



Four Seasons at Stone Harbor Condominium Association, Inc.

2023/2024 Fall/Winter Newsletter

FSSH Board of Trustees – Tony Tutino, President

Valerie White, Vice-President and Secretary; Joe Myles, Treasurer

As of January 1, 2024, Corner Property Management will no longer be our property management company. Until then, Marylynn Mendel is our contact at **Corner Property Management**. For Maintenance Requests, please call Marylynn, Monday through Friday, 9am to 5pm at 609-652-8793 and **After-Hours Emergency: (844) 479-2676, only until December 31, 2023.**

Effective Monday, January 1, 2024. DiLucia Management Corporation will provide property management services to the FSSH Association. If you have not already done so, please fill out the hardcopy census form you received by mail and return it to DiLucia Management Corporation, 100 Jacobs Hall Lane, Lansdale, PA 19446 by December 15th. If you have any questions, please call 215-692-1600 ext. 8600.

Treasurer's Report - Joe Myles, Treasurer

I anticipate that our net cash position (cash less accounts payable) will be approximately equal to that of year end 2022 at year end 2023.

Landscape Committee – Allen White, Chair; Members: Eric Feerst, Terry Feerst, JoAnn Tutino, Trish Crosby, and Bill Simeral

George the Tree Surgeon completed tree trimming and removal in mid-October. Winterization of the irrigation system took place in early October. Coastal Landscaping completed the Fall cleanup in November. The gutter-cleanout will take place in December.

Pool Committee – Mike Kelly, Chair; Members: Terry Feerst, Michele Ferner, Margie Myles, Diane Whitebay, Patti Fritz, Kris Hopton, Susan Zehren, Eric Feerst, and Jill Waisbren

The pool and pump room, bathrooms, janitor’s closet, shower-stall, drinking fountain and cabana sink have been fully winterized. All the furniture in the pool area and the planting pots were safely stored and the pool itself securely covered until next season.

Building Committee – Donald Fram, Chair; Members: Mike Kelly, Michele Ferner, Eric Feerst, Doug Wolf, and Valerie White as Board Liaison

Mechanical Maintenance Committee – Mike Zehren, Chair; Members: Doug Wolf

Architectural Review Committee (ARC) – Michele Sellitto, Chair; Members: Ginny Wolf, Pam Talone, Michele Schwartz, and Patti DiMarco

The ARC is responsible for the review of all “Requests for Architectural Modification” by Unit Owners. **Filling in and submitting an ARC Form to the property management company is required when requesting a change to the outside and/or inside of units.** When preparing the ARC Form, please be detailed and specific in your description of the work to be done and by also e-mailing the form to the ARC Committee at msellitto@comcast.net

Social Committee –Margie Myles, Chair

To join the Social Committee, please contact Margie Myles at myles011@verizon.net

Sunshine Committee – Patti Fritz, Chair; Committee Member: Mary Beth Harrell

To join the Sunshine Committee, please contact Patti Fritz at pattifritz917@gmail.com

FSSH Book Group

To join the Book Group, please contact Susan Zehren at subiez@comcast.net

FSSH Directory

The Board will update the FSSH Homeowner Directory in the New Year.

Bayberry Pump Station

Our Bayberry Pump Station located at 318 Osprey Drive has two grinder pumps at this onsite location, one for grinding and pumping wastewater, and a backup in case the first should fail. It is particularly important our community only use and dispose septic safe toilet paper into our wastewater system. When wastewater flows into the grinder pump’s tank, it reaches a pre-set level and the grinder automatically turns on, grinds the wastewater into a fine slurry, and pumps it into the public sewer system. In the event of a power outage, there is an on-site generator that continues running the pump station system. That generator is annually serviced in October by GenServe.

Snow Removal and Icy Weather

The Middle Township Public Works Department (MPTW) is responsible for clearing snow from the streets of FSSH. If you incur a problem regarding snow removal from the streets within our community, please **contact the MTPW Department by calling (609) 465-8745.**

DiPalantino Contractors has been contracted by the Association to clear snow from our sidewalks, entryways, and driveways for the winter of 2023/2024. Snow removal is necessary at a level of two inches or more, in accordance with the Association's Master Deed and its insurance policy. If you have anything blocking your sidewalk or entryway that prohibits the removal of snow, you may be responsible for clearing the areas yourself. Whenever possible, please move your vehicles into your garage to accommodate the clearing of snow from your driveway. **In the event of necessary snow removal, please "leave on your garage light," as it is a signal DiPalantino contractors will know you are in residence and to clear all the garage lighted homes before any others in the community.**

Should you incur a problem regarding snow removal, provided by the Association, from your sidewalk, entryway, or driveway, or to report slippery or icy conditions within the community, please call **the property management company.** All unit owners are responsible for the removal of snow from the patio area of their unit.

Recyclables on Windy Nights and Days

Whenever recyclables are put out overnight for pick-up the next day, please secure all items from being blown about the community on excessively windy nights and days.

Trash Bulk Pick-Up

Wednesday, December 27, 2023, is the last date this year for trash bulk pick-up. Middle Township Public Works reminds residents that bulk pickup always takes place during the last trash pickup of the month, unless that trash day falls on a Holiday, in which case it would occur the following day. Residents are permitted to dispose of one bulk item per month (a mattress and box spring together count as one item). **NO construction debris, white goods, or metal, such as windows, doors, wood, fencing, washers, dryers, grills, etc., are NOT permitted.** Items should be placed by the curb no later than 6 AM on pickup day. **NOTE: Mattresses and Box Springs must be wrapped in plastic prior to placing at curbside.**

Home Thermostats

To prevent pipes from freezing during the late Fall and Winter months, set your thermostat control on "heat" to a minimum of 55 degrees, 60 degrees is better when leaving your home for a month or longer. Honeywell recommends thermostat control batteries be replaced annually, or when the **"REPLACE BATTERY"** warning flashes. The warning flashes two weeks before the batteries are fully depleted.

Natural Gas Fireplace – Battery Replacement

Change the fireplace batteries in the remote transmitter of your natural gas fireplace prior to using it this season. For natural gas fireplace cleaning and repairs contact **Fireside Hearth & Home, Robinsville, NJ at (609)587-2221** or **TLC Mechanical, Ocean City, NJ at (609) 478-2294**.

Holiday Trees and Lighting Decorations

The holiday season began Thanksgiving weekend and unit owners are reminded no blow up or animated figures or any other holiday decoration can be placed on the common lawn area, the roof, or fascia areas of the buildings, however, they may be placed on your patio. Lights may be placed on shrubs located within the plant bed closest to your home. Holiday decorations must be removed no later than Sunday, January 07, 2024. To determine the pick-up date for discarded holiday trees, **contact the Middle Township Public Works Department at (609) 465-8745**.

Smoke Detectors – A Broken Protector Will Not Protect You

Please make sure to replace your Smoke and CO2 detectors. New CO2 Carbon Monoxide detectors last no longer than 10 years and smoke detectors have a life span of between 8 and 10 years. We do not think about our smoke detectors unless we hear that annoying chirp. The detectors installed in our homes are hard-wired, so the chirp is coming from the backup battery, not the smoke detector sensor. The test button on the smoke detector confirms that the battery electronics and alert system warning are working. It does not mean that the smoke detector sensor is working. It is the responsibility of every unit owner to replace smoke and CO2 detectors before they wear out. You can find CO2 and smoke detector replacements at Home Depot, or Lowes, and online.

Dryer Vent Cleaning

Annual dryer vent maintenance and cleaning is highly recommended and should be done at least every one-to-two-years to prevent the possibility of clogs and fire in your roof pipe vent. To have your dryer vents maintained and cleaned, please **contact Garden State Cleaning Services, 100 Princeton Avenue, Egg Harbor Twp., NJ, telephone (609) 653-0073**.

Outdoor Grills

Please only operate your natural gas grill at a minimum of five feet from the building and three feet from any area fencing. Put a cinderblock or other heavy object inside your gas grill during winter months to prevent it from tumbling over in high winds. Always check your natural gas line is off when your grill is not in use.

HVAC Air Filters

Continually changing air filters keeps your HVAC system working efficiently.

Pets and Our Community

Owners and guests are responsible for picking up solid waste deposited on any property, including their own common element grass areas. Annual renewal of your pet’s license is a requirement of the Association, and the Clerk of the Township of Middle, Cape May County. Always leash your pet when it is outdoors in the community. No dog shall run at large.

(Township of Middle, Cape May County, Ordinance 993-97)

The United States Postal Service

Please take advantage of the “hold mail” or “forwarding mail service” forms provided by the USPS in Cape May Court House when you will be away from your home for a month or more.

The FSSH Board

We wish all in the FSSH community a happy Fall/Winter season and good health in the 2024 New Year!