

# The Fawn Lakes Press



Volume 40 • Issue 1

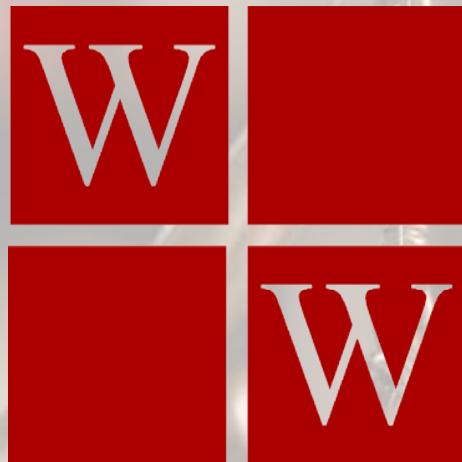
Editor: Janice Conte

January 2026



Please Note: Deadline  
for the February 2026  
Newsletter is January 7

**No Community Meeting in January**



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# THE FAWN LAKES PRESS

Editor..... Janice Conte.....609-713-2711

653flp@Gmail.com

Photographer.....Open

Distribution ..... Frank DeSerio.....551-404-0440

The Fawn Lakes Website: [fawnlakesnj.com](http://fawnlakesnj.com)

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[Contentmanager@fawnlakesnj.com](mailto:Contentmanager@fawnlakesnj.com)

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Southern Ocean Medical Center.....609-597-6011

American Red Cross.....800-733-2767

N.J. Office of Emergency Management.....609-963-6818

## Standard Weekly Schedule at the Clubhouse

Check out the Fawn Lakes Calendar for the updated clubhouse activity schedule. Please contact Debbie Paton to make changes, updates or additions to the calendar.

### *Fawn Lakes Press*

## Article Submission Deadlines

Please observe the **submission deadline date** which appears on every cover of the *Fawn Lakes Press*. Unfortunately, late submissions cannot be accepted and will instead appear in the following month's *FLP*.

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<b>Men's Club President</b>	Bob Sylvia	4A Magnolia Rd	617-504-8593
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<b>Grounds</b>	Debra Polizzano	75 Ash Rd	201-674-2369
<b>Pool Director</b>	Joe Kindregan	19 Fir Rd	267-304-6710
<b>Pool Volunteers/Badges</b>	Tracy Barnard	9 Dogwood Rd	843-754-8927
<b>Activities</b>	Mary Carroll-Dickon	31 Dogwood Rd	201-410-0782
	Deborah Patton	6A Magnolia Rd	732-552-6850
<b>Gaming/Comm. Affairs</b>	Bob Sylvia	4A Magnolia Rd	617-504-8593
<b>Bingo Chairpersons</b>	Deborah & Jeff Paton	6A Magnolia Rd	609-312-9018
<b>Crafts 'n' Creations</b>	Marianne Baudistel	10 Elm Rd	973-417-3940
<b>Exercise</b>	Gerry Marchitto	23 Sycamore Rd	609-607-1206
<b>Yoga</b>	Theresa Macy	44B Stage Rd	610-730-3960
<b>Library</b>	Gerri Cataffo	7 Elm Rd	609-698-4172
	Helen McCarroll	86 Ash Road	609-698-6272
	Jean Moran	15 Fir Rd	609-660-0810
	Edna Schaffler	22 Dogwood Rd	609-384-3033
<b>O.C. Liaison/Notary</b>	Karin Lange	32 Cranberry Rd	609-597-1231
<b>New Resident Greeters:</b>			
<b>Condo 1</b>	Carol Speller	50 Dogwood Rd	609-290-0116
<b>Condo 2</b>	Frank DeSerio	69 Sycamore Rd	551-404-0440
<b>Condo 3</b>	Gerry Eroh	34 Fir Rd	609-549-6936

## President's Corner

Happy New Year! With that said, it's the beginning of December as I write this so we haven't had Christmas yet. We had a wonderful Christmas tree lighting and 50<sup>th</sup> Anniversary celebration. The clubhouse was packed and everyone seemed to have a great time. I especially enjoyed seeing new residents attend our activities and how the board and others go out of their way to make everyone feel welcome. I again want to thank the board for their hard work preparing for the party. We have some volunteers from the community that I also want to thank. Christine Skinner, Donna Maria Ratico, Leah Procopio were tremendous help with setting up and preparing appetizers and Joyce Sullivan helped us with the clean-up. There is always so much work to do and not enough hands to get it all done so if you have the time to volunteer, we would be grateful. A volunteer that I hope everyone will personally thank is Jammin' Janice Burke! We are so blessed to have her perform for us and her generosity and dedication to this community is very much appreciated. It was a laugh seeing her trying to get us to remember our lines for the song, *The Twelve 12 Days of Christmas*. Her patience with us was remarkable!

We are missing a piece of exercise equipment in the office. I don't know the exact name of it but it was a "stepper." You sit on a chair and step on the pedals to strengthen your legs. When we got the new exercise bike, we put the stepper on top of the file cabinet to be taken down when someone needed to use it as we did not have room to leave it on the floor. If someone borrowed it, we would appreciate it being returned.

I also want to remind everyone that the clubhouse will be closed in January for repair. We will not have a community meeting in January. I'm looking forward to a warmer clubhouse with new insulation and lower electric bills! Thank you for your patience while we undertake this makeover. I hope groups can meet at homes or enjoy a month off!

It's a tradition with my family to watch Christmas movies together every year. My son and I always argue on whether *Die Hard* is a Christmas movie but we always end up watching it. My grandson's love *A Christmas Story*, and *Home Alone*. My favorite is *A Wonderful Life* which my grandson's say, "Oh grandma, we don't want to watch your old movie." They watch after I remind them, we all get to pick a movie. They do like the part when the bell rings and Clarence the angel gets his wings. My favorite is when the town all gets together and helps George. They show him that his life matters and community support can get you through overwhelming odds. Our community has reached out to others many times on a much smaller scale, but big enough to matter. The movie makes me reflect on how our lives become intertwined in ways that we don't even notice. A supportive remark, a home cooked meal, taking someone to the doctor or food store, or just a phone call to let someone know you are thinking of them can be

enough support to make a difference. Where there was depression, heartache, and sadness, it can turn into a smile, hope and comfort. There are so many wonderful people in this community that reach out and support others. Friendship and caring for others is so important in shaping our lives. I don't know where I would be if I didn't have the support of my friends this year. Not being able to walk for 6 months, and dealing with stress from a handful of people, well gratitude is not a big enough word to say thank you to my support system. When George Bailey thought his life was meaningless, he found out that his life had an impact on others. Love, friendship and integrity make the world go around, not our wealth, or position in life. Conflicts and negativity can lead to clarity and personal growth when you realize a few rotten apples aren't more important than all the positives around you. As the song goes, "reach out and touch somebody's hand, make this world a better place if you can." I'm starting to think my life is ruled by song lyrics! Ok, I'm probably too late in saying I'm getting preachy so time to end. I hope this holiday season was peaceful and meaningful and if not, God willing we get a brand-new year to try again.

*Wishing you peace and good health,*

Tracy Barnard

FL Community Association President

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# Condo News

## Condo I

Happy New Year to all in Fawn Lakes Condos One, Two and three!! May the holiday spirit stay with you all throughout 2026!!! **Please mark your calendars that we will not be having a condo One meeting in January as the community room will be undergoing renovation.**

Are you receiving our G-mail emails with updates for condo One? If not, please email us at Fawnlakesdoa-1@gmail.com We will reply to verify that you are on our mailing list. Thanks for your assistance in helping us communicate with you!

At our community meeting in December we discussed our 2026 Proposed Budget and Actual for 2025. Our Secretary Diane Kett walked us through with explanations so everyone is clear as to what our expenses are. The discussion led to a strong possibility of an increase for Condo One starting in April, 2026. The increase breaks down to \$17. per month or \$50. per quarter. As our Master Deed and By-laws require us to present and discuss our Proposed Budget for two months, we will discuss this again in February (remember there will not be a meeting in January) then the Board of Trustees will vote for the Proposed Budget.

In our Budget discussion we heard how important it is to pay your dues in a timely fashion. We will be extending the grace period from 10 days to 15 days. However as of January 1<sup>st</sup> we will be enforcing late fees for delinquent HOA payments. Payments are due by the 15<sup>th</sup> of the month. There will be a \$50. fine for late paying residents. If there is a situation that has effected your ability to meet these dates kindly contact our Treasurer Geri Hartnett.

**Please do not put bulk items (or trash) to the curb prior to the last full week of the month.** It is not fair to your neighbors and the community to have the bulk sitting at the curb for weeks. We will be fining homeowners that do not abide by the rules.

If a Condo One resident is planning any work to be done to their unit, either inside or out, a drawing will need to be submitted along with contractor's information, proof of insurance and workman's comp for their contractor's workers. Also the work personnel will need to be listed and given to the Condo One Board of Trustees. This written information can be given to a Trustee for the Board to reviewed. This will need to be presented prior to any work being done in a Condo One residence. **BEFORE ANY CONTRACTOR ENTERS A PROPERTY'S CRAWL-SPACE THEY NEED AUTHORIZATION FROM THE BOARD. If a resident has work done without authorization from the HOA, the HOA is not responsible for reimbursement to any unauthorized contractor.**

**All owners and or family must notify a member of the Board of Trustees before selling or vacating their units.** Violating this notification can jeopardize the sale of your property. Be sure your Realtor is knowledgeable of what the fees and capital donation requirements are. Should you have any questions regarding your sale contact a member of the Board of Trustees.

We look forward to seeing you all at our February 7<sup>th</sup> meeting at 10 AM meeting; come early for coffee and conversation. The coffee's ready by 9:35 AM!

**Respectfully,**  
**Your Board of Trustees**  
Cyndy Friedland, President & Trustee, Crawlspaces, Roofs, Gutters  
Carol Speller, Vice President & Trustee, Firewise, Landscaping, Snow Removal, Welcome Committee  
Bonnie Fine, Trustee, Insurance & Plumbing  
Karen Hanley, Trustee, Trees  
Geri Hartnett, Appointed Treasurer  
Diane Kett, Trustee, Secretary

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## Condo II

HAPPY NEW YEAR 2026

New Year's Resolution #1: Practice the best way to change a '5' into a '6' when writing the year.

No scheduled meetings for Condo A-2 for January.

**The Paul Cataffo Memorial Clubhouse will have limited access during the month of January. Everyone must enter and leave the Clubhouse using the handicap ramp door.**

There are two computers, a printer, and a shredder in the small back room of the Clubhouse that are available to all Fawn Lakes Residents in good standing. WI-FI password is: fawnlakes100

Reminders:

1.) **All Condo A-2 Maintenance Fees are increasing Starting & Effective January 01, 2026 .**

2.) Fawn Lakes Website:

<https://www.fawnlakesnj.com/fawnLakesPress/fawnLakesPress.html>

3.) Fawn Lakes Condominium A, Section 2, Bylaws, Book 4012, in part from Page 835: (F) Unit owner's obligation. Each unit owner has the obligation to purchase public liability insurance to protect himself from claims due to accidents within his unit, and shall purchase casualty insurance on the contents within said unit...

4.) Residents that need Condo A-2 to fix, change, or look into something must send a letter to Fawn Lakes Condo A-2, P.O. Box 1511, Manahawkin, NJ 08050 with an 'Attention' to one of the following people with details.

All Maintenance Fees: Treasurer, Marie Barrella, 609-276-1078.

All building and ground issues: Trustee, Jack Moore, 609-290-2236.

All mortgages, refinancing, and sales: Trustee, Laurie Regars, 561-301-6418.

All remembrance and get well cards: Alternate Trustee, Kathleen Hedden, 609-384-4184.

All scheduled meetings and meeting minutes: Secretary, Chris Gural, 215-439-0476.

All insurance and bylaws; and in addition: all of the above are addressed secondarily by

Trustee/President, Frank De Serio, 551-404-0440.

God Bless America and Fawn Lakes.

Respectfully,

Frank De Serio, Jack Moore, Laurie Regars, Marie Barrella, Kathleen Hedden, Chris Gural, Barbara Gaspar

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## Condo III

It's December as I write this and I was going to say Merry Christmas then realized this is for the January 2026 Fawn Lakes Press, so Happy New Year! I hope everyone had a great Christmas and New Years. Do you believe we are starting a new year already? Time seems to move faster in Fawn Lakes... It is obviously still winter, so I also hope everyone, especially those of us who remain in Fawn Lakes, is keeping warm.

If you have put in a request for window maintenance, you are still on the list. I'm trying out a new vendor to see if it will save us money on the parts and labor.

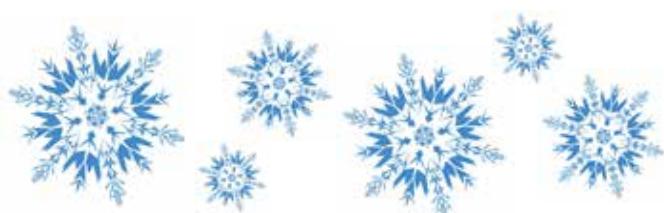
We created a refrigerator magnet with the HOA due dates and payment instructions, one for each Condo 3 home. You can look at it every time you go to the fridge for a snack and get a reminder of the next due date. The magnets will be handed out at the next Condo 3 meeting. If you cannot make the meeting, we will get one to you when we can.

More information is available at the monthly meetings, 10:00am on the 3<sup>rd</sup> Saturday of the month at the clubhouse located at 6 Sycamore Road, Manahawkin, NJ 08050. Doors open at 9:30 a.m. Your attendance is appreciated.

If you have a request or concern, contact the trustees; include your name, address, phone, time when we can contact you, and detail your request. **Preferred contact is text.**

Trustees:

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Ken Bayne, 609-709-2823  
Mary Williams, 732-966-0689



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## Women's Club



Happy January

Happy New Year from the Women's Club.

Our Christmas dinner was at Lefty's Tavern in Barnegat at 12:00 on Dec 4<sup>th</sup>. It was a great time and a great turn out.

Gerry, our treasurer, is collecting your \$12.00 membership dues, for the year ahead.

Our next meeting will be February 5<sup>th</sup>. The Clubhouse will not be available in January.

We will be creating a list for volunteers for Breakfast for each month at our meeting in February. Please let Linda our vice President know, if you can host February Breakfast.

February meeting is important as we will be creating committees for our various activities in including our charity events as well as our Tea.

Thanks to all our Members for a great year.

*Sandie Levine*

## Men's Club



The Men's Club held its annual Christmas luncheon at the Element Restaurant on December 11. We were very pleased to again host the Honor Choir from Southern Regional High School. Thank you to these wonderfully talented students and their leader Carolyn Schneider.

During the ceremony, we recognized the current board members who were re-elected and the other members who have volunteered for our Grove activities, clean-ups and other activities. Our clean-up was held on the 17th.

Also, Fawn Lakes proudly has a "Wall of Honor" in our Community Center. So, I am asking members of our community who have served in the military or as first responders, to reach out to me so they can be honored, too. As it is important to remember those veterans who have served before us, we recognize those who have passed away, along with the widows of some of our members.

**Included are:**

**Bill and Lil Powell, Vince and Leah Procopio and Paul and Gerry Cataffo.**

Unfortunately, the application we submitted for a Gaming License was turned down, so we have filed an appeal which we expect will be accepted.

Lastly, there will be no Men's Club January meeting because of the construction work in the Community Center.

We hope that you all had a great Christmas holiday and that you will have a **HEALTHY** and Happy 2026.

## Activities

Due to the repairs/ renovation work in the Clubhouse during January, all clubhouse activities have been canceled. They will resume on the previous schedule in February. Please check the Facebook Activity Pages. (Fawn Lakes NJ Community Association Activities) and the Fawn Lakes web page for updates.

Off premises activities such as Book Club, FL Does lunches, etc will continue as usual.

I am also looking for 4 or 5 people to assist with the planning, set up and clean up for the Saint Patrick's Day party in March. We'll meet to plan in January, so call me and volunteer. I can't hang up a sign up sheet because of the renovation, please call Mary at 201.410.0782. Thank you.



## Doe's January Luncheon

### (CURRENTLY WAITLISTED)

Due to an overwhelming signup at the holiday luncheon, we have reached capacity for the dining room at ZANO'S.

**PLEASE, PLEASE, PLEASE, if you signed up and your plans change, contact Claire so if someone is on the wait list she can be moved up.** With this large of a group, I am requesting tables of 6 or 8 and not pushing for the separate checks, so be prepared to divide a table check.

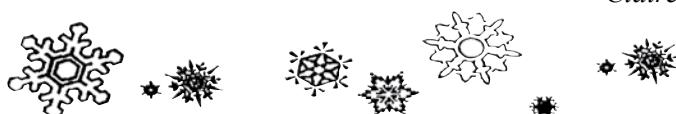
**Welcome** to the 2026 start of the Doe's dining experiences!

Staying sort of close to home in case of weather issues, the restaurant selected is "Zano Bros. of Brooklyn", located at 360 N. Main St. (Route 9), Waretown.

The date is Jan. 15, Thursday, at 12:30. Please use the door at the left front of the building.

Please contact Claire, 609-994-8874 before Jan. 8 to be counted in the group.

*Thank you,  
Claire*



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# Men's Club Holiday Festivities



# Men's Club Holiday Festivities



January

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
CLUBHOUSE is CLOSED for January, be back February						
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

# Fawn Lakes Shirt Sale

## 50<sup>th</sup> Anniversary Shirts

Order deadline extended to January 7<sup>th</sup> to advertise in this issue of the FL Press.

Logo on upper left shirt front.



Short sleeve Tees \$12.    Ladies V neck short sleeve Tees \$12  
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Checks made out to Fawn Lakes Community Association must be left in the locked white mailbox by the clubhouse door for your order to be processed. Please write your specific order on the envelope you leave the check in, so we can double check it with the sign-up sheets hung in December in the Clubhouse.

Questions? : Call Mary Carroll-Dickon. 201-410-0782

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**QUOTES TO LIVE BY**

**"FAITH  
IS TAKING THE  
FIRST STEP  
EVEN WHEN  
YOU DON'T SEE THE  
WHOLE  
STAIRCASE."**

"AS MY SUFFERINGS MOUNTED  
I SOON REALIZED THAT THERE  
WERE TWO WAYS IN WHICH  
I COULD RESPOND...  
EITHER TO REACT  
WITH BITTERNESS OR  
SEEK TO TRANSFORM  
THE SUFFERING INTO  
A CREATIVE FORCE.  
"

**"NO PERSON  
HAS THE RIGHT TO  
RAIN ON YOUR  
DREAMS."**

"IF YOU CAN'T FLY THEN RUN,  
IF YOU CAN'T RUN THEN WALK,  
IF YOU CAN'T WALK THEN CRAWL,  
BUT WHATEVER YOU DO  
YOU HAVE TO  
**KEEP MOVING  
FORWARD.**"

**"HATE CANNOT  
DRIVE OUT HATE:  
ONLY LOVE  
CAN DO THAT."**

**"  
FREE AT LAST,  
FREE AT LAST,  
THANK GOD  
ALMIGHTY  
WE ARE FREE  
AT LAST.  
"**

"OUR LIVES BEGIN TO END  
THE DAY WE BECOME SILENT  
ABOUT THINGS THAT MATTER."

**"FORGIVENESS IS NOT AN OCCASIONAL ACT,  
IT IS A CONSTANT ATTITUDE."**



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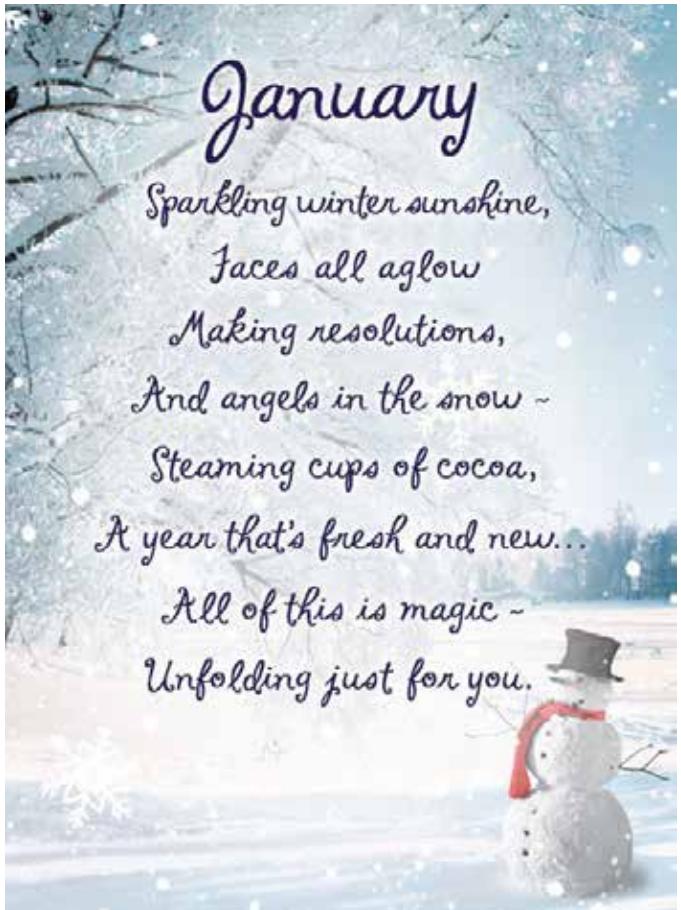
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*January*

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And angels in the snow ~  
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A year that's fresh and new...  
All of this is magic ~  
Unfolding just for you.



## **FAWN LAKES CODE OF CONDUCT**

We ask all residents of Fawn Lakes to make our community a welcoming and respectful place to live. As such, we expect our residents and their guests to treat other with respect and to abide by the rules in our Code of Conduct at all times.

If a resident experiences or witnesses unacceptable behavior, it should be brought to the attention of a Fawn Lake's officer or Director responsible for handling that issue. If any unacceptable behavior occurs in the pool area or at an event in the clubhouse, it should be reported to the person in charge. Residents are totally responsible for the behavior of their guests.

### **PROHIBITED ACTIONS:**

1. Verbal abuse including insults, derogatory name calling and foul language
2. Aggressive or threatening behavior
3. Hostile touching or physical contact
4. Sexual harassment
5. Defacing, damaging or destroying any condo property or the property of other residents
6. Non-compliance with rules posted in the pool area, clubhouse and common grounds

***If a resident is asked to stop displaying inappropriate behavior, immediate compliance will be expected.***

### **CONSEQUENCES:**

1. 911 will be called if behavior is deemed to be dangerous to others or to the person exhibiting the dangerous behavior or refusal to leave the area at the time an event is finished.
2. Written warning will be given to the offender by the Board of Directors, for the **first** offense.
3. A **second** offense within a **six-month** period of time will result in a **three-month** loss of privileges to the clubhouse pool, or area where the offense has occurred. A meeting with the community board will be required before privileges are restored.
4. No refunds will be given if a resident or their guest is removed from an event due to non-compliance with Code of Conduct Rules.

**Fawn Lakes is a volunteer community where residents give hours of time to maintain services, lower costs, and to provide a safe environment for fellow residents. Please help us continue this tradition.**





# JANUARY

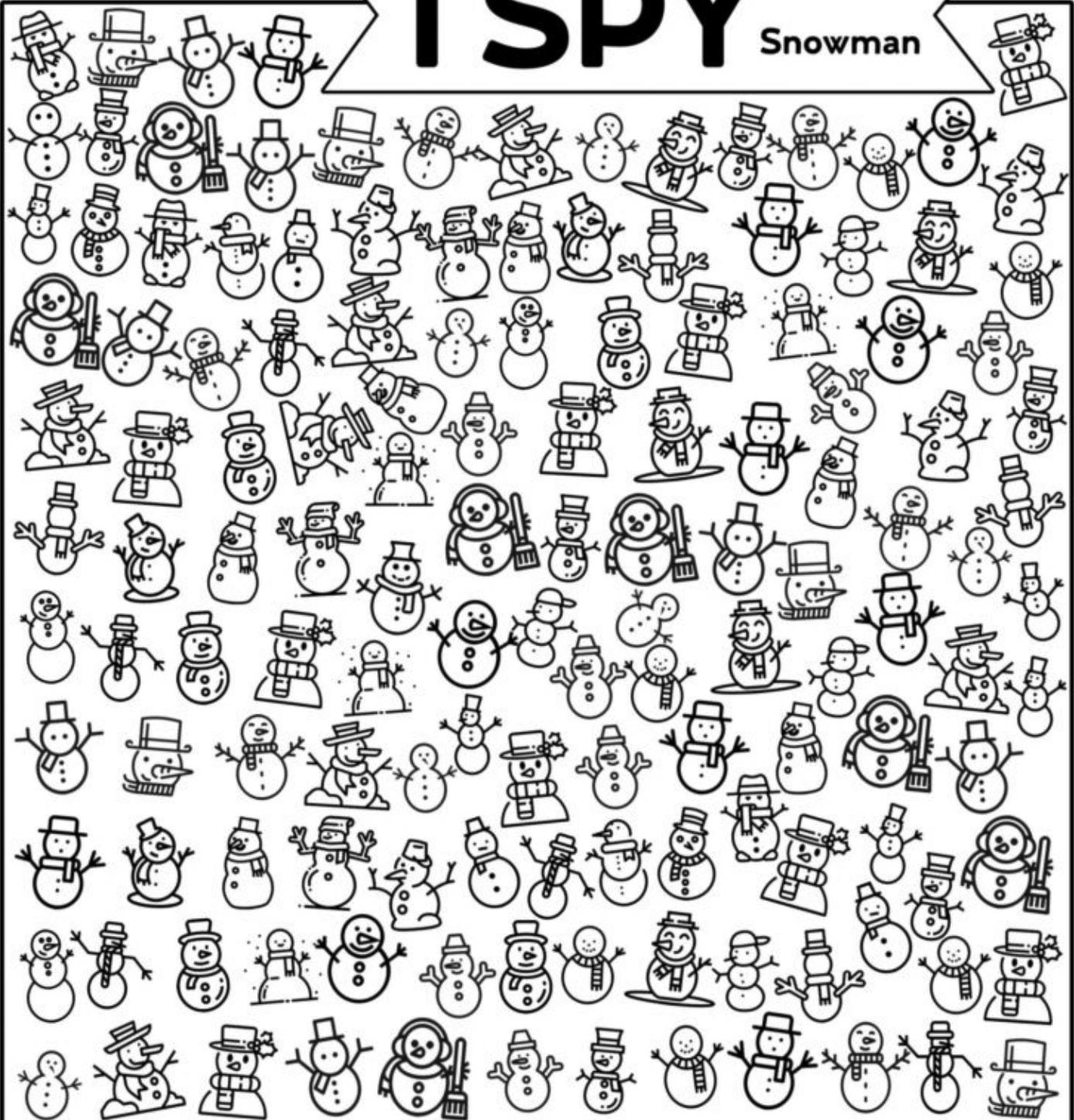
## WORD SEARCH

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 C O B S M C Y Y D R C C Q R E M M R  
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BOOTS  
 CELEBRATE  
 CHILLY  
 COLD  
 EARMUFFS  
 FREEZE  
 FROSTY  
 FROZEN  
 GLOVES  
 HAT  
 HOT COCOA  
 ICE  
 ICICLE  
 JANUARY  
 NEW YEAR  
 RESOLUTIONS  
 SCARF  
 SKIING  
 SLEDDING  
 SLIPPERY  
 SNOWBALL  
 SNOWFLAKE  
 SNOWING  
 SNOWMAN  
 WINTER

# I SPY

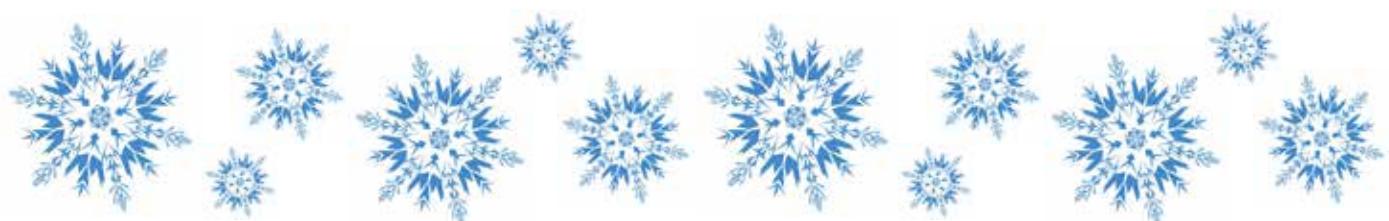
Snowman



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# Directory

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# KIRMS PHOTOGRAPHY

## Snowy Images

The cold weather makes it hard to get motivated to go outdoors and shoot, but there are some great photo opportunities to be had in winter. Make certain you dress for the cold and watch for ice!

Even when there is no snow, icy ponds make great subjects. Look for ducks, geese, or seagulls standing on the ice. Ice also makes for great reflection images. Many normal scenes take on a new meaning in the cold of winter

After a snowfall, there are great shots everywhere. The challenge with snow shots is getting the proper exposure. A bright snowy scene tricks your camera into thinking there is too much light, so the camera will cut back on exposure. This makes the snow in your images look gray. If you know how to set your exposure compensation, increase the exposure by 1 stop to brighten the snow. If your camera has “scene” modes, use the one for snow or beach.

The bare leafless trees make nice silhouette shots and are very good for black and white photography. They are especially effective with a sunrise or sunset behind them.



That's it for this month. As always you can email me with any photographic questions at [bill@KirmsPhotography.com](mailto:bill@KirmsPhotography.com). If you'd like to see more of my images, visit [www.KirmsPhotography.com](http://www.KirmsPhotography.com). Remember to keep shooting and trying to improve your images, but most importantly, have fun with your camera.



# Thinking About a Change in 2026? Start With Your Home Plan.

For neighbors who've enjoyed their homes for years  
and want to look ahead calmly and clearly.

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