



Four Seasons at Stone Harbor Condominium Association, Inc. 2025/2026 Fall/Winter Newsletter

FSSH Board of Trustees – Tony Tutino, President; Valerie White, Vice President, and Secretary; Joe Myles, Treasurer

**DiLucia Management Corporation
Michele Balch, Portfolio Community Manager
100 Jacobs Hall Lane
Lansdale, PA 19446
215-692-1600 ext. 8600
www.dilucia.com**

Landscape Committee – Chairperson Allen White; Members: Eric Feerst, Terry Feerst, JoAnn Tutino, Trish Crosby

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

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

Mechanical Maintenance Committee – Chairperson Mike Zehren, and Board Liaison Valerie White

- To join the Maintenance Committee please contact Mike Zehren at mtzehren@comcast.net

Architectural Review Committee (ARC) – Chairperson Michele Sellitto; Members: Michele Schwartz, and Patti DiMarco, and Board Liaison Valerie White

Social Committee –Margie Myles, Chairperson

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

Sunshine Committee – Chairperson Patti Fritz, 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 FSSH Directory is regularly updated on the portal. www.dilucia.com

Bayberry Pump Station

- Our Bayberry Pump Station is located at 318 Osprey Drive.
- In the event of a power outage, there is an on-site generator that continues running the pump station system.
- If you should ever observe there is a “red flashing light” at the pump station, please alert:
 - Michele Balch at **215-692-1600 ext. 8600**, our DiLucia Management Manager, or any
 - Board Member, Tony Tutino at 732-770-0811; Valerie White at 973-727-9714 or Joe Myles at 609-536-2926.

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 2025-2026.
- 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 **Michele Balch at (215-692-1600 x8600) or, after hours, email m.balch@dilucia.com**.
- 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

- 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 permitted.**
- Items should be placed by the curb no later than 6am on pickup day.
- **NOTE: Mattresses and Box Springs must be wrapped in plastic prior to placing at the 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.
- Annual battery replacement is recommended for all thermostat controls or when the **“REPLACE BATTERY”** warning flashes. Usually, 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 (609-587-2221)** or **TLC Mechanical (609-478-2294)**.

Holiday Trees and Lighting Decorations

- The holiday season begins Thanksgiving weekend, and Unit Owners are reminded that blow-up, animated figures or any other holiday decoration may not be placed on the common lawn area, the roof, or fascia areas of the buildings. However, they may be placed on your rear 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 11, 2026.
- 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

- Check smoke alarms and carbon monoxide detectors. Run tests on detectors and alarms and regularly replace batteries.
- 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 chirping comes 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.

Water Supply Lines

- Know how to turn off your unit's water supply, especially when you are away for long periods of time.
- Consider using faucet covers and outside hose bib protectors to prevent cracking or bursting waterlines.

Electricity and Gas

- Learn what to do if the electricity or gas malfunctions or gas goes out.

Dryer Vent Cleaning

- Annual dryer vent maintenance and cleaning are highly recommended and should be done at least every one-to-two-year period to prevent the possibility of lint clogs causing a fire in your roof pipe vent.
- To have your dryer vents maintained and cleaned, vendor recommendations include Garden State Air Duct Cleaning or Pure Air.

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 to prevent melting or fires.
- 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

- Regularly replacing HVAC system air filters keeps your HVAC system working efficiently.
- Maintain HVAC systems – contact your HVAC technician for inspection and tune-up.

Pets and Our Community

- Annual renewal of your pet's license is a requirement of the FSSH Association, and the Clerk of the Township of Middle, Cape May County.
- Owners and guests are responsible for picking up solid waste deposited on any property, including their own common element grass areas.
- 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 New Year 2026!

Manager’s Message to the Community

DiLucia Management would like to take this time to thank everyone for another great year working with your community.

The DMC offices are closed on Thanksgiving, the Friday following Thanksgiving, Christmas Eve, Christmas Day, New Year’s Eve and New Year’s Day.

As a reminder:

The preferred method to pay is through the resident portal. If you use your bank account, there is no fee. Credit card and debit fees will apply. Paying your assessments on the resident portal allows you to pay on time and prevents any late fees. When you pay through your bank’s bill payment, they send a check, and it does not always reach the lockbox on time. **The Association and the Management company take no responsibility for payments received late due to USPS.** You will receive a late fee to be assessed to your account.

Please contact Michele Balch, Portfolio Community Manager for DiLucia Management if you have any questions or concerns regarding your community.

Phone: 215-692-1600 ext 8600

E-mail: m.balch@dilucia.com

Please remember to thank your Board and Committee members. These are volunteer positions, and they all work so hard to keep Four Seasons at Stone Harbor a beautiful and thriving community for all its members!

Wishing you a festive season wrapped in love and topped with joy!

DiLucia Management Corporation