

Volume 3 January 2022



HAPPY NEW YEAR! We hope you had a wonderful holiday month shared with family and friends.

As we face the new year we look forward to meeting new neighbors and enjoying some of the new activities that have been planned by our social committee. It is great to see that community members are feeling comfortable in our clubhouse and using the facilities more frequently. We remind you to stay safe and wear your mask while enjoying the space. The days are already getting longer and spring is just around the corner. We wish you a healthy 2022.

Communications/Newsletter Committee

Lois, Suhas, Morris, Don

A reminder to all DWFP residents.....

We have a wonderful clubhouse that is available to all residents to use on a daily basis. To ensure that everyone is comfortable and safe while enjoying the facilities, there a few rules that must be followed by all. Everyone entering the clubhouse must be masked and they must continue to wear the mask while in any part of the facility. Only residents of the community are permitted in the clubhouse at this time. We all are excited to share this facility with our family and friends but until the Covid situation improves we cannot bring non residents inside. These rules were put in place for the safety of all. Please continue to enjoy the clubhouse and help keep everyone safe.

IMPORTANT CONTACTS

Front Gate - 973-845-2098

(7AM-11PM Daily)

Associa (Management Company) -

973-773-6262

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

(subject to change)

Indoor Pool Hours 9AM-5PM Daily

Associa (Management Company) –

info@delwebbfp.com

Lifestyle Director –

lifestyle@delwebbfp.com

Architecture Review Committee –

arc@delwebbfp.com

Master HOA Board Residents Members:

Mark Gersten (mark@delwebbfp.com)

Stan Perla (stan@delwebbfp.com)

Condo HOA Board Resident Members

Alan Englander (alan@delwebbfp.com)

David Fox (david@delwebbfp.com)

Standing Committees:

ARC

Michael Fauls. (Chair)

Greg Cousland

George Lipari

Carl Schlotfeldt

Facilities and Security

Jim Ross (Chair)

Helen Jacobson

Harry Laster

Mark Reiner

Steven Grundleger

Social Committee

Lynn Abrevaya (Co-Chair)

Barbara Konel (Co-Chair)

Diane Silvestri

Barbara Gersten

Sharyn Henslovitz

Andrea Beinhaker

Patrick Carmelengo

Cookie Lipin

Joan Cregan

Lynda Sapperstein

Communications/Newsletter

Suhas Ketkar

Morris Glazer

Lois Livreri

Don Hoffmann

Del Webb Florham Park Master Board HOA Update:

First off, we want to wish our fellow homeowners a Happy and Healthy 2022. We have seen significant growth in the Del Webb community this past year and with growth comes growing pains and headaches. We anticipate positive changes in 2022 which we will be sharing with all homeowners at future board meetings.

We are excited to be serving as your Resident Directors of the Del Webb Florham Park Home Owners Association (HOA) this year. To say it's been challenging is an understatement. Our goal is to continue with cooperation and mutual respect so Del Webb remains a great place to live. While things have been complicated with COVID-19, I'm confident we can still find ways to engage and connect with our fellow neighbors. Having a sense of a united community is needed now more than ever and I hope you will join us in becoming an active participant to achieve this goal. We have already formed several standing committees for continuous improvement and event planning throughout the year. Please consider joining a Committee when you can, as it's not only a great way to meet your neighbors, it also ensures your voice is heard regarding concerns or ideas for improvement. New faces are always welcome to provide a new perspective and fresh ideas.

This is our first time serving on an HOA board and so far, we have enjoyed meeting new homeowners, working with others and becoming very involved in our community. You may see us walking the neighborhood, at the clubhouse or playing Pickleball, so please stop and say hello when the opportunity arises.

Mark Gersten & Stan Perla

Del Webb Florham Park Condo Board HOA Update:

Condominium Association resident Board Directors met with Townhome owners and Condo Apartment owners during the previous month to share and exchange information and receive and address the concerns of residents.

Following an overview of the Community, the COA and HOA Associations and what owners need to know as Condominium residents, the Directors urged residents to actively participate in setting the direction of our community by joining committees. Whether through committee participation or seeking election to the Boards of Directors (HOA AND COA) we all have a unique opportunity and obligation to make a difference in how we move forward as a community.

Alan Englander & David Fox

We need your input!

Have some neighborhood news, a shout out to a neighbor who helped out, or did you celebrate a milestone birthday, anniversary or special family accomplishment? Let us know! Send pictures, captions and more to the Communications Committee to appear in a future newsletter.

Don Hoffmann (sailcapeco@aol.com),

Morris Glazer (401kman@gmail.com),

Suhas Ketkar (slketkar@gmail.com),

Lois Livreri (lois41783@gmail.com)

Community Website:

Have you checked out the resident run website yet? It has forms, rules and regulations, information on the amenities, calendar of events and more.

delwebbfp.com

Monthly quote:

People who think they know everything are a great annoyance to those of us who do!

Monthly humor:

First you forget names, then you forget faces, then you forget to pull your zipper up, then you forget to pull your zipper down!!

DID YOU KNOW??????

They live in New Jersey!

They practice in New Jersey!

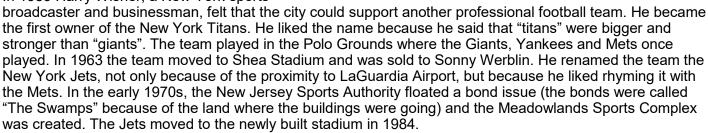
They play in New Jersey!

They wear football Jerseys!

But they are called the New York Jets!!

Why is that??

In 1959 Harry Wisner, a New York sports



In 1969, the Jets played in Super Bowl III as quarterback Joe Namath helped the team defeat the Baltimore Colts. Unfortunately, although they have since been in 13 playoffs, they were never in a Super Bowl again.

Ownership ultimately passed from Werblin to Leon Hess to Woody Johnson and to the current owner, Woody's brother Christopher Johnson in 2017.

They currently train at the facility in our back yard since 2008. For those of us who have been fortunate enough to witness a training session, it is truly an experience and something recommended for football fans.

The Jets currently have a 50-50 joint venture with the Giants to play at MetLife Stadium in East Rutherford. The team is affectionately referred to by local sportscasters as "Gangreen" because of the color of their uniform.

So, to answer the original question as to why the New York Jets aren't called the New Jersey Jets? They, along with the New York Giants, are considered teams representing the New York metropolitan area and therefore the New York name is sticking!!!

LENDING LIBRARY NEWS...

Books for the DWFP Lending Library can be dropped off beginning Monday, January 3rd at the clubhouse lobby in the bin labeled "BOOK DONATIONS". Once copyright dates are checked, books will be shelved under FICTION, BIOGRAPHY, NON-FICTION, and will be available for checkout. Feel free to borrow as many books as you can read in a timely fashion. Books should be returned to its proper location.

The library is located on the left side of the lobby.

Due to the shortage of space, please adhere to the following when donating books:

Hardcover and paperbacks in good condition of

*fiction with a copyright date of **2012 (for now) or newer** *biographies, current political writings, current travel books, religion, military, and history

<u>NO BOOKS</u> on self-help, home improvement, diet, coffee-table, business/legal/medical, journals, hobbies, encyclopedias, cookbooks, textbooks.

Further guidelines may be found at the library desk.

Del Webb Florham Park Social Committee Update:

There are several sub-committees hard at work keeping everyone busy. The welcoming committee has been knocking on doors of the new residents, presenting a welcome gift and helping our newest neighbors feel at home. The travel committee is working on a 2023 river cruise and details will follow. There are lots of activities planned and while we found lots of day trips and shows to enjoy we would really need feedback from all as to what is most appealing. Feel free to send suggestions to the planning committee or call one of the members.

The calendar for January is quickly filling up. We are intending to continue with open days and nights for games, sports and just fun. Monday afternoon open MahJong begins at 2 p.m. All are welcome. During the evening there is pool and football. If you have friends that want to play another game, the clubhouse is open and welcoming to all. On Tuesday mornings there is chair yoga at 10 a.m. and Open Bridge at 7 p.m., Wednesday is Meet and Greet at 5 and poker begins at 7. Open Canasta is at 7 p.m. on Thurdays. In addition, there is a full schedule of fun evenings!

Movie night is on Friday, January 7, movie to be announced. There is a speaker on the 11th discussing goal setting at this stage of life Something new on the 12th, Happy Hour Yoga. That should be fun. On January 13, there will be a presentation from Viking about a cruise being worked on by the travel committee. Singles will be meeting on the 20th and on the 21st a variety show. As it gets colder, join us for the 8 Ball pool Tournament at 1 p.m. on the 23rd and Board Game Night on the 26th, Closets to Adore will be giving a presentation on Thursday the 27th.

Please Note: All activities and events are subject to change due to current and upcoming Clubhouse restrictions that may be in place at the time. Please see weekly email updates for the latest programming times and schedules,

Del Webb Florham Park Facilities Committee Update:

The Facilities Committee was recently established to advise and assist the HOA Board with the management of the Clubhouse and all of its related amenities (pools, tennis & pickle courts, bocce courts, gym, meeting spaces, etc.) as well as ensuring the community's access points (main & back gates) function properly.

With Pulte still very much in charge our current role is somewhat limited, but we are doing our best to make sure repairs are made when required.

Over the next few months our efforts will be focused on understanding the various systems that operate within the Clubhouse (HVAC, lighting, audio-video, pool, surveillance, fob access, etc.) plus the system behind our two security gates. We'll be meeting with the vendors that support these systems and learning how everything works. Even simple things like how to operate TVs, set temperature controls, etc. are a bit confusing at this point.

As we transition away from Pulte control to full resident ownership it's incumbent upon the committee to be as knowledgeable as possible so that we can, in conjunction with our vendors and management company, ensure everything runs exactly as it should.

The committee is comprised of the following individuals:

Jim Ross (Chair) Steve Grundleger Helen Jacobson Harry Laster Mark Reiner

Any issues or concerns related to the Clubhouse or Gates should be directed to facilities@delwebbfp.com and a member of the committee will promptly respond.

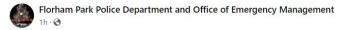
2022 - New Year's Resolutions

As we look forward to the New Year, I invite you to consider these goals for 2022. Wishing you and yours a happy, healthy, and joyful New Year!

- **Practice Gratitude:** As we enter a new year and the third year of the pandemic, take a moment to reflect on the positives in your life. For one month, can you think of or even jot down three things you are grateful for each day? Journaling helps reduce anxiety, create awareness, and regulate emotions.
- **Play and Enjoy:** Learn a new skill. Ask your neighbor to teach you Bridge or Canasta. Hop on the bread-making trend. Read more and scroll less. Between classes in the clubhouse, offerings in our community, and endless opportunities online, make the most of your free time and enjoy yourself.
- **Travel and Explore:** Although the pandemic is causing many of us to pause on international travels and even travels across the country, let's plan for more adventures in the year to come. Where would you like to go?
- **Volunteer:** We are lucky to live in Del Webb. How can we give back to our larger community? Donating our time, skills, and/or resources does not just help those around us, but it is personally rewarding, too. A win-win.
- **Focus on Health:** You knew this would be on the list, right? Exercise (check out our new gym!). Eat clean; remember, everything in moderation. Visit your doctor. Make sure you get enough sleep. Drink more water. You know what to do. Take care of yourself by taking charge of your health.
- **Review Your Finances:** Are you saving enough money? Spending too much? Investing properly? Take note, and make an appointment with a financial or retirement planner if you have any questions.
- **Get Organized:** That stack of papers on your desk? Those boxes hidden away in your closet that you haven't yet unpacked? Those emails that can probably be deleted? Take some time to declutter your physical and virtual space.
- **Give More Compliments:** Giving a compliment is just as nice as receiving one, and a small acknowledgement can go a long way towards increased positivity and happiness in your life and the lives of those around you.
- **Spend Time with Family and Friends:** Show up for those you love. A simple connection can quickly improve your mood. Quality time with loved ones is what it's all about.
- **Live Life to the Fullest:** Think big. What's something you've always wanted to do? Do that thing. You deserve it.

Florham Park Police, Fire and EMS Community Donation

Throughout the month of December we collected donations for the Florham Park Police, Fire and EMS services. We were able to present each department with a check of \$575 to put toward their current needs. They were very appreciative of the support of the community and would like to thank all the residents for the collection. We hope to have some future events and programming with each department.



The Lifestyle Director, Colby, from Del Webb took up a collection from residents of the Del Webb complex and donated the same to the Florham Park Police Department today. Thank you to Colby and all of the residents of the Del Webb complex for your support!





The Lifestyle Director, Colby, from the Del Webb Community, collected a donation to the Florham Park First Aid Squad. Thank you to Colby and all of the residents of the Del Webb Community for your support!



Local Medical Center Spotlight:

Morristown Medical Center

While none of us wishes to go to a medical facility anytime soon, we are fortunate that Morristown Medical Center is only a ten-minute drive from the Del Webb community. Even more important, it is the region's only university-level academic medical center and ranked as the best hospital in New Jersey Morristown Medical Center in the 2020-21 U.S. News and World Report. Using such objective quality measures as clinical outcomes, patient safety, and patient experience, Morristown Medical Center placed among the fifty best hospitals in the country. It ranked nationally in three specialties – cardiology, gynecology, and orthopedics. Its high performing specialties included gastroenterology, geriatrics, nephrology, pulmonology, and urology. These rankings speak highly of the quality of healthcare received by patients. Reflecting this, 84% of patients (14% higher than the national average) would recommend the facility to others. In terms of numbers, Morristown Medical Center has 2,250 physicians/providers, seven hundred beds, and over 6,000 total number of employees.

Summit Health

Summit Health, formed by the 2019 merger between Summit Medical Group, a multispecialty medical group, and CityMD, the leading urgent care provider in the New York metro area, is another important health care facility for the residents of our community. Summit Health promises to deliver a comprehensive and responsive care experience for every stage of life and health condition by offering seamless primary, specialty, and urgent care. Summit Health has more than 2,000 providers, 9,000 employees and over 200 locations in New Jersey and New York.

Summit Health's Florham Park Campus, Le Benger Pavilion, is located near the Jets training center at 140 Park Avenue. It houses over 24 medical specialties and services, including diagnostic imaging and urgent care, and 120 physicians. Its website (https://www.summithealth.com/locations/florham-park-campus-le-benger-pavilion) provides a comprehensive list of specialties and the associated phone numbers. Thirty additional specialties and services, and 90 physicians are located at 150 Park Avenue. A list of specialties can be found at https://www.summithealth.com/locations/florham-park-150-park-avenue. Finally, https://www.summithealth.com/our-patients/insurance-and-pricing/accepted-insurance-plans provides information on insurance accepted at Summit Health.

Patient Reviews

As a one-time university professor, I am acutely aware of biases in student reviews. Disgruntled students are much more likely to vent their frustrations in semester end reviews than satisfied students. The same is true of patients. Nonetheless, some lessons can be learnt from the reviews. I read 100 patient reviews on each of Morristown Medical Center and Summit Health websites to reach several tentative conclusions:

- 30% of Morristown Medical Center patients were satisfied with the service they received versus 20% of patients at Summit Health.
- Emergency room issues including long wait time and wrong diagnoses, and unprofessional nursing staff conduct contributed to the patient disaffection at Morristown Medical Center.
- Billing problems, staff rudeness, long wait-times in getting appointments, equally long hours spent in doctors' waiting rooms, and poor communication by staff caused sub-par patient reviews at Summit Health.
- Reportedly, Summit Health doctors write prescriptions for three months' supplies. Getting refill authorizations for even routine medications requires you to see the prescribing physician again, but getting an appointment can be difficult, time consuming and frustrating

My reading of patient reviews is far from complete and comprehensive. Nonetheless, it may alert each one of us to seek clarifications on relevant issues before seeking healthcare at Morristown Medical Center as well as Summit Health.

Entertainment Update

If you are looking for some local entertainment during the next few winter months, we have provided a list of events at two favorite locations. Check online for ticket pricing and availability.

Mayo Performing Arts Center

100 South Street, Morristown

Box office. 973-539-8008

Jan.7-8. Stomp

Jan. 11-12. Dancing with the Stars

Jan.14. Manhattan Comedy Nite

Jan. 15. The Disco Nites

Jan. 16. Daniel Tiger's Neighborhood Live

Presents Neighborhood Day

Jan. 21-23. Rent

Feb. 2 An Evening with Harry Connick, Jr.

Feb. 3 The Choir of Man

Feb. 4 Ray on my Mind

Feb. 5 Elvis: The Concert of Kings

Feb.10 Chris Botti

Feb. 11 Casablanca

Feb. 12 Roy Orbison and Buddy Holly:

The Rock'Roll Dream Tour

Feb. 18 Carole King Musical

Paper Mill Playhouse

22 Brookside Drive

Millburn

Box office. 973-376-4343

Jan. 26-Feb. 20. Clue

March 24-April 24 The Wanderer

June 1-26. Sister Act

Community Update (estimates)

Single family homes

2 lots available and the three models

Total 104

95% sold

Townhomes

15 available and the three models

Total 141

87% sold

Apartments

Building 5-not sold yet

Approximately 36 apartments

Total 180

80% sold

As of 12/13/21, 251 or 59% units closed.



Holiday Bingo Winners

On December 15th, we had 80 residents join us for Holiday Bingo. We had multiple bingo games, holiday themed prizes, coffee and hot chocolate for everyone to enjoy.

Newsletter Naming Contest:

Congratulations to residents Helen Diskin on submitting Webb Happenings as our newsletter name. Helen will receive a small gift basket for sending along the winning name. Congrats Helen!





Thanks to everyone who donated a new toy to the Morris County Toys for Tots Program. We were able to deliver a full car's worth of toys on December 10th to the Picatinny Arsenal. This is now our second year collecting toys for the program.



Gingerbread House Making

A handful of residents enjoyed making gingerbread houses in December at the clubhouse. For some it was their first time trying this out. Great job with all that frosting and candy.



Fairleigh Dickinson University FILL Program

At the beginning of December we had Professors Bruce Peabody (Government and Politics) and Gary Darden (History) come to present about "the university next door" -- and opportunities for taking classes for fun, stimulation, or even credit and enjoying the theater, grounds, lectures, and events at the historic Florham Campus of Fairleigh Dickinson University just down the street from us. . You can learn more about their program at www.fdu.edu/fill



Clubhouse Grand Opening

On Saturday, November 20th close to 250 residents and future residents stopped by for the clubhouse grand opening celebration. Residents stopped by for an afternoon lunch, live music with Gary Philips, a visit from Florham Park Mayor Mark Taylor and enjoying some time with neighbors. Due to COVID restrictions, an outdoor tent and heaters were setup. Thanks to all who stopped by , and to Del Webb Florham Park and Pulte for sponsoring the event.

The clubhouse features a large social room, which can be divided into two separate functions, a catering/ demo kitchen, craft room, game room with a pool table, poker table and shuffleboard. The clubhouse also has an area to play cards, a full gym and movement studio, locker-rooms and an indoor pool with lap lanes and a hot tub.



STAFF SPOTLIGHT:

Customer Service Manager: Ralph Rzekiec

Ralph Rzekiec is someone many of us have come to know. He is the Customer Service Manager employed by Pulte. Ralph has worked in this position for 10 years following an earlier career in construction.

He currently works in three separate locations; here in Florham Park, a single family development in North Caldwell, and a site in Carmel, New York. He always greets you with a smile and an enthusiastic good morning. Ralph takes care of the problems we have encountered in our new construction homes. He corrects as many things as possible, and when he can't (which is rare) he brings in the correct trade person who can. He is prompt, efficient, and often goes out of his way to satisfy his customers.

Ralph is married and has two children. He is an avid soccer fan, enjoys the World Cup in particular, and even plays in an active adult league. In his spare time he enjoys bike riding. He looks forward to his annual vacation to the Smoky Mountains.

LET'S EAT.....

More Good Eats.....

We have received some feedback on our restaurant list and hope that we will hear from more of our neighbors.

Gregorio's

255 Main Street, Chatham

Firehouse Pizza and Italian Restaurant

15 Central Avenue, Madison

II Goccina

33 Main Street, Madison

II Mondo Vechio

72 Main Street, Madison

Nonna's Pizza Restaurant

176 Columbia Turnpike, FP

Osteria Trevi

4 Park Avenue, Madison

Prospect Tavern

14 Prospect Street, Madison

Nero's Grille

618 S. Livingston Avenue, Livingston

Grillera Mediterranean

91 Park Avenue, Madison

China Chalet

184 Columbia Turnpike, FP

There are probably many more great spots that we would like to share. If you have a favorite, please send it along to us. Enjoy!

Many of these establishments require reservations so best to check that out online. You can also find their menus, pricing, and customer reviews. We would like to add to this list so if you have a favorite not included, please send it along so we can include it in a future issue.

Bon appetit!

Florham Park Senior Citizens Club

The Senior Citizens Club recently hosted the annual holiday luncheon. It was held at the Hanover Manor. Several community residents were in attendance. There was plenty of food and the service was good. There was a gentleman who played his guitar and sang some old favorites and some holiday songs. The Hanover Park Choral Group presented the holiday program, the young people certainly put on a great show.

The Florham Park Senior Citizens Club is open to all residents. The annual membership is \$10. They plan events throughout the year and keep their membership informed with an online newsletter.







Saturday	1 New Year's Day	Closed	œ	15		22	29	dates and times are to current COVID community.	
Friday			7 MOVIE NIGHT- Postponed	41		21 Variety Act– More information to follow	28 Book Club- "The Lost Apothecary" 2PM	Please note that some dates and times are subject to change due to current COVID restrictions within the community.	
Thursday			6 Open Canasta– 3 PM	13 Open Canasta— 3 PM Viking River Cruise 2023 Zoom Presentation- 7PM		20 Open Canasta— 3PM Singles Meet & Greet— Madison Wine Bar 7PM	27 Open Canasta— 3PM Closets to Adore	Open Canasta— 3PM Closets to Adore Presentation— 7PM	
Wednesday			5 Open Bridge-2PM	12 Open Bridge-2PM Happy Hour Yoga- 5:30PM		19 Open Bridge-2PM Meet & Greet-4PM Poker Night-7PM	26 Book Club-"Faye, Faraway" 12PM	Open Bridge-2PM Poker Night-7PM	
Tuesday			4 Chair Yoga-10AM	11 NO CHAIR YOGA Posture Presentation— Postponed	Goal Setting Online Presentation-1PM Open Canasta 2PM	18 Chair Yoga –10AM Planning for Success Online Presentation- 1PM	Open Canasta 2PM 25 Chair Yoga –10AM Open Canasta 2PM		
Monday			3 Open Mahjong –2PM	10 Open Mahjong –2PM		17 Open Mahjong –2PM	24 Open Mahjong –2PM	31 Open Mahjong –2PM	
Sunday			2	9 8 Ball Pool-1PM		16 8 Ball Pool-1PM	23 8 Ball Pool Tournament - 1PM	30 8 Ball Pool-1PM	