



Important Telephone Numbers

- Front Gate – 973-845-2098
- First Service Residential (Management Company) – 973-520-8004
- 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
- Morris County Municipal Utilities Authority (Recycling) – 973-285-8383

Important Email Contacts

- First Service Residential (Management) – info@delwebbfhp.com
- Social Director – lifestyle@delwebbfhp.com
- Architecture Review & Grounds Committee – arc@delwebbfhp.com
- Facilities Committee – facilities@delwebbfhp.com
- COA Facilities Committee – coafacilities@delwebbfhp.com

Important Websites

- Del Webb at Florham Park HOA/COA – delwebbfhp.com
 - New Homeowner Info – delwebbfhp.com/new-homeowners/
 - Trash/Recycling Info – delwebbfhp.com/trash-and-recycling/
 - Important Documents – delwebbfhp.com/documents/
- First Service Residential (Management) – fsresidential.com
- Borough of Florham Park – fpboro.net



Association Fee Payments (COA and HOA)

Payments are due on the first of each month. All homeowners pay a monthly HOA fee. Townhome and Condominium owners also pay a monthly COA fee.

ACH Direct Payments:

To set up monthly HOA/COA payments please go to www.clickpay.com/firstservice and select the option to set up ACH

US Mail payment address (Note: must be accompanied by a payment coupon and/or unit account number must be clearly written on the check or money order):

Del Webb at Florham Park HOA / Del Webb at Florham Park COA

C/o FirstService Residential

PO BOX 31077

Tampa, FL 33630

Warranty Information

Most warranty issues should be directed to the Pulte Northeast Corridor Division:

Email: NortheastCorridor.Warranty@Pulte.com

Customer Care Office Phone: 877-686-4379 (Monday - Friday 8:30 - 4:30)

Customer Care Emergency Phone: 888-913-3537 (After hours and weekends)

Homeowner's Entry Website: <https://www.delwebb.com/service-request>

Appliance Warranty Phone: 866-817-5406

Appliance Warranty Email: Pulte_Service@whirlpool.com



Trash and Recycling

Trash is collected Monday and Thursday by Bill Pryor Disposal Services. This service is provided by the HOA. Containers may be placed at the curb after 6 pm on the day prior to collection and must be removed by midnight of the day the containers were emptied. Trash is not collected on New Years Day, Labor Day, Memorial Day, Thanksgiving Day, 4th of July, Christmas Day.

Recycling is collected by the Morris County Municipal Utilities Authority. Collection occurs on alternating Thursdays.