



Courier

HOA OFFICIAL PUBLICATION

96 Prince Charles Drive, Toms River, NJ 08757 (732) 244-8686 HOLIDAYHEIGHTS.ORG

Volume 37, Number 10

55+ Planned Retirement Community

August, 2025



Pre-Sorted Standard
US Postage
PAID
Permit #12
Toms River, N.J.

DIRECTORS' RESPONSIBILITIES

Association Office/Personnel	Lou Mangerpan
ADR Committee	Carol Bianco
Audio/Video	George Wilhelm
Audit	Tim Murphy
Basins	George Wilhelm
Bingo Liaison	Carol Bianco
Buildings/Grounds/Common Grounds	Tim Murphy
Bus	Lorraine Pietrucha
By-Laws Committee Liaison	Lou Mangerpan
Clubs & Recreation Liaison	Carol Bianco
Code Committee Liaison	Carol Hudak
Courier Liaison/Website	Carol Bianco
Directors Desk	Carol Bianco
Election Committee Liaison	Lou Mangerpan
Fire Alarm	Tim Murphy
First Aid Liaison	Lou Mangerpan
Grass/Trees	George Wilhelm
Homeowner Events	Carol Hudak
HOPA	Carol Hudak
Maintenance Manual	Tim Murphy
Membership/Welcome/Hospitality	Carol Hudak
Minutes/Meeting Agendas	Lorraine Pietrucha
Office Procedure Manual	Lou Mangerpan
Robo Calls	Carol Hudak
Security Access Cards	Carol Hudak
Snow	George Wilhelm
Swimming Pool	Lou Mangerpan
Volunteer Coordinator	George Wilhelm

CHAIRPERSONS-STANDING COMMITTEE

Audit Committee	Pat Ganzer	732-281-8008
By-Laws Committee	Jim Netis	732-882-8192
Code Committee	Ron Knecht	732-244-8686 Ext.#220
Election Committee	Bill O'Brien	917-217-4255
Facilities	John Dutcher	732-449-1006
Library Committee	Maryann Ormando	732-914-1245
	Pat Ganzer	732-281-8008
Membership/Welcome Committee	Gale Campbell	732-240-0066
	Marguerite Catena	732-281-2644
Neighborhood Watch Committee	Carlos Santiago	732-742-6023
Recreation Committee	Joanne Grzywinski	732-691-9816
	Marianna Telford	201-920-7146

GROUP LEADERS

AC Trips	Ann Demercurio	201-774-4062
Ballroom/Latin Dance Classes	Joe & Nancy Florio	732-569-3701
Billiards	Greg Jones	973-634-6690
Bocce	Richard McCall	201-741-0410
Bridge	Joe Florio	732-569-3701
Civics	Phylliss LaBruna	732-644-6077
Computer Group	Margo Schmidt	732-456-6215
	Dennis LeBar	
Cornhole	Ed Lipinski	732-998-0068
Day Trips	Anna Pacifico	732-534-1019
Dinner/No Frills Dances	Jane Carlo	848-221-2995
	Marie Marino	732-914-8166
Exercise	Edie Walton	732-505-2179
Flowers	Denise Diaz	203-550-1100
Fun with Art	Ralphine Fiore	732-240-0908
HH Book Club	Pat Nardiello	973-650-9121
H.H. Golf League	Lou Mangerpan	201-394-5073
Happy Hookers	Carol Ann DeVito	732-279-6269
Hospitality	Marianna Telford	201-920-7146
	Lucy Perez	646-696-9655
	Joanne Grzywinski	732-691-9816
Line Dancing	Marie Marino	732-914-8166
Mah-Jongg	Marylou Mageean	732-300-0921
Men's Cards	Frank Catena	732-281-2644
Move & Groove-Pool	Lisa Cardaci	917-593-3021
Pickleball	John Keller	732-822-4453
Scrabble	Gale Campbell	732-240-0066
Shuffleboard	Marianne McCall	201-988-3422
Social Club Ent.	Judi Paolini	201-410-5129
Rummikub	Open	
Table Tennis	Joe DePierro	201-281-5720
	Gary Purpura	732-288-6078
Tennis	Open	
Walking	Barbara Verdugo	973-432-1203
	Pat Nardiello	973-650-9121
Women's Golf League	Ann DeMercurio	201-774-4062
Yoga	Marj Neary	609-389-7192
	Angela Santore	732-286-9558
Zumba	Barbara Verdugo	973-432-1203

CLUB PRESIDENTS

Chorus/Theater Guild	Linda Estrada. 732-551-2402
Garden Club	Dan Carney. 732-965-4318
Men's Club	Dan Carney. 732-965-4318
Social Club	Joanne Shallcross. 908-930-6313
Women's Club	Veronica Tracy. 201-873-5768
	Janice Sutton. 732-762-3452

OTHER ORGANIZATIONS

First Aid Squad	Janice Sutton.... 732-505-6900
First Aid Captain	John Abella.... 732-505-6900
First Aid Auxiliary	Denise Diaz. 203-550-1100
Bingo President	Linda Pantaleo. 201-289-1566
Bingo Committee	Cathy Helmer.. 732-586-8398

BOARD OF DIRECTORS

PRESIDENT	Lou Mangerpan
VICE PRESIDENT	Carol Bianco
SECRETARY	Lorraine Pietrucha
TREASURER	Tim Murphy
DIRECTORS AT LARGE	Carol Hudak, George Wilhelm,

OFFICE: Personnel:

Administrative Manager	Donna
Administrative Assistant	Toni
Receptionist	Chris
Janitor/Maintenance	George Mike

OFFICE 732-244-8686

FAX 732-244-1447

EMAIL admin@holidayheights.com

OFFICE HOURS: 9:00 am - 2:00 pm Monday - Friday Only

GROUP DIRECTOR CONTACTS

Arts & Crafts/Happy Hookers	Lorraine Pietrucha
Billiards	Tim Murphy
Bocce	George Wilhelm
Bridge	Lou Mangerpan
Civics	Carol Hudak
Computer Club	Carol Hudak
Cornhole	George Wilhelm
Exercise	George Wilhelm
First Aid Aux (Fundraiser)	Carol Bianco
Flowers	Carol Hudak
Golf League	Lou Mangerpan
Library	Lou Mangerpan
Line Dancing	Carol Bianco
Mah-Jongg	Lorraine Pietrucha
Neighborhood Watch	George Wilhelm
No Frills Dances	Carol Bianco
Scrabble	Carol Hudak
Shuffleboard	George Wilhelm
Rummikub	Lorraine Pietrucha
Table Tennis	George Wilhelm
Tennis/Pickleball	Tim Murphy
Walking	Carol Hudak
Yoga	Carol Hudak
Zumba	Carol Hudak

Heights Courier Staff

PUBLISHER	Homeowners Assoc.
CO-EDITORS	Barbara Verdugo..... 973-432-1203
	Pat Nardiello..... 973-650-9121
SUBSTITUTE PROOFREADER	MaryAnn Cafone

Sergeant at Arms

Ted Carter	732-279-6610
Mike Vitale	201-250-7002

ROBO CAN INFORMATION

All Holiday Heights residents will receive one (1) free 65-gallon trash, and one (1) free 65-gallon recycling can. If you wish to receive a 95-gallon can for either trash or recycling or both please call 732-349-4616.

You **DO NOT** need to call if you are okay with receiving the 65-gallon sizes.

This is for trash and recycling only!
It does not change the way leaves are picked up.

Once you receive your new can, please put your old can(s) out to the curb for the township to pick up.

All recycling, including cardboard boxes must fit in the recycle can, if you have excess, please call the township for a bulk pickup.

You can no longer place garbage in black bags to the curb and garbage and recycling must be separated in the appropriate cans. Please do not combine garbage with recycle.

If you like more information, please go to the Berkeley Township Sanitation Website:
www.twp.berkeley.nj.us/departments/public_works/sanitation.php

CLUBHOUSE OFFICE **PHONE EXTENSIONS**

MAIN# 732-244-8686

	EXT#
Lou Mangerpan, President	216
Carol Bianco, Vice President	215
Tim Murphy, Treasurer	217
Lorraine Pietrucha, Secretary	214
Carol Hudak, Director at Large	219
George Wilhelm, Director at Large	213
Code Committee	220
Donna Raccuia-Smith, Administrative Manager	200
Toni Foster, Administrative Assistant	210
Christine Koutsonikas, Receptionist	222

PARKING ON THE LAWN

Parking on the lawn is prohibited.
If you see anybody parking on the lawn,
Please report it to Berkeley Township
Code Enforcer at
732-244-7400 x 1238
Subject to fines
THANK YOU, CODE COMMITTEE

Holiday Heights Web Site:
www.holidayheights.org

NOTARY SERVICES

Tuesdays & Fridays
11:00AM-1:00PM
By Appointment Only
(No exceptions will be made)

DO NOT SIGN YOUR DOCUMENTS

Documents must be signed
in front of the Notary.

**Please bring a valid driver's license or
another form of identification
with your signature on it.**

IMPORTANT NOTICE

Every 2nd Monday of the month the
Auditorium will be closed for cleaning
from 9:45 AM-10:45 AM

Thank you for your cooperation!

— — — Clip Out and Save — — —

Berkeley Property Tax Due:
May 1st, August 1st, November 1st, and
February 1st

Sewerage Due:
January, April, July and October

Clubhouse Dues Due:
January, April, July and October

DIRECTORS' DESK

AUGUST 2025

Birthstone: Peridot

Flower: Poppy



OUR DIRECTORS' MISSION

Working Together to Exceed
Expectations – Every Day

OPEN BOARD MEETING

Thursday-Aug. 14th @ 7:00PM in Audi.

MEET THE CANDIDATES SESSIONS

Tuesday-Aug. 19th @ 7PM in Audi

Saturday-Aug. 30th @ 2PM in Audi

ASSOCIATION DUES

Association dues for the 3rd quarter were due July 1, 2025 in the amount of \$189.00 with a 30-day grace period. If you did not make your payment, late fees have been assessed to your account, please add \$25.00 late fee to your payment. You contact the clubhouse office to get your balance.

GRASS CUTTING POLICY

On page 11

POOL RULES

On page 12

POOL DAYS/HOURS

Pool is open Sunday-thru Saturday

Thru-September 30th .

Pool Hours are Sunday thru Saturday

8:00am to 8:00pm.

Children's Hours are every day 10:00AM-12:30PM

& Wednesday Evenings- 5PM to 7PM

CODE COMMITTEE

The Code Committee meets Monday mornings from 9:30AM -11:00AM in the Small Card Room (SCR) in the Office Building and are available to answer questions & provide guidance necessary for all exterior project requests. You can also call 732-244-8686 Ext.#220 and leave a message.

We continue to require approval for any exterior project before work begins.

An approved Exterior Project Application Form, including all specifications necessary for the proposed project, as well as a Holiday Heights Project Permit are required before any work can begin. Please note: A Berkeley Township permit will be required when applicable. A copy of the Berkeley Township permit, as well as the Holiday Heights Project Permit, are required to be posted prior to the start of any work.

The Code Committee continues to process applications for exterior projects as quickly as possible. The expected time for review and approval is approximately two (2) weeks. We ask for your patience and your consideration of this timeline when planning all projects.

Complaint Notices

"All complaints must be submitted in writing, including your name, address and signature, to the Code Committee.

All complaints must include photos of the violation. Unsigned or verbal complaints or complaints from "concerned neighbors" will not be accepted."

"If it is important enough to complain, it should be signed."

You can obtain these forms from the Holiday Heights website or from the Association office.

RESERVING A DATE FOR EVENTS, MEETINGS OR TRIPS

To reserve a room in one of our buildings for any event, meeting or when scheduling a trip, you must first contact the office for available dates. A Calendar Appointment Form must be completed for all reservations. The Recreation Chairperson and the Liaison Director for Recreation must approve all requests.

MAIL DROP BOX – For your convenience, when the office is closed, you can drop off your association dues payments or any other documents, in our convenient mail drop box located outside the front door to the Office Building.

HOMEOWNER STATUS UPDATES:

It is very important that the office is notified of the following so we can update your master file accordingly:

1. Change of marital status-
(*deceased spouse or divorce*).
 2. New Residents that have joined your household.
 3. Valid phone number and an emergency contact number.
 4. Email address-(*one is required per household*).
- It only takes a minute to update your records and we encourage you to do so.

The office staff is available to assist you during office hours

Continued on page 5

Directors' Desk

Continued from page 4

RELOCATING- If you are planning on relocating to another address, selling your home, leaving your home vacant or have any other changes regarding your Homeowner status, please notify the office so your information can be updated in our master files.

GARAGE/ESTATE SALE PERMITS

As per the Berkeley Township Municipal Code: Chapter 5-7.4: "The assessed owner of a property may have two (2) garage or yard sales per year. Each sale may not consist of more than two (2) consecutive days. A Berkeley Township permit is required to be obtained for each yard sale conducted. There is no fee for the first permit. There will be a five dollar (\$5.00) fee for the second permit. Permits are only available from the Berkeley Township Municipal Clerk."

NO DUMPING IN THE BASINS!

DUMPSTERS / PODS – Contact the Code Committee before planning to have a dumpster or storage pod placed in your driveway. Dumpsters and pods are not allowed on any street within the Holiday Heights Community.

PARKING - Commercial vehicles are not permitted in your driveway. Parking on your lawn is also not permitted.

CONTRACTOR SIGNS

No Contractor signs are to be left on lawns following completion of work.

CURBING YOUR PET-All pets must be confined within the Owner's Lot/Living Unit except when being walked on a hand-held leash, not to exceed six feet (6') in length. Pet Owners are permitted to use the easement/patch of grass between the sidewalk and the curb. Walking pets in the street is discouraged due to safety issues for Owners and pets. Pet Owners shall keep their pets off other Owners' properties, Clubhouse Grounds and Common Properties. **All Pet Owners must collect their pet's feces.** Failure to pick up after your pet is a Holiday Heights fineable offense for each occurrence. There will also be an additional fine for each infraction under the **Berkeley Township Ordinance (05-25-OAB-3)**. We expect all Pet Owners to be respectful of other Owners and in return, we expect Owners to show the same respect for Pet Owners.

News from the Board

By Lou Mangerpan

Soon we will be nominating and electing new Directors. Becoming a Director can be a fulfilling experience. Some members fear the responsibility. Some see it as a "power trip". Others see it as a way of "giving back" to the community for all that the community provides them.

First, let's talk about responsibility. Yes, there is a great deal of responsibility but nothing overwhelming. While the decisions you make as a Director have a direct impact on Homeowners, these decisions are not made alone. Six other Directors have an input and combined they make the correct decision. It's a learning experience that is easily handled.

Next, the "power trip". The amount of power a Director has is very limited. The Associations Bylaws guide and outline exactly what a Director can and can't do. To be a good Director, instead of feeling you have "power", you should be aware of how you are helping Homeowners and doing things that are beneficial for the community. This is your real power.

Finally, and most importantly, "giving back". The Holiday Heights Association and community offer so many amenities and activities it's sometimes hard to keep up with what's new. Giving back some of your time and effort is a way of appreciating what the community has to offer.

So, don't be afraid to step up and get involved in governing your community. You will find it is a rewarding experience and not all complaints. Many times, over the course of this year, Directors have been stopped and thanked for what the Board has done. That's our reward.

Message from the President

By Lou Mangerpan

Many homeowners have expressed how they like the picture on the July cover of the Courier. It was the feeling of the Board that why not highlight some of the amenities of our community rather than a stock picture for the season. Thanks to John Abella and his magic camera drone, we were able to highlight our wonderful pool. In the coming issues of the Courier, we plan to pick other highlights to feature. John Abella has agreed to assist in making this happen. Thanks so much, John. The August cover highlights the community garden, a wonderfully lush and productive planting area constructed and maintained by the Association's Garden Club headed by Dan Carney. These highlighted features really show why our community is a great place to live.

Election Committee Notices

Important Dates for the 2025 Election Cycle

July 10th - Candidate Nomination Forms will be available and mailed to all Owners

July 23rd - Candidate Nomination Forms and summary of qualifications to be received by the Election Committee Chairperson

August 4th – Last day candidates not-in-good standing can rectify

August 14th - Mail-in ballots, summary of qualifications, and Instructions will be mailed to all Owners in Good Standing

August 19th - First Meet the Candidates Session – Tuesday 7 pm in the Auditorium

August 30th - Second Meet the Candidates Session – Saturday 2 pm

August 31st - Final date to request, in writing, to be a Candidate Representative

September 2nd - Last date for Nominees to correct and achieve Good Standing to be listed as a Candidate

September 9th - Election Day – Ballots returned & received in the P.O. Box by 5:00 pm

September 10th - Ballots will be publicly tallied in the Auditorium at 10:00 am and results Posted

September 11th - New Director Swearing-In Ceremony

Qualifications for Office

1. A candidate for the Board shall be an Owner in Good Standing as defined in N.J.S.A.45:22A-23r.
2. Being an Owner in Good Standing as defined in N.J.S.A. 45:22A-23r shall be the sole criterion for an Owner to be eligible to run as a nominee, be elected to the Board, and serve as a Director of the Board
3. Not more than one Owner of a Lot shall run for or serve on the Board simultaneously with another Owner of the same Lot.
4. A Director shall not serve, pro-tem or otherwise, as a chairperson or member of either standing or “ad hoc” committee, or as an officer of any club in the Holiday Heights Community and this shall not be subject to grandfathering.

Responsibilities of Office

1. To read, understand, abide by, and uphold the Certificate of Incorporation, Bylaws, Declaration, and the Rules, including the Directors Code of Conduct.
2. To understand and agree that a Director is elected as one of seven (7) equal Directors by the Owners of the Association and that each Director has an equal voice in the affairs of the Board and the conduct of the Association
3. To attend a voluntary pre-orientation meeting with the Election Committee Chairperson and an Officer of the current Board to provide a full understanding of a Director’s roles and responsibilities.
4. To aid and assist in the ongoing work of the Board and the management of the Association and to accept a fair share of the tasks deemed necessary by the Board to accomplish same.
5. To accept Direct Responsibility associated with facilities, staff, and duties/tasks related to Board obligations.
6. To accept the role of Liaison Director to one or more Association committees and the work it entails.
7. To understand and agree that no member of the Board shall receive compensation from the Association, except for reimbursement of legitimate expenses incurred, with the prior approval of the Board, in the performance of duties and obligations as a member of the Board.
8. To understand and agree that a Director may not speak for or commit the Board to any action, purchase, or position without proper authority of the other members of the Board
9. To agree and accept that if a purchase is made or work is authorized by a Board member without approval or ratification by a quorum of the Board, the Board is under no obligation to pay and instead the Director who authorized to commit the Association would be personally responsible and the Association shall be defended, indemnified and held harmless by the unauthorized Director for all claims arising from and relating to such unauthorized purchase or work.
10. To understand and agree that a Director may take a public position on any subject but shall always identify the position as their own personal opinion and not that of the Board or the Association as a whole.
11. To agree and accept the responsibility of attending Board and Homeowners meetings as scheduled. Three (3) unexcused absences within a three-month period or three (3) consecutive unexcused absences may be grounds for suspension or dismissal from the Board.

Holiday Heights Homeowners Association

Meeting Schedule for Fiscal Year 2025

All Meetings held in the Auditorium

<u>MONTH</u>	<u>DATE</u>	<u>DAY</u>	<u>TIME</u>	<u>TYPE OF MEETING</u>
AUGUST	14	Thursday	7:00PM	Open Board Meeting
SEPTEMBER	18	Thursday	7:00PM	General HOA Meeting

HOLIDAY HEIGHTS 2025 GRASS CUTTING SCHEDULE

All dates are contingent on weather conditions and can be modified.

August 1	August 22	September 16	October 14
August 12	September 4	September 30	October 28
			November 17

Welcome New Neighbors

Please join us in extending a warm welcome to the following new Homeowners:

JUNE 2025

Mariett Trentacoste	99 Prince Charles Drive	6/2/2025
Richard & Lauren Redden	25 Portsmouth Drive	6/3/2025
Lauren Helene Terdeman	52 Normanton Court	6/4/2025
Deborah Morillo	12 Dawn Way	6/13/2025
Orlando & Ann DeSantis	6 Elmswell Court	6/16/2025
Anthony Gonsalves & Diane Spinelli	11 Oakengates Drive	6/18/2025
Thomas Bianchi, Sr.	6 Trent Drive	6/20/2025
Donna Spagnola	10 Merrilee Lane	6/20/2025
Thomas & Eileen Donoghue	83 Woodstock Drive	6/23/2025
John & Lisa Maniaci	31 Canterbury Lane	6/24/2025
Andrew & Maureen Linfanti	41 Stockport Drive	6/25/2025
Ty & Lisa Visco	2 Wycombe Court	6/25/2025
Tracey Pitts-Cansler	58 Trent Drive	6/27/2025
Lee & Valerie Cooper	64 Canterbury Lane	6/30/2025
Raymond & Andrea Lucas	4 Blyth Court	6/30/2025

** Please note: If your name is not on this list, but you closed in **June**, it means the office has not yet received the closing paperwork from the title agency and/or attorney. A new owner cannot be entered into our system until we receive the final paperwork.

Thank you and Welcome to the Community!

**HOLIDAY HEIGHTS HOMEOWNERS ASSOCIATION, INC.
MONTHLY FINANCIAL REPORT**

**For Month Ending:
June 30, 2025**

Balance forward as of May 31, 2025			\$779,742.89
<u>INCOME/DEPOSITS:</u>			
5010	Assessments	\$49,108.00	
5040	Late Fees	378.00	
5050	Interest Income	894.05	
5065	Yoga Income	210.00	
5075	Zumba Income	275.00	
5110	Capital Reserve Fund-New Owners	6,750.00	
5115	New Rental Fee/Renewal	300.00	
5130	Courier Income	725.00	
5150	Men's Club Income	827.37	
5205	Recreation Income-AC Trip	111.00	
5230	Recreation Income-Dances	224.70	
7280	Check Void-Stellar Video	900.00	
3150	Refund- Replacement Fund Exp.	<u>4,159.00</u>	
Total Income & Deposits:		\$64,862.12	\$844,605.01
<u>CASH DISBURSEMENTS:</u>			
3150	Replacement Fund Expenditures	\$12,666.04	
6020	Legal Fees	2,570.15	
6060	Bank Service Charges	24.80	
6070	Meeting & Membership Expense	174.15	
6080	Homeowner Functions	382.20	
6210	Office Expense-Supplies/Payroll Proc. Fee	1,193.54	
6230	Postage & Mailing	190.61	
6260	Enumerate-Maint./Support	1,347.95	
6275	Robo Calls	328.27	
6280	Miscellaneous	250.00	
6285	Insurance Policies	6,155.12	
7000	Administrative (Gross) Salaries	9,330.26	
7010	Maintenance/Janitorial (Gross) Salaries	4,293.50	
7011	Pool Monitors (Gross) Salaries	3,781.50	
7020	Monthly Payroll Taxes	1,676.33	
7060	Sprinkler Maintenance/Repairs	296.73	
7070	Tree Removal	374.50	
7080	Grass Contract-(Payment #4)	26,572.12	
7110	Pool Contract-(Payment #4)	3,816.11	
7120	Pool Maintenance/Supplies	4,516.09	
7130	Pest Control Contract	155.95	
7140	Maintenance Supplies	143.24	
7160	A/C Contract (Annual)	1,060.00	
7170	Heating Contract (Annual)	1,060.00	
7190	Electrical	533.13	
7210	Cleaning	853.00	
7220	Cleaning Supplies	124.80	
7240	Grounds Maintenance-Clubhouse	266.56	
7250	Clubhouse Maintenance-Interior	215.66	
7260	Clubhouse Maintenance-Exterior	929.24	
7275	Security System	669.95	
7280	Audio/Video Expense	21.31	
7300	Phones & Internet	483.00	
7320	Gas	666.93	
7330	Water	389.18	
7260	Electric-Well	11.29	
7355	Solar Supply	1,600.69	
7375	Zumba Expense	180.00	
7380	Yoga Expense	<u>180.00</u>	
Total Cash Disbursements:		\$89,483.90	\$755,121.11
<u>CASH & OTHER ASSETS</u>			
1001	Operating Checking-Ocean First (OFB)	\$71,818.74	
1002	Operating Money Market (MM) (OFB)	\$180,681.91	
1005	Operating CD (OFB)	\$100,000.00	
1008	Operating 6MOS CD (OFB)	\$50,000.00	
1009	Capital Reserve 6MOS CD1 (OFB)	\$50,000.00	
1011	Capital Reserve 6MOS CD2 (OFB)	\$50,000.00	
1335	Capital Reserve Fund-Checking-(OFB)	\$130,591.72	
1336	Capital Reserve Fund-(MM)-(OFB)	<u>\$122,028.74</u>	
Totals:			\$755,121.11

*Bingo donated \$1,500 for June Bus Services

<u>Recreation Checking</u>	
Month Ending: JUNE 2025	
Beginning Balance:	\$15,687.43
<i>June Deposits</i>	\$6,160.50
<i>June Withdrawals</i>	<u>\$7,765.10</u>
Ending balance:	\$14,082.83

<u>ATTENTION</u>	
<u>HOLIDAY HEIGHTS HOMEOWNERS</u>	
All payments to your Holiday Heights Homeowners Association must be in the form of <u>check</u> or <u>money order</u> .	
For security reasons, no cash can be accepted.	
Thank you for your cooperation!	
<i>Holiday Heights Board of Directors</i>	

<u>ACTIVITY REPORTS</u>	
<u>Sight & Sound-"Noah"</u>	7/2/2025
<u>Deposits:</u>	
Ticket Sales	\$7,920.00
<u>Expenses:</u>	
Sight & Sound Theatre	\$4,514.40
Bus-Triple D	\$1,800.00
Restaurant-Shady Maple	\$1,271.46
Other	<u>\$28.77</u>
	\$7,614.63
Net Profit:	\$305.37
30% to HH HOA- \$91.61	



HOLIDAY HEIGHTS MONTHLY FINANCIAL REPORT
Fical Year September 1, 2024 to August 31, 2025

RPT J

MONTH ENDING: June 30, 2025

CASH & OTHER ASSETS:

Operating Checking – Ocean First Checking
Operating Money Market – Ocean First
Operating CD – Ocean First
Operating 6mos CD – Ocean First
Total Operating Funds

5/31/2025

6/30/2025

\$ 68,767.73
\$ 280,196.52
\$ 100,000.00
\$ 448,964.25

\$ 71,818.74
\$ 180,681.91
\$ 100,000.00
\$ 50,000.00
\$ 402,500.65

Capital Reserve Checking – Ocean First
Capital Reserve Money Market – Ocean First
Capital Reserve 6mos CD Ocean First
Capital Reserve 6mos CD Ocean First
Total Capital Reserve Account Balances

\$ 109,152.92
\$ 221,625.72
\$ 330,778.64

\$ 130,591.72
\$ 122,028.74
\$ 50,000.00
\$ 50,000.00
\$ 352,620.46

TOTAL CASH & OTHER ASSETS

\$ 779,742.89

\$ 755,121.11

GRASS CUTTING POLICY

Sprinkler heads are the Owner's responsibility

All Grass Cutting Issues must be reported to the HOA Office in writing, using the Lawn Complaint Form (forms are available at the HOA Office or on our website at holidayheights.org). Please do not call the Lawn Contractor or a Director. A complaint form must be filled out for all complaints. If no complaint form is filled out the complaint will be voided.

Damage to property such as siding, fences, borders and sprinklers will be addressed in a timely manner. Our contractor has staff to handle these repairs. Should you have damage, please take responsible measures to prevent further damage. All complaints will be inspected by a director to determine the cause and action to be taken. Repairs made by homeowners prior to the Director's inspection and without authorization by the Board, will not be reimbursed. Please ensure the cutters have a clear path and your sprinkler heads are down on grass cutting days. Sprinkler heads damaged due to heads being raised during the cut cycle **will not** be repaired by the Lawn Contractor. If you have heads that do not retract, place red do-not cut flags around the head until you can have it repaired, also confirm all ground panels are secured.

Damage to lawns such as scalping and ruts will be considered on a **case-by-case** basis. Some will grow back without intervention. The majority of ruts are caused by the ground being over saturated due to recent rain and/or over watering by the sprinklers. The driver is most likely unaware of the saturated ground until it is too late. Ruts caused by Homeowners over watering their lawn will not be repaired by the Lawn Contractor. Please check your side and rear yards as needed to ensure the ground is not over saturated. If you find there are areas that are over saturated, please obtain red flags from the HOA Office and circle the saturated areas so the mowers know not to cut that area.

No Cut Signs are a violation and are subject to a fine if placed on your lawn.

"No Cut" flags are available in the HOA Office for those not wanting the Association to cut their grass. You will need to fill out the No Lawn Cut form and you will be given flags at the HOA Office. If you change your mind and decide you want your lawn cut, please remove the flags.

Under normal soil conditions, grass requires only ½ to 1 inch of water per week. Our soils are generally wetter due to the high-water table and type of soil; therefore, discuss this with your sprinkler contractor and ask them to adjust the frequency and run times on your sprinkler system for roughly ¾ inch per week. Also ask them to adjust your system as needed throughout the watering season. Remember the water requirements for the area between the homes may be less than the front and back, work with your neighbors to establish a watering schedule. Watering your lawn every day is not needed unless it is a new seeding.

Contractor Disclosure in its entirety can be found on the Holiday Heights website

www.holidayheights.org

If you have any questions or concerns, please Call George Wilhelm at Ext 213



Only Holiday Heights 2025 Pool Rules

(Our Pool Rules Supersede State Rules)

- Everyone must use personal access cards to enter the pool area including guests. No sign in is required.
- All guests must be accompanied by a Homeowner/Resident and remain with the guest while in the pool area.
- No “solo/alone” swimming. Two people must always be in or at the pool.
- Children may attend the pool between 10:00am to 12:30pm and leave the pool area by 1:00pm. A Homeowner/Resident must be present and supervise children. No children under the age of 3 are allowed in the pool.
- **No children or adult diapers including “Swim diapers, Swimmates, Swimmers, pull ups” are allowed in the pool.**
- Smoking or eating inside the pool area is not allowed.
- No alcohol or recreational drugs are allowed in the pool, pool area, or pavilion. Only plastic bottles are allowed in the pool area.
- The pool and pool area must be cleared for inclement weather and emergency situations. After 30 minutes without any thunder or lightning, you may return to the pool area.
- No shoes, flip flops, towels, goggles, or floatation devices are to be left by the steps or ladders due to safety hazard.
- Chairs, lounges, and tables may **NOT** be reserved. Tables cannot be utilized by anyone or group for all day or evening. The tables are for snacking only. Please keep the tables clean for others during the day and evening.
- All equipment, chairs, lounges, tables, noodles, etc. must be returned to their original place.
- All personal items left at the pool will be discarded at the end of the season.
- Shoulder length or longer hair must be secured in a ponytail or under a swim cap.
- No running, jumping or diving into the pool. No pushing, shoving, rude, loud or profane language will be tolerated. If you are disruptive or refuse to follow the pool rules, you will be requested to refrain from this behavior. Refusal to refrain from this behavior will result in a Director being contacted and you be removed from the pool area. Refusal to be removed may result in a Code of Conduct violation.
- All complaints must go to a Director for a resolution or implementation.
- **If you have an open sore, infection, or diarrhea, please STAY OUT OF THE POOL.**
- Sunscreen should be applied 30 minutes before entering the pool to avoid clogging the pool drains.
- **This is a Senior Community, and we would like to keep it peaceful. Respect others.**
- **The pool will open on Memorial Day weekend and close on September 30th-weather permitting. Pool Hours are 8am to 8pm unless otherwise posted.**

**Holiday Heights
Open Board Meeting
June 12, 2025**

Opening of meeting at 7:07 pm

Flag salute – Moment of Silence – Roll call of Board (all in attendance)

Meeting Minutes

Lorraine:

- Reading and acceptance of minutes of Open Board Meeting on 5/08/25
 - Motions proposed and voted on:
 - Lou/Carol B – Motion made to purchase 2 sets of ladder guards (\$52 each) and pool thermometer (\$9). All Directors in attendance approved.
 - Lou/Carol B – Motion made to accept quoted from Atlantic Air for service contract to inspect, clean and replace filters 4 times per year at a cost of \$2120. All Directors in attendance approved.
 - Lou/Carol B – Motion made to purchase second machine for Office to swipe checks at a cost not exceed \$500. All Directors present approved.
 - Lou/Carol B – Motion made to install “drip guards” on gutters of clubhouse #2 (approx. 30 ft.) at a cost of \$565. All Directors in attendance approved.
 - Tim/Carol B – Motion made to purchase two new water fountains for clubhouses #1 and #2 at a cost of \$4,000 which also includes installation. All Directors in attendance approved.
 - Lorraine/Lou – Motion was made to donate \$250 to the FAS in memory of Mrs. Abella.
- Yes vote 4; No vote 1.

Tim:

- Financial Report – details to be published in July Courier.
- Handicap access installed on rear door in clubhouse #1. The Board wishes to acknowledge and thank the Bingo Committee for their generous donation to cover the cost of the installation.
- Two new water fountains installed in the two clubhouses.
- Thirty-five trees were planted along the driveway at a cost of \$3859.

Lou:

- Facilities Committee identified a number of electrical problems that have been forwarded to contractor. Committee is in need of a volunteer with knowledge of air conditioning operation.
- Mens Club has available hats and tee shirts with HH logo. If interested in purchasing contact Bill O'Brien or Dan Carney.
- Information on Cell Tower Vote to be published in July Courier and on the website with explanation of voting procedures.
- Information regarding election of 4 new Board members to be published July Courier and on the website identifying time line and instructions for candidate submissions, qualifications and responsibilities as well as other information pertinent to election procedure. Ballots must be received by 9/09/25 with ballot counting to take place on 9/10/25.

Carol B:

- "Move and Groove" at the pool to begin on 6/19/25 . For more info contact Lisa Cardaci.
- Mens Club sponsoring a Luau on 8/09/25 at a cost of \$48 per person.

Carol H:

- Access Cards update – project is 2.5 days ahead of schedule which has been complicated by technical issues regarding transfer of data from old data base to new system (Enumerate). It is anticipated printing will begin on 6/16/25 and last approximately three weeks. Listen for Robot calls for distribution time line and when appointments for photos can be scheduled.

- HOPA forms were due May 31st. Committee will review all forms for accuracy and make HO aware of corrections which may need to be made with a time frame to correct. Non-compliance of filing of form will be subject to a fine as outlined in Rules and Regulations.

- Contractor signs must be removed 24 hours after completion of job. Signs remaining will be removed!

- Tennis courts will remain unlocked.

- New combination locks will be purchased with larger numerical display .

- Request to not interrupt maintenance workers working around pool.

- When there is an indication of rain and/or thunder the pool will be closed until situation improves. Pool director will post status.

George:

- Grass cutting – HO advised to request from the Office red flags for "no cut" to be posted on property to indicate area not to be mowed. Piles of grass do not remain on the street. Once grass cutting is complete a vacuum truck comes by and picks up the cuttings. HO owners are asked not to ask to trim and edge since that is not part of the landscaping contract. (Trim and edge are responsibility of HO.)

Q&A:

HO raised a number of complaints that will be investigated as to their legitimacy/accuracy.

Club/Group Reports and Announcements:

- Bingo closed on June 15th in observance of Father's Day.

- FAA Garage Sale scheduled for June 14th from 9:00-2:00. Fund raising events over past year enabled FAA to donate \$35,000 to FAS.

- Neighborhood Watch Committee meeting every second Wednesday at 7:00 pm.

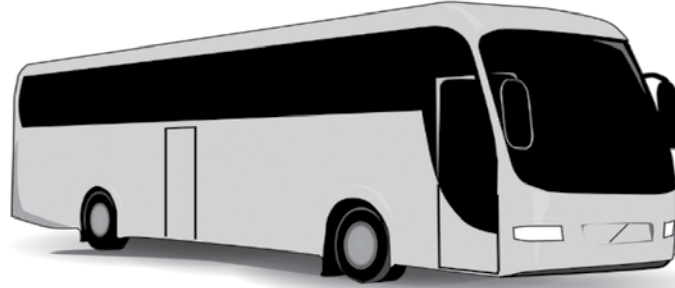
- HO are asked to be aware of pot hole developing in parking lot. It will be repaired.

Meeting Adjourned at: 8:50 pm.

Respectfully submitted by Lorraine Pietrucha

BUS ROUTE & TIMES

Bus Route stops are on display in the
Clubhouse Lobby Bulletin Board



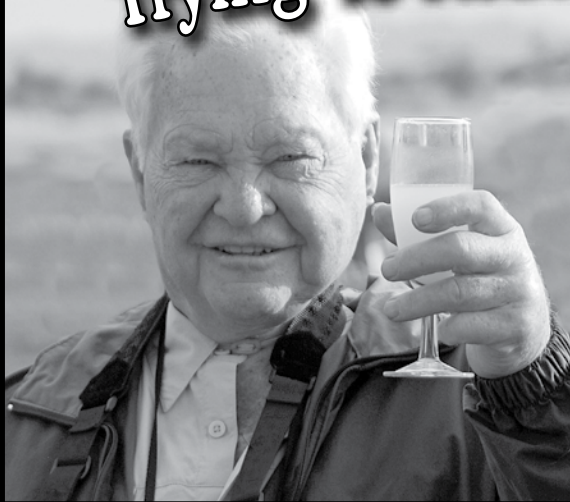
FRIDAYS ONLY

LACEY SHOPRITE

Leaves Clubhouse @ 9:00AM

Leaves Lacey Shoprite @ 11:45AM and arrives back @ 1:00PM

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COUPONS MUST BE PRESENT WHEN SIGNING CONTRACT and may not be used for prior services/installations. Coupons do not expire, unless otherwise stated.

NJ HIC #13VH02253000
Fred Paprocky, Master HVACR
Contractor Lic # 19HC00878000

ads-1101

Holiday Heights First Aid Auxiliary Membership Drive

The purpose of the Holiday Heights First Aid Auxiliary is to raise funds to support our volunteer HH First Aid Squad. The HHFAA is a 501(c) (3) not-for-profit organization. Our success depends entirely on active membership, participation and volunteerism.

Our (2025/2026) membership drive begins every Thursday (9-10am) in the HH Auditorium beginning August 7, 14, 21, 28, Sept 4th. Membership dues are \$10.00/Year, checks only please.

Our meetings are held on the second Thursday of every month in the auditorium. Doors open 12:30PM – Meeting starts 1:00PM. Coffee/Tea/Dessert served.

See Flyer for more details.



Pat's Landscaping

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- * **Shrub & Tree Trimming**
- * **Bush & Small Tree Removal**
- * **New Bushes & Trees Planted**
- * **Perennial and Annual Flower Planting**
- * **Fresh Mulch and Decorative Stone Spread**
- * **Cleanups any time of the Year**
- * **Garden Wall, Curbstone & Field Stone Borders**
- * **Fall Thatching, Slicing, and Seeding**
- * **Landscape Design**

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spc-705

PROOFREADING DEADLINE

For September 2025 issue

Sunday, August 3rd

All articles, flyers and recipes MUST typed and be submitted by above date.

As per request of Senior Publishing.

There will be ONLY one proofreading date per month. ALL articles, flyers, etc. MUST be received on or BEFORE this date. Nothing will be accepted AFTER that date.

Please email all flyers and articles to barbaraverdugo@msn.com

GUIDELINES FOR PHOTOS

To anyone submitting photos:

We always enjoy the photos of various clubs, activities, and trips.

If you are submitting photos of your club's activities, do so by the proofreading deadline date, or your photos will appear in the following month's Courier.

Text by the deadline to:

Pat Nardiello at 973-650-9121

The editorial staff of the Courier reserves the right to reject, edit, condense or refuse those articles deemed in bad taste or offensive to others. We also reserve the right to make stylistic changes to any articles, flyers or recipes received for publication in the Courier. Flyers for all activities must now be submitted in ½ page format.

Thank you for your understanding and cooperation.

Co-Editors: Barbara Verdugo, Pat Nardiello



Need something posted on the website?

Email the information as you want it to appear, along with clipart/pictures/images, to Carol Bianco c_bianco17@yahoo.com or drop off the information in the mail drop box located outside the office building. Please note "Website" either in your email or on the information you drop off.

Inspirational Quote





**WE ARE LOOKING FOR
BRIDGE CARD PLAYERS OF
ALL LEVELS. WE PLAY ON
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IF YOU HAVE PLAYED
BEFORE, A BEGINNER, OR
WANT TO LEARN, WE ARE
THE GROUP FOR YOU.
FOR INFO CALL JOE FLORIO
AT 732-569-3701.**

Holiday Heights Get fit with dance



Ballroom and Latin Dance Class

Come out and socialize, exercise and have fun. Learn Foxtrot, East Coast Swing, Cha Cha Waltz. Learn some of the most popular Latin Dances like Merengue Rumba, Salsa, even a little hustle dance.

At Holiday Heights club house. will be held on

Wednesdays 6:30

Come with or without partner

For information call Joe or Nancy at 732-569-3701




**HOME DECOR
AND
CRAFT
CLASSES**

HOLIDAY HEIGHTS

**WHEN: 2nd & 4th Wednesday
of EVERY MONTH
CLASSES BEGIN SEPT. 11, 2024
WHERE: ARTS & CRAFT ROOM
TIME: 10am-12pm
TO SIGN UP CALL EITHER
MARYANN-917-698-5677 or
MARIANNA-201-920-7146**



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**TAKE A PUZZLE-
LEAVE A PUZZLE
ENJOY!!**

Holiday Heights Recreation
PRESENTS



HALLOWEEN Dance Party

SATURDAY, OCT 25, 2025
HH Clubhouse, 96 Prince Charles
Doors Open: 6:00PM
Tickets: \$15.00 (no refunds)
BYOB & Snacks

Ticket Sales Every Thursday (9-10am)
 HH Auditorium, August 7 - Oct 9
 Costume Contest & Prizes
 Coffee/Tea/Dessert Provided
 Info: Anna Pacifico (732) 504-7124



Costumes Optional

Holiday Heights Huge Community Sale

Over 70+ Tables & Vendors

"96 Prince Charles Dr."
 Toms River, NJ 08757

Date: Saturday 9/20/25
 Time: 8 am – 2 pm (setup 7- 8 am)
 (Rain Date: Saturday 9/27/25)

Tickets Are Sold Every Thursday
 Holiday Heights Clubhouse Auditorium (9 am – 10 am)

... Don't throw it away, SELL IT ...

" Tables Provided or Bring Your Own"


Holiday Heights Resident: \$5 (1) space. \$10 (2) space 1 for your car
 Non-Resident: \$10 (1) space. \$20 (2) space 1 for your car.
 Commercial Vendors \$30 (1 space).



Contact:
 Ray Brown 973-800-9010
 Dan Carney 732-965-4318



SPONSORED BY THE HOLIDAY HEIGHTS MENS CLUB
 A Great Way to Socialize and Meet New Neighbors




Date: Thursday AUGUST 7TH, 2025
 Thirsty Thursdays – Beer \$2.00
 A frankfurter, soft drink and ice cream is included
 Tickets \$18.00 Per Person

JERSEY BLUE CLAWS Vs
TEXAS RANGER – HUB CITY SPARTANBURGEERS
 Game Starts at 7:05 pm
 Cash or Checks – Checks made out to
 The HH Men's Club – No Refunds

You provide your own transportation to Shore Town Ballpark – 2
 Stadium Way, Lakewood N.J. 08701 – Just 19 minutes from the HH
 Clubhouse – Parking is just \$5.00 (no cash accepted)
 For more information call Mickey Bowers @ 917-589-0520 or Bill O'Brien @ 917-217-4255

Tickets available at the Clubhouse – every Thursday from 9am-10am

HOLIDAY HEIGHTS MENS CLUB



DATE: FRIDAY AUGUST 22, 2025

BLUE CLAWS PARTY DECK - \$42.00 PER PERSON
OPEN AIR AND UNDER COVER PRIVATE ROOM
FULL BUFFET INCLUDED
CASH BAR SERVICE AVAILABLE
PANORAMIC GAME VIEWS
JERSEY SHORE BLUE CLAWS
VS
HUDSON VALLEY RENEGADES(NEW YORK YANKEES)
GAME STARTS AT 7:05 pm
Cash or checks- checks made out to the
Holiday Heights Mens club – no refunds

FOR MORE INFORMATION CALL MICKEY
BOWERS 917-589-0520 OR BILL OBRIEN
917-217-4255

TICKET SALES EVERY THURSDAY IN HH
CLUBHOUSE 9AM – 10AM

H.H. First Aid Auxiliary

AUTUMN BBQ PARTY

JOIN US!

18 OCTOBER, SATURDAY
96 Prince Charles Dr.

COUNTRY STYLE BBQ | GREAT DJ | 50/50

Honey dipped fried chicken, short ribs, sausage/peppers/onions, bbq spare ribs, baked beans, pasta salad, and so much more. Water/Soda/Coffee/Dessert/BYOB

DOORS OPEN: 4:00PM ~ DINNER: 5:00PM

\$30/Donation
Checks Only/ No Refunds
Make Checks Payable to:
HHFAA

Ticket Sales: (9-10AM),
Every Thursday,
H.H. Clubhouse
Tkt Sales: July, 31, 2025

FOR MORE INFO: DENISE (732) 818-0890
PROCEEDS BENEFIT THE H.H. FIRST AID SQUAD. (RL# 24-34)

Holiday Heights First Aid Auxiliary

Hamburger

&
Hot Dog Fundraiser

Sat. August 30, 2025
Rain date: Aug. 31

10:30AM-3:00PM
Pool Pavillion

Hamburger	\$7.00
(Lettuce, Tomato, Cheese)	
Hot Dog	\$2.00
(Sauerkraut, Relish, or Onions)	
Drinks.....	\$1.00
(Regular/Diet Soda or Bottled Water)	

Questions: Denise (732) 818-0890

All Proceeds Benefit The Holiday Heights First Aid Squad

HOLIDAY HEIGHTS FIRST AID AUXILIARY



Don't know what to do with your unwanted Jewelry?

DONATE IT!

The HH First Aid Auxiliary is accepting costume and estate jewelry. Our member, Judy Mitchell organizes & displays the jewelry for sale at our meetings and at our fundraisers. Donating jewelry is a wonderful way to support our Holiday Heights First Aid Squad. So Please **DONATE TODAY!**

For Jewelry Donations please contact: Judy Mitchell (732) 286-2604

IMPORTANT INFO TO KNOW:

1. If you see anything suspicious, please call the Police at 732-341-6600.
2. When walking at night, wear light colored clothing and carry a flash light.
3. Be careful with credit cards and check your statements. Never give a caller your information over the phone.
4. The best way to protect yourself and your home is to lock your car and house and always leave a light on when you are away.
5. If you are away, have someone pick up your mail, newspaper, and the monthly Courier
6. Please do not respond to unsolicited phone calls. The IRS and utility companies will never call you about an overdue bill. Never respond to requests from unfamiliar or unrecognized numbers. These are scammers looking for your money! Just hang up!

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ads-468

Happy Hooker News

We are so pleased with the Happy Hooker attendees. We are making blankets, hats, lap blankets, and veteran lap blankets for our Community Hospital. Chevelle Smalls, who is the head of the program at the hospital, is having a wonderful luncheon for all the volunteers who do the knitting, crocheting, and quilting for the hospital. She invited all of us to a Hollywood theme luncheon at the Clarion Hotel in August. We are so happy to attend.

We also have received yarn donations from our community. A very warm thank you to all of those donors.

Carol Ann DeVito



Holiday Heights Chorus & Theater Guild

The chorus would like to extend our sincere thanks and appreciation for all those attending our performance of Mean (Old) Girls! We had so much fun preparing for it and it seemed that the audience did too! We are now on hiatus for the summer and will resume meetings September 8th at which time we will be preparing for the Tree Lighting Concert.

*Linda Estrada, President
Holiday Heights Chorus & Theater Guild*

Recipe

Baby back ribs

Continue your summer barbecues with this easy and delicious recipe of baby back ribs.

Season the ribs on both sides with Adobo seasoning and salt and pepper.

Starting with the skin side down, bake at 325* for 45 minutes on each side. (uncovered)

Let it sit for a ½ hour before cutting.

Enjoy!



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HH CLUBHOUSE

DAILY ACTIVITIES & COMMITTEE MEETINGS

<u>TIME</u>	<u>ACTIVITY OR MEETING</u>	<u>ROOM</u>	<u>TIME</u>	<u>ACTIVITY OR MEETING</u>	<u>ROOM</u>
<u>Sunday</u>					
9:00AM	Pickleball		7:00-9:00PM	Men's Cards	MPMR
6:00PM	Bingo	AUDI	7:00PM	Neighborhood Watch Mtg	AUDI
<i>(Doors open at 4:30PM)</i>			<i>(Every 2nd Wednesday of the Month)</i>		
<u>Monday</u>			<i>No meetings in August & September-will resume in October</i>		
8:30-9:45AM	Exercise	AUDI	6:30-7:30PM	Computer Club	ACR
9:30-11:00AM	Code Committee	SCR	<i>No classes in August-will resume September</i>		
9:30-11:30AM	Fun with Art	ACR	<i>(Every 1st & 3rd Wednesday-Sept.-June)</i>		
<i>(Every 1st, 3rd & 4th Monday)</i>			7:00-9:00PM	Home Décor Class	ACR
9:45-10:30AM	Walking	AUDI	<i>(Every 4th week)</i>		
10:00AM	Recreation Meeting	ACR	<u>Thursday</u>		
<i>No meetings in August-will resume in September</i>			9:00-10:00AM	Ticket Sales	AUDI
<i>(Every 2nd Monday-Sept.-June)</i>			10:00AM	Billiards (come & learn)	
10:45-11:45AM	Zumba Class	AUDI	10:00-10:45AM	Walking	AUDI
12:15-2:15PM	Table Tennis	AUDI	11:15-1:15PM	Table Tennis	AUDI
1:30-4:30PM	Bridge	AUDI	12:30-3:00PM	First Aid Aux	AUDI
1:00-4:00PM	Mah Jongg	MPMR	<i>No meetings in August-will resume in September</i>		
1:00-3:00PM	Arts & Crafts/Happy Hookers	ACR	<i>(Every 2nd Thursday-Sept.-June)</i>		
5:30PM	Chorus	AUDI	1:00-4:00PM	Mah Jongg	ACR
5:30PM	Bocce		12:30-3:00PM	Bridge	ACR
<u>Tuesday</u>			12:30-4:00PM	Women's Cards	SCR
9:00AM	Pickleball		5:30PM	Social Club	AUDI
9:45-10:30AM	Walking	AUDI	<i>No meetings in August-will resume in September</i>		
10:00AM	Shuffleboard		<i>(Every 3rd Thursday-Sept.-June)</i>		
10:45-11:45AM	Yoga Class	AUDI	6:00-9:00PM	Women's Cards	SCR
12:15-2:15PM	Table Tennis	AUDI	7:00-9:00PM	Men's Cards	MPMR
12:00-3:00PM	Men's Cards	MPMR	<u>Friday</u>		
12:30-3:30PM	Rummikub	ACR	8:30-9:45AM	Exercise	AUDI
12:30-4:00PM	Women's Cards	SCR	9:00AM	Bocce	
2:00PM	HH Book Club	LOBBY	9:00AM	Pickleball	
<i>(Every 3rd Tuesday)</i>			9:45-10:30AM	Walking	AUDI
4:00PM	Move & Groove	POOL	11:30-3:00PM	Mah Jongg	ACR
7:00PM	Billiards (come & learn)		12:00-2:00PM	Table Tennis	AUDI
6:00-7:30PM	Line Dancing	AUDI	12:00-2:00PM	Men's Cards	MPMR
6:00-8:00PM	Women's Cards	SCR	12:30-4:00PM	Women's Cards	SCR
3:30-5:00PM	Men's Club Meeting	AUDI	7:00-9:00PM	Friday Night Cards	ACR
<u>Wednesday</u>			<u>Saturday</u>		
8:30-9:45AM	Exercise	AUDI	9:30-12:00PM	Women's Club Meeting	AUDI
10:00-12:00PM	Home Décor Class	ACR	<i>No Meetings in August-will resume in September</i>		
<i>(Every 2nd week)</i>			<i>(Every 1st Saturday)</i>		
9:45-10:30AM	Walking	AUDI	12:00PM	Billiards (come & learn)	
11:00-1:00PM	Mah Jongg	SCR			
11:00-12:30PM	Corn Hole	AUDI			
11:00-1:00PM	Table Tennis	AUDI			
1:00-4:00PM	Mah Jongg	MPMR			
1:00-4:00PM	Scrabble	ACR			
3:30PM	Chorus	AUDI			
6:00PM	Pickleball				
6:30PM	Ballroom Dancing	AUDI			
<i>(No Ballroom Dancing 2nd Wednesday of month)</i>					

ACR-AC Room-Clubhouse #1
 AUDI-Auditorium-Clubhouse#2
 SCR-Small Card Room-Clubhouse#1
 MPMR-Multi Purpose Meeting Room-Clubhouse#1

2025



AUG

Sunday	Monday	Tuesday	Wednesday
3 BINGO 6:00 PM (Doors Open @ 4:30 PM)	4	5 Move & Grove at the Pool 4:00 PM	6
10 BINGO 6:00 PM (Doors Open @ 4:30 PM)	11 Audi closed to walkers for cleaning	12 Move & Grove at the Pool 4:00 PM	13
17 BINGO 6:00 PM (Doors Open @ 4:30 PM)	18	19 Move & Grove at the Pool 4:00 PM Meet the Candidates 7:00 PM in Audi	20
24/31 BINGO 6:00 PM (Doors Open @ 4:30 PM)	25	26 Move & Grove at the Pool 4:00 PM	27

AUGUST



2025

Wednesday		Thursday		Friday		Saturday	
				1		2	
		7		8		9 Luau - 4:30 PM-9:00 PM	
		14 General Homeowners Meeting 7:00 PM in Audi		15		16	
		21		22		23 Grandparents Day at the Pool 10:00 AM-3:00 PM	
		28		29		30 Meet the Candidates 2:00 PM in Audi	



Aloha to Summer

Holiday Heights Pool Party 2025

at our beautiful pool's gazebo

Saturday, September 6th

Raindate: Wednesday, September 10th

4:00 PM – 8:00 PM

Join us for fun and dancing with D-Jay Ricky

THIS IS A **FREE EVENT** SPONSORED BY OUR MEN'S CLUB...WHO WILL BE **SELLING** THEIR DELICIOUS HOT DOGS, SODA AND ICE CREAM

YOU CAN ALSO *BRING YOUR OWN FOOD AND DRINKS.. AND BRING A CHAIR..*

FOR HOLIDAY HEIGHTS RESIDENTS ONLY

RSVP TO ROE AT 917-692-2474



HOLIDAY HEIGHTS RECREATION

BUS TRIP

THURSDAY, OCTOBER 23, 2025

COST \$105 PER PERSON/NO REFUNDS

MAKE CHECKS TO HH RECREATION

THE JERSEY TENORS MATINEE

INCLUDES LUNCH AT WILD HONEY LUNCH BUFFET &

\$25 SLOT PLAY

TICKET SALES START THURSDAY, AUGUST 28TH

TICKET SALES: EVERY THURSDAY

(9-10 AM) AT HH AUDITORIUM

96 PRINCE CHARLES DRIVE

BUS LEAVES 96 PRINCE CHARLES PARKING LOT AT

11 AM AND RETURNS 7 PM

FOR INFO: ANN DEMERCURIO 201-774-4062



HOLIDAY HEIGHTS RECREATION LUAU/PIG ROAST AUGUST 9, 2025



AT CLUBHOUSE 96 PRINCE CHARLES DR .

TICKETS SALES EVERY THURSDAY

STARTING MAY 1ST FROM 9AM-10AM \$48.00/PERSON AT THE CLUBHOUSE
CHECKS ONLY, MADE PAYABLE TO H.H. RECREATION, {NO REFUNDS}.

5PM-9PM (DOORS OPEN 4:30) DINNER SERVED FROM 5PM-6PM

DINNER INCLUDES: SLOW ROASTED PIG, TERIYAKI BEEF KABOBS,
COCONUT, SHRIMP, RED BEANS AND RICE, VEGETABLE STIR FRY,
HAWAIIAN FRUIT SALAD, WATER, SODA COFFEE & TEA INCLUDED BYOB

DESSERT: PINEAPPLE BAKE

ENTERTAINMENT- HULA GIRLS & DJ: GOOD TIME PARTY MUSIC

**ANY QUESTIONS PLEASE CONTACT
TOM & LIZ BOWKER 732-687-1665/732-299-170
50/50**



BECOME A PART OF THE AUXILIARY

JOIN US NOW!

OUR MEETINGS ARE HELD ONCE A MONTH, EVERY 2ND THURSDAY, IN THE HH AUDITORIUM

DOORS OPEN AT 12:30PM ~ MEETING STARTS AT 1:00PM

(Holiday Heights First Aid Auxiliary)

Annual Membership \$10.00/Year

(2025-2026)



We are the fundraising arm of the Holiday Heights First Aid Squad. Becoming a member provides you with the opportunity to be a part of our many fundraising events that help benefit our First Aid Squad; which is the MOST valuable volunteer organization in our community.

- ✓ We meet once a month (every 2nd Thursday) in the HH clubhouse auditorium at 1:00PM (doors open at 12:30pm). Membership sign-up begins Thursday, August 7 – Sept. 4th. You may also join the auxiliary when you enter the meeting at 12:30pm.
- ✓ Our next meeting is scheduled for Thursday, September 11, 2025
- ✓ We provide Coffee, Tea & Dessert at all our meetings.
- ✓ We try to have an informative speaker at some of our meetings (Medical, Financial, Consumer Affairs, Crime prevention, etc.)
- ✓ 50/50 Raffle, and Jewelry Table
- ✓ And you get to meet other wonderful members from our community
- ✓ Membership payment: Checks only, made out to HHFAA

Questions: Please contact Denise (732) 818-0890

Social Club News

It's hard to believe that summer is almost over and September is right around the corner. But that means that the 2025/2026 season of Social Club is only a few weeks away. As Social Club members, you are part of a legacy that's hard to beat. Thirty-seven years ago, four Holiday Heights residents, Lee and Fred Amato and Irene and Jack Brown, had the vision to form a club whose purpose was to help the new residents meet each other, form friendships and get together to laugh, dance, be entertained and have fun. We hope that all our members, old and new, know that Social Club is more than just a place to get out for a few hours and have fun, but that all of you are part of a tradition that makes Holiday Heights such a nice place to live.

We hope that you all enjoyed this past season as much as we did. We promise to continue to bring you a fun-filled night the third Thursday of every month, as our club has grown from a handful of members 37 years ago, to over 300 members last season. Please check the Courier, our website and the Robo calls for information on renewing your membership or becoming a new member.

Let's all make our 2025/2026 season a banner year. See you all next month on September 18th, same time, same place.

*Social Club Officers,
Joanne, Judi, Jane and Karen*

Patronize Our Advertisers

Library Request

We respectfully request that anyone with numerous boxes of book donations contact a librarian before dropping them off. The names and phone numbers are listed below.

The Holiday Heights library is a small room where residents should feel safe when browsing for reading material. It is not safe with boxes of material laying around, much of which is not manageable by our volunteer staff. Please be considerate when donating items with regard to topic, condition and/or age of material and quantity.

No encyclopedias

No Readers Digest

No magazines

No cookbooks

Thank you for your cooperation.

Pat Ganzer 732-281-8008, Mary Ann Ormando 732-914-1245.

Golfers Wanted

Greenbriar Woodlands Golf Assoc. is offering a limited opportunity for golf membership at our picturesque golf course.

- Unlimited Golf 7 Days A Week.
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- 18 Holes – 2,481 Yards.
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- Perfect For Novice And Senior Golfers.
- Challenging For Seasoned Golfers To Sharpen Their Short Game.

FULL SEASON RATE OF \$600 GOOD FROM MARCH 1, 2025 THROUGH JANUARY 31, 2026.

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Of The Course Please Call
Kevin At 848-251-5160
Or
Cheryl At 973-261-2457

AD# 8159

HOLIDAY HEIGHTS FIRST AID AUXILIARY

Shop With Us!
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We have a stunning
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Saturday, September 6, 2025
9:00AM - 2:00PM
HH First Aid Squad House
120 Prince Charles Dr.

All Proceeds Benefit the HH First Aid Squad
For info: Denise (732) 818-0890

HOLIDAY HEIGHTS MEN'S CLUB



JOIN US FOR BREAKFAST
AT HOLIDAY HEIGHTS CLUBHOUSE AUDITORIUM
96 PRINCE CHARLES DRIVE
SATURDAY, SEPTEMBER 13, 2025

TIME: 8:00 AM – 11:00 AM

\$8.00

BREAKFAST INCLUDES: PANCAKES, SAUSAGE PATTIES, JUICE, COFFEE OR TEA

\$8.00/PER PERSON (NO REFUNDS)

TICKETS ON SALE; EVERY THURSDAY (9AM – 10AM) in HH CLUBHOUSE AUDITORIUM

FOR INFORMATION CONTACT: BILL O'BRIEN 917-217-4255



providing a place for women with cancer to heal; mind, body, and soul

Mary's Place by the Sea is a safe haven for women with all forms of cancer. Mary's Place offers women a break from their daily responsibilities and medical treatments, and the opportunity to focus on their healing. Our guests are provided with rest and support during this challenging time in their lives. Mary's Place offers holistic, integrative modalities including oncology massage, nutrition education, individual counseling, Reiki, guided meditation, expressive writing, and yoga, all at no cost to our guests.

The demand for our services has been so great, that what began out of two bedrooms in a bed and breakfast now operates out of a ten-bedroom, custom built, retreat center in Ocean Grove. Since its founding in 2009, Mary's Place by the Sea has welcomed nearly 7,000 women as our guests.

If you or a loved one are dealing with cancer, and would like to find out more about Mary's Place, please visit www.marysplacebythesea.org or contact us at 732-455-5344.

22 Main Avenue • Ocean Grove, NJ 07756
Phone: 732.455.5344 • Fax: 732.361.0135
Email: info@marysplacebythesea.org
Website: www.marysplacebythesea.org

Mary's Place by the Sea is an IRS-recognized, non profit 501 (c) (3) organization



ads-3257

Holiday Heights Men's Club

Monthly Food Drive

The Monthly Food Drive, the last Friday of each month, is an ongoing drive that is in our second year. Please donate any non-perishable food items you can. There is still a need for donations in Ocean County. Many families are unable to afford food on an ongoing basis.

There are also bins outside our clubhouse that are taken in daily!!! Other communities are welcome to donate. Do your part if you can and donate. It will give you a warm and fuzzy feeling!!!!!!

HANDS FOR ALL

If you need an emergency home repair, HANDS FOR ALL is here to help at no charge. For more information and assistance, please contact them.

HANDS FOR ALL

A Division of HOMES FOR ALL, Inc.

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309 Hooper Ave., Toms River, NJ 08753

Tel. 732-286-7929 Fax. 732-286-9698

Holiday Heights

Ladies Golf Club

The HH Ladies Golf Club will be playing with the "Party of Fore League" which is open to all players at all levels. We are a non-competitive group that enjoys the game, and we play every Tuesday morning at Cedar Creek in Bayville.

We will be starting soon but missing a week is not a problem.

There is a league fee of about \$25.00 which provides you with discount playing rates. Make checks payable to: Cedar Creek Golf Course. We play 9 holes, but one can go on to play 18.

Questions? Contact:

Ann Demercurio 201-774-4062



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ads-1071b



Yoga Classes

For Mind, Body and Soul
Holiday Heights Clubhouse
96 Prince Charles Drive,
Toms River, NJ 08757

Tuesdays, 10:45-11:45 AM

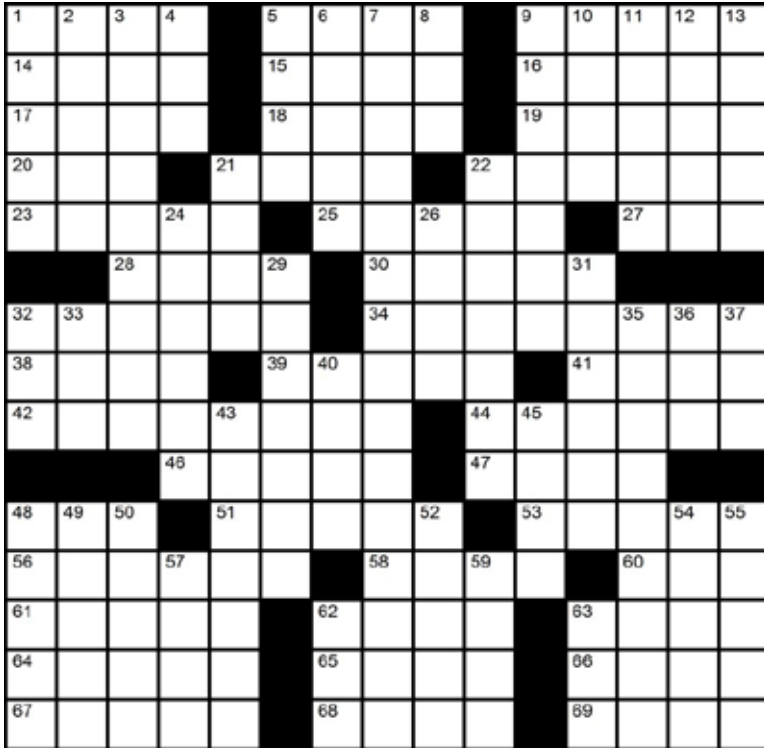
Includes chair yoga.

\$3.00 fee

All Welcome

For information,
call Marj 609-389-7192 or
Angie 732-286-9558

Crossword



ACROSS

- 1 Pistols
- 5 Police heavy brigade
- 9 Unexpected turn of events
- 14 Long song for one in an opera
- 15 Cairo/Pittsburgh river
- 16 Totaled
- 17 Of the present month (Abbr.)
- 18 Traditional knowledge
- 19 Cosmetics mogul Elizabeth ---
- 20 Monk's title
- 21 Job-discrimination watchdog (Abbr.)
- 22 Plumping
- 23 Moonshine maker
- 25 Liable
- 27 Journey's end forecast
- 28 Swedish aircraft maker
- 30 Astonish
- 32 Take for granted
- 34 Hearth
- 38 Radiation absorber
- 39 "I shall not find myself so --- die" (Antony, in "Julius Caesar")
- 41 One up on a deuce
- 42 Catholic
- 44 Accuse
- 46 Wide river mouth
- 47 Flying toy
- 48 Batter essential
- 51 Fashion reminiscent of the past

- 53 "What happens in --- stays in ---"
- 56 Short stops
- 58 Decree
- 60 Web site ID
- 61 The first Mrs. Trump
- 62 Singer --- Simone
- 63 Split
- 64 Well mannered
- 65 International trade org.
- 66 Stripe
- 67 Breaks
- 68 Raised
- 69 E.g. Levin, Gershwin and others

DOWN

- 1 Short attacks
- 2 Ripley's slogan finishers
- 3 Firing
- 4 Posed
- 5 Only
- 6 Cry of exultation
- 7 Battle group main feature
- 8 The very end of a golf club
- 9 Swing in a circus
- 10 Skin blemish
- 11 Self-published author
- 12 Surgically implanted tube
- 13 A k a the Friendly Islands
- 21 Gunslinger actor Jack ---
- 22 Duck ---, medieval child's game
- 24 Exalted
- 26 Leave out
- 29 Fab Four
- 31 Personal assets
- 32 Top-fermented beer
- 33 Moderately dry
- 35 Unorthodox
- 36 Angular meas.
- 37 Peeper
- 40 British Prime Minister when the Constitution was signed
- 43 Food grasses
- 45 Honey factory
- 48 Sagas
- 49 Singer-songwriter --- DeGraw
- 50 Yellow tropical fruit with pink pulp
- 52 Token amount
- 54 Center of an amphitheater
- 55 Snow vehicles
- 57 Saucy girl
- 59 "Shane" star Alan ---
- 62 Toff
- 63 G-men

Solution on page 34

Important Telephone Numbers

First Aid, Fire or Any Emergency.....911	NJ Auto (DMV).....1-609-292-6500
Police.....732-341-6600	NJ Dept Consumer Affairs732-929-2105
Sheriff732-341-3451	Nursing Home Complaint Hotline ...1-800-792-9770
Animal Control.....732-797-1413	PAAD/Senior Gold1-800-792-9745
Berkeley Township Town hall.....732-244-7400	Poison Control.....1-800-222-1222
Berkeley Public Works.....732-349-4616	Post Office – Toms River732-349-0710
Berkeley Recreation Dept.....732-269-4456	Main Post Office 130 West Water St, Toms River or Holiday City Branch Plaza 1 Mini-mall
Cable TV – Comcast732-286-2971	Phone Verizon Business Office1-800-427-9977
Caregiver Volunteers of Central Jersey732-505-2273	Repair1-800-275-2355
County Senior Services.....732-929-2091	Seniors First Services (Delivered Meals) 732-473-9888
Ocean County Office of Senior Services	Senior Information Referral Service1-800-792-8820
Do Not Call Stop Telemarketing1-888-382-1222	Sewer – Berkeley Township Sewer ...732-269-3500
Electric – JCP&L.....1-800-662-3115	Social Security Branch Office1-877-255-1497
Power out1-800-545-7738	St. Catherine Blvd. off Rt. 37 West
Garbage – Berkeley Sanitation.....732-349-4616	S.R.P. Westerly.....732-341-6153
Gas – N.J. Natural Gas Co.....1-800-221-0051	S.R.P. Westerly Computer Club S.R.P. East732-505-1081
Leaks1-800-427-5325	S.R.P. West732-244-1484
H/C Berkeley732-341-5707	S.R.P. North.....732-286-4868
H/C Carefree732-349-1050	Transportation
H/C West732-240-4422	Berkeley Outreach.....732-244-9600
H/C South.....732-341-8900	Coastal Caregivers..... Project D.E.P.A.R.T..... ext. 213 732-506-9090
H/C Heights732-244-8686	Veteran's Transport732-929-2096
Hospital – Community Medical Ctr. ...732-557-8000	Vetwork.....
Medicaid Hotline1-800-633-4227	Water – Suez732-349-0227 & 800-565-1456
Lifeline Utility Bill Support.....1-800-792-9745	Berkeley Recycling Center (Resident Drop-off Center)
Meals on Wheels732-929-2091	Public Works Dept., Pinewald-Keswick Rd. Hours: M-F 8 a.m. – 3:30 p.m. S-S 9 a.m. – 2 p.m.
Motor Vehicles1-888-486-3339	Hazardous materials have a special drop off day or you can call the Public Works Dept. 732-349-4616
Ocean Ride.....732-736-8989	



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SUDOKO

Complete the grid so that every row, column, and 3x3 box contains every digit from 1 to 9.

			3		5		4	9
				8				
		4				6	1	
	9	2					8	
3			4		7	5		6
			2	9	1			
6				4	8			1
	2		6			9		

Solution on page 34

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Sudoku Answers

2	1	7	3	6	5	8	4	9
9	6	3	1	8	4	7	2	5
8	5	4	9	7	2	6	1	3
4	9	2	5	3	6	1	8	7
3	8	1	4	2	7	5	9	6
5	7	6	8	1	9	4	3	2
7	4	5	2	9	1	3	6	8
6	3	9	7	4	8	2	5	1
1	2	8	6	5	3	9	7	4

Crossword Solution

1	R	O	D	S		5	S	W	A	T		9	T	W	I	S	T
14	A	R	I	A		15	O	H	I	O		16	R	A	N	T	O
17	I	N	S	T		18	L	O	R	E		19	A	R	D	E	N
20	D	O	M		21	E	E	O	C		22	O	P	T	I	N	G
23	S	T	I	L	L		25	P	R	O	N	E		27	E	T	A
		28	S	A	A	B		30	A	M	A	Z	E				
32	A	S	S	U	M	E		34	F	I	R	E	S	I	D	E	
38	L	E	A	D		39	A	P	T	T	O		41	T	R	E	Y
42	E	C	L	E	C	T	I	C		44	C	H	A	R	G	E	
			46	D	E	L	T	A		47	K	I	T	E			
48	E	G	G		51	R	E	T	R	O		53	V	E	G	A	S
56	P	A	U	S	E	S		58	R	U	L	E		60	U	R	L
61	I	V	A	N	A		62	N	I	N	A		63	F	L	E	E
64	C	I	V	I	L		65	O	E	C	D		66	B	A	N	D
67	S	N	A	P	S		68	B	R	E	D		69	I	R	A	S

Patronize Our Advertisers

Lemonade Recipes

for summer



Most recipes make -10 - 12 cups of lemonade (will vary by type!)

For all recipes start with:

- 1 1/2 cups lemon juice
- 1/4 cup sugar
- 5 cups water

Then add...



WATERMELON LEMONADE

- 5 cups fresh watermelon juice



RASPBERRY PEACH LEMONADE

- Handful of raspberries (blended, juiced, or muddled)
- 3 peaches (blended or juiced)



SPARKLING PINK PEACH LEMONADE

- 3 peaches (blended or juiced)
- 2 sprigs Fresh Mint - Chopped



CLASSIC STRAWBERRY LEMONADE

- 1 1/2 cups blended strawberries



MINT LIME-ADE

- 1 1/2 cups fresh lime juice (instead of lemon)
- 2 sprigs Fresh Mint - Chopped



FROZEN LEMONADE w/ BLACKBERRY PUREE

- 1/3 cup fresh orange juice
- 3/4 cup plus 2 Tbs. simple syrup
- 1 pint fresh blackberries, juiced (about 1/3 cup), plus more blackberries for garnish
- 4 fresh mint sprigs



PINEAPPLE LEMONADE

- 1 cup fresh pineapple juice
- Squeeze of lime



LAVENDER LEMONADE

- 1 cup sugar
- 1/2 cup lemon juice
- 7 sprigs lavender (stems and buds)
- 1/2 cup lime juice
- 2 tbsp. raw honey



PINK LEMONADE SHERBET PUNCH

- 1 can frozen pink lemonade concentrate
- 1 carton raspberry sherbet
- 2 liters seltzer water with lemon added



POMEGRANATE PINK LEMONADE

- 1 1/2 cups pomegranate juice



FRESH HONEY LEMONADE

- 1/3 to 1/2 cup honey



SPARKLING MINT LEMONADE

- 1 cup fresh mint leaves
- 8 fl. oz. simple syrup
- 2 cups sparkling water

the STYLEHOUSE by PB

V.F.W. POST 10185 NEWS

By Post Commander James Egan 732-644-2119

The next meeting of Silver/Holiday V.F.W. Post 10185 will be held on Thursday, August 7th, at 1:00 PM at the Silver Ridge Park West Clubhouse, 145 Westbrook Drive. We hold our meetings on the first Thursday of every month. We meet in the daytime, so you do not have to drive at night.

To join our post, just bring a copy of your Discharge (DD-214) to our meeting and you will be signed up right away. You'll receive a hardy welcome and refreshments before the meeting. You will also have a chance to talk with fellow Veterans and make new friends.

Anyone needing transportation to our meetings can call Commander James Egan at 732-644-2119 or one of the other Officers, and we will gladly pick you up and take you back home after the meeting.

Remember if you hear of any Post member passing away or being in the hospital, call any officer and let him know.

Monday, August 4th, 1964 The Vietnam Conflict began.

Thursday, August 14th, 1945 Japan surrendered.

Friday, August 29th, 1916 USMC Reserves founded.

VFW District 15 meeting to be assigned. CDR James Egan will call when the schedule has been decided.

The VFW would like you to drop your old and faded Flags off at either H. C. S. Clubhouse (Main Building), S. R. P. W., S. R. P. N., S. R. P. E., S. R. P. Westerly, Holiday Heights, and Holiday City Berkeley Clubhouses.

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OR

BY A VOLUNTEER TO YOUR HOME

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TO REGISTER FOR THIS SERVICE call Kelly Nichols at 732-349-6200 X5530

Any questions call Marion Jessiman at 732-473-9050



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AUGUST, 2025 HEIGHTS COURIER 37

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Each crew consists of an EMT or Certified Assessor, a driver/ lifter and an information specialist. Both of our ambulances are equipped with hydraulic stretchers that lift the patient into the ambulance.

There are 3 requirements to become a squad member: having a valid driver's license, getting CPR certified, and being able to get on and off the ambulance unassisted.

All crew members are certified in CPR and the use of an AED. Classes are provided in the squad

building, and all costs are covered by the squad. Members that want to be certified as an Assessor or EMT may take the required class at no cost. Drivers attend a CIVO or Advance Emergency Drivers class. Additionally, there are other classes offered by the town or County, and attendance is voluntary.

Uniform shirts and jackets are provided by the Squad. You will need black pants and black shoes.

Most Crews work two or three days per month, and we also have one mandatory meeting per month, usually the fourth Wednesday of the month.

If interested please fill out the bottom of the flyer and drop it off at the squad building, 120 Prince Charles Drive.

NAME: _____

PHONE NUMBER: _____

POSITION INTERESTED IN: _____



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FIRST HALF 2025 HOLIDAY HEIGHTS STATISTICS

36 SALES

<u>MODEL</u>	<u># SOLD</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>DAYS ON MARKET</u>
BROADWAY	3	11 OAKENGATES DR.	\$419,900	75
		4 BLYTH CT.	\$445,000	13
		26 SWINDON CT.	\$478,000	6
LAKEVIEW	7	10 MERRILEE LN.	\$265,000	10
		22 MERRILEE LN.	\$280,000	116
		12 DAWN WAY	\$285,000	56
		34 CHESTERFIELD LN.	\$323,000	32
		31 CANTERBURY LN.	\$414,000	27
		10 MERRILEE LN.	\$435,000	2
		2 BALMORAL CT.	\$441,000	3
LEXINGTON A	3	155 CANTERBURY LN.	\$325,000	7
		88 PORTSMOUTH DR.	\$365,000	16
		11 STROUD CT.	\$390,000	14
LEXINGTON B	4	5 TRENT DR.	\$330,000	11
		32 LAMBERT WAY	\$345,000	55
		83 WOODSTOCK DR.	\$384,000	27
		25 PORTSMOUTH DR.	\$388,000	15
CAPRI	3	56 WOODSTOCK DR.	\$250,000	15
		25 CANTERBURY LN.	\$310,000	163
		4 ELMSWELL CT.	\$428,000	11
MANHATTAN	4	6 GWYN CT.	\$350,000	13
		91 CANTERBURY LN.	\$314,000	52
		72 NARBERTH WAY	\$355,000	14
		44 CANTERBURY LN.	\$370,000	42
		6 TRENT DR.	\$370,000	21
MADISON	4	17 CARDIGAN DR.	\$367,500	40
		64 CANTERBURY LN.	\$390,000	11
		1 RIPLEY CT.	\$455,000	7
		13 COLWYN WAY	\$500,000	18
BAY BREEZE	2	2 WYCOMBE CT.	\$355,000	44
		58 TRENT DR.	\$355,000	26
BAL HARBOR	1	16 LEIGHTON CT.	\$290,000	167
SHOREVIEW	2	6 GRAMERCY CT.	\$365,000	19
		52 NORMANTON CT.	\$390,000	21
GREENWICH	1	116 CHESTERFIELD LN.	\$350,000	19
LAGUNA	2	17 LEIGHTON CT.	\$245,000	33
		99 PRINCE CHARLES DR.	\$390,000	15

Generally, homes with updated kitchens & baths, additions & premium lots command higher prices. Conversely, poorly maintained homes sell below market. Two-car garage homes are in high demand.

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UPDATE:

2025 vs 2024 FIRST HALF:
SALES ARE DOWN 12%
(36 SALES vs 41 SALES)

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spc-1234