

Four Seasons at Stone Harbor A Condominium Association, Inc.



2024 Spring – Summer Newsletter

Welcome New FSSH Unit Owners

Jacki and Craig Soens
202 Osprey Drive

2024 Calendar Date Reminders

Pool Season Opening

Saturday, May 25, 2024

Annual Termite Inspection

Friday, May 31, 2024, starting at 9am

The Association Annual Membership Meeting and Election of One (1) Trustee

Saturday, June 1, 2024, starting 10am, at the Pool

Summer Social Get Together at the Pool

Saturday, June 1, 2024, 5pm to 7pm

Pool Season Closing

Sunday, September 15, 2024

Four Seasons at Stone Harbor A Condominium Association, Inc.

The Annual Termite Inspection – Friday, May 31, 2024, starting 9am

The annual home termite inspection is scheduled for Friday, May 31, 2024. All homes must be available for inspection even if one home has been previously treated. The best scenario for those who cannot be here for inspection of their unit is that they give to a neighbor, the Building Committee or a Board Trustee, a key to their unit or keypad access code to their garage.

**Reminder, there must be clear access for inspection to the front and rear perimeter of the unit.*

The Association Annual Membership Meeting and Election of One (1) Trustee

This year's Association Annual Membership Meeting and Election of One (1) Trustee to serve on the Board of Trustees will be held on Saturday, June 1, 2024, at 10am, in the pool cabana area, and hosted by Portfolio Community Manager Michele Balch of DiLucia Management Corporation (DMC). Blank nomination forms will be sent in mid-April via the United States Postal Service to all members of the Association for completion and return to the Community Manager.

Only Members of the Association, whose name appears on the deed to your unit and are current in the payment of all charges assessed to their maintenance account with the Association, are eligible to place their name into nomination for the Board of Trustees. Any questions that you would like addressed to the Board of Trustees or DiLucia Property Management at the Annual Meeting should be submitted in writing prior to the Annual Meeting and addressed to the Board email account at fsshboard@gmail.com, or to Michele Balch, Portfolio Community Manager at m.balch@dilucia.com.

Derek Valenti, a Partner from Hardenbergh Insurance Group, will be presenting important information regarding insurance trends affecting insurance costs. Any insurance questions that you would like addressed by Derek, please email Michele Balch at m.balch@dilucia.com.

Please remember any questions for the guest speaker, your Board of Directors, or DiLucia Management, should be submitted no later than May 1, 2024.

Maintenance Request Procedure

All requests for routine home maintenance must be directly submitted via the portal to DiLucia Management Corporation or contact Michele Balch directly at m.balch@dilucia.com.

Please include the following information in your request:

1. Detail the issue.
2. Location (i.e. first or second floor, which room, etc...)
3. Emergency or service call.

Four Seasons at Stone Harbor A Condominium Association, Inc.

FSSH Committee Volunteers

Residents are encouraged to participate in the community by volunteering for committees. Please contact any committee chairperson to volunteer.

ARC Committee - Michele Sellitto, Chair; Ginny Wolf, Michele Schwartz, and Patti DiMarco

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

Building Committee – Donald Fram, Chair; Mike Kelly, Michele Ferner, Eric Feerst, and Doug Wolf

Mechanical Maintenance Committee – Mike Zehren, Chair; Doug Wolf, Mike Kelly, and Allen White

Pool Committee – Mike Kelly, Chair; Terry Feerst, Michele Ferner, Margie Myles, Diane Whitebay, and Patti Fritz

Pool Opening

The pool opens Saturday, May 25, 2024, and continues through Sunday, September 15, 2024. Daily pool hours are from 9:00AM to 9:00PM, weather permitting.

- Residents and guest adults swim from 9am-11am, seven days a week
- Residents and guests of all ages swim from 11am-7pm, seven days a week
- Residents and guest adults swim from 7pm-9pm, seven days a week

Pool Service

The pool will be cleaned daily by a qualified Certified Pool Operator (CPO). Water testing will be performed and logged appropriately by the CPO to ensure safe water quality for swimming. In addition, Cape Environmental Laboratory, LLC, a state licensed company, performs documented weekly independent microbiological sampling and testing of the pool water, as required by the New Jersey Department of Health Bathing Code.

Four Seasons at Stone Harbor A Condominium Association, Inc.

Pool Rules

The FSSH Pool Rules and Regulations are made for the health and safety of all. The Middle Township Board of Health oversees the FSSH Pool Rules and Regulations and any additional requirements.

- The Board of Trustees and/or Pool and Social Committee Members may reserve the right to designate dedicated events for “Residents Only.” These will be announced in advance and posted accordingly.
- There is no lifeguard on duty. Swim at your own risk. An adult must always accompany underage guests, i.e., under the age of eighteen.
- Pool key fobs only allow access during designated pool hours. There is a \$25.00 fee for the loss and replacement of a pool key fob. Please contact the Board of Trustees for the replacement of a lost pool key fob.
- Under New Jersey State Law, everyone must rinse off before entering the pool. An outside shower is provided.
- All residents and guests must use the main pool stairs to enter the pool. When entering the pool, there shall be no sitting on the pool stairs or hanging on the railings. Rather, please use the poolside interior bench areas in the shallow section of the pool.
- Children in diapers must wear leak-proof swimwear.
- Diving, cannon balling, running, and jumping into the pool or horseplay of any kind at the pool is prohibited.
- Smoking is not permitted in the pool area.
- Pets are not permitted in the pool area.
- Any person showing evidence of flu-like symptoms, skin disease, sore or inflamed eyes, cold, nasal or ear discharge, open blisters, or any communicable disease, or suspected of alcohol or substance abuse will be refused permission to the pool area.
- Only Unit Members are authorized to operate the gas grill in the pool area during normal summer hours.
- Gas Grill clean-up and turning the gas line to the “off position” are required after each use.
- **Glass and any form of glass containers are always prohibited in the pool area.**
- Chairs and chaise lounges must be returned to their normal placement after each usage. To prevent staining and discoloring of chairs and lounge chairs, a beach towel must be placed on chairs and chaise lounges by anyone using sunscreen as a protectant. **This will be strictly enforced.**
- The “Pool Chair Lift” for the physically impaired is available with professional assistance only. **Unauthorized use is prohibited.**
- Oversized inflated rafts and flotation devices are not permitted in the pool. Small personal flotation devices, such as foam noodles and foam water dumbbells are permitted.

Four Seasons at Stone Harbor

A Condominium Association, Inc.

- The Buddy System is highly encouraged during pool hours so that individuals are paired or teamed up and assume responsibility for one another's welfare and safety. A reminder, there is no lifeguard on duty.
- Disruptive or abusive behavior in the pool area will not be tolerated and is subject to reprimand, suspension of pool area privileges, or fines.
- All unit owners are responsible for the actions of their guests, and any damage caused by their guests or themselves will be brought to the attention of DiLucia Property Management.
- Only authorized persons are permitted to be in the pool filtration and storage rooms.
- The restrooms are accessible only during pool hours. Footwear must be worn when entering the restrooms.
- At all times, a parent or adult must accompany children using the restrooms.
- Unit owners and their guests are always responsible for cleaning up after themselves while in the pool area.
- Drive slowly, preferably 15 mph. There are numerous children, adults, and pets, walking, running, riding, and cycling, etc. throughout the community.
- Fireworks of any kind are not permitted in the community.
- Non-flushable products of any kind are not permitted other than toilet paper at the Pool Restrooms, or toilets within your FSSH Unit. It is important that all Unit Owners make their family and guests aware of this reminder. Non-flushable products include baby or personal wipes, diapers, pads, etc., as these products compromise the integrity of the FSSH Pump Station located at the rear of the property.
- Failure to abide by these rules may result in suspension of pool area privileges and/or fines.
- **There is a 911 Emergency Landline Phone in the pool area, attached to the wall between the storage and pool filtration rooms.**

Pool Water Aerobics

Pool water aerobics will return for our 14th year in early June, depending on the weather and pool temperature. It will be held every M-W-F from 10 to 11 am. Sessions will conclude in early September. All participants must sign a waiver, located on the resident portal in the documents folder under forms, to participate and will need pool foam weights and/or a sturdy foam noodle. And it's free! Questions? Please contact Michele Ferner at micheleferner@netzero.net.

Summer Flowers at the Pool

Michele Ferner and Terry Feerst will once again provide hanging baskets and entryway planters at the pool. Michele will be soliciting volunteers to assume one week of watering flower baskets and planters. If you would like to volunteer, please contact micheleferner@netzero.net.

Four Seasons at Stone Harbor A Condominium Association, Inc.

ARC Committee

Michele Sellitto, Chair; Ginny Wolf, Michele Schwartz and Patti DiMarco

Before a Unit Owner undertakes any interior or exterior alteration or renovation project including those affecting common or limited common elements, an ARC request form must be submitted to the ARC Committee and the Community Manager, Michele Balch.

The ARC Committee recommends “approval, conditional approval or disapproval” for each request, with reasons for “conditional approval or disapproval.” The ARC form recommendation is passed to the Community Manager, Michele Balch, and the FSSH Board for “final approval, conditional approval or disapproval.” The Community Manager, Michele Balch, notifies the Unit Owner of the outcome.

Social Committee

Margie Myles, Chair

The FSSH Social Committee is planning the first summer get together in the pool area on June 1, 2024, from 5-7PM. This is also the day of the Association Annual Membership Meeting. Please bring your own drinks and a dish to share.

REMINDER: NO GLASS IS ALLOWED IN THE POOL AREA.

Hope you will be able to attend and enjoy an evening with neighbors.

Sunshine Committee

Patti Fritz Chair; Mary Beth Harrell

Each Spring, the Sunshine Committee requests an annual contribution of \$10 per person residing in each household. The requested contribution is voluntary and is collected at the Association Annual Membership Meeting, scheduled for June 1, 2024. When contributing, please print your name and unit address on an envelope addressed to the Sunshine Committee and present it to either a Sunshine Committee member or a Board Trustee. Continued annual support of the Sunshine Committee is appreciated, and please always remember to let the Sunshine Committee know when someone in the community needs cheering up.

Four Seasons at Stone Harbor A Condominium Association, Inc.

Book Group Update

By Susan Zehren

Now that the weather is getting warmer and folks are returning to the community, we are beginning the planning of our 2024 book group! For those new to the FSSH neighborhood or our book group, we usually have a planning meeting in late April/early May to discuss and schedule out our books for the next 6 months. We meet monthly at rotating homes. Last year we met on the second Monday of the month at 7 pm, which seems to work for most, but we are flexible if needed! Start thinking of books you have read, heard about, or want to read that might make for a great discussion! Look for an email in the coming weeks that will give more details about the planning meeting as well as information on how to join and get on our email list. Happy Reading!

Year-Round Gentle Reminders

On-Site Sanitary Pump Station

- Septic safe toilet paper is the only item that should be disposed of in the wastewater system, and nothing else, absolutely no personal wipes, disposable diapers, etc.

Smoke Detectors, Carbon Monoxide Detectors and Fireplace Remote

- Annually replace all batteries in smoke detectors, carbon monoxide detectors & fireplace remotes.

Dryer Vent Cleaning

- One to two-year dryer vent maintenance is recommended by the Association. When your dryer vent cleaning is done, please ask the service technician to inspect your dryer gas line as well.

Outdoor Grills

- Natural gas grills should be safely operated five feet away from the building and three feet away from any fenced area.
- Place a cinderblock or other heavy object inside your gas grill to prevent it from tumbling over during periods of high winds.
- Always inspect and check that the natural gas line is turned off when your grill is not in use.

Four Seasons at Stone Harbor A Condominium Association, Inc.

Pets and the Community

- Owners and guests are responsible for picking up solid waste deposited on any property, including their own common element grass areas.
- No dog shall run at large. (Township of Middle, Cape May County, Ordinance 993-97)
- At all times, pets are to be leashed and under control when outside a homeowner's unit.
- Annual renewal of a pet license is required by the Association and the Clerk of Middle Township, Cape May County.

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.

Board Gmail

- Community members are always welcome to send questions and/or feedback to the Board of Trustees at fsshboard@gmail.com

Notes from Unit Owners

Lisa Rose Silletti and Joseph Ramos, MD

We just want to say thank you. Since we moved here two years ago, we have been welcomed into this community with open arms. As you may know, I had brain tumors removed and went through radiation this past year. The past year has been difficult, and you all have been most comforting. Especially, being new to the area. I am so grateful to Cape Radiology in Rio Grande, Cape Regional Hospital, and the University of Penn Hospital in Philadelphia. Your kind words of compassion, friendliness of conversations, cards, gifts, and a wave of hello made each day easier for me. Compassion, empathy and pure kindness go a long way. Joe and I are most grateful for the enormous friendship and love we feel here. We could not be happier. So, thank you all.

Four Seasons at Stone Harbor A Condominium Association, Inc.

Recommendations made by Unit Owners

Mangia Pizza and Pasta Restaurant
1500 New Jersey Route 47
Rio Grande, NJ, (in the Shop Rite Plaza)
+ 1 (609) 551 4474

The owner Peter was the head chef of Claudio's. The food is delicious, homemade, and reasonably priced. Daily specials, catering and all friendly faces!

Handyman:

Handyman and contractor Josh Smith, does small and large jobs. Very reliable, perfectionist and reasonable pricing. Local.
+1 (609) 827-0860

Exercise:

Standing Room Only Dance Studio
7 North Wildwood Boulevard
Cape May Court House (Middle Township), NJ 08210
+1 (609) 827-0860

Lisa Silletti is currently taking adult ballet and tap classes as a form of exercise – not expensive, fun, and close by. They offer other classes, as well.

A Few Words from your Community Manager

Dear FSSH Homeowners,

Thank you for welcoming me as your Community Manager. I'm very excited to continue to work with your community and to meet everyone at the June 1st meeting!

Please do not hesitate to reach out to me with any concerns or just to say, "Hi!" I try my best to be available or to respond within 24 hours.

As a quick reminder, your monthly assessments are due on the 1st of the month. Statements will only be sent out if requested, however you can view your current statement on the resident portal. Your community offers 3 methods to pay your monthly assessments:

1. You can set up your account automatically to be withdrawn through your bank account with no extra fees to you on the resident portal. (preferred method)
2. You can pay manually through the resident portal with a credit card (fees will apply) or your bank account (no fees).
3. You can send your payment directly to the community lockbox.
 - Four Seasons at Stone Harbor, c/o DiLucia Management Corporation, PO Box 98190, Phoenix, AZ 85038-0190

Sincerely, Michele Balch, Portfolio Community Manager