

Del Webb®

FLORHAM PARK

WEBB HAPPENINGS FEBRUARY 2023



We made it through the first month of winter. It was wet, cold, and we even had a bit of snow.

Covid raised its ugly head after a great New Years Eve gathering. Guess that's something we will have to cope with from now on. We do have some good things happening this month. Ground hog day will start us off and will give us an idea of what might be ahead weather wise. Then we have Super Bowl Sunday with all the trimmings. Shortly thereafter Valentine's Day will remind us to celebrate all those special people in our lives. Finally, we have President's weekend with time off and all those sales. And when we reach March 1, it is only 20 days until spring arrives. We will all be glad when that arrives. Enjoy February and be well.

Lois, Morris, Suhas, and Don

IMPORTANT CONTACTS

Front Gate – 973-845-2098

(7AM-11PM Daily)

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

[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](tel:973-285-8383)

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

Clubhouse Hours Open Daily 5AM-10PM

(subject to change)

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)

Stan Perla (stan@delwebbfp.com)

Steven Grundleger (steve@delwebbfp.com)

Michael Fauls (mike@delwebbfp.com)

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David Fox (david@delwebbfp.com)

Alan Abramson (alanabramson@delwebbfp.com)

Tom Cedrone (tom@delwebbfp.com)

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Greg Cousland

George Lipari

Carl Schlotfeldt

Don Hoffmann

Michael Ryan

Facilities and Security Committee (HOA)

facilities@delwebbfp.com

Don Fuchs

Harry Laster

Mark Reiner (Chair)

Maintenance and Infrastructure Committee (COA)

Josh Rubinfeld

Ron Baruch

Stewart Chang

Mel Nutkis

Ken Sunberg

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Don Hoffmann

Alan Englander

Alternative Dispute Resolution Committee

Joel Rachmiel (Chair)

Susan Rynar (Vice-Chair)

Brianne Donohue (Vice-Chair)

Steve Sunshine

John Levitt

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

HOA Update

The Board recently approved several initiatives that will contribute to improved reliability and take a step forward in managing visitor access.

As many are aware, on January 8, a truck crashed into our front gate. The driver of the truck did not stop then denied hitting the gate when confronted. Fortunately, we were able to produce the video. After seeing the video, management from Fresh Direct took full responsibility and their insurance has paid for the damage in full.

This is the third time in less than a year that the front gates have been hit by a driver. Adding the many occasions where a mechanical issue has occurred, these gates have become a constant source of resident discontent.

To remedy this problem, the Board will be replacing the slow moving heavy metal entry gates with a barrier style similar to those found at the back exit. Barrier gates open quickly and are less problem prone. Additionally, there will be more space to drive a larger vehicle through when only one gate is open.

We solicited multiple bids to lower the cost to approximately \$13,500. The insurance payment covers almost half. The remainder will be fully funded by cost savings achieved by fine tuning and renegotiating the HOA internet and phone bills. The cost of the new gate is fully funded by the insurance payment and this cost savings. There will not be any special assessment nor increase in monthly fees to pay for this.

The new gate is expected to be installed over the next few weeks.

Shortly after the new gate is installed, we will replace the call box that is used to allow visitor access during times when the gatehouse is unstaffed. The current call box is antiquated and unreliable.

We will be implementing a video based solution from a company called ButterflyMX. Residents will be able to view and speak with the visitors before permitting access. You will also be able to send QR Codes to visitors that can be used to allow entry without a call. And for those that would prefer, you can still let your visitors in the old fashioned way by pressing 9 on your landline or flip phone.

After an initial fine tuning period, we plan to use ButterflyMX to reduce the staffed hours at our front gate and achieve significant cost savings.

We are committed to continuous communication about these projects so watch your email for additional information.

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>

COA Update

Now that our New Year celebrations and hopefully the last significant wave of Covid and flu infections are in the rear view mirror the Condominium Association is focusing on the challenges we'll face in 2023.

First and foremost we'll be focusing on the roll out of the Transition effort to identify builder deficiencies and evaluate the adequacy of reserves to provide for required infrastructure replacements. It's the identified deficiencies along with potential adjustment of initially estimated reserve requirements that will determine the basis of potential claims against Pulte for remediation or settlement.

We'll also continue to focus on the safety and security issues identified in 2022 prioritizing fob and directory access in the condo buildings and rolling out the camera and cell service coverage deployments that were initiated last year.

As our newspaper goes to press, the COA's Transition team is nearly complete. In addition to Stark and Stark and Mirra & Associates, our transition attorneys and accountants, respectively, we will be retaining Vertex engineers to perform the physical inspection of the condo and townhome common areas, and VDA to inspect the building elevators. We're also in the process of selecting a firm to perform a Reserve study which will determine the appropriate level of Reserves required to meet the future infrastructure needs of our community.

Stark and Stark will coordinate all transition activities and lead the transition effort.

Vertex will do a walk-through of our community to visually identify developer defects and use a resident questionnaire to select and physically examine the common areas of specific properties.

Mirra & Associates will work with the Reserve Study firm we engage to determine the propriety of Reserve levels and review our financials to confirm that Pulte provided deficit funding when required and provided the funds required before and after units transferred from developer to resident ownership.

In the new year we continue to face access issues related to building fob and directory systems. The equipment and technology comprising the system is dated, the vendor has been difficult to deal with, wiring and connectivity to allow remote programming was never established and the organization of the resident database was not configured to easily allow updates. That said we're exploring alternatives in conjunction with the HOA to identify and install an up-to-date technology solution to resolve the issues we've experienced.

Nominations to elect a resident director to replace the remaining developer on the Board of Directors have recently been solicited. The deadline for submissions is February 10th. All those who feel they have the required skill set to contribute and who are determined to help our community realize its full potential are invited to submit nomination forms.

As mentioned at our Board meeting on the 25th, the Board plans to conduct town hall meetings for Townhome owners and Condo apartment building owners in the coming months. The meetings will be structured to share progress updates with residents and to solicit their feedback – stay tuned for notification of meetings.

Finally , if you haven't already introduced yourself, I'd ask all to stop by her office and welcome our new property manager – Liz Napoletano. Liz has already had a positive impact since joining us Jan 3rd. She has a wealth of property management experience, strong vendor management skills and communication skills.

Looking forward with you to a productive 2023 with significant progress regarding infrastructure and establishing a strong framework to build on in years to come.

Condominium Association Board of Directors

COA Maintenance & Infrastructure Update

Project Updates:

- We recently completed the installation of a cellular communication repeater system in three out of the five condominium building garages: 1 Vanderbilt, 2 Vanderbilt and 1 Hadley. We're pleased with the results thus far and will continue this project for the remaining two buildings: 3 Vanderbilt and 4 Vanderbilt. Procurement of the equipment for the final two installations has been approved and initiated with our vendor, USA Security. This system supports cell phone communication from the three major carriers: Verizon, T-Mobile and AT&T.
- New security cameras have been installed in the lobby entrance of 1 Vanderbilt, 2 Vanderbilt, 3 Vanderbilt, 4 Vanderbilt and 1 Hadley. We will continue to monitor and test the effectiveness of these cameras as we work to identify a cost-effective method to provide security footage not only for the main entrance, but for the potential expansion to additional entrances around the building. Meetings with electrical contractors and other video cam service providers are being conducted and a review of proposed solutions will be addressed by our committee.
- The Committee has begun to receive and evaluate proposals for condominium building garage door maintenance contracts. We recognize that it's imperative we keep these entrance and egress doors fully functional and safe for all building residents and their vehicles.
- The Committee will embark on the initial stages of an evaluation for restorative services to the condominium buildings elevator systems in the event of a power outage. This will be a long-term project throughout 2023 as the M&I Committee will develop a comprehensive project plan, feasibility study and financial impact analysis. A methodical and conscientious approach will ensure that all factors are considered as we anticipate a significant budget impact if we determine to move forward. We have already conducted an initial meeting with a certified contractor and will continue to pursue additional proposals for committee evaluation.
- We approved the fire equipment inspection contract for 4 Vanderbilt. This completes the contract process for all five condominium buildings.
- The M&I Committee is preparing to evaluate service contracts for the Carbon Monoxide detection systems for the five condominium garages. An initial meeting has been conducted with a local service contractor. We will seek additional proposals for committee evaluation and recommendation.
- The current key fob system and directory access panels (two separate systems) servicing the five condominium buildings are currently under review. We continue to experience difficulty in the programming and management of these two separate systems and are evaluating the feasibility of getting many issues resolved through the services of a new technology provider. The original technology provider (contracted through Pulte) has become increasingly unresponsive and unreliable. Consideration is being given to evaluating an alternative solution which is currently being pursued by our HOA colleagues. The feasibility of managing our existing system, the possibility of deploying a new system, and the significant financial costs that both directions carry are under deep analysis so we can make the best technological and financial decision for our COA residents.

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

Visitors 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.

ARC Update

Del Webb Florham Park achieved a significant milestone last month by reaching 100% occupancy. Joining our community means adapting to your new home and the Del Webb Florham Park community structure, policies, and guidelines. This can be a challenge for those of us who have no prior experience with the concept of a homeowners association or HOA. In addition to the more familiar rules and ordinances of the local municipality (in our case the Borough of Florham Park), we now have HOA rules (known as Restrictions and Rules of the HOA and of the Condominium Association) and guidelines (known as Architectural Review Committee or ARC guidelines). There are also nice benefits to living in an HOA community, including protection of property values, access to fine community amenities, added security, landscaping, snow removal, and some utilities included in fees, and many opportunities to socialize. Perhaps the greatest advantage is the opportunity to help maintain and enhance the community through participation on the many committees and ultimately to seek election to a board position.

Copies of rules and guidelines are available at the Del Webb at Florham Park Homeowner's Association website (go to delwebbFP.com under Resident Resources / Documents) and owners are encouraged to become familiar with these.

We'll use our newsletter to periodically highlight a few of these rules and guidelines. This month we have chosen the following:

- When it snows, cars should be kept off the streets and out of visitor parking spaces. This is to allow the snow plows full access to clear snow from these areas.
- Patios, decks and balconies cannot be used as storage areas. No carpeting is allowed on decks, patios or balconies.
- Per Florham Park Fire Department regulations, storage of personal items is not permitted in the condo building's shared garage. This creates a serious safety hazard in an emergency.
- Any added or replaced external item (i.e. doors, windows, siding, roofing or components of these) must match the original in color, size, shape, profile, design and construction material.
- Foundations of townhomes and single family homes may be painted with weatherproof paint, but only with neutral colors or those that match the siding. Townhome owners must complete and sign the Declaration of Ownership Form.

When hiring a contractor to do work in or around your home, especially work that involves the exterior, or the lawn and planting beds, don't assume they know our community rules and guidelines. If in doubt please contact the ARC committee (arc@delwebbfp.com).

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.

Facilities Committee Update

During the past several months there have been many new residents moving into the community. The vast majority have been in the condo buildings and townhouses. There still continues to be some misunderstanding regarding the Home Owners Association (HOA) and the Condominium Owners Association (COA). With that in mind, we will again explain the differences and responsibilities of each.

Every resident of Del Webb Florham Park belongs to the HOA. Condo building and townhouse residents belong to both the HOA and COA. Single family home residents belong only to the HOA.

The HOA is responsible for the common areas. These include the roads, lawns, gates, clubhouse and other amenities. The COA is responsible for the maintenance of the condo buildings and townhouses. Both boards work together as needed to make sure the community functions properly. There are committees that work under the HOA and COA to help them.

The HOA property manager is Stefany Durland. Her email is stefany.durland@fsresidential.com. She should be contacted with issues that the HOA is responsible for. The COA property manager is Elizabeth "Liz" Napoletano. Her email is elizabeth.napoletano@fsresidential.com. She should be contacted with issues that the COA is responsible for. They are here to help you with any issues you may have.

The committee has completed the Clubhouse and Amenities Guide Book. It can be found on the community website: delwebbfp.com/documents/. Please read it carefully and consider printing a copy to keep in your files.

Thanks, Harry, Don, and Mark

This Month in History

February is a short month, but it still packs many impactful events. These include, among many others, Germany's defeat at Stalingrad on February 2, 1943, the ratification of the 15th Amendment on February 3, 1870, the kidnapping of Patty Hearst on February 4, 1974, the beginning of Beatlemania on February 7, 1964, and the crowning of Muhammad Ali as the heavyweight champion of the world on February 25, 1964. Wondery's History Daily podcasts via <https://wondery.com/shows/history-daily/> provide details on these and other historic February events. In this Black history month, we focus first and foremost on the 15th Amendment's ratification. We also highlight the triumphant arrival of Beatles on the U.S. shore.

Many abolitionists knew that despite the Emancipation Proclamation in 1863 and the end of the ensuing Civil War in 1865, the work of achieving true freedom for black Americans was far from over. One of the leaders of the abolitionist movement, Frederick Douglass, believed that slavery is not abolished until the black man has the ballot. His efforts to convince President Andrew Johnson to support voting rights for Black people, however, were unsuccessful. Johnson wanted the voting rights matter left for each state to decide. This led the abolitionists, including Douglass, to support Ulysses S. Grant in the 1868 presidential election. The Congress soon passed the 15th Amendment to the U.S. Constitution on February 26, 1869. Douglass then crisscrossed the country to persuade various states to ratify the amendment. He sought help from another social activist of the time, Susan B. Anthony. But she demurred, not because she opposed voting rights for Blacks, but because she thought that its passage would set back the cause of women's suffrage. She was right because women had to wait 50 more years to gain the right to vote. In any case, Iowa on February 3, 1870, became the final state needed to ratify the 15th Amendment.

After taking their native Britain by storm in 1963 with three number one hits – "She Loves You", "I Want to Hold Your Hand", and "From Me to You" -- the Beatles landed at the JFK airport on February 7, 1964. They were to appear on the Ed Sullivan show on CBS two days later. They were greeted at the airport by a screaming crowd of a few thousand fans, mostly teenage girls, signaling the arrival of Beatlemania to the states side. Their appearance on the Ed Sullivan show was a phenomenal success. Over 50,000 requests for seats came into CBS. But TV Studio 50, where the show originated, could accommodate an audience of only 700. Many celebrities were calling for tickets for their girls. While Walter Cronkite and Jack Paar succeeded, composure Leonard Bernstein tried but failed. The show was watched by 73 million people gathered in front of their TV sets.

If any of our residents were at JFK on that memorable February 7, or the Ed Sullivan show on February 9, or attended a live Beatle performance, please share your experience with the rest of our community.

DID YOU KNOW??

As we get older many age-related changes take place.

WE SHRINK!

There are 24 vertebrae in our spine with discs in between each. As we age, these discs begin to lose strength and thin. This thinning process is what causes us to shrink. After the age of 25, the bone remodeling process becomes more disordered and breaks down bones faster than they can be rebuilt.

What to do? Weight-bearing exercises can help slow this process. Walking, jogging, aerobics or any type of resistance training is recommended. Also important is eating a diet rich in calcium and vitamins.

WE PEE MORE!!

It is common for many older folks to get up in the middle of the night to make a journey to the bathroom. This is called nocturia. About 1/3 of men make at least 2 of these trips and the cause is benign prostatic hyperplasia, which is an enlarged prostate gland. Other reasons could be medications, alcohol, caffeine, nighttime drinking, dietary habits as well as physical issues.

What to do? Eliminating drinking prior to bedtime helps. If symptoms persist, a proper diagnosis should be made by a health care provider so treatments can be recommended.

WE DEVELOP WRINKLES!

As we age, the skin becomes less elastic and the natural oil production in skin decreases, causing it to dry out. Fat in the deep layer of the skin decreases and crevices and lines become more prominent. Stress and sun exposure contribute to the fibers and collagen to break down. Outdoor pollutants and tobacco smoke are also a factor. In addition, developing wrinkles can be genetic.

What to do? Prevention can slow the effects, so use plenty of sunscreen, moisturizers, wear hats and other protective clothing, eliminate smoking and enjoy a healthy diet filled with natural antioxidants.

Although many of us may experience some or all these bodily changes, it certainly beats the alternative!! Unfortunately, some people never get the privilege of getting older!!!!

MONTHLY HUMOR

While working for an organization that delivers lunches to elderly shut-ins, I used to take my 4-year-old daughter on my afternoon rounds. She was unfailingly intrigued by the various appliances of old age - particularly the canes, walkers and wheelchairs. One day I found her staring at a pair of false teeth soaking in a glass. As I braced myself for the inevitable barrage of questions, she merely turned and whispered "the tooth fairy will never believe this!"



Pickleball

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

Group Code 082121.



Money, Money, Money.....It makes the world go around!

The story of the development of the economic system in this country is complex, confused, and sometimes, even a bit crazy. In the very early days, barter was the way to go. Goods and services were traded as needed. Early colonists used French, English, and Spanish money as they established their empires in the western hemisphere.



Our Founding Fathers established a national currency based on the Spanish silver dollar. In 1775, as the Revolutionary War began, the Continental Congress authorized the issuance of currency to finance the war. It was backed by anticipation of tax revenues that would be generated. Paul Revere made the first plates for this "Continental Currency." The notes would be redeemable in Spanish Milled Dollars (pieces of eight). Because these notes weren't backed by silver and were easily counterfeited they became severely depreciated.. It gave rise to the phrase, "not worth a Continental."

A little later in the century, after the war ended and our nation was born, the Congress passed the Coinage Act in April, 1792. It created the U.S. Mint, which was tasked with producing and circulating coinage. The dollar was established as the principal unit of currency. With this, The United States became the first country in the world to adopt the decimal system of currency. The law directed all currency to be made of silver with copper added for strength. (90% silver, 10% copper). The first coins were struck at the Philadelphia Mint in 1793.

From 1793-1861 private banks were allowed to print and circulate their own paper currency. 7,000 varieties of bank notes were in circulation. So many different notes, which were also easily counterfeited, led to circulation problems and confusion.

In July of 1861, the Congress passed an act which permitted the Treasury to print and circulate paper money. This was the first time the government had officially issued paper money. To complicate matters, the southern states also issued their own currency. 1862 found Congress retired these original demand notes (greenbacks). The Treasury then began issuing United States notes as legal tender. But once again, the government allowed banks to issue their own notes called national bank notes. More confusion. In 1900, The Gold Standards Act, made gold the only basis of the American currency. The dollar value was set at 1.3 grams of gold. This existed until 1933 when the Depression led to severe devaluation and hoarding which made the system untenable.

However, the Congress in 1913, passed the Federal Reserve Act. It established the Federal Reserve Bank as the central bank of the United States. They were authorized to issue Federal Reserve Notes. If you look at all our paper currency today you will see that they all contain the Federal Reserve Note marking. The U.S. dollar is now the world's primary reserve note used in international trade.

So today, the modern day dollar is not backed by silver or gold. The paper has no real value. Our economy is based on the fiat system. Under this system, the currency is controlled by the central bank based on economic conditions in the country. It basically means that our Federal Reserve Notes are backed by the full faith and credit of the United States government. Now that's something to think about!

ON A PERSONAL NOTE

Are you celebrating a milestone birthday, anniversary, family milestone or any other exciting news you would like to share? Shy? Don't be!!

Perhaps you have an interesting travel story, or one related to your occupation – maybe something that might be humorous or informative. Have you dined at a restaurant that you especially liked – or didn't?

Please feel free to write about it and submit it to one of the newsletter committee members.

Valentine's Day (Originally in the Feb 2022 Issue)

We express our love on Valentine's Day by giving our sweethearts flowers or chocolates – or at the very least, a card. But how did this February 14th celebration begin?

Originally, Saint Valentine was a Roman priest who became a Christian martyr. According to folk lore, he restored sight to the blind daughter of his jailer. Legends indicate he performed weddings for soldiers who were forbidden to marry. He must have been quite the romantic since other legends have him involved in love-related themes. He was persecuted and later imprisoned under the Roman Empire in the 3rd century. Prior to his execution, he signed a farewell letter "Your Valentine".

Saint Valentine of Rome died on February 14 in 269 AD. Many years later Pope Gelasius I established the Feast of Saint Valentine on the anniversary of his death in 496 AD to honor him. Several centuries later this day became synonymous with love and couples began to express their feelings with heart-shaped symbols. Cupid, the god of desire and love was often depicted on greeting cards.



Handwritten expressions of love have given way to the massive greeting card industry we have today. In addition, roses have become the standard for the flowers that are frequently given to loved ones. It is the lucky woman who receives a dozen red roses at her home or office!! Candy is also given as another expression of affection – usually in hearts-shaped boxes.

In olden times, the red rose was the symbol of deep love and beauty. It was associated with the goddess Venus and is the mainstay of flowers for Valentine's Day. Nothing says "I Love You" more than red roses!!! The tradition of sending roses began in the 17th century. Also during that time Spanish explorers brought back chocolate from the New World to the Old World and it too became the candy of choice on Valentine's Day.

Although Valentine's Day is not a national holiday, it is celebrated throughout the US as well as in other countries. Travel to many European countries in mid-February and you will see local shops display various items to celebrate Valentine's Day.

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 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).



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.

FUN FACTS ABOUT US PRESIDENTS

Something new for us young folks – some interesting facts about all our Presidents. Did you know that only ONE President comes from our great state of New Jersey? His name is Grover Cleveland and he was born in Caldwell and today his home is a museum on Bloomfield Avenue.

Now to those facts – we have had **46 Presidents** so you get 23 this month 23 next month!

1. George Washington (1789-1797): The first U.S. president and Revolutionary War hero was an enthusiastic dog breeder, particularly of hunting hounds, to which he gave names like “Sweet Lips” and “Drunkard.”
2. John Adams (1797-1801): Adams and his wife, Abigail, exchanged more than 1,100 letters over the course of their lengthy relationship.
3. Thomas Jefferson (1801-1809): Jefferson, the principal author of the Declaration of Independence, died on July 4, in 1826, within hours of his “frenemy” John Adams.
4. James Madison (1809-1817): Madison was the shortest president at 5’4” and weighed barely over 100 pounds.
5. James Monroe (1817-1825): Other than Washington, Monroe was the only president to ever run essentially unopposed, coasting to re-election in the 1820 race.
6. John Quincy Adams (1825-1829): Years after leaving the White House, Quincy Adams argued a famous Supreme Court case that freed the captive Africans who had rebelled aboard the Amistad slave ship.
7. Andrew Jackson (1829-1837): Jackson once killed a man in a duel.
8. Martin Van Buren (1837-1841): Van Buren was the first president to be born an American. All previous presidents were originally British subjects, having been born prior to 1776.
9. William Henry Harrison (1841): Harrison lasted only 32 days in office, the shortest stint of any president.
10. John Tyler (1841-1845): Tyler fathered 15 children, the most of any president.
11. James K. Polk (1845-1849): During his term, Polk secretly purchased a number of enslaved children for his Mississippi cotton plantation.
12. Zachary Taylor (1849-1850): “Old Rough and Ready” never voted in an election prior to being on the ballot himself.
13. Millard Fillmore (1850-1853): Fillmore was the last Whig president; the party imploded soon after he left office.
14. Franklin Pierce (1853-1857): The only president from New Hampshire also attended college in New England—Bowdoin College in Brunswick, Maine.
15. James Buchanan (1857-1861): In 1853, while serving as minister to Great Britain, Buchanan helped draft the 1854 Ostend Manifesto, which advocated for an American invasion of Cuba.
16. Abraham Lincoln (1861-1865): “Honest Abe,” the tallest president at 6’4”, may have had Marfan Syndrome, a genetic disorder that causes people to be very tall, thin and long limbed.
17. Andrew Johnson (1865-1869): Though one of the few presidents without a pet, Johnson apparently cared for a family of White House mice, which he called “the little fellows.”

Presidents Fun Facts Cont.

18. Ulysses S. Grant (1869-1877): Civil War General Grant was invited to join Abraham Lincoln at Ford's Theatre on the fateful evening of April 14, 1865, but was forced to decline after he and his wife made plans to visit their children in New Jersey.

19. Rutherford B. Hayes (1877-1881): Hayes was the first president to have a telephone in the White House.

20. James A. Garfield (1881): Garfield (who was the first known left-handed president) was elected to the U.S. Senate, but he never served as Ohio senator because he then won the Republican nomination for president.

21. Chester A. Arthur (1881-1885): Arthur was named in honor of Chester Abell, the doctor who delivered him.

22. and 24. Grover Cleveland (1885-1889, 1893-1897): No president except Cleveland has ever served non-consecutive terms: He defeated James G. Blaine in 1884, lost to Benjamin Harrison in 1888 (despite winning the popular vote), and then came back to defeat Harrison in 1892.

HOW ARE THOSE NEW YEAR'S RESOLUTIONS COMING ALONG.....

Research suggests over **50% of people quit** on resolutions within one month. Here's a short guide to help you out.

This process will help you come a little closer to do your absolute best!

1. Mission (Identify and state the Primary Purpose)
2. Vision & Goals (List Desired Results)
3. Solutions (Strategy that could work if you decide to implement, including actions and time needed)
4. Motivation (Results if you succeed and if you do quit, why you should persevere when real true grit is especially needed)
5. Choice (Decide if your resolution results are worth the time and resources—if not or not now, let go – it's OK)
6. Systems and Structures for Success (Create appointments and actions to set you up for successful habits – habits are probably the hardest thing to create)
7. Assessment and Accountability (Set up how to stay on track and arrange for positive feedback you need – compliment yourself!!)

Main reasons for failing:

1. Lose focus on the result, benefit, and commitment felt at the time of setting the resolution. Inspiration often wanes after weeks. There is science behind the benefit of **writing your resolution** *result and plan - plus reading regularly to remember and internalize.*
2. Never truly get started because they do not plan for the hours and times to invest, which includes appointments with self and others, plus identifying what to reduce to make time for the new priorities. If you need 1-2 hours per day to get something done and do not plan for or how to implement that time gets wasted!

GOOD LUCK STAYING WITH THOSE RESOLUTIONS!!!

**Del Webb at Florham Park
Indoor Pool Rules**

**NO SWIMMING ALONE! ALWAYS HAVE A SWIM BUDDY. IT IS A RULE AND IT IS THE LAW!
(Your Buddy can be your friend or the pool attendant and they do not need to be in the water with you)**

These guidelines are issued to ensure the comfort, safety and enjoyment for 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, bathing suits must be worn in the pool and jacuzzi. Street clothes or workout attire are not permitted.
- Incontinence products are not allowed in the pool or jacuzzi.
- Anyone entering the pool area must wear proper footwear to ensure safety.
Anyone entering the clubhouse from the pool area should be dry, and wear a shirt and shoes.

B. ACCESS

- Residents should use the locker room shower prior to swimming in the pool.
- Residents must sign in at the pool area every time they utilize it.
- Where a home may be rented to a third party, the lessee will assume full access to the pool, identical to all permanent residents. The owner of such unit waves their right to pool access during this time.

C. FOOD AND BEVERAGE

- Occupants of the pool area are permitted to consume beverages, provided that they are not in glass or ceramic containers.
- No alcoholic beverages are allowed in the pool area.
- No food is allowed in the pool area.

D. POOL FURNITURE

- All pool furniture must remain within the designated area.
- Reservation of lounges and chairs are not permitted.
- Lounges must be covered with towels when using tanning products.

E. SMOKING

- The entire clubhouse is a Non-Smoking area. No cigarettes, cigars, pipes or artificial smoking implements are permitted.

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 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.

RISK ISSUES

- When using the pool, one does so at their own risk. Del Webb at Florham Park, its directors and management, shall not be he 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 anyone using the pool.
- Swimming alone is not permitted at any time. The pool attendant can serve as a pool buddy.

Indoor Pool Rules Cont.

HOURS

- Starting January 3, 2023, the pool hours are:
- Monday to Friday: opens 7am and closes 7pm
- Saturday and Sunday: opens 9am and closes 5pm
- Pool attendant is on duty everyday from 9am to 5pm

NO SWIMMING ALONE! ALWAYS HAVE A SWIM BUDDY. IT IS A RULE AND IT IS THE LAW!
(Your Buddy can be your friend or the pool attendant and they do not need to be in the water with you)

FAILURE TO COMPLY WITH THE ASSOCIATION POOL RULES MAY RESULT IN A FINE TO UNIT OWNERS.

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.



2023 Book Club List

FEBRUARY Matchmaker's Gift
By: Lynda Cohen Loigman

MARCH Violeta
By: Isabel Allende

APRIL The Island of the Sea Women
By: Lisa See

MAY Lessons in Chemistry
By: Bonnie Garmus



MONTHLY QUOTE

He has the brain skill, but the body's going – in a way, that's the tragedy of our lives. As we get older, we get more delicate and we get more fragile. I still have the brain and the sense of a younger man but to think 'I have to be careful stepping off the curb', it's a bitch.

-Actor Giancarlo Esposito referencing his character in "Kaleidoscope"

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 took 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 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.

Del Webb Florham Park Library Update

The Del Webb Library has been up and running since January 2022 with books coming and going. The guidelines were adopted from another Del Webb community that is comparable in size to Florham Park. The purpose is to share current books and rehome your finished or unwanted books. Hence, a 10-year window from 2012 is used to keep the volumes manageable because of the space available in the lobby. Please continue to support the library!



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!!!



Holiday Donation for Florham Park Emergency Services and Recreation.

Around the holidays the community donated in total over \$6600 for our Florham Park Police, Fire and EMT Services as well as the Florham Park Gazebo Concert Series and Florham Park 4th of July Parade. A huge thank you to the whole Del Webb Florham Park community from each of departments and services. They were very appreciative and know it will be a huge help.

From this community relationship we were able to discuss our community needs and outreach from these services.

Join us on Friday, Feb 17th at 10AM at the clubhouse as we host our first Coffee with a Cop program with the Florham Park Police Department. More programming with our local Emergency Services will be coming as well.

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 Budes - (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

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

Kobe Electric 908 722 5673

Window Coverings

Melanie's Custom Cover. 973 627 3021

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 February 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5 Bagels and Coffee Meet and Greet- 11AM 	6 Open Mahjong -2PM Indoor Cornhole-2PM 8 Ball Pool-7PM 	7 Chair Yoga-10AM Needlework Club-1PM Jazzercise-4PM	1 Aqua Group 10AM Genealogy Group-10AM Open Mahjong-1PM Open Bridge-2PM	2 Solo Club- 10AM Open Canasta- 11AM Poker Night-7PM	3 Yoga- 8:30AM Brisk Walking Group - 12PM 	4
12 The Big Game Viewing Party- 5:30PM 	13 Open Mahjong -2PM Indoor Cornhole-2PM 8 Ball Pool-7PM Scrabble Night-7PM	14 Valentine's Day Chair Yoga-10AM Needlework Club-1PM Jazzercise-4PM 	15 Aqua Group-10AM Genealogy Group-10AM Open Mahjong- 1PM Open Bridge-2PM HOA Open Meeting	16 Open Canasta- 11AM Poker Night-7PM	17 Yoga- 8:30AM Coffee with the Florham Park Police- 10AM Brisk Walking Group - 12PM 	18
19	20 Presidents' Day Open Mahjong -2PM Indoor Cornhole-2PM 8 Ball Pool-7PM 	21 Mardi Gras Chair Yoga-10AM Needlework Club-1PM Jazzercise-4PM 	22 Aqua Group 10AM Open Mahjong- 1PM Open Bridge-2PM COA Open Meeting Book Club "Matchmaker's Gift" -7PM	23 Open Canasta- 11AM ARC Committee-3PM Poker Night-7PM	24 Yoga- 8:30AM Brisk Walking Group - 12PM	25 Pizza and Bingo Night 6PM 
26	27 Open Mahjong -2PM Indoor Cornhole-2PM 8 Ball Pool-7PM	28 Chair Yoga-10AM Needlework Club-1PM Jazzercise-4PM Book Group "The German Wife"-7PM Movie Night- 7PM		Save the Dates: - March 11th "The Accords" - March 17th "St. Patrick's Day Dinner" - April 23rd "ABBA Tribute Band" - May 31st Spring Golf Outing 		