Park July 4th Committee www.fpiuly4th.com Facebook: fpjuly4th Instagram: fpjuly4th Contact: Joe Guerin, Committee Chair Email: jguerinjr@gmail.com
Florham Park Memorial First Aid Squad https://www.fpfirfirstaid.org/ Facebook: FPMFAS Instagram: florhamparkfirstaidsquad Contact: Mark Chiarolanza, President Email: contact@fpfirstaid.org Phone: (973) 377-4226	Florham Park Public Library www.florhamparklib.org Facebook: florhamparkpubliclibrary Instagram: florhamparkpubliclibrary Contact: Nancy Shah, Library Director Email: nancyashah@flo.mainlib.org Phone: (973) 377-2694
Florham Park Community Calendar https://www.florhamparknj.org Florham Park Town-Wide Garage Sale Florham Park Community Garden Florham Park Seed Library Contact: Megan Mink Email: megan@florhamparknj.org	Florham Park Fire Department https://florhamparkfiredepartment.org/ Facebook: FPFire Instagram: florhamparkfiredepartment Contact: Email: fpvfd@fpboro.net Phone: (973) 377-3241
Florham Park Rotary http://www.florhamparkrotary.com Facebook: https://www.facebook.com/groups/428768947164657 Instagram: florhamparkrotary Contact: Damion Bernard, President Email: info@florhamparkrotary.com	Florham Park Historic Preservation Committee https://www.fpboro.net Facebook: FlorhamParkHPC Contact: Suzanne Herold, Commission Chair Email: sherold@fpboro.net

Florham Park Senior Citizens Club Contact: Paul Chase, President Email: pchase1010@gmail.com	Florham Park Historical Society Contact: Christine Davidson, President Email: rdavidsonfp@gmail.com
League of Women Voters (Morristown Area) https://www.lwvmorrisarea.org/ Facebook: LWVMorristownArea Instagram: lwvmorristown Contact: Barbara Kuppersmith, Voter Service Chair Email: barbarakupp@gmail.com	Florham Park Environmental Commission https://www.fpboro.net Facebook: https://www.facebook.com/groups/271815577728290 Instagram: florhamparkec Contact: Mary Orloff, Commission Chair Email: florhamparkec@yahoo.com
Florham Park Jaycees https://www.fpiaycees.net Facebook: florhamparkjaycees Instagram: fpiaycees Contact: Dave Snyder, President Email: fpiaycees@gmail.com	Halos for Angels https://www.halosforangels.org Facebook: halosforangesinc Contact: Karen Casolaro, Founder/President Email: halosforangels@gmail.com

Florham Park Boro Presentation

12 different organizations from Florham Park came by to give information and answer questions on each of their groups. Please see above for each group's contact information.



Beginner Pickleball Lessons with Michele Dabal

Michele Dabal along with other USA Pickleball Ambassadors stopped by to give lessons to those who have never played pickleball before. Close to 40 residents participated and many have continued practicing and playing.

For those interested in looking for pickleball games and times remember to check the TeamReach App. Group Code 082121.



OUTDOOR POOL RULES

These Guidelines are issued to ensure the comfort, safety and enjoyment of the residents of our community.

POOL ATTENDANTS

Pool Attendants are employed by the community's Pool Management Contractor and are instructed to ensure that all residents comply with these Rules.

A. ATTIRE

- Proper pool attire must be worn by anyone using the pool and spa. Street clothes or work out attire are not permitted.
- Incontinence products are not allowed in the pool or spa.
- Anyone entering the pool area must wear proper footwear to ensure safety.
- Please ensure to use the outdoor shower prior to using the pool.
- When entering the clubhouse from the pool area please be dry and wear a shirt and shoes.

B. ACCESS

- Please ensure to use the outdoor shower prior to swimming in the pool area.
- Residents must sign in at the pool area entry each session they utilize it.
- Where a home in our community may be rented to a third party, the lessee will assume full access to the pool identical to all permanent residents but the owner of such unit waives their right to pool access during this time.

C. FOOD & BEVERAGE

- Occupants of the pool area are permitted to consume beverages provided they are not in glass or ceramic containers.
- Food may be consumed at the tables within the patio area only and it is the responsibility of residents to dispose of debris and to wipe down tables thereafter.
- No glass in the pool area.
- No Alcoholic beverages in the pool area.

D. POOL FURNITURE

- All pool furniture must remain within designated areas.
- Reservation of lounges, chairs, tables and umbrellas is not permitted by anyone at any time. The use of all furniture is on a first come first served basis.
- Lounges must be covered with towels when using tanning products.
- Anyone bringing their own chairs must remove the chairs when leaving the pool area for the day.

E. SMOKING

- The pool area, patio and clubhouse are Non-Smoking areas. No cigarettes, cigars, pipes or artificial smoking implements are permitted in these areas.

F. MISCELLANEOUS

- No audio equipment is permitted in the pool area unless used with individual headphones.
- It is expected that residents will be respectful of one another, and that distractions such as excessive noise will be avoided.
- Floatation aides and tubes are not permitted unless an organized class requires such items to be utilized.
- Organized classes may be scheduled but must be proved by the management in advance.
- If a resident, guest including children, is a weak or non-swimmer, they may use a Coast Guard approved life vest only.
 - All residents will enter the pool door using their FOB for entrance.

G. NON-COMPLIANCE

- When using the Swimming Pool and Adjacent Facilities, do so at your own risk. Del Webb at Florham Park, its Directors and Management, shall not be held responsible for personal injury, death or damage of property resulting out of or in connection with the use of the Swimming Pool or negligence of any persons using the pool.

Continued

Outdoor Pool Rules Continued...

H. GUEST POLICY

- Days and Times: Monday-Friday from 2pm to 7pm. EXCEPT for Memorial Day, Independence Day and Labor Day.
- 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.
- Responsible Adults are required to accompany the minors in their care in the swimming pool area at all times and are required to be within arm's reach of minor are in their care.
- **No minors are allowed in the spa.**

This Month in History

July 1, 1863 marks the beginning of the Battle of Gettysburg. The fighting between Union and Confederate forces lasted for three days and resulted in the largest number of casualties of the entire Civil War. Precisely one hundred years before that on July 1, 1763, France and Great Britain signed the Treaty of Paris which ended the French and Indian War that began in 1754. The War provided Great Britain enormous territorial gains in North America. But disputes over subsequent frontier policy and paying the war's expenses led to the colonial discontent, and ultimately to the American Revolution. Although the Second Continental Congress unanimously adopted the Declaration of Independence on July 4, 1776, observing Independence Day only became commonplace after the War of 1812. Soon, events such as groundbreaking ceremonies for the Erie Canal and the Baltimore and Ohio Railroad were scheduled to coincide with July 4th festivities.

July is also known for another liberation in the Americas -- José de San Martín and his forces liberated Peru and proclaimed its Independence from Spain on 28 July 1821.

Other notable historic events of July include:

- The iconic Hollywood sign was dedicated on July 13, 1923. It was originally erected as a temporary advertisement for a local [real estate](#) development, but due to increasing recognition the sign was left up, and replaced in 1978 with a more durable all-steel structure.
- On July 18, 64 C.E., a fire started in the enormous Circus Maximus stadium in Rome. When the fire was finally extinguished six days later, 10 of Rome's 14 districts had burned. Ancient historians blamed Rome's infamous emperor, Nero, for the fire.
- Margaretha Geertruida MacLeod, better known by the stage name Mata Hari, was convicted on July 25, 1917 of spying for Germany during World War I. The idea of a beautiful exotic dancer using her powers of seduction as a spy made her name synonymous with the *femme fatale*.

Wondery's History Daily podcasts available at <https://wondery.com/shows/history-daily/> provide details on these and other historic July events.

MONTHLY QUOTE

I do not pretend to understand the moral universe; the arc is a long one, my eye reaches but little ways; I cannot calculate the curve and complete the figure by the experience of sight; I can divine it by conscience. And from what I can see I am sure it bends towards justice.

Theodore Parker, American reformer and abolitionist

DID YOU KNOW?

There is an area in the Alps called the Dolomites?

It is part of the mountain range in Northeastern Italy and look very different from what we think of as The Alps. Its distinctive features are jagged ridges along 18 peaks, vertical walls, sheer cliffs, deep and narrow valleys. The landscape is diverse, unique and enchanting. Because of the light color of the composition of the mountains, they are frequently called the Pale Mountains. In 2009 the Dolomites were declared a UNESCO World Heritage Site due to their extraordinary beauty and cultural value.

The Ladin people, known for their craftsmanship, have lived in this area since 5 BC. The well-preserved Ice Mummy known as Ötzi was discovered in the peaks in 1991. It is thought he might be over 5000 years old. (See photo below)



The highest peak is 10,968 feet and cover area of 6155 square miles. In the late 18th century, French mineralogist Déodat Gratet de Dolomieu first described and named the carbonate limestone he found, thereby giving these special mountains its name.

For hundreds of years, hunters climbed into the high regions. In the late 1790s British mountaineer John Ball was the first to climb Monte Pelmo, one of the highest peaks. Other Italian climbers made ascents in the mid-19th century.

The Dolomites straddle the border of Italy and Austria and therefore had a prominent location during the first World War. Ferocious battles were fought in the freezing temperatures and high altitudes. The front line between the Italian and Austro-Hungarian army ran through the Dolomites. Protected paths were created through rock walls and are visited today by hikers. In addition, long-distance footpaths traverse the mountains.

This magnificent area is used today for tourism and sport. In any season, the beauty is unparalleled - skiing in winter, mountain climbing, hiking, cycling, hang-gliding and paragliding in the summer/fall. In the beginning of July, there is an annual one-day bicycle race called the Maratona dles Dolomites covering 7 mountain passes. Over 9000 riders from over 70 countries participate. It is known as the most beautiful bike race and one of Europe's biggest racing events.

On a personal note, I recently returned from my 7th trip to Italy, but the first to this area. In my opinion, it is by far the most spectacular and dazzling scenic places in the world!!



LESSER-KNOWN FAMOUS PEOPLE WITH NEW JERSEY ROOTS

JUDY BLUME was born in 1938 in Elizabeth to Rudolph and Esther Sussman (née Rosenfeld). As a child, Judy experienced hardships and death. In addition to her brother's kidney illness which led to her mother moving to Florida for his health, there were 3 devastating plane crashes in Elizabeth in the early 1950s. Her dentist father helped in the identification of some of the bodies. Judy later wrote about these disasters in her book, *In The Unlikely Event*. Judy spent many hours imagining various stories, although she did not anticipate becoming a writer. She met her husband, John Blume while enrolled in New York University and married him in 1959.

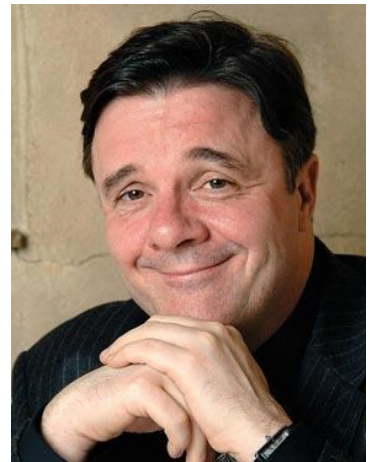


After her son and daughter were born and in nursery school, she began to write. Judy divorced John, married Thomas Kitchens, moved to New Mexico and later divorced him. She met and married George Cooper to whom she is still married. She was diagnosed with breast cancer in 2012 but was cancer-free after a mastectomy and breast reconstruction.

Judy had her first book *The One in the Middle is the Green Kangaroo* published in 1969. In the following 10 years, she wrote more than 13 books. Her 3rd, *Are You There God? It's Me, Margaret* became a best-seller and has currently been adapted for the movies. These novels established Blume as a leading author of young adult literature. She addressed topics such as bullying, divorce, body image and sexuality. In addition to these subjects, Blume began to write about adult reality and death. *Wifey* and *Smart Women* became best-sellers and were at the top of the New York Times Best Seller list. As of 2020, her books have sold over 82 million copies and have been translated in 32 languages.

Judy has fought censorship in books and has joined the National Coalition Against Censorship. She and her husband live in Key West, Florida and own a non-profit bookstore called Books and Books.

NATHAN LANE was born in Jersey City in 1956 but his name wasn't Nathan, it was Joseph. His father Daniel was a truckdriver who died from alcoholism when Nathan was 11. His mother Nora was a homemaker who died in 2000 from bipolar disorder. His grandparents were all Irish immigrants. Nathan attended local Catholic schools where he excelled in drama. He was awarded a scholarship to Saint Joseph's University in Philadelphia but realized he would not be able to afford the additional expenses, so he never attended. Instead, he moved to New York City to launch his acting career. Since there was already a Joseph Lane registered with Actors Equity he chose Nathan as his first name because he liked the character Nathan Detroit in *Guys and Dolls* (whom he later went on to play on Broadway in 1992).



He had several roles in off-Broadway plays but made his debut on the big stage in 1982 in *Present Laughter*. Numerous appearances followed as he received multiple nominations and awards for his performances: *A Funny Thing Happened on the Way to the Forum*, *Love! Valour Compassion!*, *The Producers* just to name a few. Not only did he achieve stardom on the stage, but in the movies and television as well, including several voiceover parts. Notable movies were *The Birdcage*, *The Addams Family*, *The Lion King*, *Frasier*, *The Good Wife* and *Only Murders in the Building*.

In total, Lane has received 3 Tony awards, 2 Obies, 6 Drama Desk Awards, 6 Outer Critics Choice awards, as well as others too numerous to mention.

Lane tells the story of when he was 21, he told his mother he was gay. She supposedly said: "I'd rather you were dead!" to which he replied, "I knew you'd understand". He came out publicly in 1999 and is a longtime supporter of Broadway Cares/Equity Fights AIDS. More honors followed with the Human Rights Campaign Equality Award, the Gay & Lesbian Alliance Against Defamation Vito Russo Award and others.

Nathan made his 18-year long relationship with partner Devlin Elliott legal when they married in 2015. They live in New York City and East Hampton.

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>

DO YOU KNOW WHERE OUR DEFIBRILATOR (AEDs) IS LOCATED???

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

Do you know where to go? We have two installed at the clubhouse, one inside and one outside.

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).

The second defibrillator is now 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.



Men's Social

In late June we held a men's social with sandwiches, pasta salad and more from Tony Boys. After dinner, there was poker, ping pong, pool, and more.



Pizza and Bingo

A perfect night outside enjoying pizza and salad from Angelina's followed by multiple games of Bingo. Congrats to our winners!



Grandkids Day

Over 60 grandchildren visited in late June. They were able to enjoy a little time in the outdoor pool before thunderstorms came in. We also had a magic show, balloon animals, face painting, artwork, and ice cream to complete the afternoon. It was so nice meeting many of the families throughout the afternoon.

Del Webb Florham Park HOA
1 Applegate Drive
Florham Park, NJ 07932
Phone: 973.969.3495

RE: Federal Fair Housing Form

Dear Resident,

As you know, Del Webb Florham Park HOA. is an age-restricted community. Under Federal law (the Federal Fair Housing Act) and pursuant to the Del Webb Florham Park HOA governing documents, this community must conduct periodic surveys of all residents in the community demonstrating that the homes are occupied by at least one person with an age 55 (fifty-five) or more. Failure to conduct the survey could result in a penalty to Del Webb Florham Park HOA which could potentially lose its status as an age-restricted community.

At this time, we are conducting such a survey and every resident must complete the enclosed form and return it to the management office *no later than July 31, 2023. Please take a moment to fill out the form properly to avoid delays or the need to resubmit.*

Each resident is required to print their name and date of birth on the lines provided. Place a check mark next to the document provided and then sign and date where indicated. If you need assistance with making a copy of your age verification or if you prefer to provide an affidavit confirming the age of each resident in the home, visit Management located in the Clubhouse lobby.

Please note that in limited circumstances it is possible to have a home that is not occupied by at least one person of the required age of 55, such as when an owner over 55 has predeceased his or her spouse who is less than 55 years of age. If such an exception should apply to you, provide a letter explaining the circumstances.

All information you provide will remain confidential, except as the Association may be required to divulge the contents of this survey under federal law.

Thank you for your timely response and cooperation in this very important matter.

Very Truly Yours,
Del Webb Florham Park HOA
For the Board of Trustees

Del Webb Florham Park HOA
1 Applegate Drive
Florham Park, NJ 07932
Phone: 973.969.3495

FEDERAL FAIR HOUSING FORM

Certification of compliance with age restriction. Please return this completed form to the reception desk in the clubhouse, or mail to the address listed above. Also include a copy of the verification document you have selected for each resident.

Address: _____, Florham Park, NJ 07932

• Resident Name _____ Date of Birth _____

Place a check in the box next to the document provided.

☐ Driver's License ☐ Birth Certification ☐ US Military Discharge Papers

☐ United States Passport ☐ Other government issued verification of age _____

Resident Signature _____ Today's Date _____

• Resident Name _____ Date of Birth _____

Place a check in the box next to the document provided.

☐ Driver's License ☐ Birth Certification ☐ US Military Discharge Papers

☐ United States Passport ☐ Other government issued verification of age _____

Resident Signature _____ Today's Date _____

• Resident Name _____ Date of Birth _____

Place a check in the box next to the document provided.

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Resident Signature _____ Today's Date _____

• Resident Name _____ Date of Birth _____

Place a check in the box next to the document provided.

☐ Driver's License ☐ Birth Certification ☐ US Military Discharge Papers

☐ United States Passport ☐ Other government issued verification of age _____

Resident Signature _____ Today's Date _____

Dog Reminders in the Community

Please be reminded of the following community guidelines concerning dogs.

- In alignment with Borough Ordinance 108, all dogs must be securely fastened to a tether, leash, cord or chain or the like, not to exceed eight feet in length, held by its owner or other person capable of controlling said dog. This aligns with Borough Ordinance 108.
- Dogs are not permitted in the clubhouse.
- Please pick up after your dog. Disposal should occur in your private garbage cans or at the stations located by the condo buildings. Do not send it down the condo trash chutes nor hang it from a tree.
- Dogs should only be walked on common property. The land around single family homes is privately owned.

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.
- The TVs with the Red Circles and Letters within the Gym can be changed. When changing these tvs they change all the tvs of the same letter (noted on each TV) within the clubhouse. Remotes are to be kept in the gym area near the TVs.



Hitting the Trail

Residents enjoying a walk at the trails at nearby Jockey Hollow.

Del Webb Solo Group

If you are a single resident in the community and looking to meet and socialize with others the Solo Group meets monthly as well as has socials, happy hours, trips and more planned together as a group.

For more information email solos@delwebbfp.com

MONTHLY HUMOR

A little boy opened the big family bible. He was fascinated as he fingered through the old pages. Suddenly, something fell out of the bible. He picked up the object and looked at it. What he saw was an old leaf that had been pressed between the pages.

"Mama, look what I found," the boy called out.

"What have you got there, dear?" she asked.

With astonishment in his voice, he answered, "I think it's Adam's underwear!!"

GUEST POLICY - EVENTS EFFECTIVE 6/1/23

Please refer to the Clubhouse and Amenities Guidebook at delwebbfp.com for definitions and the complete Rules and Regulations for Del Webb at Florham Park. Any questions should be directed to the Property Manager

The event guest policy is being updated effective June 1, 2023. Tickets for events will go on sale or registration (optimally 4-6 weeks) prior to an event taking place. **All events are for residents first.** Guests will be allowed if certain conditions are met. To the extent that tickets are available **(10 days after an event opens for sale)** residents will have the opportunity to purchase up to two (2) guest tickets before the event is sold out. The resident must accompany their guest to the event. Once an event is sold out a waiting list will be created. There will be a premium for guest tickets. This applies to the following activities.

1-Paid entertainment events in the social hall.

2-Paid non-entertainment events such as but not limited to activities including pizza night, lady's night, men's night, bingo, etc.

3-Free clubhouse and patio events such as but not limited to activities including movie night, resident talks, guest speakers, etc.

Activities such as table games, clubs, lessons, and special interest groups are for residents only and guests may not attend. Classes such as but not limited to yoga, Zumba, etc. are for residents only and no guests are allowed.

The outdoor pool, gym, tennis and pickleball courts are listed separately and are not changed.

The HOA reserves the right to fine and/or suspend a resident's use of the amenities for failure to follow the policies and procedures, posted rules and regulations, directives of staff on duty, and for a resident's failure to pay any amounts owed to the HOA.

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 two 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.



Ping Pong at the Clubhouse

For those interested in playing Ping Pong and times available please use the Team Reach App.

Group Code: Fletch07932

FLORHAM PARK LIBRARY

Our local library is a wealth of information available to us for free. All you need to do is obtain a card – a simple process!!! It can be done either online or in person.

Once you have a card, you can avail yourself of the many services our library affords. You can download audiobooks, e-books, order regular books online and you will be notified via email when your books are ready for pick-up. The library also has a computer area, research tools as well as study areas.

Passes are available for the following:

American Museum of Natural History

Guggenheim Museum

Intrepid Sea, Air and Space Museum

Imagine That

Montclair Art Museum

Battleship New Jersey

Liberty Hall Museum

Newark Museum of Art

Digital resources are available through the website.

There are book clubs, children's events (for when the grandkids come to visit), programs for adults as well as printing and faxing services.

Library hours are:

Monday through Thursday 9:30am – 9:00pm

Friday 9:30am – 5:00pm

Saturday 10:00am to 4:00pm

Sunday 1:00pm – 4:00pm

(Hours may be subject to change due to Covid)

The library is located at 107 Ridgedale Avenue, phone is 973-377-2694 and the website is

www.florhamparklib.org

Stop by and see all the library has to offer!!

It's free and it's local!!!

Book Club List

July we will be discussing "Lucy by the Sea" by Elizabeth Strout.

AUGUST Horse

By: Geraldine Brooks

SEPTEMBER Her Hidden Genius

By: Marie Benedict

OCTOBER Symphony of Secrets

By: Brendan Slocumb

NOVEMBER Bottle of Lies: The Inside Story of the Generic Drug Boom

By: Katherine Eban

DECEMBER Fresh Water for Flowers

By: Valerie Perrine

JANUARY Demon Copperhead

By: Barbara Kingsolver



Bocce on Tuesday Nights

Stop by on Tuesday nights at 7PM for some weekly community Bocce. It is easy to learn. Bring some snacks and beverages and enjoy an evening with your neighbors.

Community Speed Limit-25 MPH

A friendly reminder that the speed limit throughout the community is 25 MPH. As the weather warms up more residents will be outside walking, biking and enjoying the amenities. Please slow down and be mindful of others.



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. Please note: The service providers are recommended by homeowners only and have not been reviewed for compliance with licenses or insurance coverage requirements.

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
Paris Electric 973-533-1578

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 Budesá - (973) 666-1708

Landscape

Cardinal Landscape 862 204 9428
Concorde Landscape 908-499-9242
DeMartinis Landscape Services 973-822-8931
Sweeney Landscape Services 973-895-2151

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
Fire Fighters Painting 973-699-1938

Vent Cleaning

Crystal Clean 866 837 2662
Apex Dryer and Vent Cleaning 732-257-4590
Office@apexairductcleaning.com \$89 flat rate

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

Kope Electric 908 722 5673

Window Coverings

Melanie's Custom Cover. 973 627 3021

Garage Doors

Close Brothers 973 927 4141

Driveway Sealcoating:

Camasta Landscaping and Sealcoating
973-585-7007

Pet Portrait Painter

Jackie Calderone 267-825-1219
jackiecalderoneart@gmail.com

Audio/Visual Installation and Repair
Integrated Tech Solutions
855-888-4335 ext 4.

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/>

Calendar of Programs and Events July 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Save the Dates: - Jayne Curry-August 13th - Labor Day- September 4th		4 4th of July 4th of July BBQ 4-8PM				1 Open Ping Pong
2 Open Ping Pong 8 Ball Pool-2PM	3 Open Mahjong -2PM Cornhole-2PM 8 Ball Pool and Ping Pong-7PM Open Mexican Train-7PM	4 4th of July 4th of July BBQ 4-8PM	5 Open Mahjong-1PM Open Bridge-2PM Chess Night- 7PM	6 Open Canasta- 11AM Poker Night-7PM Ladies Ping Pong-7PM	7 Yoga- 8:30AM	8 Open Ping Pong
9 Open Ping Pong 8 Ball Pool-2PM	10 Open Mahjong -2PM Cornhole-2PM 8 Ball Pool and Ping Pong-7PM Open Mexican Train-7PM ARC Applications Due	11 Chair Yoga-10AM Needlework Club-1PM Backgammon-7PM Bocce- 7PM	12 Aqua Group-10AM Open Mahjong- 1PM Open Bridge-2PM Chess Night- 7PM	13 Open Canasta- 11AM Poker Night-7PM Ladies Ping Pong-7PM	14 Yoga- 8:30AM	15 Open Ping Pong Murder Mystery Night: "Hoedown Homicide" 7PM
16 Open Ping Pong 8 Ball Pool-2PM	17 Open Mahjong -2PM Cornhole-2PM 8 Ball Pool and Ping Pong-7PM Open Mexican Train-7PM	18 Chair Yoga-10AM Needlework Club-1PM Backgammon-7PM Bocce- 7PM Book Group "Mercy Street" 7PM	19 Aqua Group-10AM Open Mahjong-1PM Open Bridge-2PM HOA Open Meeting-4PM COA Annual Meeting- 5PM Chess Night- 7PM	20 Open Canasta- 11AM Poker Night-7PM Ladies Ping Pong-7PM	21 Yoga- 8:30AM	22 Open Ping Pong
23 Open Ping Pong 8 Ball Pool-2PM	24 Open Mahjong -2PM Cornhole-2PM 8 Ball Pool and Ping Pong-7PM Open Mexican Train-7PM ARC Applications Due	25 Chair Yoga-10AM Needlework Club-1PM Backgammon-7PM Bocce- 7PM	26 Aqua Group 10AM Open Mahjong- 1PM Open Bridge-2PM Book Club "Lucy by the Sea" 7PM Chess Night- 7PM	27 Open Canasta- 11AM Poker Night-7PM Ladies Ping Pong-7PM	28 Yoga- 8:30AM	29 Open Ping Pong
30	31 Open Mahjong -2PM Cornhole-2PM 8 Ball Pool and Ping Pong-7PM Open Mexican Train-7PM					