



Vintages



VOLUME 25, ISSUE 9

EDITOR: Gail Knight

October 2025

What The Board Is Working On In September

Jeff Rasmussen - President

Posted September 3, 2025

- We are preparing for the Open Meeting on September 18th at 7PM in the clubhouse. We will be reviewing the 24/25 year-end financial results and our plans for the new year.
- 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.
- Continuing to monitor the work of ZD Stucco on the building refresh project. We are in the home stretch with this
- 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 fine tuning the snow removal contract with our vendor (possibly looking for a new vendor)
- We have contracted with Ryan Moore and Co to remove the trees with ash borers. He will also do a walkthrough with the Tree Committee to create a trimming plan for the fall and winter.
- We are developing our board responsibilities as our mission statement.
 - Oversee the operations of the association
 - Follow HOA governing documents
 - Enforce community rules and guidelines
 - Manage HOA budgets, spending, and finances
 - Maintain shared spaces and amenities
 - Schedule and conduct HOA meetings and events
 - Work closely with the community manager, partners, and vendors



Working Board Meeting Schedule for October

Thursday October 9 and 30 at 10:30am at the Clubhouse

Upcoming Board Meetings

Thursday, December 11, 2025 at 7pm Open Meeting
Thursday, February 5, 2026 at 7pm Election Meeting
Thursday, June 11, 2026 at 7pm Annual Meeting
Thursday, September 10, 2026 at 7pm Open Meeting

Information

**Four Seasons Holiday Party
Saturday, December 13, 2025**

Please see page 4

COMMUNITY ACTIVITIES

RECREATION COMMITTEE MEETING is scheduled for Monday, Oct. 6 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, Oct. 8 at 1pm to discuss **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. All residents are welcome to attend and participate.

TRIVIA NIGHT on Thursday, October 9 begins at 6pm. Dinner will be from 6 to 7 and the game will be from 7 to 9. More information on Page 5

Cost is \$10.00 per person

RSVP to Vito Cappello (with check payable to Recreation Committee) at 42 Wyckoff Way by Monday, October 6.

VINYL PARTY on Friday, October 17 at the Clubhouse begins at 7pm. More information on Page 5. RSVP to Theresa Pensak at tpensak@aol.com by Tuesday, October 14.

ROMEO (Retired Old Men Eating Out) is on Wednesday, October 15, 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 October 15 at 2pm in the Clubhouse. Open to all, JULS and the Recreation Committee invite the community to a presentation on the Ethos Farm To Health in Long Valley.

Complete information on page 4.

RSVP by October 10 to Sue Nissenblatt at sueniss@comcast.net or 732-666-1949

For more information contact Sue Nissenblatt

GAME DAY is Wednesday, October 22 at the Clubhouse from 2 to 4pm.

Join friends and neighbors for game day.

Bagged snacks and water will be available.

RSVP by Monday, October 20 to Pat Perkins, 718-938-7520, peacepat425@gmail.com

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



HALLOWEEN AT HAPPY HOUR on Friday October 31 begins at 5PM

Join us for a Halloween Themed Happy Hour.

Dress in costumes, if you'd like, or not, if costumes are not your thing.

Bring snacks and share a fun evening with friends and neighbors.

BYOB

No RSVP necessary. Just show up.

CHESTER LIBRARY ADULT PROGRAMS FOR OCTOBER 2025



- 10/1 All Day: What is AI? Request a zoom Link
10/1 at 9:15am: Classic Yoga
10/1 at 10:30am: Mystery, Murder & Mayhem. A book club.
10/1 at 4pm: German Conversation Group with Ashley
10/1 at 6:30pm: Explore your Family History
10/3 from 10am to 2pm: Database of the Day (spotlight online resource free with Library Card)
10/4 at 11am: Chester Garden Club
10/6 at noon: SRC Lunch and Learn
10/9 at 1pm: Edible Art Class for Adults
10/9 at 6:30pm: Eva Fedderly, Author of These Walls - The Battle for Rikers Island and the Future of America's Jails (Zoom)
10/10 at 2pm: Creative Escape; Monthly Crafting for Adults
10/13 at 6pm: Evening Jewelry Making for Adults
10/14 at 6:30pm: Paying for College (Zoom Webinar)
10/16 at 9:15am: Breathwork
10/16 at 10am: Just Write, a local writers' group
10/17 at 1pm: Game Day for Adult Patrons
10/20 at 10am: Pages and Pastries; discussion group
10/20 at 6:30pm: Books & Bites - monthly reading club
10/21 at 9:30am: Morning Book Club (no registration)
10/21 at 1:30pm: Afternoon Book Club (no registration)
10/21 at 6pm: Art Journaling
10/22 at 6pm: Evening Yoga
10/23 at 6:30pm: Murder, Mystery & Magic with Mark Zacharia
10/23 at 7pm: Gen. George Meade Series III– Part 2 (Zoom)
10/24 at 1pm: Medicare Annual Enrollment; program designed to provide information and assistance.
10/27 at noon: Jewelry Making for Adults
10/30 at 11:30am: Bunco
10/30 at 6:30pm: Creative Writing Club
10/30 at 7pm: Art Around the World; The Van Gogh Museum (Zoom)

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

Knitting Group: Wednesdays October 1, 8, 15, 22, 29 at 10:30am
Mahjongg - Instructor led: Tuesday October 14 and 28 at 12:30pm

Holiday Gala, An Update

Save The Date for Saturday, December 13, 2025

Hope Swarts, Chair Recreation Committee

Last year, the residents who attended the Holiday Gala had a wonderful time at the Black Oak Golf Course. This year when the Recreation Committee reached out to Black Oaks, they had a new catering manager. Our date for this year's Gala was not on their calendar. The Committee had to secure a new venue. After visiting many locations in the area, the Recreation Committee decided the Roxiticus Golf Club was the best choice for this year's Gala.

The Four Seasons Holiday Gala is scheduled for Saturday, December 13 from 6:00-10:00 pm.

The Committee met with the catering manager at Roxiticus Golf Club, which is located at 179 Bliss Road in Mendham, to review the menu.

In addition to a charcuterie board with roasted vegetables and Italian meats and cheeses:

A plated dinner is planned. Residents can select a main entrée from three offerings.

Salad and pasta will also be served, along with dessert.

A DJ has been hired for entertainment.

The cost for the Gala will be \$85 per person, the same as last year's event.

To keep the cost down, the Recreation Committee will be subsidizing the Gala.

Roxiticus is a lovely setting for a Holiday affair.

We hope to see many residents at this annual event.

It should be a memorable and fun evening.!

An invitation will be sent out shortly to the community.



PRESENTATION BY ETHOS FARM
DATE: WEDNESDAY, OCTOBER 15, 2025
2:00 PM AT FOUR SEASONS CLUBHOUSE

Please join the Recreation Committee and JALS to learn about Ethos Farm to Health and Ethos Primary Care, a truly unique organic farm in Long Valley. Their focus is on total wellness both for the land and for people. Along with the market, the farm has a primary care practice onsite with a team of healthcare practitioners offering lifestyle guidance and medicine.

Speakers:

*Nora Pugliese, Ethos Farm Health Manager, will speak about the farm, their organic growing practices and healthy soil.

*Dr. Ron Weiss, M.D., board certified in internal medicine and is the primary care doctor at the Ethos Primary Care practice. Dr. Weiss will speak about healthy lifestyle.

RSVP: by October 10th to: Sue Nissenblatt, sueniss@comcast.net, 732-666-1949

This program is provided at no cost.



Trivia Night Thursday, October 9 at 6 PM, in the Clubhouse

Enjoy a fun night of Trivia with some delicious pizza, salad & dessert with friends

Be prepared to laugh as you test your knowledge and memory!

Pizza: 6-7; Trivia: 7-9.

Cost is \$10.00pp--- BYOB

A \$5.00 certificate will be given to each member of the winning table.

Certificate can be used at any future Recreation Committee event.

RSVP to Vito Cappello at 42 Wyckoff by Monday October 6th.

(908) 635-3738 or seabeeman@gmail.com

(give checks payable to Recreation Committee to Vito by October 6th)

VINYL PARTY Friday, October 17 the Clubhouse at 6:30pm



Tom Pensak has an extensive Vinyl collection and we are so appreciative he is happy to share his collection with everyone who enjoys hearing great music from the past.

Come and cut a rug, or simply listen to a variety of music if dancing is not your thing.

Participants can bring an appetizer or dessert to share with everyone.

BYOB

RSVP to Theresa Pensak by Tuesday, October 14, at tpensak@aol.com or (908) 698-1579

LABOR DAY HEROS FOR HEROES CORN HOLE COMPETITION AND DINNER





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

DATES FOR OCTOBER SRC EVENTS

Sue Nissenblatt

October 1- Wellness Day at SRC with Jackie O'Dougherty, Patient Advocate
October 6 - Lunch & Learn at the Chester Library; Chester Detective Matt Bohn, on Scams and Fraud
October 15 - SRC Coffee Hour, AARP How To Use Your Smartphone
October 17 & 18 - Quilting Retreat at the Barn
October 22 - Wellness Day at SRC with Audrey Toffet, Advocate for patients and caregivers



24-Hour Playhouse by Local Artists

Performance: Saturday, October 25 at 8pm

The 24-Hour Theatre Project is back! Some of our community's boldest writers, directors, and actors—new and returning—are teaming up to create an evening of brand-new short plays, all crafted, rehearsed, and performed in just 24 hours. It's fast, it's fearless, and it's theatre like you'll never see again!

Tickets: Regular \$15.00

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.

Our 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
Kathyy 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

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George Kline, monthly electronic
Gail Knight, printed

Publication: Vintages

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



October 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 6:30pm Duplicate Bridge	2 9:30am Aerobics 10:30am Fitness 2-4pm: Clubhouse cleaning	3 5pm Happy Hour	4 9:30am Aerobics 10:30am Fitness
5	6 10:00am Recreation Committee Meeting 1pm Bridge RSVP Trivia	7 9:30am Aerobics 10am Current Events 10:30am Fitness	8 1pm Book Club 6:30pm Duplicate Bridge	9 9:30am Aerobics 10:30am Fitness 10:30am Working Bd. Meeting 2-4pm: Clubhouse cleaning 6PM Trivia Night	10 5pm Happy Hour	11 9:30am Aerobics 10:30am Fitness
12	13 1pm Bridge	14 9:30am Aerobics 10am Current Events 10:30am Fitness	15 Noon: Romeos 2pm JULLS Discussion 6:30pm Duplicate Bridge	16 9:30am Aerobics 10:30am Fitness 2-4pm: Clubhouse cleaning	17 5pm Happy Hour 7pm Vinyl Party	18 9:30am Aerobics 10:30am Fitness
19	20 1pm Bridge RSVP Game Day	21 9:30am Aerobics 10am Current Events 10:30am Fitness	22 2pm: Game Day 6:30pm Duplicate Bridge	23 9:30am Aerobics 10:30am Fitness 2-4pm: Clubhouse cleaning	24 5pm Happy Hour	22 9:30am Aerobics 10:30am Fitness
26	27 1pm Bridge	28 9:30am Aerobics 10am Current Events 10:30am Fitness	29 6:30pm Duplicate Bridge	30 9:30am Aerobics 10:30am Fitness 10:30am Working Bd. Meeting 2-4pm: Clubhouse cleaning	31 5pm Halloween Happy Hour 	