

Webb Happenings

Del Webb at Florham Park

February / March 2025



IMPORTANT CONTACTS

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Front Gate – 973-845-2098 (8AM-4PM)

FirstService Residential (Management Company) Clubhouse Offices–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-7PM Weekdays
9AM-5PM Weekends

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

Lifestyle Director – lifestyle@delwebbfp.com

Architecture Review Committee –
arc@delwebbfp.com

Newsletter- news@delwebbfp.com

HOA Board Resident Members:

Mark Gersten (mark@delwebbfp.com)

Steven Grundleger (steve@delwebbfp.com)

Roberta Auerbach (roberta@delwebbfp.com)

Laraine Jaeger (laraine@delwebbfp.com)

Kenneth Pogash (Ken@delwebbfp.com)

COA Board Resident Members:

Alan Englander (alan@delwebbfp.com)

Alan Abramson (alanabramson@delwebbfp.com)

Tom Cedrone (tom@delwebbfp.com)

Lori Silver (lori@delwebbfp.com)

Martin Helfant (martin@delwebbfp.com)



IN MEMORIAM OF RESIDENTS AND FRIENDS WE LOST IN 2024.

We will never forget.

Victor Garber

Lisa Friedman

Judith Parenta

Daniel Yanofski

Harriet Lorch

Margaret Culkin

Melvin Nutkis

Morris Glazer

Su Do Ku

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Committees

Architecture Review & Grounds Committee (ARC)

Michael Ryan (Chair)
Don Hoffman
George Lipari
Carl Schlotfeldt
Laraine Jaeger- Board Liaison

Newsletter Committee

Dora Burke
Ellen Robinson
Tori Weinstein
Ken Pogash- Board Liaison

Facilities Committee

Jim Monahan (Chair)
Steve Cohen
Don Fuchs
Tom Lade
Roberta Auerbach- Board Liaison

Social Committee

Lynn Abrevaya (Co-Chair)
Adele Oremus (Co-Chair)
Ellen Fox (Secretary)
Jerry Cioce
Andrea Beinhaker
Barbara Gersten
Michele Schoenfeld
Bob Bennachio
Mike Goldberg
Mark Richman
Miriam Kohler-Pogash
Ray Gilchrist
Lili Coleman
Laraine Jaeger- Board Liaison

Alternative Dispute Resolution Committee (ADRC)

Brianne Donohue (Co-Chair)
Susan Ryner (Co-Chair)
Steve Sunshine
Ken Pogash
Glenn Turteltaub (Recording Secretary)

Compliance Committee

Robert Errico (Chair)
Jack O'Marra
Lew Nerish
Mark Richman
Ken Sunberg

Finance Committee

Chuck Shultes (Chair)
Fred Slavin
Bob Weir
Rich DeBella
Steve Grundleger- Board Liaison

Tech Committee

Steve Shannon (Chair)
Randy Law
David Goldhirsch
Mike Ryan
Tom Cedrone
Steve Grundleger- Board Liaison



*We want to take this opportunity to thank all
our volunteers.*

*Their talent, time and dedication are part of
what makes Del Webb at Florham Park such a
wonderful place.*

The Importance of Black History Month

Every February, we come together as a nation to celebrate Black History Month, a time dedicated to honoring the contributions and achievements of Black Americans throughout history. This observance serves as a reminder of the struggles for equality, the resilience of the human spirit, and the rich cultural heritage that Black Americans have brought to the tapestry of our nation.

Black History Month originated in 1926 as “Negro History Week,” established by historian Carter G. Woodson. Woodson recognized that the contributions of Black Americans were often overlooked, erased, or undervalued in the history books. He chose February because it coincided with the birthdays of two key figures in the fight for justice and freedom: Frederick Douglass, a former enslaved person turned abolitionist, and President Abraham Lincoln, whose leadership helped to end slavery in the United States.

Over time, the week expanded into a month-long celebration, offering us all an opportunity to learn, reflect, and grow. Black History Month is not just about recognizing past injustices; it’s about celebrating progress and acknowledging the ongoing journey toward equity and understanding. It



invites us to explore the remarkable stories of individuals like Harriet Tubman, Martin Luther King Jr., and Maya Angelou, as well as the everyday heroes who have helped shape our communities.

For our community, Black History Month presents a chance to learn and unlearn—to understand the stories that built America, even those that may be unfamiliar or uncomfortable. By embracing this history, we honor the values of inclusion, dignity, and respect that benefit us all.

This February, let’s take the time to listen, learn, and celebrate the beauty and strength of diversity. Black history is American history, and its lessons belong to everyone.

Important Insurance FYIs for 2025:

- The Del Webb Condominium Association has renewed their insurance with JGS/Baldwin. We are happy to announce that the policy cost came in \$15,838 below our 2025 budget.
- Please note that our insurance deductible has been increased to \$25,000. Owners should advise their personal insurance agent of the Association’s property deductible of \$25,000, to ensure coverage is added to the appropriate section of their HO-6 policy.
- If you need proof of insurance, please visit CondoCertificate.com.
 - Enter your contact information.
 - Type in requested information from lender pertaining to unit holder and mortgage holder. Skip field if unknown.
 - Review and download the COI
- Always send management a Vendor COI when work is going to be completed in your unit.
- Please send proof of your HO-6/HO-4 insurance policy to management upon your annual policy renewal. Please drop off or email the declarations page to elizabeth.napoletano@fsresidential.com.



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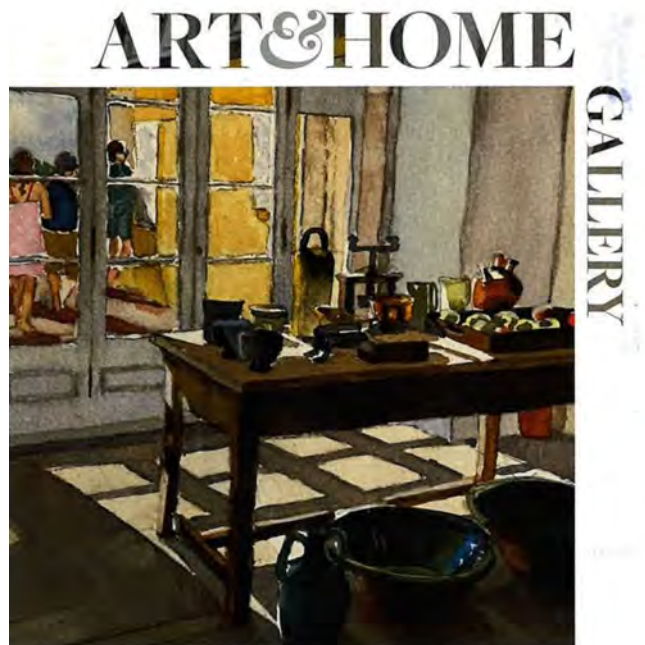
www.rzpest.com



Light Opera of New Jersey will be
Coming to the Clubhouse
March 26th at 7:00pm

to perform their condensed version of
Gilbert and Sullivan's *Iolanthe*

The background of the poster is a colorful illustration of a woman with brown, curly hair, wearing a green, off-the-shoulder dress. She is looking slightly to the right with a soft expression. The background behind her is a mix of green, blue, and purple, suggesting a forest or a magical setting. At the bottom of the image, the word "Iolanthe" is written in a large, elegant, black cursive script. A small black hash symbol (#) is located at the bottom right of the word.



The Origins and Traditions of St. Patrick's Day

Every March 17th, people around the world celebrate St. Patrick's Day, a holiday filled with green attire, festive parades, and the occasional shamrock-shaped decoration. But beyond the revelry lies a rich history tied to Irish culture and the life of Saint Patrick, the patron saint of Ireland.

St. Patrick, who lived during the 5th century, wasn't actually Irish. Born in Roman Britain, he was kidnapped and enslaved in Ireland as a teenager. After escaping, Patrick later returned to Ireland as a missionary, spreading Christianity across the land. According to legend, he used the three-leafed shamrock to explain the concept of the Holy Trinity to the Irish people, which is why the shamrock remains a central symbol of the holiday.

St. Patrick's Day began as a religious feast day in Ireland, honoring the saint's work and legacy. For centuries, it was a solemn occasion, with church services and modest celebrations. It wasn't until Irish

immigrants brought the tradition to the United States in the 18th century that it evolved into the lively, colorful celebration we know today. Cities like Boston and New York City embraced the holiday, hosting grand parades to honor Irish heritage and culture.

Many of the traditions we associate with St. Patrick's Day, such as wearing green and pinning on a shamrock, are rooted in Irish pride and folklore. The color green symbolizes Ireland's lush landscapes and is linked to the "Emerald Isle." Meanwhile, tales of mischievous leprechauns and pots of gold add a playful touch to the festivities.

St. Patrick's Day is now celebrated far beyond Ireland, bringing people together to enjoy music, dance, food, and camaraderie. Whether you're Irish by birth or just Irish for the day, St. Patrick's Day offers a joyful reminder of the enduring power of heritage and community. Sláinte! (Cheers!)

*All groups are resident run
and not part of the HOA

DEL WEBB

UNOFFICIAL CLUBS AND GROUPS

Ways to connect to clubs and groups

Team Reach Code

Tennis - 06112

Pickleball - 082121

Hiking Group - 007016

Ping Pong - Fletch07932

Indoor Pool - swim07932

Bridge - DWBridge

Mahjong - DWMahjong

Tues. Mahjong - DW-MJ-07932

Canasta - DWCanasta

Walking - DwWalking1

Mexican Train - DWtrain1

Choir- DWChoir1

Poker - Dellwebbcards

Art - Art12345



Team Reach App



Wine Club -

Lfkreidler@gmail.com

Solos Group -

cookie.lipin@gmail.com

Chess Club-

joematisoff@gmail.com

AquaGroup -

Helen.Jacobsonrn@gmail.com

February Evening in New York

By Denise Levertov

As the stores close, a winter light
opens air to iris blue,
glint of frost through the smoke
grains of mica, salt of the sidewalk.
As the buildings close, released
autonomous
feet pattern the streets
in hurry and stroll; balloon heads
drift and dive above them; the bodies
aren't really there.
As the lights brighten, as the sky darkens,
a woman with crooked heels says to
another woman
while they step along at a fair pace,
*"You know, I'm telling you, what I love best
is life. I love life! Even if I ever get
to be old and wheezy—or limp! You know?
Limping along?—I'd still ..."* Out of hearing.
To the multiple disordered tones
of gears changing, a dance
to the compass points, out, four-way river.
Prospect of sky
wedged into avenues, left at the ends of
streets,
west sky, east sky: more life tonight! A
range
of open time at winter's outskirts.

The History of Valentine's Day

Valentine's Day, celebrated annually on February 14th, is a time to express love and appreciation for the special people in our lives. While today's celebrations often include chocolates, flowers, and heartfelt cards, the history of Valentine's Day is a blend of ancient traditions and intriguing legends.

The origins of Valentine's Day trace back to ancient Rome and a festival known as Lupercalia. This mid-February event was a celebration of fertility and the coming of spring, marked by feasting and various rituals. In the 5th century, Pope Gelasius I replaced Lupercalia with a Christian feast day honoring Saint Valentine.

The exact identity of Saint Valentine is shrouded in mystery, as there were several martyrs named Valentine in early Christian history. One popular legend tells of a priest who defied Emperor Claudius II's ban on soldiers marrying. The priest secretly performed weddings, believing in the sanctity of love, and was eventually executed for his defiance. Another story suggests Saint Valentine sent a note signed "From your Valentine" to a young woman he had healed, inspiring the romantic tradition of exchanging messages.

By the Middle Ages, Valentine's Day had become associated with romance, thanks in part to poets like Geoffrey Chaucer, who linked the day to courtly love in his works. The tradition of giving tokens of affection, such as handmade cards, gained popularity during the Victorian era and has since evolved into the celebrations we know today.

Valentine's Day is now an occasion to celebrate love in all its forms—romantic, platonic, and familial. Whether you spend the day with a partner, friends, or simply indulging in a little self-care, it's a wonderful opportunity to reflect on the importance of connection and kindness in our lives.

WINTER IS UPON US!

Please see below important reminders regarding snow removal for the Del Webb at Floham Park HOA.

Snow removal in an Association is a shared responsibility. The contractor does their part and homeowners do their part, and together, everything runs smoothly.

Street Parking: Per the association rules and regulations, street parking is prohibited when snow is predicted and/or during a clearing event. Cars should be parked either in the garage or in the driveway. (Not in guests spots) Please Park as far to the top of your driveway as possible. Clearing will be done behind your vehicle but not around it to eliminate any possibility of damage. If you clear snow from your car, after your driveway has been completed, we cannot guarantee removal of that snow. Cars parked on the street during any time of the day during a snow removal event may be plowed in. It is not the responsibility of the HOA or its' contractor to dig these vehicles out.

The snow removal contractor is NOT responsible for damage to:

1. Accent walkway lighting- these should be removed prior to the snow event.
3. Boulders, Ornamentals, or any other homeowner installed modification.
4. Cosmetic scrapping or scratching to driveways or front service walks.
5. Any pots or décor on driveway or front service walk.

Things to remember during a snow event:

1. All entry and exit gates will be left in the upright position for the plow trucks.
2. Someone will be first, and someone will be last. We rotate the starting point each storm.
3. Our process can take up to 10-12 hours for storms up to 8 inches. Accumulation over 8 inches, based on the type of storm, we average an additional hour per inch.

4. Shop for what you may need the day before the event. You should have 2 days of food, water, medication on hand prior to any event.
5. If you can help a neighbor in need clear their cars, please consider helping.
6. Be sure to charge your electronics prior to the storm.
7. Winter temperatures bring all sorts of issues for owners. Please be sure to keep your heat at an acceptable level to avoid freezing water lines and pipes. If your home is vacant for any period of time, be sure to either keep your heat at an acceptable level or have the water turned off.

If you have any questions regarding the snow removal procedures, please do not hesitate to contact myself or Jackie Mercer.

In case of a power outage, please contact JCPL directly to report power outages by calling 888-LIGHTSS (1-888-544-4877). Or you can go to their website. <https://outages.firstenergycorp.com/nj.html>



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Dear Residents,

We wanted to share with you some important helpful info on how to avoid frozen pipes during extreme cold temperatures.

Please see below article taken from Secure Core- Disaster Planning and Recovery Solutions:

So what are frozen pipes?

When temperatures are cold enough, it can create ice within the pipe. Water expands as it freezes, putting extra pressure and force on the pipe itself. Many times, the issue occurs in an external pipe (think hose lines, exposed pipes in parking garages, etc.) or in a poorly heated internal space (like attics).

Contrary to popular belief, pipes don't actually burst where the ice has formed. Instead, they tend to burst further downstream where the pressure from the ice blockage has accumulated.

Pipes can also burst as the temperatures start to rise and the ice starts to thaw. If you have several days of frigid temps, followed by a mild day or two, the situation is ripe for pipes to burst.

What happens when a pipe bursts?

Depending on the pipe and supply of water, a burst pipe can cause significant damage very quickly.

Every second, 9 liters of water flow through a pipe that is 10 centimeters in diameter (on average). So picture 4, 2-liter bottles of soda pouring onto your floor EVERY SECOND. Now imagine the damage in just a few minutes – or however long it takes for you to shut the water off.

By that point, you may have water spilling through several units or floors of your building. Ceilings. Walls. Flooring. Furniture. Everything – soaked.

Furthermore, a burst pipe can cause mold issues if it isn't mitigated properly!

This doesn't sound good – how can I prevent it?

- Keep it flowing. Keeping a small flow of

water running through your pipes when the temperatures drop can keep them from bursting. Allowing faucets to run won't actually prevent freezing in the pipes, but it will reduce the risk of it bursting. Only pipes that are vulnerable to freezing (those in unprotected spaces or without insulation) should be left to run and at a very slow drip because you want to save as much water as possible.

- Make a plan for travel. Lots of people lower their heat during times when they won't be home to save money on energy. However, be careful how low you put the temperature when you're traveling. Keep your home or building at a minimum of 55 degrees. And if do you lower the thermostat, leaving cabinets where lines are run open to allow the heated air in.
- Inspect and insulate. Making sure your pipes stay warm enough not to freeze might seem simple, but it isn't always that straightforward. First, inspect your pipes for weakness or damage then make a plan to protect them. Sometimes you're left with pipes that aren't in ideal locations and are susceptible to the elements, so you'll need to insulate them. Pipes in precarious places can be wrapped with insulation to slow the transfer of heat and protect from the cold.
- Heat it. If you have a frozen pipe, use a heating pad or personal space heater to heat up a section of the pipe. Continue to apply heat until full water pressure returns. Do not leave heat unattended. Leaving the heating sources unattended is a risk of fire, so stay with your thawing pipe until it is totally thawed.

Best regards,

Jacqueline Rogers, PCAM, AMS, CMCA
Community Manager

SUN MON TUE WED THU FRI SAT

Looking Ahead
 March 8th Del Webb Talent Show
 March 26th Light Opera of NJ
 May 26th Memorial Day
 June 7th Josh Young
 July 4th Fourth of July Party
 August 15th Frankie Vallie Tribute Band

2 Open Ping Pong 2:00pm 8 Ball Pool	3 11:00am Total Body Toning 7:00pm 8 Ball Pool/Ping Pong 7:00pm Bocce	4 10:00am Chair Yoga 10:00pm Needlework Club 10:00pm Open Pool/Ping Pong 7:00pm Backgammon	5 10:00am Genealogy Group 10:00am Aquo Group 6:45pm Texas Hold'em Tournament 7:00pm Chess Night	6 7:00pm Open Poker Night 7:00pm Ladies Ping Pong	7 7:00pm Movie Night Wicked	8 Open Ping Pong	1 Open Ping Pong 2:00p-5:00p Indoor Pool Guests
9 Open Ping Pong 2:00pm 8 Ball Pool	10 11:00am Total Body Toning 7:00pm 8 Ball Pool/Ping Pong 7:00pm Bocce	11 10:00am Chair Yoga 10:00pm Needlework Club 10:00pm Open Pool/Ping Pong 4:00pm Chorus Rehearsal 7:00pm Backgammon	12 10:00am Aquo Group 7:00pm Chess Night	13 7:00pm Open Poker Night 7:00pm Ladies Ping Pong	14 7:00pm Movie Night Wicked	15 Open Ping Pong	2:00p-5:00p Indoor Pool Guests
16 Open Ping Pong 2:00pm 8 Ball Pool	17 11:00am Total Body Toning 7:00pm 8 Ball Pool/Ping Pong 7:00pm Bocce	18 10:00am Chair Yoga 10:00pm Needlework Club 10:00pm Open Pool/Ping Pong 7:00pm Backgammon	19 10:00am Aquo Group 7:00pm Chess Night	20 7:00pm Open Poker Night 7:00pm Ladies Ping Pong	21 6:00pm Trivia & Pizza Night	22 Open Ping Pong	
23 Open Ping Pong 2:00pm 8 Ball Pool	24 11:00am Total Body Toning 7:00pm 8 Ball Pool/Ping Pong 7:00pm Bocce	25 10:00am Chair Yoga 10:00pm Needlework Club 10:00pm Open Pool/Ping Pong 4:00pm Chorus Rehearsal 7:00pm Backgammon	26 10:00am Aquo Group 7:00pm Chess Night	27 10:30am Let's Create 7:00pm Open Poker Night 7:00pm Ladies Ping Pong	28 6:00pm Trivia & Pizza Night		

February 2025

