



Vintages



VOLUME 25, ISSUE 8

EDITOR: Gail Knight

September 2025

Open Meeting - Date Change to September 18, 2025

Jeff Rasmussen for the Board of Trustees

Posted by Community Administrator (Michael Medina) on Aug 12, 2025 4:02 pm

Dear Homeowners,

Our next open meeting will now be held on September 18, 2025 in the clubhouse.

We needed to change the date from 9/11 to 9/18 due to unforeseen circumstances. We will discuss the state of our Homeowners Association including:

- ♦ **7/1/24 to 6/30/25 Annual Financial Report** – will be discussed in detail.
- ♦ **Envelope Project** – results will be updated and discussion regarding coming into the home stretch.
- ♦ **Projects the Board is working on** – we will report on current projects and plan for the spring.

We hope to see you at the meeting. After the board presentation, the Recreation Committee has agreed to serve brownies and cookies, along with coffee and water. This will give you a chance to ask specific Trustees questions and have an opportunity to get to know each other better.

You can join us by Zoom if you prefer. Directions will be sent out before the meeting.



What The Board Is Working On In August

Jeff Rasmussen - President

Sent July 29, 2025

- We are preparing for the Open Meeting on September 18 (Revised Date) at 7PM in the clubhouse. We will be reviewing the 2024/25 year-end financial results and our plans for the new year.
- We will inspect all driveways with our vendor to determine the ones that need to be patched and the ones that need to be replaced. We think we have the money to replace four or five of them.
- We will be finalizing the year end financials and providing our auditor with the appropriate information. We hope to get the draft audit in September
- The board is in the process of updating the Rules and Regulations (Orange Book). This is an arduous process as we need to comply with our Bylaws and include all the resolutions from the past eight years. Once we are done, we will get the review committee together to make recommendations.
- The pool automatic tester and chemical adder are installed in the pool and working. We are waiting for the spa to be completed next and the change to no monitors
- Signed contract with Cedarwood Landscaping Inc. to repair the paths around the pond and between Drake and Wyckoff.
- We are inspecting the sidewalks and stoops for need of repair or replacement. We are collaborating with a contractor for suggestions and pricing.
- Jan Fence will be replacing 140 top caps made of synthetic material
- Continuing to monitor the work of ZD Stucco on the building refresh project.
- We are working with the Water Committee to get the development hooked up to the Mendham town water. We have a commitment to get that completed by 9/30/26. Stay tuned!
- We are working with the town to get our street signs replaced or cleaned.
- We are working with Cedarwood to do final planning for the berm reductions needed



COMMUNITY ACTIVITIES

HEROS FOR HEROES is on Labor Day, Monday, September 1. This annual appreciation event - a thank you to all who contribute to Four Seasons - is being funded by the Four Seasons Board.

4:00 pm: Corn Hole Competition

5:00 to 5:50pm: Meet and Greet

5:30pm: Dinner

6:30pm: Ice Cream Truck

BYOB (reminder no glass permitted by the pool)

Reservations were required by September 27

RECREATION COMMITTEE MEETING is scheduled for Monday, Sept. 8 at 10am at the Clubhouse. All residents are welcome to attend and participate in these meetings.

BOOK CLUB will meet at the clubhouse on Wednesday, Sept. 10 to discuss **An Unfinished Love Story** by Doris Kearns Goodwin.

October 8: **The Cliffs** by J. Courtney Sullivan
November 12: **The First Gentleman** by Bill Clinton and James Patterson
December 10: **The Wager** by David Grann

The Book Club meets the second Wednesday of each month at the clubhouse, to connect, share, and dive into great stories together. All residents are welcome to attend and participate.

LINE DANCING in the Clubhouse is on Friday, September 12 from 5pm to 6pm to be followed by Pizza, Salad and Dessert.

Cost \$10/person- Checks to Rec. Committee
RSVP by Tuesday, Sept. 9 to Sue Nichol,
7 Wyckoff Way, 516-578-3454
susiesue2@gmail.com.

Complete information on Page 4.

ROMEO (Retired Old Men Eating Out) is on Wednesday, September 17, the third Wednesday of the month. Meet at noon at Benito's. For more information or have questions contact Greg Faughnan 908-955-7727 (h), 914-329-6581 (c) or email: gregoryfaughnan@gmail.com

GAME DAY resumes Wednesday, September 24 at the Clubhouse from 2 to 4pm.

Join friends and neighbors for game day.

Bagged snacks and water will be available.

RSVP by Monday, September 22 to Pat Perkins,
718-938-7520, peaceat425@gmail.com

Game Day will continue on the fourth Wednesday of the month at 2pm.

See Page 4 for list of suggested games

GROUP OUTING TO BENEDUCE VINEYARDS is being planned for Sunday, September 28 at 2pm. Cost \$11.50/person, Cash Only name on envelope
RSVP to Theresa Pensak tpensak@aol.com,
29 Wyckoff Way by Wednesday September 17.
(Complete information on page 4)



Save the Date!

Saturday, December 13, 2025

Four Seasons Holiday Party

The Four Seasons Holiday Party will be
at the Roxiticus Golf Club in Mendham

More information to follow.

CHESTER LIBRARY ADULT PROGRAMS FOR SEPTEMBER 2025

9/2 at 7pm: Lost Treasurers of the Titanic (Zoom)
 9/3 at 9:15am: Classic Yoga
 9/3 at 10:30am: Mystery, Murder & Mayhem. A book club.
 9/3 at 4pm: German Conversation Group with Ashley
 9/8 at noon: SRC Munch and Learn "Caring for the Caregiver"
 9/10 at 7pm: Andrew Carnegie (Zoom)
 9/11 at 10:30am: Romance audio books
 9/11 at 1pm: Origami Flower Class for Adults
 9/12 at 2pm: Creative Escape - Monthly Crafting for Adults
 9/15 from 9am to 1:30pm: SRC Lunch and Learn
 9/15 at 6pm: Evening Jewelry Making for Adults
 9/16 at 9:30am: Morning Book Club (no registration)
 9/16 at 1:30pm: Afternoon Book Club (no registration)
 9/16 at 6pm: Art Journaling
 9/16 at 6:30pm: Introduction to Aromatherapy Workshop
 9/18 at 10am: Just Write, a local writers' group
 9/22 at 10am: Pages and Pastries; discussion group
 9/22 at 6:30pm: Books & Bites - monthly reading club
 9/24 at 6pm: Evening Yoga
 9/25 at 9:15am: Breathwork
 9/25 at 11:30am: Bunco
 9/25 at 6:30pm: Soothe and Defuse Anger with Humor
 9/25 at 6:30pm: Creative Writing Club
 9/25 at 7pm: Art Around the World; The Mauritshuis (Zoom)
 9/25 at 7pm: Gen. George Meade Series III- Part 1 (Zoom)
 9/26 at 1pm: Game Day for Adult Patrons
 9/29 at noon: Jewelry Making for Adults
 Knitting Group: Wednesdays September 3, 10, 17, 24 at 10:30am
 Mahjongg - Instructor led: Tuesday September 9 and 23 at 12:30pm



Register for programs at
chesterlib.org
Need Help?
Email
contactus@chesterlib.org
or
Call 908-879-7612



Friday, September 19
American Red Cross
Blood Drive
11:00am to 4:00pm
Chester Library
Larison Room

INVITATION TO JOIN THE CURRENT EVENTS GROUP

Since the "4 Seasons at Chester" community has undergone a considerable turnover in occupancy during the preceding 25 years, the members of the "Current Events" group decided it was a prime time to remind everyone of its existence, and to encourage individuals, both new and old (no pun intended), to join our number to experience the pleasure and excitement of substantive interaction that allows all to pursue developments, ideas, and concepts shaping our nation and the world.

While it is true that the "Current Events" group discusses a wide-range of topics, it is also true that much of what is examined has a political undertone. Clearly, however, whatever your political predilection, affiliation(s), long-held beliefs and philosophies, ALL persuasions are cordially invited and respected. So, if you are eager for quality investigation that widens your world, we look forward to your attendance, Tuesdays, 10 AM, in the Clubhouse.



Join in the discussion

LET THE GAMES BEGIN

Game Day Wednesday, Sept. 24 from 2:00 to 4:00PM at the Clubhouse

Select from the following games:

Mexican Train (Dominoes game)	Scrabble Delux Ed.	Banana gram (word game)
Rummikub	Texas Holdem	Mahjong
Trivial Pursuit, IV & 5	Backgammon	Trivial Pursuit 'Know it All'
Jenga	Big Boggle	Yahtzee
Hollywood Dominos w/racks.	Chess/checkers	4 Decks of Cards

OR Bring your favorite game.

Bagged snacks and water will be available.

RSVP by Monday Sept. 22 to Pat Perkins, 718-938-7520, peacepat425@gmail.com

Reminders will be sent via email.

Game Day will continue on the fourth Wednesday of the month at 2pm.



LINE DANCING IN THE CLUBHOUSE

Friday, September 12th at 5pm

Dave Cross, a line dance instructor and former ball room dancer will provide instructions from 5pm-6pm in the Clubhouse. Men and women are encouraged to attend, either for the lesson or simply to observe.

Pizza, Salad & Dessert will follow. A BYOB event!

Cost is \$10.00 per person

RSVP by Tuesday, Sept. 9 with check payable to Recreation Committee to:

Sue Nichol, 7 Wyckoff Way, 516-578-3454, susiesue2@gmail.com



GROUP OUTING

BENEDUCE VINEYARDS, 1 JEREMIAH LANE, PITTSTOWN, NJ 08867

SUNDAY SEPTEMBER 28 AT 2PM



Bring a snack or appetizer to share. Let your troubles melt away as you enjoy great wine, fun music and good company. There will be entertainment (weather permitting). Beneduce wines are available for purchase by the glass or bottle. No other alcohol will be allowed on premises.

To guarantee seats for our group, we will take advantage of the Preferred Seating option, which is \$11.50/person (\$10.00 + Fees), non-refundable and payable in advance.

To learn more about Beneduce Vineyards go to www.beneducevineyards.com

RSVP to Theresa Pensak, tpensak@aol.com, by Wednesday, Sept 17

Please indicate whether you require transportation or can provide transportation.

Please leave CASH ONLY (\$11.50/PP) to Theresa Pensak, 29 Wyckoff Way

Please include your name on the envelope. Payment is due by Sept. 17.

HOW WE ARE TRYING TO REDUCE THE GEESE DROPPINGS ON THE POND PATH AND SURROUNDING AREAS

Jeff Rasmussen - President

Between 3.5 and 5.5 million non-migratory Giant Canada geese reside in the US and lower Canada. They are joined by an additional 9 to 11 million migrant Canadian geese from northern Canada each fall to late spring. This population is growing exponentially at the rate of 30% each year, and the resulting mess they create (at least a pound of droppings per day per goose!) is both unsightly and unhealthy. Moreover, it increases the fecal coliform levels in ponds and can contaminate adjacent water and ground.



Therefore, we are attempting to limit the geese activity in our development. We are trying a twostep approach. We are installing two coyote replicas near the pond. One will be stationary, and the other one is on a post so it will move and flutter in the wind. The other is solid and looks like a statue. We will move them from time to time to keep them effective at scaring the geese.

Above is the picture of both of them. They are not real, and they are harmless to humans.

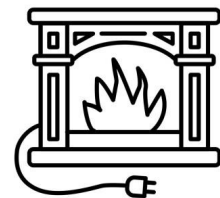
At the same time, we are installing 100 small pink flags around the pond. Other properties have tried these with enormous success and we are hoping to have satisfactory results too. They are cheap, \$15 for 100 of them, so we have insignificant risk.

Neither of these deterrents harm the geese. Look for them near the pond.

THE NEW FIREPLACE IS INSTALLED IN THE CLUBHOUSE

Jeff Rasmussen - President

After many years with an unusable fireplace (because it was not vented outside) we have installed an electric one with a space heater included. Anyone can use this fireplace if you would like some ambiance in the clubhouse. You will find the remote and instructions on the right side of the fireplace in a white remote holder.



Here are the rules which must be followed:

1. The light switch behind you on the wall (to the right) must be on.
2. Start the fire by using the remote (see the directions for the remote in the remote holder on the right side of the fireplace).
3. Please return the remote to the holder, when done, so it does not get lost
4. When leaving the clubhouse, turn off the fire with the remote then shut off the wall switch
5. Enjoy the ambiance!!



Below is a recap of activities offered by the Senior Resource center.

For complete information visit www.srcnj.org. SRC is located at 50 Route 24, Chester

Chair Yoga – Mondays & Tuesdays @ 9:30 AM
 Core Centrics – Mondays @ 10:45 am
 Piano Level I – Mondays @ 11:00 AM
 Piano Level II – Mondays @ 1:00 PM
 Qigong/Tai Chi – Tuesdays @ 10:30 AM

Balance & Bones – Wednesdays @ 9:15 & 11:00 AM
 Pilates – Thursdays @ 9:30 AM
 Line Dancing – Thursdays @ 1 PM
 Stretch Bands – Thursdays @ 2 PM
 Walking Club – Fridays at 11:00 AM

NOTE: Please check the SRC Website for dates and times for Quilting, String Jam and Quilting

LEAD PIPE ISSUE

V. J. Cappello

Editor Note: This article is to help clarify the August 6, 2025 mailing from New Jersey American Water

1. Legal Background & New Jersey Requirements

- In New Jersey, lead service lines were effectively banned from 1986 onwards. Post-1986, any “lead-free” plumbing fixtures and solder were limited in lead content and had to comply with stricter standards—less than 0.25% lead content, as per regulations updated decades ago.
- In July 2021, New Jersey passed legislation requiring utilities to identify and replace all lead and galvanized service lines by 2031. Utilities must now notify homeowners if service lines are made of lead, galvanized steel, or are unknown.
- New Jersey American Water (common supplier in your area) notes that while water mains are not lead, the service line from the street to your home (and the building’s internal plumbing) could be lead if older—but in newer construction such as your 2020-built complex, that’s far less likely.

2. Reasonable Inference for New Construction

A housing complex built in 2020 would be subject to all current plumbing codes—meaning:

- Lead piping was already banned well before that date.
- Plumbing would very likely use materials such as copper, plastic (e.g., PEX), or PVC, all of which are compliant with the “lead-free” requirements in both federal and state law.
- Lead solder and fittings are heavily regulated; using them in new construction would violate code

Dryer Vent Cleaning: Did you miss having your dryer vent cleaned in July and need a contractor? Call All Seasons, stating you are a Four Season’s Resident requiring this service. The company will take your information and contact you to make a service appointment when they in our location.

NOTE: Proof of dryer vent cleaning must be submitted by Dec. 31, 2025.

All Seasons Air Duct Cleaning, LLC, 232 Fulton Terrace, Cliffside Park, NJ 07010

Local: (201) 469-5727

Email: oscarallseasons@gmail.com

Website: www.allseasonsairstuctcleaning.com



The Good John Proctor a new play by Talene Monahon

Performances: September 26, 27, October 3,4 at 8:00pm
September 28, October 5 at 2:00pm

Before Arthur Miller's *The Crucible*, there was a real Abigail Williams - a child whose life was touched by magic - and evil.

It's Salem, 1691. Nine year-old Betty Parris and eleven year-old Abigail Williams' churn butter, play with poppets, and whisper at night while strange noises emanate from The Woods in the darkness. As fourteen-year-old Mercy Lewis declares, "Satan is everywhere." When Abigail starts working for a local farmer, John Proctor, the children's world is turned upside down... **THE GOOD JOHN PROCTOR** reimagines the year leading up to the infamous Salem Witch Trials through the eyes of the girls at the center of it all.

*Note this play contains mature themes and language and is not recommended for younger audience.

Tickets: Regular \$20.00; Seniors (65+) \$18.00

54 Grove Street (corner of Maple Avenue), Chester, NJ

Box Office 908-879-7304; info@chestertheatregroup.org; www.chestertheatregroup.org



Chester Theatre Group

COMMUNITY PROBLEMS / QUESTIONS ?

Taylor Management, our property management firm, creates work orders and interfaces with contractors about any questions regarding landscaping, maintenance or other problems in the community.

New Community Administrator is Michael Medina. Please contact Michael at mmedina@taylormgt.com or call 973-888-7107 direct for any work order related requests or customer service needs.

Tara Veselsky, Property Manager can be reached at tarav@taylormgt.com or call either 973-267-9000 Ext 333 or 973-532-8168 direct.

Tara is onsite on Thursdays.

Clubhouse office phone is 908-879-7635

WHO'S WHO?

BOARD OF TRUSTEES

President - Jeffrey Rasmussen (2026)

Vice Pres./Facility - Mike Pelepshin (2027)

Treasurer - Toni Archambault (2027)

Secretary/Landscape - Karen Newhouse (2026)

At Large - Robert Lanes (2028)

COMMITTEES

Architectural Modifications/Facilities

Bob Lanes, Chair
Tom Moke
Mike Pesce

By-Laws/Covenants

Chris Wood, Chair
Richard Archambault
Patricia Perkins
Julie Westbay
Mike Westbay

Clubhouse

Sue Nissenblatt, Chair
Marie Bryant
Joel Melillo, Exercise Equipment
Lynne Melillo, Holiday Décor
Kathy Moke
Leslie Murphy
Joan Off
Pat Perkins
Rosanne Palamaro, Library

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Mike Pesce, Chair
Bob Duffy
Randy Fuss
George Salamy

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Barbara Stewart, Chair
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Greg Faughnan
Steve Hansbury
Tom Pensak
Bill Perry
Laura Pesce

Insurance Advisor

Rick Resnick

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Robin Morley, Chair
Bette Carrano
Greg Faughnan
Colleen Hamrah
Leslie Murphy
Eileen Nixon
Tom Pensak
Bill Perry
Laura Pesce
Diana Schlesinger
Carolyn Shefsky

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Susan Christman
Judy DiLascio
Steve Hansbury
Debbie Johnston
Eileen Nixon
Eric Nixon
Joan Off
Roger Off
Theresa Pensak

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Colleen Hamrah
Deb Johnson
Maryann Karasek
Jo-Marie Lawall
Camille Malia
Joan Off
Pat Perkins
Laura Pesce
Mary Jane Rasmussen
Barbara Stewart
Dey Tino

Lori Tolento
Susan Wallis

Information Distribution

George Kline, Email

Technology Management

Steve Schlesinger

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Marie Bryant
Patricia Perkins
Linda DiForio
Judy DiLascio
Lucille Duffy
Colleen Hamrah
Kathy Moke
Sue Nichol
Sue Nissenblatt
Eileen Nixon
Joan Off
Theresa Pensak
Diane Perry
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George Kline, monthly electronic
Gail Knight, printed

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Gail Knight - Editor
The Klimes - Backup

EMERGENCIES

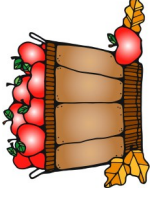
Tara Veselsky, Property Manager -
EMERGENCIES ONLY
1-888-992-9288

Automated External Defibrillator (AED)

Located in the fitness center at the
Clubhouse — Call 911



September 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Labor Day 4pm Corn Hole Competition 5pm Heros for	2 9:30am Aerobics 10am Current Events 10:30am Fitness	3 6:30pm Duplicate Bridge	4 9:30am Aerobics 10:30am Fitness 2-4pm: Clubhouse cleaning	5 5pm Happy Hour	6 9:30am Aerobics 10:30am Fitness
7	8 10:00am Recreation Committee Meeting 1pm Bridge	9 9:30am Aerobics 10am Current Events 10:30am Fitness RSVP Line Dancing	10 1pm Book Club 6:30pm Duplicate Bridge	11 9:30am Aerobics 10:30am Fitness 2-4pm: Clubhouse cleaning	12 5pm Line Dancing	13 9:30am Aerobics 10:30am Fitness
14	15 1pm Bridge	16 9:30am Aerobics 10am Current Events 10:30am Fitness	17 Noon: Romeos 6:30pm Duplicate Bridge RSVP Vineyard	18 9:30am Aerobics 10:30am Fitness 2-4pm: Clubhouse cleaning 7pm Open Board	19 5pm Happy Hour	20 9:30am Aerobics 10:30am Fitness
21	22 1pm Bridge RSVP Game Day	23 9:30am Aerobics 10am Current Events 10:30am Fitness	24 2pm Game Day 6:30pm Duplicate Bridge	25 9:30am Aerobics 10:30am Fitness 10:30am Working Board Meeting 2-4pm: Clubhouse cleaning	26 5pm Happy Hour	27 9:30am Aerobics 10:30am Fitness
28 2PM Group Outing Beneduce Vineyard	29 1pm Bridge	30 9:30am Aerobics 10am Current Events 10:30am Fitness				