

Four Seasons at Stone Harbor A Condominium Association, Inc.



2025 Spring – Summer Newsletter

Welcome new FSSH Unit Owners

Debra and John Battista – 3 Whimbrel Way
Pam and Steven Smarro – 206 Osprey Drive

FSSH Board

Anthony Tutino, President
Valerie J White, Vice President & Secretary
Joe Myles, Treasurer

DiLucia Management Company

Michele Balch, Portfolio Community Manager

Pool Season Opening

Saturday, May 24, 2025

Annual Termite Inspection

Friday, May 30, 2025, starting at 9am

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

Saturday, May 31, 2025, starting 10am, at the Pool.

Summer Social Get Together at the Pool

Saturday, June 7, 2025, 5pm to 7pm

Pool Season Closing

Sunday, September 14, 2025

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The Annual Termite Inspection – Friday, May 30, 2025, starting 9am

The home termite inspection will take place on Friday, May 30, 2025. All homes must be available for inspection, regardless of prior treatment. 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

The Association's Annual Membership Meeting and Trustee Election will be held on May 31, 2025, at 10am in the pool cabana area. Portfolio Community Manager Michele Balch of DiLucia Management Corporation (DMC) will host the event. Nomination forms shall be distributed to all Association members in mid-April, with a request to complete and return them to the Portfolio Community Manager. Only Members of the Association, whose name appears on the deed to your unit, are in good standing and 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 DMC at the Annual Meeting should be submitted in writing prior to the Annual Meeting and addressed to the Board Gmail at fsshboard@gmail.com.

Maintenance Request Procedure

Submit all routine home maintenance requests directly through the portal to DiLucia Management Corporation Inc. In your request, please write a detailed description of the maintenance you are requesting, (i.e., location, first or second floor level, etc.) If a request is an “emergency,” please contact Michele Balch, our Portfolio Community Manager at m.balch@dilucia.com.

FSSH Committee Volunteers

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

ARC Committee –

Michele Sellitto, Chair; Michele Schwartz, and Patti DiMarco

ARC request forms submitted to the ARC Committee and to Michele Balch, the DiLucia Portfolio Community Manager, are processed with recommendations for “approval, conditional approval or disapproval.” The ARC form is passed to Michele Balch, and the FSSH Board for “final approval, conditional approval or disapproval.” Michele Balch notifies the Unit Owner of the outcome.

Landscape Committee –

Allen White, Chair; Eric Feerst, Terry Feerst, JoAnn Tutino and Trish Crosby

Building Committee –

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

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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 24, 2025, and continues through Sunday, September 14, 2025. 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

A Certified Pool Operator (CPO) will clean the pool daily. The CPO will conduct water testing and record the results accurately to maintain 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.

Pool Rules

The pool rules are established for everyone's health and safety. 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 regarding 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.
- No diving, jumping, running, or horseplay in the pool.
- No smoking in the pool area.
- Pets are prohibited from entering 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.

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- 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 should be returned to their designated locations after each use. To avoid staining and discoloring chairs and lounge chairs, users should place a beach towel on these seats if they are 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.
- Inflated rafts and flotation devices that are oversized are not allowed in the pool. Personal flotation devices like foam noodles and foam water dumbbells are allowed.
- During pool hours, pairing up through the Buddy System is recommended to ensure each other's safety. A reminder, there is no lifeguard on duty.
- Disruptive or abusive behavior is prohibited and may result in a reprimand, suspension of pool area privileges, or fines.
- Unit owners must address any damage caused by themselves or their guests with DiLucia Property Management.
- Only authorized personnel are permitted to be in the pool filtration and storage rooms.
- The restrooms are accessible only during pool hours. Wear footwear in 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 fifteen mph. There are children, adults, and pets who are walking, running, riding, and cycling, among other activities. throughout the community.
- The use of fireworks is prohibited within the community.
- Do not flush anything in the toilets except for toilet paper. All other items including paper towels, feminine hygiene products, toys, or anything that is not toilet paper is prohibited. **(This means any toilet in the community)**
- Failure to abide by these rules may result in the suspension of pool 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 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. Participants must sign a waiver to participate, and the waiver can be found in the “folders” section of the website www.dilucia.com/fssh. You will need foam weights and/or a sturdy foam noodle for the pool aerobic exercises. Aerobic sessions are free! Questions? Please contact micheleferner@netzero.net.

Mah-Jongg

A group of women play Mah-Jongg on a weekly schedule. If you would like to be included, please contact Michele Ferner by texting 609-419-5044, for additional information.

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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.

Book Group Update - Susan Zehren

Now that the weather is getting warmer and folks are returning to the community, we are beginning the planning of our 2025 book group! For those new to the FSSH community or our book group, we usually have a planning meeting in late April/early May to discuss and schedule our books for the next 6 months. We meet monthly at rotating homes – last year we met the 2nd Monday of the month at 7 pm, which seemed to work for most, but we are flexible if needed! So, 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. If you are looking for something to read, check out our lending library down by the pool! Happy Reading!

Social Committee - Margie Myles, Chair

The social committee is planning summer evening get togethers at the pool area. The first one will be on June 7th. More details to follow. Plan on attending, always an enjoyable evening with neighbors!

Margie

Explore Cape May Walking and Trolly Tours with Friends and Family

- Cape May Lighthouse
- World War II Lookout Tower
- Architectural Walking
- Cape May's Maritime
- Ghosts of Cape May
- Cape May Historic District
- Mansions by the Sea
- Stories of Cape May
- Spirits & Oddities
- Underground Railroad
- Cape May Point
- Natural Habitats
- Fisherman's Wharf
- Cape May Painted Ladies
- Porches of Cape May
- Backstreets & Byways City Golf Cart Tour
- Emlen Physick Estate
- Carroll Gallery
- Historic Haunts

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Cape May Stage, Theatre and Performing Arts Center

www.capemaystage.org

info@eastlynnetheater.org

Performing Arts Center of Middle Township

Outdoor Craft & Collectibles Shows for 2025 at the Emlen Physick Estate

- Saturday, April 26th
- Saturday, May 3rd
- Saturday, May 10th
- Saturday, June 14th
- Sunday, October 12th
- Saturday, September 20th
- Saturday, October 25th

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 voluntary contribution is collected at the Annual Membership Meeting. For contributions, 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. The Sunshine Committee receives annual support. Please notify the Sunshine Committee when someone needs cheering up.

Guidelines for Displaying the flag of the United States of America

- Fly it in good weather.
- Do not use it for advertising purposes.
- Keep it clean and undamaged.
- Never display it upside down except as a sign of distress.
- When displayed with other flags, the U.S. flag should be first and centered.
- Illuminate it during the hours of darkness if displayed 24 hours a day.
- Do not let it touch the ground or floor.

Take an Active Role in Your Safety

- Go to www.ready.gov/hurricanes and use FEMA's Guide for Alerts and Warnings to learn more about hurricane watches and warnings. Download the FEMA app to get more information about how to prepare.
- Sign up for Cape May County Emergency Alert System CodeRed or Download the Mobile Alert App

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, no personal wipes, disposable diapers, etc.

Smoke Detectors, Carbon Monoxide Detectors and Fireplace Remote

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

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Dryer Vent Cleaning

- The Association recommends dryer vent maintenance every 1-2 years. After cleaning your dryer vent, ask the technician to inspect the gas line.

Outdoor Grills

- Operate natural gas grills at least five feet from buildings and three feet from fences.
- 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.

Pets and Your Community -Take an Active Role in Your Pet's Safety

Be prepared for a disaster with a pet evacuation kit. Pack 3-7 days' worth of pet food; a two-week supply of medicine; and 7 days' supply of water. Check animal control and shelters daily for lost pets. Post lost animal notices and notify local law enforcement, animal care and control officials, and veterinarians.

- 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)
- Leash and control pets while outside.
- Renew pet licenses annually with the Middle Township Clerk, Cape May County.

United States Postal Service

- Please take advantage of the "hold mail" or "forwarding mail service" provided by the USPS in CMCH 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.

A Few Words from your Community Manager

Dear FSSH Homeowners,

Thank you for always making me feel welcome as your Community Manager. I'm very excited to see everyone at the May 31st meeting! It's been a very busy and good year and a half!

Please do not hesitate to reach out to me with any concerns or just to say, "Hi!" I will 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

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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
 - **If you choose bill pay through your bank, or mail in your own check, the Association and the Management company cannot control USPS. If your monthly payment is late, your account will be assessed a late fee, and the fee will not be waived.**

Sincerely,

Michele Balch, Portfolio Community Manager