



# Vintages



VOLUME 25, ISSUE 6

EDITOR: Gail Knight

June 2025

## MAY 2025: WHAT THE BOARD OF TRUSTEES IS WORKING ON

Posted May 5, 2025

➤ Budget, Budget, Budget. We are meeting with Taylor Management to review last years expenses vs the budget. We will create the new budget for 25/26. This will include the new HOA Fee, Operating budget, Preventative Maintenance issues and Reserve Requirements.

➤ We are meeting with the Finance Committee to get their input

➤ We are planning the presentation to the community at the Open Meeting on June 12<sup>th</sup>. The Recreation Committee will be providing goodies for a social event at the end of the presentation. The new HOA monthly fee will be announced at that meeting. We are trying to thread the needle between costs and minimal HOA fee increase.

➤ We are working with ZD Stucco on the Refresh project. They have completed 22 buildings so far and are doing a great job of making the building leak free and coating the surfaces with bright new paint.

➤ We have agreed to install an automated pool water tester and a machine that will add the appropriate amount of chlorine. Our goal is to get the pool open by Memorial Day. There are many steps involved along with certain state and town rules and inspections that we need to comply with. Once we get new signage and the equipment working, we will eliminate the pool monitors and the costs that go with them.

➤ We are doing what we can to extend the life of the fences. They are custom made out of cedar and extremely expensive to replace.

➤ We passed a resolution requiring mandatory dryer vent cleaning every three years. This is to eliminate the threat of fires. Tara is working on getting a contractor who will perform the work this year



## OWNER GARDEN REVIEW IN JUNE

Karen Newhouse for the Board

The landscape committee will start the owner garden review the week of June 16th. Here are some items they will be looking for:

- Weeding
- Brown mulch only
- Fences should be clear of all decoration
- No bird feeders
- Plants and shrubs should be clear of homes by 6",
- Decks and patios need to be clean.

Please reach out to Tara, the landscape committee or myself for any questions or clarity. Thanks for helping to keep our community beautiful and manicured!



## SUMMER VINTAGES: JULY/ AUGUST COMBINED

Event Organizers!

Please provide information on activities planned for either July or August by the end of June to ensure inclusion in the summer Vintages.

Thanks so much, Gail Knight

Annual Meeting  
Thursday, June 12, 2025  
7:00 PM  
Clubhouse or Virtual

## COMMUNITY ACTIVITIES

**RECREATION COMMITTEE MEETING** is scheduled for Monday, June 2 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, June 11 at 1pm to discuss June 11: **Paris Novel** by Ruth Reichl (Luncheon)  
July 9: **The Frozen River** by Ariel Lawton

**ROMEO** (Retired Old Men Eating Out) is on Wednesday, June 18 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

**JULS DISCUSSION GROUP** will meet on Wednesday June 18 at 2:00pm at the clubhouse. Topic to be announced.  
For more information contact Sue Nissenblatt at [sueniss@comcast.net](mailto:sueniss@comcast.net) or 732-666-1949

**BURNT MILLS CIDER CO. OUTING** (3540 US 206 Bedminster) on Thursday, June 19 at 5:30pm. Bring snacks or appetizers to share. A food truck will be on site and there is entertainment on Thursday nights

Seating is available. Bring your chairs in case all seating is taken and your growler as they fill growlers (glass, ceramic or aluminum containers used for transporting beverages.)

RSVP by June 16<sup>th</sup> to Marie Bryant:  
908-295-6268, [mariebryant156@gmail.com](mailto:mariebryant156@gmail.com)  
Please indicate if you require car pooling

### CLUBHOUSE COMMITTEE REQUEST

To help the Clubhouse Committee stay on top of supplies, we now have a notepad on the refrigerator. If you notice any Clubhouse supplies running low, please add it to the notepad. Your help is appreciated! Sue Nissenblatt



### Working Board Meeting June Schedule

June 5 & 26 at 10:30am at the Clubhouse

### NEW PROPERTY ADMINISTRATOR

Michael Medina is the new property administrator for FSAC, replacing Martha Basich.

The role of the Property Administrator is to assist with work order requests, respond to questions about an account or a balance, help owners obtain important documents or forms, assist owners with access to the website and generally administer all emails and mailings to the community.

Please contact Michael at [mmedina@taylormgt.com](mailto:mmedina@taylormgt.com) or call 973-888-7107 direct for any work order related requests or customer service needs.

## UPDATE NEW EXTERMINATION RESOLUTION

Jeff Rasmussen - President

The Extermination Resolution approved by the board moves the cost of exterminating animals inside the unit to the unit owner, effective July 1, 2025. The association has paid the inside extermination costs because of the roofing project. We can no longer afford to continue to do that without a greater HOA fee increase. We will continue to pay outside extermination costs for bees, wasps and other outdoor critters like we have done in the past.

If you need an exterminator we suggest you call Accurate Pest Control (973-398-8798). They have done a lot of work in the development, so they know our rules and regulations and are familiar with our buildings roofs and siding. However, you may use any exterminator you like.

## CHESTER LIBRARY ADULT PROGRAMS FOR JUNE 2025



6/2 at noon: SRC Lunch and Learn (FULL)  
 6/2 at 6:30pm: Avoid Travel Scams: What to know before you book.  
 6/3 at 1pm: Art Class with Susan Jones  
 6/4 at 9:15am: Classic Yoga  
 6/4 at 10:30am: Mystery, Murder & Mayhem. A book club.  
 6/4 at 4pm: German conversational group with Ashley  
 6/5 at 6:30pm: Great Decisions; 10th Discussion  
 6/6 at 2pm: Creative Escape - Monthly Crafting for Adults  
 6/9 at 6pm: Evening Jewelry Making for Adults  
 6/12 at 6pm: Evening Yoga  
 6/16 at 10am: Pages and Pastries; discussion group  
 6/16 at 6:30pm: Books & Bites - monthly reading club  
 6/17 at 9:30am: Morning Book Club (no registration)  
 6/17 at 1:30pm: Afternoon Book Club (no registration)  
 6/17 at 6pm: Art Journaling  
 6/19 at 9:15am: Breathwork  
 6/19 at 10am: Just Write, a local writers' group  
 6/19 at 6:30pm: Liberation of Paris in WWII  
 6/20 ALL DAY American Red Cross Blood Drive  
 6/26 at 11:30am: Bunco  
 6/26 at 6:30pm: Creative Writing Club  
 6/26 at 7pm: Abraham Lincoln's most difficult decision  
 6/27 from 1pm to 3:30pm: Game Day for all adult patrons  
 6/30 at noon: Jewelry Making for Adults

**Register for programs at**  
**[chesterlib.org](http://chesterlib.org)**  
**Need Help?**  
**Email**  
**[contactus@chesterlib.org](mailto:contactus@chesterlib.org)**  
**or**  
**Call 908-879-7612**

Knitting Group: Wednesdays June 4, 11, 18, 25 at 10:30am

Mahjongg - Instructor led: Tuesday June 10 and 24 at 12:30pm



Below is a recap of June 2025 activities offered by the Senior Resource center.  
 For complete information visit [www.srcnj.org](http://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

Quilting - Wednesday, June 4 & 18 @ 12:30PM

String Jam - Tuesday, June 3 & 10 @ 11:00AM

Jewelry - Tuesday, June 10 @ Noon



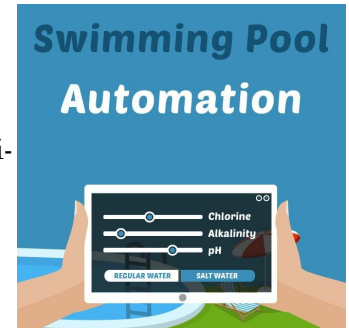
## IMPORTANT NOTICE

### FOUR SEASONS AT CHESTER POOL AUTOMATION 2025

Bob Lanes

In 2025, Four Seasons at Chester (Four Seasons) will be transitioning its pool operations from a manual system to an automated one. There are several benefits for our community from this transition and they include:

- Cost savings over time due to not having to meet the requirement for a Certified Pool Operator (CPO) on site when the pool is open, in order to perform mandatory testing and to adjust chlorine and other water purification/conditioning chemicals. This process will be handled by the automated system with the oversight (remotely) by the CPO.
- Improvement of pool access and availability. Residents of Four Seasons and their guests will be able to use the pool during operating hours without the need for a monitor being present on site.



Note that this transition is not without certain logistical challenges. As with any significant system or operational change, time will be required for installation, testing and adjustment before pool operation is fully automated.

The installation of the required equipment is scheduled to take place during June, due to our contractor's availability. During the time that the steps necessary to fully automate the pool are pending, a CPO monitor will need to be at the pool site for it to be open for use.

These logistical issues have been discussed at length by the Board of Trustees, the Pool Committee and with our CPO pool contractor.

Please be assured that every effort is being made to efficiently transition pool operation to full automation and to not disrupt pool access and availability once the season opens.



Community Cleanup 4/24  
Landscaping Committee  
Bill Perry, Carolyn Shefsky, Robin Morley, Greg Faughan, Laura Pesce



Memorial Day Picnic  
Toasting Tim and Barbara  
Stewart



Special desserts by Angelo and  
Antonia Sciortino



## FOUR SEASONS AT CHESTER POOL RULES 2025

Bob Lanes



Resident means any individual person whose address for taxation, post, utilities, or other purposes lies within Four Seasons at Chester.

Guest means any individual person who is not a resident of Four Seasons at Chester, using the pool in the company of a Resident.

### **SWIMMING IS AT ONE'S OWN RISK; THERE ARE NO LIFEGUARDS OR MONITORS.**

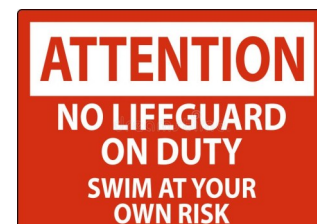
1. All residents must enter the pool area using their Clubhouse entry fob.
2. Guest(s) using the pool must be accompanied by a resident, who must stay with, and be responsible for them.
3. All persons under the age of 18 must be accompanied by an adult resident.
4. Swimmers should not swim by themselves, especially if they have any physical or medical condition which might affect their swimming ability. Swimming with a friend is strongly encouraged.
5. There is no swimming if there is lightning or thunder occurring, or in the imminent forecast.
6. The pool will be open 10:00 a.m. to 7:00 p.m., weekends only, from Memorial Day, 2025 until June 21, 2025, and then will be open 10:00 a.m. to 7:00 p.m. daily from June 22, 2025, until Labor Day, 2025.
7. Resident adult swim hours (no one under 18 years of age) are daily 10:00 a.m. to Noon when the pool is open.
8. If a swimmer wears diapers, the diapers must be those designed especially for swimming.
9. Pool users are not allowed to use any Clubhouse facilities other than the basement restrooms.
10. Pets, except service animals, are not allowed in the pool area. Service animals are not allowed in the pool.
11. Neither smoking nor vaping is allowed in the pool or spa areas.
12. No glass containers are allowed in the pool area.
13. No alcohol or cannabis products are allowed in the pool area. Alcohol may be consumed only at an event sanctioned by the Board or its authorized committees.

Those using the pool should be considerate of others, such as avoiding horseplay, running, splashing, or jumping into the pool.

Users of the pool must clean up after themselves, and rearrange pool furniture to how it was found.

This is your pool, everyone who uses it is responsible for maintaining it and keeping it clean.

**Any violations of these rules may result in a Resident and/or their Guests losing their privilege to use the pool.**





### THURSDAY, JUNE 26 @ 7PM

Municipal Field Gazebo, 155 Main Street, Chester, NJ

Action Park 80s Band is the ultimate party show band highlighting the hits that drove people to the dancefloor in the incredible, decadent 80's. Join us for this totally tubular show while we kick off the 2025 Summer Concert Series!

### SUPPORT CHESTER VOLUNTEER FIRE COMPANY #1

Chester Volunteer Fire Company #1 is holding a 50-50 cash raffle sale!

Drawing date Saturday, June 28, 2025 at 10 PM.

Ticket price \$10 each. I will be selling tickets until June 23.

Reach me at 908-246-2652 to purchase yours. Good luck! Kathy Moke

Kathleen Moke



### Special free SRC/AARP Fraud Prevention Series:

Final presentation in the series is Thursday, June 5 at 10:45am at the Senior Resource Center. Information will be presented that empowers individuals to fight against fraud with resources and tools to spot and avoid identity theft and other fraud. Registration through Senior Resource Center or AARP at <https://events.aarp.org/event/ChesterSRC1/summary>

### Special free AARP Smart DriverTEK Workshop

Wednesday June 11 @ 12:15pm - 1:45pm: An interactive way to learn about the latest safety technology in your current or future car. Sign up at SRC: <https://www.signupgenius.com/go/10C084EABAC28AAFAC61-55755524-aarp#/>



### HOLIDAY PARTY!

#### 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 on Saturday, December 13th.

More information to follow.

Hope to see many friends and neighbors at the party!



Chester Theatre Group

#### Performances:

June 20, 21, 27, 28, July 5 at 8 PM

June 22, 29, July 6 at 2:00 PM

Shakespeare's *Pericles* is a sweeping, generation-spanning epic that follows the life of Prince Pericles as he endures a series of extraordinary trials and bad luck to rival Job's, navigating a tumultuous journey marked by riddles, assassination attempts, famine, shipwrecks, abductions, and heartbreaking loss. The play explores profound themes of family, grief, redemption, and fate, as Pericles faces unimaginable circumstances and an array of outrageous characters—a Greek chorus, a goddess, fishermen, knights, an incestuous king, and even pirates! Through heartbreak and divine interventions, Pericles's journey is a powerful tale of separation and reunion, where love and family emerge as anchors in the stormiest of seas, offering hope against all odds.

Tickets: Regular \$23.00; Seniors (65+) \$21.00

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

Box Office 908-879-7304; [info@chestertheatregroup.org](mailto:info@chestertheatregroup.org); [www.chestertheatregroup.org](http://www.chestertheatregroup.org)

## 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

#### Finance and Audit

Mike Pesce, Chair  
Bob Duffy  
Randy Fuss  
George Salamy

#### Forest Management

Barbara Stewart, Chair  
Linda DiForio  
Judy DiLascio

Greg Faughnan  
Steve Hansbury  
Tom Pensak  
Bill Perry  
Laura Pesce

#### Insurance Advisor

Rick Resnick

#### Landscaping & Trees

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

#### Pool

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

### SUPPORT COMMITTEES

#### Caring & Newcomers

Kathy Moke, Chair  
Linda DiForio  
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

#### Recreation Planning

Hope Swarts, Chair  
Toni Archambault  
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  
Barbara Stewart  
Lori Tolento

#### Publication: Resident Directory

George Kline, monthly electronic  
Gail Knight, printed

#### Publication: Vintages

Gail Knight - Editor  
The Klines - 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





# June 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b>	<b>2</b> 10:00am Recreation Committee Meeting 1pm Bridge	<b>3</b> 9:30am Aerobics 10am Current Events 10:30pm Fitness	<b>4</b> 6:30pm Duplicate Bridge	<b>5</b> 9:30am Aerobics 10:30pm Fitness 2-4pm Clubhouse cleaning	<b>6</b> 5pm Happy Hour	<b>7</b> 9:30am Aerobics 10:30pm Fitness
<b>8</b>	<b>9</b> 1pm Bridge	<b>10</b> 9:30am Aerobics 10am Current Events 10:30pm Fitness	<b>11</b> 1pm Book Club Meeting 6:30pm Duplicate Bridge	<b>12</b> 9:30am Aerobics 10:30pm Fitness 2-4pm Clubhouse cleaning	<b>13</b> 5pm Happy Hour	<b>14</b> 9:30am Aerobics 10:30pm Fitness
<b>15</b>	<b>16</b> 1pm Bridge  <b>RSVP Burnt Mills</b>	<b>17</b> 9:30am Aerobics 10am Current Events 10:30pm Fitness	<b>18</b> Noon: Romeos 2pm: JULS 6:30pm Duplicate Bridge	<b>19</b> 9:30am Aerobics 10:30pm Fitness 2-4pm Clubhouse cleaning  <b>5:30pm Burnt Mills</b>	<b>20</b> 5pm Happy Hour	<b>21</b> 9:30am Aerobics 10:30pm Fitness  6pm Landscape Committee Meeting
<b>22</b>	<b>23</b> 1pm Bridge	<b>24</b> 9:30am Aerobics 10am Current Events 10:30pm Fitness	<b>25</b> 6:30pm Duplicate Bridge	<b>26</b> 9:30am Aerobics 10:30pm Fitness 2-4pm Clubhouse cleaning	<b>27</b> 5pm Happy Hour	<b>28</b> 9:30am Aerobics 10:30pm Fitness
<b>29</b>	<b>30</b> 1pm Bridge	<b>27</b> 9:30am Aerobics 10am Current Events 10:30pm Fitness	<b>28</b> 6:30pm Duplicate Bridge	<b>29</b> 9:30am Aerobics 10:30pm Fitness 2-4pm Clubhouse cleaning	<b>30</b> 5pm Happy Hour	<b>31</b> 9:30am Aerobics 10:30pm Fitness