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Happy 50th Anniversary, Clearbrook! The CCA Board appears above with Mayor Dalina at the Proclamation Ceremony, proclaiming that October 26 is Clearbrook Day in Monroe Township.

CCA President's Report

By Beverly Eskra,
 CCA President

Prior to the start of our Open Board Meeting in October, we were fortunate to have Mayor Stephen Dalina present a Proclamation to the Clearbrook Community celebrating our 50th Anniversary. This proclamation was greeted with enthusiasm by

the residents in our audience and delivered in such a robust way that I thought for a minute the mayor lived in Clearbrook. He was passionate and animated in his delivery and we thank him for participating in this fabulous occasion. Afterward we were treated to a break where we were able to mingle with the

mayor, have our pictures taken while enjoying beautifully decorated sheet cakes and coffee. However, the most memorable event came along with an enjoyable journey back in time with a video of our residents dating back to Clearbrook's beginnings. This pièce de résistance

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Mayor Dalina presented CCA President Beverly Eskra, center, and General Manager Donna Galindo with the Proclamation.

General Manager's Report

By Donna Galindo, CMCA

Here we are in December already and 2022 is almost over. The last month of the year is a time of reflection. We should ask ourselves, what were my challenges this year and what am I proud of this year? I can answer both in one word:

CLEARBROOK! I am thankful to be able to say that and be here with you. What have I learned about myself and others this year? I learned that I will never stop learning and that the relationships that I have established are worth their weight in gold. I cherish every one of those

relationships. "I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel." Maya Angelou
 Moving ahead, the CCA Board has approved the 2023 budget and you will be

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Lifestyle Happenings

By Krystal Graves

Lifestyle at Clearbrook has been chocked full of events to attend. We are so pleased to hear all the wonderful and positive feedback in regards to our November events and are equally excited to offer even more in the upcoming months!

Our residents had a creative evening with Cris from The Garden at Monroe and Kaitlyn from Jersey Shore

Paint Party making resin art on November 3. From beautiful sea glass filled beachy scenes to holiday themed Christmas trees, the attendees of this class had a spectacular night making friends, creating art and eating cupcakes! Keep an eye out on our weekly Lifestyle updates because classes like blanket making, wine glass painting and a paint and sip

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At the Veterans Day event

Photo by Ed Hornichter



Above are the Clearbrook Bocce Champions 2022. See page 13. Submitted by Lee Wargo

Voice of Clearbrook – Channel 26 Health Show Premieres!



By Renée Toplansky, VOC Producer/Announcer
We premiered a new show in November called *You're a Survivor, Now What?* Hosted by Matthew Troncone, one of our newest volunteers. The show's title and theme are based on everyone having gone through a tragedy or illness during their life and surviving it. The "Now What?" refers to what you do after that life-changing experience. Matt discussed various health and nutrition concerns with the owner of Everything Natural Too in Monroe Township and will continue to discuss with him topics such as natural ways to heal high blood pressure, diabetes, and many other health concerns we face as we get older. There will be visits from a local personal trainer and chiropractor, and the show will also cover community sports activities.

Recent Shows

Recent shows on Murphy's Law Tuesday nights at 7:30 pm have featured Hamilton, First Wives Club, and Night of Hundred Stars.

Our live weekday morning shows this past month included music from a rich variety of genres: classical, jazz, such as Charlie Parker and Sergio Mendes and Brasil 66; the music of 007, and shows, including *A Chorus Line*. We also played favorites from country, pop (Santana), and a vintage Saturday Night Live show. Capping our curriculum was a Veteran's Day Salute.

November's Pet Talk covered pet adoptions gone right. Clearbrook resident Cathy Vaccaro was back with us, sharing her success story of adopting Dudley. Last month, Ricky Mezzich also shared how to travel with pets internationally as well as the unique properties of Inca Orchid dogs (Wrap one around your neck for arthritis!) Dear Tabby was back with urgent questions from pets on how to deal with their owners.

And we aired Triumph, which featured another inspiring interview with a brave individual who overcame signifi-

cant challenges. In October, our Suzette DeSouza interviewed Haniff Mohammed, a Jamaican born immigrant who came to the United States owning someone \$800 and started a juice business with \$125 that is worth over \$3 million today. December's show will feature an ex-drug addict who is now a Counselor and Speaker.

Volunteer Spotlight

Suzette DeSouza – Producer and Engineer. Suzette was on her way from the Clubhouse gym a few months ago, when she noticed a Voice of Clearbrook bulletin board flier asking for volunteers to produce shows. "I couldn't believe that my efforts to lose some weight would lead me to my life's dream," she laughed. After speaking with Maureen Tereshko and Ralph Carito, she was delighted to find their complete support. "They were so encouraging and appreciative that I would want to share my vision with the Clearbrook community. It's very expensive to produce shows. Several production companies charged me an "arm and three legs," or tried to discourage me or steal my idea, so I realized I would have to do this on my own," she advised. "The opportunity to record and broadcast to the Clearbrook Community was a marriage made in heaven. I have a space to conduct and record conversations with my guests for free, in harmony with my schedule, as I develop an audience within and outside of Clearbrook. I feel honored and very blessed with this opportunity."

This is not new to her. She has been doing Triumph recordings off and on for 20 years and has copyrighted the show. "It's been very difficult because of the expense, so I would just gather stories and ask my "guests" to promise to give me a chance to record them when I was ready. Well, by the grace of Divine help and Clearbrook, I am ready to do so."

What exactly is her vision? "We human beings seem so different from each other on the surface but have much

more in common than we realize. We all go through rough stuff – discouragement, heartache, disasters, frustration, grief, even tragic death of loved ones, yet we all have a space within us for healing, growth, and achievement. This space is independent of our backgrounds, education, religion, politics, sexuality, ethnicity, finances, etc., and is within everyone. It gives us the ability to overcome anything. I want my viewers to embrace that space and access that divine power within themselves."

She adds, "I would also like Triumph to be a bridge builder among people by featuring guests of different ethnic groups, sexuality, etc. Bringing people together that seem so different from each other is an extra bonus. We can learn so much from each other and about ourselves if we give each other a chance!"

Suzette uses the symbol of the Lotus to illustrate her show's concept: "A Lotus is one of the most interesting and unique flowers there is because, even though it's beautiful on the outside, its greatest growth takes place in muddy water. Muddy waters symbolize life with all its devastations and challenges. We could never unfold to our best selves unless we go through or rather grow through our own "muddy waters" that come to all of us. The Lotus is also the only flower that blooms and produces seed simultaneously!"

"To me, true success is not solely based on what we achieve, but who we become on the inside, and how we are able to add to the lives of others," she continues. "All of us have that Lotus potential within us – (the ability) to bloom and expand despite our own muddy circumstances – and that's what I strive to exemplify in each episode."

Her advice about volunteering: "I would encourage everyone to participate in the VOC experience. The team is very warm, friendly, and easy going. Murphy and Heather are very patient and good instructors. We have a lot of fun helping each other and learning what the system can do. We've all done much more complicated things in our lives and had less fun doing it."

When she's not interviewing people for a Triumph show, she is helping people triumph otherwise. She is an Assistant Pastor, along with her mom, who is a Pastor, in what is now an online ministry. Their ministry is officially non-denominational with a healthy mixture of Christianity, metaphysics, and Eastern philosophies. It respects all faiths, and includes prayer, meditation, and yoga. "The focus is attuning to and nurturing our divinity within oneself," she explains.

Suzette "ministers" to people in yet another way. She is also a Financial Strategist, helping business owners get out of debt. She moved to

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Manager's Report

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receiving a copy of the budget in a mailing in December. In a separate mailing you will be receiving your coupon book (if you are not on Direct Debit) reflecting the new monthly maintenance fees effective January 1, 2023, a breakdown of your monthly maintenance fees, a list of payment options, a direct debit signup form and a letter from USI Insurance regarding coverage. Please be on the lookout and read everything carefully.

Keytrak, our Key Vault System that contains your key in case of an emergency is such a huge success that we had to add another drawer to the system. The drawer has been delivered and by now may have been installed. Please contact Liz Saunders in administration for the signup form and/or more information.

Within this Courier, on page 4, is an article about the importance of a Unit Owner's Insurance Policy. This article explains what

coverage you should carry outside of the CCA all-inclusive policy.

Moving forward into winter, please be aware that the ice bins will be filled with Ice melt. You will need your own container to fill. The bins are located at the Clubhouse and Cultural Center Parking lots. The snow procedures will be published in their entirety in the Courier through the winter months. Please remember that the community begins its snow clearing operation when accumulation of snow exceeds a height of 2 inches.

If you are one of the lucky ones that gets to go to a warmer place during the winter, please remember to fill out a winter residence form so we can contact you in case of emergency. Be sure to keep your thermostat on 55 or have your unit winterized to avoid frozen pipes.

The offices will be closed on December 26, 2022, for the Christmas Holiday and January 2, 2023, for New Years.

The staff would like to wish everyone a very happy and healthy holiday season and

CCA Report

(Continued from page 1)

video was developed by our own Susan Schovanec of Lifestyle. A truly beautiful presentation. Thank you, Susan! I'm sure that you can see by some of the pictures posted that we all had a great time. Happy Anniversary, Clearbrook! May you live long and prosper!

When our meeting resumed, the 2023 budget was presented by our Treasurer, Tom Krieger, who did a fabulous job in articulating it to our residents and was done in a clear and concise manner. Many commented afterwards that it was thorough and delivered extremely well. By the way he and his team did a great job in keeping our maintenance fee increase reasonable especially with such high inflation. Great job to you and your team, Tom!

The CCA and Administration celebrated Veterans Day on November 11, with many of our Clearbrook veterans at a luncheon beautifully presented by our Lifestyle department. We want to thank Krystal,

Susan and the many volunteers who helped distribute the bagged lunches. It was truly a beautiful event commemorating our heroes. To all of our Veterans, THANK YOU FOR YOUR SERVICE!

Our Rules and Regulations Committee is off to a great start. We received a sizable number of applications for this committee and it was extremely difficult to pick the most qualified residents since so many came with a great amount of experience. Kathy McLaughlin did a fabulous job in bringing the selection down to six residents for the board to select and from this choice our committee will be formed. We are extremely happy that our residents are enthusiastic to help give us the input to update these rules and regulations.

As we approach the holidays, please remember to be thankful for the many blessings in our lives. Let us be grateful for our health for ourselves and our families, our home, the food on our table and the peace we find within our hearts! HAPPY HOLIDAYS, CLEARBROOK!

What Administrative Services Are Provided to Residents?

Clearbrook Community Association, through Taylor Management Company provides many services to new and long-time residents.

Starting at the very beginning, in the transfer of property, the office serves as liaison between title agencies, closing attorneys, real estate agents and new unit owners. A database is maintained on all units which includes the following information: unit owner of record, names of occupants, alternate addresses, phone numbers, e-mail addresses, emergency contacts, closing dates, lease information,

status of collections, violation letters, architectural additions and/or changes, covenants, census information, proof of residency and proof of age, vehicle registration, bar code decal numbers, frequent visitors, emergency contact information, etc. The Administration office meets with all new unit owners for a brief orientation, collects all the above information, and makes sure a Section representative knows new residents are moving in.

As per the Federal Fair Housing Act a biennial (every two years) census is conducted

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The Clearbrook Courier

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Dancing with the Stars Returns



The night started with a rousing opening number salute to Disney by our resident Ballroom and Line Dance Class students including the songs *Wish Upon A Star*, *Under The Sea*, *Let It Go*, *Hakuna Matata*, *Chim Chiminee* and *Be Our Guest*.

The night included plenty of general dancing to the sounds of Indigo Pro DJ Nico and two special showcase performances by the classes' resident instructor Pam Vergolino and her partner Miljan Nojic.

The competition dances, which included waltz, rumba, swing and Cha Cha to name a few, were also danced to Disney songs and were voted on by the cheering audience.

The night ended with the contestants and audience singing along to Mickey Mouse Club theme and the announcement of this year's winners of DWTS,

Donna Richards and Gina Ward.

The class returns November 21 with new and exciting dances. All are welcome to attend. No partner needed.

This year's winners of DWTS were Donna Richards and Gina Ward.

By Pam Vergolino

After a three-year hiatus, Dancing with the Clearbrook Stars returned November 5 with a special Disney Night theme. There was an abundance of Mickey Mouse themed décor throughout the room and each attendee even got their own light up Mickey ears as a takeaway.

Did You Know?



Stage Production is Back! Clearbrook Acting Out is holding auditions for actors, singers and dancers for its April 2023 production of "Zoom, the Musical." Auditions will be in the Cultural Center on Tuesday Dec 6 and Tuesday Dec 13 from 6-9P. No experience necessary. Audition materials will be provided. We are also looking for backstage crew members so please come on the December 6 and 13 to sign up for that as well. Contact Donna Richards at donabee55@yahoo.com or Pam Vergolino at pverg1108@aol.com with questions.

- Woodshop is open M-F 11A-2P and Thursday is Ladies Night – 7-9P
- Tree Lighting – Clubhouse Ballroom 7P on 12/2
- Necklace Making Class – Lounge A, 12/5 at 7P and 12/12 at 2P
- Winter Blues Seminar – Clubhouse Ballroom 2P on 12/8
- Mandolin Ensemble – Clubhouse Ballroom 2P on 12/15
- Menorah Lighting – Clubhouse Lobby 3P on 12/18
- New Year's Eve "A Night in Paris" – Cultural Center 8:30P, Doors open at 8P
- Musical Bingo is BACK on January 26th – tickets go on sale on 12/12
- Mark your calendar – New Introductory Balance Class in January and our Club Fair in February!

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Administrative Services

(Continued from page 2)

Administration distributes the census and meticulously monitors the response. The community must provide an 80% response in order to maintain its 55+ status. All resident information provided is checked against the database and updated as necessary.

The finance department and Taylor Management's main office manage accounts receivable including processing monthly maintenance payments and the collection of membership fees at the time of closing. They also assist with the annual budget process and distribute annual payment coupon booklets.

As per the CCA Board's direction, the administration office maintains all contracts,

not limited to the following: the nurse's office, maintenance services, gatehouse monitors, landscaping, snow removal, trash and recycling services, pest control, golf course management, pool maintenance and life guards. Management also sees to the maintenance of the common areas making sure they are clean, safe and available to all residents. Common area maintenance includes everything from road paving to rooves to hobby room equipment to custodial services.

All liability and property damage claims for insurance losses are processed through the administrative office. The master policy has a \$10,000 deductible. If you have a loss in your unit with damages exceeding \$10,000, please make sure to notify the administration office and your Section Board immediately.

With the assistance of the Architectural Review commit-

tee and the Landscape Review committee, the administration office assures that the proper applications are submitted and regulations followed when residents undertake interior and exterior renovations and conducts an inspection of the property after the modification is complete. If you are considering interior or exterior renovation, please contact the office. The administration office maintains archival records on unit renovations.

The administration office manages the CCA election process and prepares and distributes all materials for the Section elections, always ensuring that NJ Condominium Law regulations are being followed.

The Sections delegated the requirement to provide an Alternate Dispute Resolution process for disputes between unit owners and between unit owners and Sections as an

alternative to litigation. Forms are available at the administration office. The administration office is a liaison between the party requesting ADR and the Grievance Committee.

The Lifestyle Department organizes and produces a myriad of activities both on-site and off. They also assist community clubs and organizations with supplies, room reservations, communication and more.

In addition to the Clearbrook Courier and Channel 26 – Administration uses several methods of communication to keep residents apprised of ongoing activities in and around

the community. The Lifestyle department manages the electronic bulletin board on Channel 26 and the administration office maintains the website – www.clearbrook-nj.com. The administration office maintains resident lists for robo calls and the Clearbrook Directory is available on the website and a printed copy is available at the administration office for \$4.00 (checks only).

The Administration and Lifestyle departments are open Monday through Friday from 9:00 to 5:00. We are a wealth of information and want to answer any questions you might have.

The Importance of a Unit Owners Policy

Provided by Debbie Pasquariello, CIC, CIRMS, USI Insurance

The Association's insurance policy will provide coverage for the common property and the units as they exist at the time of a loss. This would include sheetrock, cabinets, carpeting, flooring, fixtures, etc.

The unit owner's insurance policy is made up of several parts.

The first part is Property Insurance. This may be referred to as "Dwelling", "Improvements & Betterments" or "Additions & Alterations" depending on your insurance company. This coverage would normally be for any improvements that you or a prior owner may have made to the unit. This might include items such as wallpaper, hardwood floors or granite countertops. The Association's policy was recently upgraded to an ALL-INCLUSIVE BASIS so these items are now covered by the Association's policy. Please make sure you advise your insurance agent of our ALL-INCLUSIVE property coverage. Everyone should carry at least a small amount of Property Insurance to cover the master policy deductible should they become responsible to pay that. The deductible is \$10,000 at this time.

You should confirm with your agent/company that they would provide coverage for the master policy deductible in the event you as the unit owner may be charged with the deductible.

The second part is Personal Property Insurance. This would pay to replace your belongings. You will have to determine how much coverage you will need. Please consider not only your furnishings but also everything in your unit including items in your closets and cabinets.

The third part is Extra Living Expenses. This would cover your costs to relocate if your unit is damaged by a fire or other covered loss. Please determine the monthly cost to rent a comparable unit and make sure you have enough coverage to sustain that for 12-18 months.

The fourth part is Personal Liability. This provides liability including bodily injury and property damage that you may become responsible for. This coverage follows you where ever you go. So if you are walking your dog and your dog bites someone, it would protect you. This would also protect you if someone is injured in your unit.

This is a basic overview of a unit owner's policy. Loss Assessment, Replacement Cost, sewer and other optional coverages should be discussed with your agent.

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Nurse's Notes: First Aid Tips



By Marge Drozd MSN, RN, ACNS-BC, FNP-BC, CSN-NJ
 Director, Community Health Services, Saint Peter's University Hospital

I have been asked recently about first aid classes for the community and so I decided that perhaps it would be beneficial to write an article pertaining to that topic.

The most important thing to remember when an emergency occurs is to **be prepared!**

Accidents and injuries can happen to anyone, at virtually any time, but older adults are more prone to certain types of them and may need special care. Don't let an emergency happen because you weren't prepared. Use spare time now to learn self-help skills and build the self-confidence you need to potentially help yourself or an injured person. For most emergency situations, you won't need any specialized training or knowledge. Basic first aid techniques can be enough to help older adults.

To prepare yourself for potentially helping an injured person, you can check online resources like the Red Cross website (www.redcross.org) to see when they are offering first aid classes, including CPR certification courses, in your community.

As a baseline strategy, people should create first aid kits for their cars and homes, making sure everyone in the

household knows where the kit is kept. Experts recommend including the following in the first aid kit:

- Adhesive bandages
- Bruise relief products
- Gauzes and other covers
- Liquid bandages
- Sunburn relief products
- Muscle relief products
- Topical anesthetics
- Topical antibiotics/antiseptics
- Scissors, in case you need to remove clothing, among multiple other uses in first aid
- Butterfly closures, ideal for seniors who have skin too thin for stitches
- Paper tape, nonstick gauze, roller gauze, transparent film dressing, self-adherent bandages and other products that are kinder to more delicate skin

Before a situation arises where you need to use any of these products, read their instructions and be prepared to properly use them, when necessary. If you ever get into a situation where you feel as though you need professional medical help for an injured person, don't hesitate to seek that medical help by **calling 911!** You can also reach out at any time to the

nursing office in your community.

Some common types of situations where first aid is needed are the following:

- Falls
- Cuts and scrapes
- Cardiovascular problems
- Heat- and cold-related illness

Because one third of people aged 65 and older fall every year, we'll start with basic first aid tips for this situation. If the person who has fallen doesn't seem badly injured, you can help him or her to get into a comfortable position, elevating any injured areas. Then apply an ice pack on "minor bumps and bruises" for about 10 minutes. If you see significant bruising, swelling or bleeding, assist them in getting immediate medical care.

Plus, whenever you aren't sure how seriously someone is hurt, especially if it affects his or her head, neck, back, thighs or hips, ask that person to stay in position and call 911 for help. You can also call your nursing office. Keep this person warm until local emergency services arrive, and then do what you can to keep him or her calm.

You can also learn how to prevent falls in the first place.

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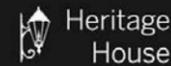


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Nurse's Notes: First Aid Tips

(Continued from page 5)

If there is a local community program explaining fall prevention, it can be very helpful to attend. You can also call the nursing office where they have a booklet entitled "Check for Safety: A Home Fall Prevention Checklist for Older Adults" that they can share with you. You can also talk to your doctor about fall prevention strategies.

Cuts and scrapes are more common in older adults and if someone has a chronic health condition—perhaps heart disease or diabetes—he or she will be more prone to infection. For minor situations, remove dirt and debris from the cut or scrape and then clean it with tap water. If the person is bleeding, place a clean cloth or bandage on top and press firmly. You can bind the area with tape after applying the

protective bandage. Then help the person keep the injured area above his or her heart. If blood seeps through the bandage, don't take it off. Instead, add a second layer.

Seek prompt medical care if the bleeding is heavy, the cut is severe or if signs of infection appear, including redness, swelling, wound drainage or increased pain.

Please remember that the nurses in the Health Care Center in your community and the Monroe Emergency Medical Services (EMS) are here to assist any resident with their health needs, including emergencies! If you experience a medical emergency, please call 911 immediately.

Wishing everyone a wonderful **and safe** holiday season!



The crowd at Game Show Night

Lifestyle Happenings

(Continued from page 1)

party are on the horizon for 2023.

Veterans Day was a heartfelt and exceptional day at Clearbrook. To honor all those who served, a compli-

mentary lunch was provided to our veterans while we watched *Top Gun Maverick* in the Clubhouse Ballroom. Words cannot express the feeling in the room; it was one filled with a level of gratitude that many will remember for years to come. Veterans, we humbly thank you for your service.

November also brought us two very large and entertaining evenings; Dancing with the Clearbrook Stars and Game Show Night. Congratulations to our dancing winners Donna and Gina! You might have been shocked but the audience wasn't! They loved every minute of your performance.

Bob Scott's Game Show Night was a humorous, interactive night to remember. The crowd loved playing his Family Feud and Wheel of Fortune style games until he ran out of "Bob" chips to give out! Just like Dancing with the Clearbrook Stars, Bob Scott will also be back in 2023 for another night of games and laughs. Maybe next time someone will hit the jackpot!

Finally in Lifestyle Happenings, we are excited to celebrate the end of 2022 and beginning of 2023 with you! We welcome you all to our New Year's Eve soiree - "A Night in Paris" in the Cultural Center from 8:30 pm to 12:30 am. We are working like busy little elves to get every last detail perfect so please dress to im-

(Continued on page 7)



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VOC

(Continued from page 2)

Clearbrook a few years ago from Orange, NJ. "It's quite amusing to me that my ongoing challenge to lose some weight in our gym led me to my life's dream being fulfilled in the VOC. The two rooms are right next to each other. How's that for serendipity?" Serendipity indeed. Thanks, Suzette, for inspiring us.

If you have a true "triumph" story that you feel would inspire others, and would like to be interviewed on her show, please submit your story to Suzette via suzettedesouza@iamtriumph.tv. You can also visit her site, www.iamtriumph.tv for more information. Suzette says, "We help our community and ourselves by helping each other."

Channel 26: your Central Hub
Remember, Channel 26, the Voice of Clearbrook (VOC) cable TV station, is your central hub for Clearbrook news and relevant entertainment. Every weekday morning, we broadcast a live entertainment show from 9:30 – 11:30 am. We also have a live show on Tuesday nights from 7:30 – 9:30 pm, and once a month on

(Continued on page 7)



The winning team at Game Show Night



Scenes from the Halloween Party



Lifestyle Happenings

(Continued from page 6)

press and be ready to dance the night away because Diva and the Playboys will be there the entire evening, rocking around the clock! Tickets went on sale November 28, with initial sales being open to one guest per resident. This event will

sell out fast, so visit us soon to purchase tickets and reserve your table!

We wish you a very Happy Holiday season filled with cherished memories and hope everyone has a prosperous New Year! Cheers to 2023!

VOC

(Continued from page 6)

Friday nights. At all other days/times, Channel 26 features scrolling announcements set to a variety of great music.

Three Ways to Watch Channel 26:

On your TV: If you have Comcast cable TV, just go to Channel 26.

On your computer from the Clearbrook website: if you don't have Comcast, or otherwise can't view Channel 26, go to clearbrook-nj.com, click **Resident Login**, and enter your ID and password. Then click **Play** on the video that displays to stream Channel 26 directly from the web. (If you don't have an ID or password, call the Clearbrook Administration office at 609 655-2706.)

In the Clubhouse: View the TV next to Lifestyle. It plays Channel 26 exclusively and continuously.

Want to know ahead of time which shows to watch?

Refer to the bi-weekly schedule posted on the Clubhouse Lifestyle bulletin board, the Channel 26 TV bulletin board "scroll," the Clearbrook residents Facebook page, outside the TV studio room in the Clubhouse, or the clearbrook-nj.com website (under VOC -> Morning Broadcast Schedule).

The VOC meets every two weeks at 12 pm, in the Multi-purpose Room, to set the schedule of shows and show titles for the following two weeks, as well as who will announce, engineer, or produce each show. Our next VOC meetings are December 6 and 20. All are welcome. You can also call Ralph Carito at 609-860-5631 or Maureen Tereshko at 908-202-6537 for more information, and/or visit us in the studio any weekday morning from 9:30 am – 11:30 am. If you decide to volunteer, we will teach you what you need to know.



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As a lifelong weightlifter, Michael has always made his health a priority. As Michael aged, that included getting his annual PSA screening for prostate cancer.

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Hi, neighbor! Recognize the house?



**If it looks familiar, that's because it's right here in Clearbrook.
 If you also recognize the guy in the picture above, it's because that's me, the owner of the property and YOUR NEIGHBOR!**

So, if the time comes when you are interested in selling your home, or having a friend or family member move into our neighborhood, remember

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Stage Production Is Back

By Pam Vergoglino

Welcome all Thespians. Clearbrook Acting Out will be holding auditions for actors, singers and dancers for its April 2023 production of "Zoom, the Musical" on Tuesday, December 6, 2022, and Tuesday, December 13, from 6-9 p.m. in the Cultural Center. No experience necessary. Just the desire to have fun. Audition material will be provided.

Also looking for backstage crew, dressers ushers etc. If you want to be a part of the behind-the-scenes working of a musical, come sign up on either of those dates as well.

Any questions please contact Donna Richards at donabee55@yahoo.com or Pam Vergoglino at pverg1108@aol.com

Art Appreciation Club

By Paula Davis

Our meeting in December was a revelation about the people and animals of eastern Africa. Our excellent guest speaker was Nancie Gunkelman, a local artist who has exhibited her artwork all over the world. She was in the Peace Corps and told us of her fascinating experiences with the people she met, and displayed her beautiful paintings which showed us how they lived. Most fascinating were the

tales of her travels, her interactions with some of the animal life, and the people who befriended her.

We were entranced by her tales about the trials and tribulations she faced as well as those of the people she touched.

During the month of December, Nancie has an exhibit at the Plainsboro Library which is called "Escape From Reality", which is open to all.

We will not be having a meeting in November or December due to all the holidays. We hope you had a great Thanksgiving and wish you Happy December holidays (Christmas, Hanukah, Kwanza) and a terrific New Year.

Keep watching Channel 26 and the Courier for announcements of future meetings. Remember, all Clearbrook residents are welcome. You don't have to be an artist to appreciate the interesting things and lives we feature. Stay warm, safe, and healthy

See you soon!

The Boomers Club

By Frank Casey and Steve Rudin

As we close out the 2022 season, I would like to take a moment and give thought to those who are no longer with us. We have lost many friends this year, but although they are no longer with us physically, their presence is still felt in everything we do. May they always know we love and miss them.

Here's wishing all of you a Merry Christmas, Happy Hanukkah and a Happy New Year!!!

The Boomers Club will be hosting a Holiday Party on Saturday, December 17 from 7 to 11 pm in the Cultural Center. For this event we'll be serving up a traditional holiday hot food buffet. Please feel free to BYOB (no hard liquor) at this special event. Our DJ will be present, and we'll have door prizes and selling 50-50's. Tickets for this event will be \$25 pp for members and \$30pp for guests. Please note that a Clearbrook ID must be presented at the time of your ticket(s) purchase. If you're purchasing for a whole table then you must present a list of names for everyone who'll be sitting at that table

Our next membership meeting will be held on Friday, January 13 at 7 pm in the Clubhouse Ballroom. Doors will open at 6:30 pm. This will be a closed meeting as we'll be holding an election for our Board of Directors. Only those in good standing will be permitted to attend. We will be serving coffee and dessert. You can also bring snacks and BYOB.

Please, no hard liquor. We'll be accepting new membership applications and collecting membership dues for the 2023 season. Our annual dues are still just \$10 pp.

Please contact our President Frank Casey at fcasey69@hotmail.com or our Vice President Steve Rudin at srud58@outlook.com with any questions you may have. You can also visit our website at www.boomersofclearbrook.com

New Horizons

By Lory Singer

New Horizons is sending you our warmest wishes for your holidays. May you enjoy health and happiness throughout the coming year. Our gift to you is a wonderfully packed activity calendar for December. We hope you'll get involved with the fun!

Thursday, 12/1 at 1:00 pm, Learn Landscape Painting. Laurie Schwartz, renowned local artist, will teach easy techniques to paint acrylic landscapes. Call Laurie (516) 353-7652 for questions and to RSVP for this event.

Friday, 12/2 at 1:00 pm, Ice Cream and Exercise! Class lead by Lisa from the Senior Center. Get rewarded after your workout with an Ice Cream Sunday! \$10.00 check make out to CCA.

For information and RSVP call Sandy Barcus (609) 409-4478

Tuesday, 12/13 at 10:30 am, Short Stories presented by Mildred Schneider. Call for details and RSVP (609) 655-0946.

Tuesday, 12/13 at 1:00 pm, TED Talks with Grace Papas. Influential video and interesting discussion following the film. Call Grace for more information and to RSVP (917) 796-9855.

Wednesday, 12/14 at 1:00 pm, Socrates Café led by Elena Stolzer. A group discussion based upon questions the audience chooses. Call for more information and to RSVP (609) 409-0253

Fridays December 2, 9, 17 at 11:00-1:00, Learn 6 Handed Canasta with Barbara Wellen and Phyllis Epstein. Call Barbara Wellen at (609) 235-9004 for more information or to RSVP.

12/1, 12/8, 12/15, 12/22, 12/29 at 1:00 pm Dominoes with Ellen Tishio. Call (908) 251-2270 for information and to RSVP

SAVE THE DATE! Thursday, January 19, a movie of social significance, **Green Book**, will be hosted by Ida Conde. More details to follow.

Please remember those less fortunate and drop non-perishable foods at the many donation locations. Call Lory (609) 655-7548 for suggested food donation spots.

Wishing you peace and love in the New Year!

(Continued on page 9)



New Horizons Fund raising group held an event on Thursday, November 17 at the Cultural Center. These hats, gloves, scarves were donated to John F. Kennedy Elementary School kids.

Computer Group
By Hal Wexler

Microsoft is experimenting with injecting ads into the Windows 11 start menu experience in an attempt to get us to use more of its products and services. Two examples were recently found as suggestions attempting to get you more integrated with Microsoft's services. The first advertises One Drive with a back up your files recommendation and the other a request to sign up for a Microsoft account. At present these ads are limited to the Windows 11 development builds, but it provides a good idea of how Microsoft hopes to inject ads into the Windows 11 experience in the future. Ads were injected into the Windows 11 file explorer back in March as an experiment as well. No doubt Microsoft will continue to try and push its other products and services on Windows users. It's also unlikely we'll be offered a way to disable them, much like we can't disable or uninstall the Edge browser anymore.

Fake news has become a pervasive problem on the internet. You find a news site or story online but you don't know if you can trust it. Is it true? Is it accurate? Is it reliable? Not even your Facebook friends know how to tell the difference. But you can find out if a news site or a specific article is considered reliable and truthful, courtesy of the right browser plug-in. Extensions like NewsGuard, TrustServista, Media Bias/Fact Check, and The Factual integrate into your browser and display grades, rankings, and reports to tell you more about the news sources you view. You can then better determine if the stories you read should be trusted.

NewsGuard relies on a team of journalists who analyze more than 5,800 news websites in the US, each of which is evaluated and ranked on nine different criteria. It even works off-site. Conduct a web search using Google or Bing, and the extension's icon will appear next to any news source that appears in the results. Those who use Microsoft Edge can use the feature for free.

TrustServista uses artificial intelligence and other analytics and tries to gauge the trustworthiness of a news article.

Media Bias/Fact Check promotes awareness of media bias and misinformation

focusing on political bias. It evaluates a site based on factual reporting measuring the accuracy and reliability of the information presented with the use of human analysts and evaluators to examine and rate the bias of different news sources.

The Factual offers a newsletter, website, mobile app, and Chrome extension aimed at helping people get factual news. Through an algorithm backed by cross-

checking from human editors, the Factual evaluates more than 10,000 articles each day.

Fiber Arts Club

By Chris Brenner

The start of this cold weather is really inspiring us to "get going" on knitting and crocheting those warm and lovely sweaters, scarves, hats and blankets!!

(Continued on page 10)



A Halloween surprise cake was baked by Donna Malley for the Fiber Arts October meeting.



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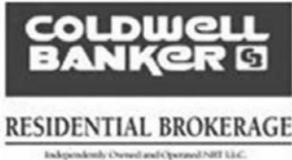
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SeabrookCommunity.com



Realtor Barbara Spies Resident of Clearbrook!!!

As we welcome the Holiday Season with the hustle and bustle of everything around us, we need to take a break from Real Estate. We can then settle down and think of what we need to do in 2023! If selling happens to be something you want to do, then make a list to determine how to go about the process. First, you need to know where you are moving and then you can deal with the process of selling your home. Call me at 908-337-3633 and we can work on a plan helping you step by step along the way. I try to make it as stress free as possible, because selling your home is a very emotional part of your life.

**Wishing everyone a
Merry Christmas,
Happy Hanukkah and
a Happy, Healthy
New Year!**



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changes require approval.
Please contact administration
before making any changes.**

Fiber Arts Club

(Continued from page 9)

We better work faster to ward off Mr. Cold Winter!

We are each creating a specially made ornament for our "Fantasy" Tree that we started last year. Be sure to see our Holiday Tree this month, located in the ceramic room.

Our members are having a holiday party on December 12. A "covered dish" style as we share our food specialties and friendships. We hope everyone has a Happy Holiday! If you would like to be a member of our club just come on down any Monday 1 to 3 or call Chris' answering machine at 609-395-6825 for more info.

Note: we will not be meeting after the 12th this month. See you again in January. Happy Holidays everyone!!

Italian American Club

By Medele De Filippo

Ciao amici. Spero che state bene. Hi everyone. I hope you are well.

On October 25 we held our monthly meeting at the Cultural Center. President Lou DiMeglio opened the meeting asking us to stand and pledge to our flag. Treasurer Betty Colgate then read the financial report. A/C

Trip Coordinator JoAnn Rago reported on the club's trips to the Resorts Casino.

Upon entering, our members filled out reservation forms for our upcoming December 10 Christmas Party. All forms were collected by the end of the evening. Lou and Vice President Marie Schiumo reminded us that those who had not yet returned their form have until the cutoff date of November 8, and these can be placed in our mail slot in the Clubhouse.

There being no further business, Lou then introduced our musical entertainers for the evening, Grace and Gary, a husband and wife duo from Jackson, New Jersey called Wild Rose. They opened their act singing "That's Amore," and followed with Elvis' "I Can't Help Falling in Love With You." Not only did Gary sing and entertain us with his funny remarks, but he played the guitar, saxophone and keyboard and was terrific on all of them. He accompanied Grace as she sang beautifully. They did a great rendition of "Will You Still Love Me Tomorrow?" which had us reminiscing as we joined in. Grace moved about the tables encouraging us to sing along to Paul Simon's "Me and Julio Down by the Schoolyard." For me, when we joined Grace as she sang Doris Day's "Que Sera, Sera" all I could think of was that it was the first song I ever taught my granddaughters when they were little, and I had to wipe away a tear. Both performers are so talented and personable, and they continued their upbeat pace with Sonny & Cher's "I Got You Babe," and Roy Orbison's "Pretty Woman." They gave a tribute to the late Loretta Lynn singing "You Ain't Woman Enough" (To Take My Man), and the late Olivia Newton John singing "You're the One That I Love." For their finale, we joined them in a standing tribute to our country with "America the Beautiful" and "God Bless America." Grace and Gary have entertained us before and they continue to put on such a great show. We look forward to seeing them

again real soon.

New and Returning Members: Say hello to: Claire Busby, Esther and Angelo Capone, MaryAnn and John Cuccia, Antonina Cusimano, Candace and Kenneth Doctors, Josephine Donzelli, Sandra and Andrew Geary, Christine and Ralph Gerbino, Barbara Kowalczyk, Maryann Moytzoyrellhs and Louis Liotta, Phyllis Michalski, Catherine Oliva, Isabella Oliva, Denise Pendolino, Cynthia and Robert Pendolino, Roseann Reese, Gene SantaCattarina, Giovanna Tirrito. Welcome to the club everyone!

Happy Birthday wishes in December (birthstone: Turquoise) (flower: Narcissus to: Mary Bayer, Claire Busby, John Cuccia, JoAnne Fetsko, Marie Graziano, Sara Hornichter, Marianne Lignell, Rita Mannino, Tony Medina, Isabella Oliva, Cindi Pendolino, JoAnn Rago, Dan Sarlo, Bob Service, Randy Strausman.

Happy Anniversary wishes in December to: MaryAnn and John Cuccia
Best wishes for a Happy Birthday and a Happy Anniversary to all who are celebrating. Have fun.

Reminder: Our club does not hold meetings during the months of January and February. We will resume in March and the meeting date will be published in a future issue of the Courier, so please check this column for that information. Thank you.

Trips: Monday, December 12, 2022, to the Resorts Casino in Atlantic City. Please call A/C Trip Coordinator, JoAnne Rago (609-655-4482) if you wish to join us for the day. You are always welcome and so are your friends. And you might have "Slots of Fun."

Interested in Joining? We always welcome new members, and if you are interested in joining, please call Vice President Marie Schiumo (609-409-9931). Marie is in charge of the registration of new members. Everyone in Clearbrook is invited to join and to be a part of our membership.

Before signing off, let me leave you with this. "The reason politicians try so hard to get re-elected is that they would hate to try to make a living under the laws they passed."

At this time of the year, the thought of preparing for the upcoming holidays is on our mind. Getting ready for family gatherings, writing cards, baking cookies, (cuccidati, taralli, struffoli), wrapping presents and taking advantage of those "Black Friday" deals are enough to keep us busy. So, my friends, let's try to squeeze in some time for ourselves and relax.

I wish you all a joyous and blessed Christmas celebration, a Happy Hanukkah, and a healthy and Happy New Year as we anticipate the coming of 2023. On December 7, Pearl Harbor Day, we will remember the fallen on that Sunday in 1941 U. S. history.

Arrivederci, buona salute a tutti. So long and good health to everyone.

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December — Lifestyle Events and more ...

Krystal Graves , Lifestyle Director • Susan Schovanec, Lifestyle Assistant
Lifestyle Department Hours: 9-5pm — 609-655-5760
 All events are subject to change.



Tree Lighting Ceremony

December 2nd

7pm  Ballroom

Choir Singing • Theatre Seating

No registration necessary

Limited Light Refreshments



Design Your Own Necklace

December 5, 7P (Lounge A)

December 12, 2P (Lounge A)

\$25 paid at Class

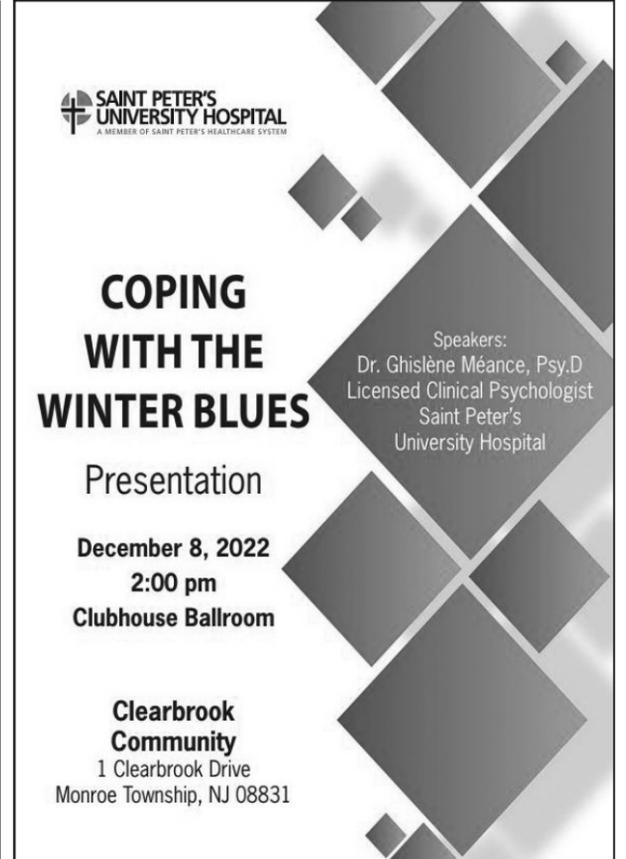
Registration begins November 10th

Space is Limited

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Learn to make a beaded necklace and attach a clasp (necklace can be made long enough to go over your head).

Instructor will provide all materials and tools.



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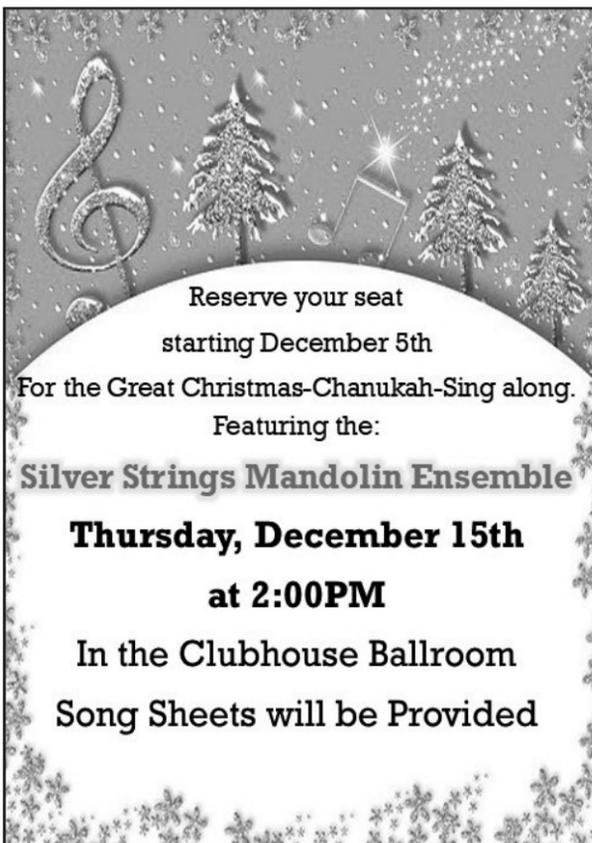
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Speakers:
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Presentation

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2:00 pm
Clubhouse Ballroom

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Reserve your seat starting December 5th

For the Great Christmas-Chanukah-Sing along.

Featuring the:

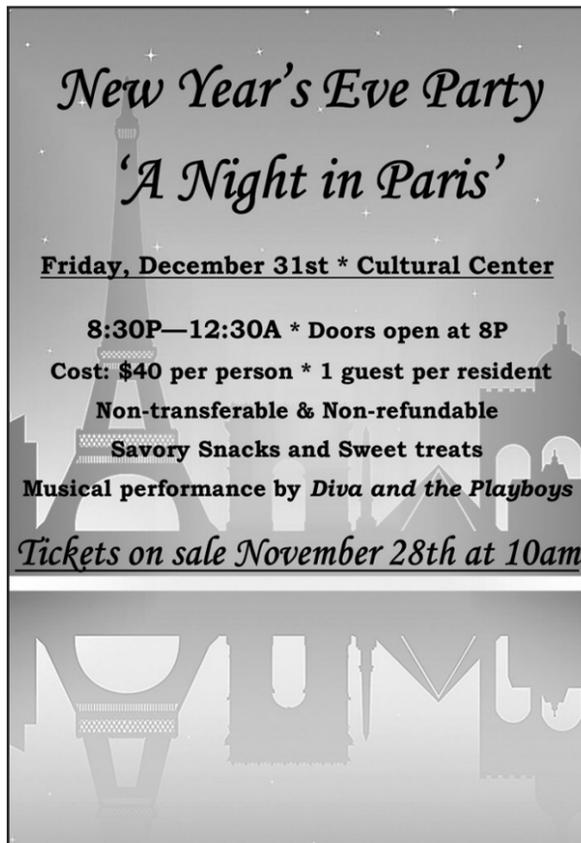
Silver Strings Mandolin Ensemble

Thursday, December 15th

at 2:00PM

In the Clubhouse Ballroom

Song Sheets will be Provided



New Year's Eve Party

'A Night in Paris'

Friday, December 31st * Cultural Center

8:30P—12:30A * Doors open at 8P

Cost: \$40 per person * 1 guest per resident

Non-transferable & Non-refundable

Savory Snacks and Sweet treats

Musical performance by Diva and the Playboys

Tickets on sale November 28th at 10am



MUSIC BINGO

With Host Tara Feely

Thursday, January 26th- 7PM

In the Cultural Center

Cost: \$5 on sale December 12th

Limited to 100 participants

Come play, listen to great music, and maybe win a gift card prize!



Happy

Holidays

Clearbrook Grocery Bus

The grocery bus runs on Thursdays. Pickups start at 9:30 am and go throughout the community. To reserve your seat, you must call the Activities Department. **NO LATER THAN 2pm the day prior** to the day you want to go.
609-655-5760

Please look for eblasts regarding activities the Activities Department is putting on. Also, Channel 26 and the Clearbrook Website continue to be a great resource for information to keep you up to date.

Community Information

Health Care Center Open 24 Hours, 7 days a week

Phone Numbers To Know

Administration	9 a.m. - 5 p.m.	655-2706
Lifestyle Dept.	9 a.m. - 5 p.m.	655-5760
Health Care Center	24 Hours	655-5888
Maintenance	8 a.m. - 4:30 p.m.	655-5890
Main Gate	24 Hours	655-5891



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Democratic Club of Clearbrook

Submitted by
Patricia Schwalje
Hello Clearbrook,

Time to fold away your umbrella, and stash your galoshes in the closet, the tsunami never came. Our democratic right of a free and fair election, worked as the Founding Fathers hoped. In spite of several states initially reporting voter intimidation at mail-in ballot drop box locations, on Election Day record numbers of people voted peacefully. After the election, whether Republican or Democrat, we had gracious politicians who conceded their loss to the winning opponent; and a "peaceful transition of power".

Over our Republic's 246 years of existence we have slowly, slowly, made progress in ensuring protections against discrimination, and fulfillment of the American pledge of "liberty and justice for all". Now voters have spoken. Congress needs to ensure a women's right to make her own health care decisions, and ensure preservation of our Social Security, Medicare and Medicaid. They are "entitlement" programs because Americans paid into them, and are entitled to take out returns. There is much to do in the areas of climate changes, and clean

energy, safety, and veterans benefits, and protection of the environment, to name just a few issues needing Congressional attention.

The month of December is filled with themes of "Peace on Earth", "goodwill toward all", and the "Spirit of Giving". The Democratic Club wishes all Clearbrook residents, peace, and merry holiday celebrations.

The next Democratic Club meeting will be December 12 at 7 p.m. in the Clubhouse Multipurpose Room. NJ State Assemblyman Daniel Bernson, and Middlesex County Commissioner Charles Kenny, will be the guest speakers.

Republican Club at Clearbrook

By *Melody Henry, Chair*

Hope everyone's Thanksgiving was happy and healthy and everyone forgot about politics for a few hours and enjoyed sharing time with their families and friends.

The next Republican Club meeting at Clearbrook will be December 22. We anticipate showing the documentary film "Whose Children Are They." This film features brave teachers, empowered parents and front-line experts who expose what is happening in America's public schools today.

Critical Race Theory (CRT) and Woke culture have invaded our schools.

The film will be shown in the Clubhouse Ballroom at 7 p.m. Please feel free to join us, bring a friend and/or neighbor and stay for some stimulating discussion afterwards. Light refreshments will be available.

The Monroe Township Republican Club (MTRC) will be holding its annual holiday fundraiser on Friday, December 2 from 7-10 p.m. at the Knights of Columbus, located at 83 E. Lincoln Ave., Monroe. Our special guest will be Jack Ciattarelli. This function will be catered by Antonio's and there will be a DJ, raffles and door prizes. Please join us to kick off the holiday season and rejoice in the midterm victories. The cost for this fundraiser is \$35 per person. It's not too late to call Joellen at 732 742 2600 or Melody at 252 288 1950 to confirm and reserve your seats.

Let me leave you with one of President Reagan's memorable quotes; "We must reject the idea that every time a law's broken, society is guilty rather than the lawbreaker. It is time to restore the American precept that each individual is accountable for his actions."

Jewish Congregation Highlights

Happy holidays to all our congregants and residents of Clearbrook.

The Jewish Congregation of Clearbrook has much to be thankful for this year. We are very happy and proud to welcome Cantor Ron Sucher as our new spiritual leader. The High Holiday service was inspirational and he received accolades from all who attended. We look forward to a long-lasting relationship with him.

We will be having our annual Chanukah candle lighting ceremony on Sunday, December 18 at 3 p.m. in the Clubhouse lobby with refreshments being served. All are welcome to join us.

Our annual elections were held and congratulations are in order to Michael Katz, President, Larry Silverman, Vice-President, and Naomi Lefkowitz, Treasurer.

Thank you to all of the people that have made contributions to the Jewish Congregation of Clearbrook.

There are far too many contributors to list everybody's name. Thank you all for your generosity.

On a sadder note, our condolences to the families of Melvin Bacall, Jack Silver, Carol Starr and Stacey Strout, who have recently passed. May they rest in peace.

Once again let us wish everyone a very happy and healthy holiday season and a Happy New Year.

Christian Fellowship

By *Brenda A. Carpio*

Music fills the air for so many days in preparation for the greatest celebration of all. CHRISTMAS. The carols of old are played in the malls, they are played on the radio, they are sung by the children and our days are filled with expectation... Christmas Day, December 25. Sometimes we are caught up in the tinsel and excitement of the season, Santa and Rudolph, and we fail to stop to listen to the words of joy that surround us during this beautiful month. JESUS IS BORN. In the book of (Isaiah 41:10) God reminds us that He will always be with us. He encourages us not to be fearful in what may be called "perilous days." God says, "Fear not for I am with you; be not dismayed, for I am your God; I will strengthen you, I will help you, I will up-

hold you with my righteous right hand." Yes, a child is given to us and His name is called Wonderful, Counsellor, the mighty God, the Everlasting Father, The Prince of Peace. (Isaiah 9:6). For unto us a child was born and unto us a Son was given...and His name was called Jesus, the Christ. He came and lived among us, He died, that our sins would be forgiven, and rose again from the dead, and ascended into heaven to prepare a place for us. What joy and comfort knowing that our hope is built on nothing less than Jesus' love and righteousness. Enjoy the music that proclaims Jesus the King. Enjoy the music that speaks of love and snowy days. Enjoy the music that speaks of our love for one another. Enjoy the parties and gatherings that we spend with friends and family.

Enjoy the gifts that we share with one another in honor of Jesus, the greatest gift of all. Enjoy reading the Christmas story (found in Matthew 1-2 and Luke 1-2) in our homes and places of worship. The peace that Jesus gives us is not the peace that we so long for in this world, but the amazing peace in our hearts of knowing that Jesus is our Lord and we, who believe, will one day spend eternity with Him. *Let us sing, let us rejoice and let us be merry. Jesus Christ is born.*

Our Annual Christmas Luncheon will be held on Friday, December 16 at 1 pm in Lounge A & B. You have until December 6 to let us know if you plan to join us on that day. Reservations are required and a fee of \$10 is due by this date. Please call

(Continued on page 13)

FORE!

By Susan Matiejunas

Here it is almost Thanksgiving and time to close out the 2022 tournament year. It was a good year with only one washout and a sizeable number of new members in the mixed group. Here are the final results of the year.

October 19: We had the first, and only, frost delay. Nevertheless 12 hardy souls braved the weather. Low score of 31 was shot by Melody Henry, Ed Kopil, and Peter Perperas. Next at 33 were Harold Carlson, Tim Casatelli, Toni Fava, and Al Peller. Next came Irwin Bailer and Barbara Desiderio at 34. Finally, with a one-over 36 were Gary Davis, Walter Johnsonk and Ed Schmierer.

October 26: We had a tie at the low score of 31. Those players were Melody Henry, Steve Holzinger, and Al Peller; and Gary Davis, Toni Fama, Fred Stone, and Jerry Totin. Carol Ann Hroch, John Jensen, Ed Kopil and Ed Schmierer followed that with a 32. We had another tie at 33 by Irwin Bailer, Barbara Desiderio, John Donohue, and Peter Perperal; and Betty Lou Carney, Tim Casatelli, Dan Seltzer, and Ed Tauss. One over that were Herman Bozenhardt, Nancy Haberman, Paul Henry, and Andy Kosco.

October 28 was our Halloween scramble and pie eating party. A-Flight winners with a 31 were Gyun and Tae Chung, John Jensen, and Dan Seltzer. The B-Flight winners out did that with a 29. They were Joe Grasio, Jason and Logan King, and Jim Pierson. Our cheer leader, Betty Lou Carney, and our dwarf, Carol Ann Hroch, were voted best dressed. Thank you, Scott, for ordering the pies. They were delicious!

November 2: Low score of the day was the 30 shot by Nancy Haberman John Jensen, Dan Seltzer, and Ed Tauss. One over that were Tim Casatelli, Barbara Desiderio, George Knab, and Benson Situ. Bob Kaufmann, Stan Kolodziejski, and Peter Perperas; and Irwin Bailer, Herman Bozenhardt, Toni Fama, and Andy Kosco tied at 33. Next at 34 and 35 respectively were Harold Carlton, John Donohue, and Ed Kopil; and Melody Henry, Al Peller, and Fred and Nanci Stone.

November 9: It's always great when a group breaks 30. It has happened a few times this season, and it happened again for Tim Casatelli, Toni Fama, John Jensen, and Dan Seltzer who shot 29. The next three groups tied at 34. They were Barbara Desiderio, Stan Kolodziejski, Ed Kopil, and Ed Schmierer; Irwin Bailer, Nancy Haberman, Al Peller, and Peter Perperas; and Andy Kosco, Fred and Nanci Stone, and Jerry Totin.

November 16: Our last tournament for this year. Not the last of the golf, just the last official tournament. The



Bocce Club End of Season Tournament

By Lee Wargo

The Clearbrook Bocce Club held its END OF SEASON tournament on October 22.

It was a beautiful fall day with bright sunshine. It was the culmination of a very successful bocce season. The season started in March with our first club meeting, where over 70 members signed up to join the club for the 2022 season. Our first Monday Night Club Play was in April and continued all spring, summer, and fall. We had all the courts filled with club members, new and old. It was a very large turnout.

The Club Tournament Team entered the Monroe Senior Community Spring Tournament. It lasted five weeks with a championship held on the last day to determine the winning team. Our club team won the tournament. We also played in the Mayor's Cup Tournament in September. The team came in second place. Better luck next year.

The Club End of Season tournament started with a breakfast of bagels, pastries,

with cream cheese and butter, coffee and tea. Each team member was presented with their choice of a cap or visor. The Tournament consisted of six teams of four players each. Each team was captained by a Clearbrook Mayor's Cup team member. The rest of the team consisted of three new and current players.

Each team played the best of three games, with the winners advancing to the next round. The team with the best score had a bye. The winner of the second round played the team with the bye for the tournament championship.

The winning team was captained by Charlie Comaianni, with Irene Goldstein, Mel Goldstein, and Maryann Trischitta. Everyone, both players and spectators, had a great time. It was the perfect way to end the season.

We want to thank club President Mike Dellavalle for organizing and running a successful season and the END OF SEASON TOURNAMENT.

Rack 'Em Up

By Patricia Castrucci

Winter is on the move – Cold coming in, summer pool closed, outside activities coming to a halt. What to do next? Come join us inside and PLAY BILLIARDS.

Meeting new members, getting to know your neighbors and the camaraderie that we enjoy. Tuesday night billiards changed back to Monday nights, playing time still 6 to 10 pm.

Our condolences to Mel

Bacall's family and friends.

Sadly, Mel passed away. Mel was a strong leader in the Clearbrook community. He ran and organized shuffleboard activity for many years and was a long-standing member of the Billiard Club. He will be sadly missed

The Thanksgiving holiday was just upon us. Time to give thought to what we all should be thankful for. Our health, family, friends and knowing we can count on our

(Continued on page 14)

Christian Fellowship

(Continued from page 12)

us asap so we can include you in this fun day of celebration. **Call:** 609-235-9950 and leave a message. We will get back to you immediately.

Please mark your 2023 calendars so you will not forget that we meet on the third Friday of every month at 1 pm in Lounge A & B. (We do not meet in July and August.) We look forward to seeing many new faces from Clearbrook in the New Year.

May each and every one of you enjoy a very Merry Christmas and Happy New Year wherever you celebrate this important and blessed holiday.

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Section News

Section 1

By Marianne Gallagher

First, I apologize for the lack of articles the past few months. Not that it's a good excuse, but it's been very hectic! One of the time challenges was the Bylaw amendment changes. I am so proud of the Section's response, and happy to report that both changes passed easily. We had a great turnout! Congratula-

tions to all of us! The amendment regarding new sales will bring extra money to the Section, helping with costs, budgeting, and assessments. The other change will guarantee that we do not become a rental community, maintaining our classification as a senior adult community. This comes with benefits for all unit owners.

All hoses should be disconnected by now – remem-

ber, if the bibcock freezes, the Section will NOT take responsibility for repairs if connected. Gutters will be cleaned out soon, after the leaves have stopped their dance. And if you think you hear church mice on your roof, don't worry. We are starting some proactive work on the roofs to be more certain of an issue-free winter.

The contractor is currently (as I write) working on replacing/repairing external water shut-off valves. We are nearing completion of this years-long project and are beginning to repair the visible ones.

In the very near future (if it has not happened yet), a make-up open meeting will occur to cover all the loose ends. Having cancelled the November meeting, we need to finish up. This meeting will likely be on ZOOM, and everyone will be notified and provided with directions.

I hope everyone has a wonderful holiday season, however you celebrate. Have fun, enjoy your families, and be safe!

Section 3

Chatham Gardens

By Patricia Feeney

It's hard to believe that we are in December and approaching the end of 2022 with the remaining holidays soon to be upon us. This time of year can be a fun-filled time with family and friends, and also a very lonely time for others. If you know of anyone who is alone and without family, please check on them with a visit or phone call, and possibly invite them over as you celebrate your holiday or bring over a holiday dinner plate. It's a wonderful feeling to know you are in someone's thoughts.

A winter reminder for residents (especially new to Clearbrook) if you haven't done so already, please disconnect all garden hoses from the spigots to prevent pipes from bursting as the temperature continues to drop. Also, close your ceiling vents if you do not have a heat pump system. Most of us care about the outdoor animals that roam through Clearbrook, such as deer, fox, cats, squirrels, chipmunks, etc., but

please do not leave food out for any animals. You are not doing them any favors in the long run as they need to find food for themselves as nature intended.

Another year-end item is the Section's maintenance fee that will be increasing \$6 (\$2 Section - \$4 CCA). Unfortunately, this will probably happen more times than not in the years ahead. Our biggest expense is roofing and the Section had to do a few total roof replacements this year. Along with everything else, roofing supplies have gone through the roof (no pun intended). Since Section 3 is 50 years old, we will most likely need to spend money more frequently on maintaining the outside of the buildings, but the Board hopes that the continued maintenance that is done will help us in the long run.

The Section's holiday party has not been finalized at the time of this writing. Lynn Leavitt and the Hospitality Committee are still discussing ideas. The Section usually had a decent turnout for a holiday gathering before pandemic times, and hopefully we would have the

same for this year. If the attendance at our open General Meetings are an indication of what we may get for a holiday/new year event, it may not be looking good. There were five residents at the October meeting. Again, we have 108 homes. The Board doesn't understand why residents wouldn't be interested in the financial status of the Section and where our money is being spent. I would like to thank the few people who do continually take an interest. Our open meetings were always in the evening and we averaged 25-30 residents. The Board thought with changing the meeting to the afternoon would increase the attendance, especially for those who do not want to drive in the dark, but that didn't happen.

We had a decent turnout for our free bagel breakfast but the Section cannot do free food on a regular monthly basis.

In closing, I want to wish everyone the very best this holiday season. Please be safe in all your travels and enjoy this time of year with your loved ones and friends!

Rack 'Em Up

(Continued from page 13)

neighbors. The first impression that I experienced upon arrival in Clearbrook was the invitation of neighbors to help or offer advice and suggestions, making you feel like a part of the community without hesitation. Especially if you are alone, to know you can count on someone, is PRICELESS.

Meeting and making new friends at the Billiard Club is a pleasure; our members are always willing to help, and always glad to see you.

The Billiard Holiday dinner is scheduled for December 2 at Antonio's private room – great menu and dessert paid for by the generosity of the Billiard Club. If bringing a guest, please ensure that they are comfortable by sitting with them.

Little Bit of Trivia

As promised, Billiards are not just for MEN, see below a few of the top WOMEN

players of all time.

1. Let's start with JEANETTE LEE – Nickname "The Black Widow." Her nickname was bestowed by friends because, in spite of her sweet demeanor, she would "eat people alive" when she got to a pool table. She won the gold medal for the United States at the 2001 World games in Akita Japan and is the author of the Black Window's Guide to Killer Pool.

2. ALLISON FISHER – Nickname "The Duchess of Doom." Declared female player of the year for 11 of the 12 years spanning 1996 – 2007

3. JENNIFER BARRETTA – Nickname "9MM." Became one of the world's top ten female 9-ball players.

4. PAN XIAOTING – Nickname "Queen of Nine Ball". Women's Pool representing China. First woman to play full-time on the WPBA Tour.

See ya next edition of "Rack 'Em Up"

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Section 4

Irene Belinsky, Section 4 President

This time of year is always filled with looking forward to and planning the holidays ahead: Christmas, Hanukah and New Years.

Section 4 is planning a Holiday Party for December 11 from 2-5 p.m. in the Cultural Center. Catering will be from Sir Ives and we'll have music with Billy Boyz, a four-piece rock and roll band with plenty of dancing. Cost is \$25 per person and paid guests/friends are also invited. If you book a table of eight, we will reserve the table for you. We need to get a final count by December 5 and you can drop checks, made out to Section 4 Clearbrook in the locked mailbox at 287B Tabor. We hope to see all of you there.

Many of us here in Clearbrook are not aware of the amount of creativity we have among our residents. One of our Section 4 Board Directors, Dan DeMatteo plays the mandolin and belongs to a group of mandolin players. He told me to go to the source, Jerry Sperling, also a Clearbrook resident of Section 12, who has led this group of mandolin musicians since 2004. Currently there are seven in the group, three men and three women plus Jerry, who is also training two new musicians. Jerry mentioned that the strings are very similar to the violin, although most of the musicians did not have any musical background. Jerry has been playing the mandolin since he was 10 years old; he is now 93 and like the Energizer Bunny, is still going strong. I had the pleasure of interviewing Jerry about his group and their music.

When asked what kind of music they play, he responded "eclectic" – classics like the William Tell Overture and very melodic. They have a repertoire of 220 songs including international music, Russian, Yiddish, folk song, Johnny Cash, etc. The group rehearses weekly in the Clubhouse. They appeared on the Arthur Godfrey Show.

Jerry owns 20 different instruments and plays them all. He is also a composer, and he still receives royalties from the songs he has composed from many different countries around the world. It was extremely uplifting to meet such a creative person and learn about this mandolin group. The group will be performing a mandolin concert for Clearbrook, Thursday December 15 in the Clubhouse Ballroom at 2 p.m. Although there is no charge for the concert, you need to register with Activities. I encourage everyone to participate and enjoy the music of the mandolin, which is very special. I'm certainly glad Dan told us about them.

Section 4 wishes all of you a very joyous and peaceful holiday season. We have a terrific Section filled with so many lovely, kind, and creative residents. It's been our pleasure to work with all of you throughout 2022.

Section 5

By Fran Hecht

December has arrived and 2022 is almost over. It's been a busy year.

The board handled any tree and cement issues that were needed. Next year we will try to beautify the cul-de-sacs.

Gutters are being cleaned if not done already. We are talking about washing the units next year. The hot weather created some mold and mildew on the units. The grass should recover in the spring if we get a little snow to put moisture back into the soil.

As of this writing, I do not have our scheduled meetings for next year. Our plan is for eight open meetings. We have much to discuss.

The board has agreed to an \$8 increase in maintenance. Next year, the new maintenance fee is \$410 a month. The breakdown is as follows:

Now \$402
\$1 increase from CCA
\$7 increase from section
\$410 as of 1/1/2023

This is necessary due to the large projects we are undertaking this and future years to come. The first is the cul-de-sacs. Next is some delayed cement work. As the units age, like us, it is breaking down. Gutter Guards are being considered.

The weather changes bring our furry friends to find a warm place to hunker down for winter. Keep your garage doors closed. Also, the hose bibs should be shut off and hoses removed.

According to our legal documents, Section 5 was "born" on October 23, 1972.

I am still looking for some ideas and help on planning something. Contact me or come to a meeting to talk about your thoughts. We are trying for a meeting in January 2023. The dates and your new maintenance letter will be mailed.

We are three board members short. Please consider working with us to make a better section.

December is full of holidays: Christmas, Chanukkah, Kwanzaa, to name a few. But we can't forget the last hurrah of the year, New Year's Eve. As you celebrate any special occasion, eat drink, be merry and healthy.

Hail, hail the gang's all here. Have a happy 2023.

See ya next year!

Section 6

Hilltop Village

By Bernice Fitzgerald Section 6 Co-President
Hello Neighbors...

We hope you all had a wonderful Thanksgiving!

The Board is very excited to advise residents that we have contracted with Garden State Brickface to begin our repointing and residing projects. Emergency repointing is going to be done first. Since repointing cannot be done in the winter months, the project will not start until the spring. However, the siding can be done any time of year and there are nine units slated to be done before the New Year! These include

one double unit, one triple unit, and one quadruple unit. 2023 should prove to be a very busy year!

There was a meeting with the President's Council and the CCA insurance carrier broker. Please remember that it is extremely important that you carry insurance as a unit owner to include property insurance to cover the \$10,000.00 deductible as well as coverage for your personal property within your unit. A good idea is also to carry extra living expense insurance should you have to temporarily relocate due to a fire as well as personal liability insurance.

We know that this time of year residents light their fireplaces. But remember, especially if you are an attached unit, you need to have your fireplaces inspected by a professional chimney sweep. You must also have carbon monoxide detectors in your home. If you are an attached unit, your fireplace affects those units attached to you. The Section is going to require unit owners with fireplaces to provide proof of inspection by a chimney sweep. This is a life safety issue, and we want to avoid a tragedy from occurring! You must also follow the rules regarding the storing of firewood.

Please remember to cover your outside water bibcocks for the winter. And if you are a snowbird, please remember to winterize your home!

We would like to welcome all of our new residents to Section 6! Please follow any important updates on Channel 26 and we hope to see you when our open meetings resume in April!

The Section has established a Hot Line number for all residents to call. **NO ONE SHOULD BE CALLING A BOARD MEMBERS CELL PHONE DIRECTLY.** Please use the Hot Line number – **732-573-8473.** Board members will no longer be answering their cell phones for residential calls.

Happy Holidays!

Section 9

Kensington Village

By Marie Service

Hi everyone! I hope everyone enjoyed their Thanksgiving.

I was very grateful for the mild temperatures we enjoyed up to this point; however, as always, all good things come to an end. Cold air is quickly moving in on us. We need to get into that mind set and be prepared for whatever Mother Nature has in store for us. Be sure you have plenty of non-perishable foods, water and, most importantly, a back-up supply of medications on hand.

Another reminder, be sure to shut off the outside water valve and disconnect the water hoses from the bibcock making sure there are no leaks.

There have been lots of fun-filled activities available to us recently to enjoy and I understand many new ones to come. How about that Dance

(Continued on page 16)



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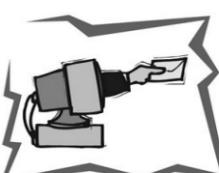



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Section 9

(Continued from page 15)

with the Stars night? Our very own Gina Ward and Donna Richards won the competition. Congratulations ladies!

Our last ladies luncheon for the year was on November 15. None in December, however, our holiday party is planned for December 15 at 6p.m. at the Cultural Center. Be on the watch for a flyer in your mailbox.

Holidays for December are:

1st day of Hanukkah on the 19th

Christmas on the 25th

Kwanzaa on the 26th

New Years Eve on the 31st

Happy Anniversary to all celebrating their special day in December. Take some time and look back on all the good memories you shared together.

Best wishes to all our December birthday celebrants. I hope this birthday is the beginning of a year filled with wonderful times.

I want to wish everyone a happy, healthy, and a peaceful holiday!

Section 10

By Barbara Kist

Greetings to all Section 10ers. Here we are at the end of 2022. Now that we have turned the clocks back for the last time, we will have early sunsets until March. For those who like to take evening walks, please wear brightly colored clothing when out and walk facing oncoming traffic.

Please remember to remove any hoses from outside faucets and if applicable have your sprinkler systems winterized as soon as possible. For our residents who go south, please be sure to leave your thermostats no lower than 55 and fill out the Absent from Residence form before leaving. Call administration to get the form.

I saw that the *Farmer's Almanac* is predicting a snowy winter. Let's hope they're wrong but in the event they are right, please note that if we have a snow fall of 2 inches or less, there will not be any snow removal from driveways and walkways. There are salt bins at the Clubhouse and Cultural Center, so make sure you keep enough salt on hand. If there is a snowfall of more than 2 inches, please remove cars from the driveways until the plows come through.

The next Section 10 board meeting will be in March 2023. If you have an issue that the Section needs to address, please call the Section hotline at 609-655-4723.

If you have anything you want discussed in the Section news, please email me at barbkist@comcast.net.

In closing, I would like to wish everyone the happiest of holidays. I hope you all get to enjoy them with your families and friends. Stay warm and safe.

Section 11

Malden Village

By Rich Kretschmann

Section 11 Block Party –

After three years without a Malden Village social event, mainly due to Covid, Section 11 held its first-ever Block Party in September. This event brought about 60 Malden neighbors together for a fun time. Board member, Dwight Hathaway, chaired the event, with the assistance of Dale and Jack Harris, Andrea Harrison, and Carol Parkhurst. A big thank you also goes to John Reinhart whose DJ talents provided great music, which was sometimes accompanied by the singing voices of John and his wife, Christine.

The afternoon activities garnered many compliments from all who attended, as well as requests for a repeat of the event next year. The Board hopes to renew the long-time practice of holding a few Malden social activities during the year. Volunteers are needed to make this happen. Watch for future announcements!

Section 11 2023 Budget Approved –

At the November 2022 Board Open Meeting, our Board unanimously approved a motion to adopt our 2023 budget as prepared and presented by Dave Silverthorn, our Treasurer. A copy of that budget will be emailed to all Section 11 unit owners along with a draft of that meeting's minutes. This budget includes a table showing a breakdown of the major components of our Section 11 monthly fees. A copy of our 2023 monthly fees breakdown is included in this article, following below. The draft of the November meeting minutes will be formally approved at the March 2023 meeting.

Section 11 2023 Unit Fees:

The following table of monthly fees was developed jointly by the CCA and Section 11 Boards.

Section 11 Monthly Fees

Monthly (\$) 2022 2023

Section 11 Accounts:

Operating	63	65
Defer'd Maint	8	8
Maint Reserve	81	85
Subtotal	152	158

CCA Accounts:

Services	44	45
Operating	169	174
Snow	13	12
Golf	5	4
Replacement	45	45
Improvements	1	1
Subtotal	277	281
TOTAL	429	439

Outside Faucet Dripping?

Each unit has two metal, anti-freezing faucets that are attached to a metal pipe extending through an exterior wall into the unit's yard area. If your outside faucet(s) drips and you can't stop the dripping, or if it has a broken or missing handle, Section 11 will have it properly repaired at no cost to the unit owner. Simply notify any Section 11 Board Member.

However, the Section is not responsible for maintenance of a unit's sprinkler system (visible as white plastic pipes connected to an exterior faucet). You must contact a plumber or sprinkler system

installer company that is licensed in New Jersey and has a certificate of insurance on file with the CCA Admin Office.

Home Winterization – If your unit is going to be vacant during the winter weather, for a prolonged period of time, the unit owner is required by the Section 11 By-laws to winterize the unit to prevent bursting a water line. Our By-laws ("Article XXII, Rules & Regulations, Para ff") state the following:

"Any Owner leaving a Unit vacant for more than ten (10) consecutive days between November 1 and March 31 of any year, who fails to either winterize his Unit or leave the Unit at a static temperature of at least 55 degrees Fahrenheit, shall be strictly liable, whether or not negligent, for any and all damages occurring to the Unit, to any other Unit, or to the Common Elements as the result of the failure to winterize the Unit. In addition, all Owners must make arrangements to have their Units inspected at least once every week when no person is present in the Unit."

You should also note that insurance companies don't generally cover loss damage if a unit has not been properly winterized and the damage is caused by freezing of a unit's plumbing system.

New Malden Neighbors – The July thru November period has seen no new unit owners or renters moving into Malden Village.

Last 2022 Open Board Meeting –

Our last Open Board Meeting for 2022 was held on November 15. With the recent rise in New Jersey of the Omega variant of Covid, the meeting room chairs were set up with "social distancing." Several attendees also wore masks. This practice may be continued for our next meeting, March 21, 2023.

Happy Holidays – On behalf of the Section 11 Board of Directors, we extend to our unit owners and residents warm wishes for a peaceful holiday season and a New Year of Health and Happiness.

Section 12

By Jerry Sperling

Hi Section Twelvers, here's Jerry with December's bit of stuff that you just gotta know about! I've been informing you for years about the danger of not winterizing all your irrigation systems before the first frost. You must do this to prevent your water pipes from freezing and bursting. You do not want to turn your sprinklers on next spring and find they do not function. And while you're at it, make sure you remove all your hoses from the outdoor spigots and cover them with Styrofoam covers. Prepare your water systems for a potential bitter cold winter.

Speaking of getting ready, Econo Wash will be cleaning your gutters the first week in December. We will inform you of the exact time by Robocall. Another thing I'd like to remind you, please make sure your dog leash does not exceed six foot. Many of our residents are

still using 12-foot retractable leashes, which are prohibited in our community. And please, please remember to clean up after your dog does his business!

Our Open Board Meeting was held on November 14 at 7 p.m. where our 2023 budget was discussed. Great News!!! Our Section's maintenance fee will NOT be increased for 2023! We are tremendously grateful that our President, Beverly Eskra and her fantastic Board certainly know how to manage our Section's finances.

Now for something a bit lighter. Our Holiday Luncheon will be held at Romeo's Restaurant in Jamesburg, on December 10 from noon to 3 p.m. The charge for this gala event is \$12.50 per person or \$25 per couple. Thank Section 12 for picking up \$10 per person for this event! So come on down, there will be door prizes, great food, lots of laughs and you'll meet old friends and make new ones!

On a sad note, we lost a dear friend and resident, Sam Kirdahi who passed away recently. Sam was active on the Architectural Committee, the Landscape Committee and always participated in our Open Board Meetings. Rest in Peace, Sam.

That's all for now, except this: Baby it's cold outside, so bundle up, keep warm, have a Very Merry Christmas, a Happy Hanukkah and a meaningful Kawanza!

Section 14

Oxford Village

By Grace Makuch Secretary

Contact: Clearbrooksection14@gmail.com

14 @gmail

Wishing you all a Special Holiday Season.

Winter will be here before you know it. Remember you are important to your family and friends so take care in going out in the cold, wind and snow. You can get proper snow removal mix behind the Clubhouse. Check the November Courier for all the information.

Do not use a ladder when putting up holiday ornaments or lighting. Do not overload the electrical plugs. It is easy to start a fire and hard to put out.

The Section Board of Directors voted and approved not adding any additional fees to our portion of the monthly Maintenance Fees for next year. The Section Board felt with the increase for everything you buy because of inflation, that we did not want to make it more difficult for Section 14 owners.

Thank you, Vinny, for taking time for caring to find a service to remove the rodents that are causing home damage. Also for working with the tree service.

Residents check to see if trees are hanging over your roof causing leaves to build up on the roof and gutters. Vinny will be going around with the tree specialist to review areas and trim. Please call him to put your house on the list to review. Please check to see if

anything is growing in your gutters. If you are noticing a slow flow in the downspout contact Vinny.

You can use this site to email me at clearbrooksection14@gmail.com ...or call Vinny at 609-903-0273.

Section 14 has been dealing with raccoons; so far five raccoons were captured. They were getting into houses using attic grates. So far 14 homes were broken into. We have hired a professional company who is setting traps. The streets mostly affected are Pompton, Delair, Croydon, and Marlton. New metal grate have been installed on these units. We are asking residents to monitor your attic grates often to make certain rodents are not entering your attic.

We are asking you to take in all bird feeders, etc., that may bring in local squirrels, rats, chipmunks, raccoon, etc. You need to protect your house. Keep your garage door closed, we are seeing an increase in chipmunks in garages. In the past they have been making nests in cars especially near the motor, if the cars are not used frequently. Email me if your garage door bottom seal is damaged. Not repairing this will allow rodents to enter and make nests in your garage.

Disconnect your garden hose from the faucet to avoid frozen and broken pipes. Contact your lawn service to winterize the sprinkler system. Remember to get any modifications done, you will need to fill out the proper form that can be picked up at the office.

Please read all Section news—there is a lot of helpful information written each month.

We are looking for residents who would like to help the board with special projects as they occur. You don't have to be on the board to assist. Contact Lee and share your work experience.

Many are asking why the water smells and tastes bad. Here is information from the Township website that may answer your questions. You can review under the sink systems and over the counter water filtering systems. I like Zero water on the counter system. I purchased mine on Amazon. Check out Zerowater.com

If you can't open this connection go to the Monroe Township website and access FAQs — Monroe Township Utility Department.

Section 15

Pickwick Village

By Sandra Stark

It's the most wonderful time of the year! Enjoy the present!

Residents / Owners Meeting

– **SAVE THE DATE** for the next meeting to be held on Thursday, February 9 at 7 p.m. in Lounge A.

FUN FACT: Did you know that Section 15 is the smallest Section in acreage? Only eight acres!

The November 10 Residents/ Owners meeting was a "good one" for sure! The presi-

(Continued on page 17)

Section 15

(Continued from page 16)

dent reported that a number of capital improvements have been completed: one balcony was repaired and resurfaced, and a four-unit building was insulated and vinyl sided; new railings were added to one two-story building. Also completed under the Board that took office in May 2022 were eight concrete driveways and numerous sidewalk sections. The recently completed 2022 Capital Reserve Study will guide the expenditures of the Board for future projects.

As we head into 2023, the Board will be considering drainage issues and entertaining additional quotes for vinyl fence repairs as well as continuing to make capital improvements. The Landscape Committee will be meeting in early spring 2023 to determine new plantings.

Ruth Golush, Treasurer, presented the Section budget which will require a \$6 per unit increase and ensure that Section 15 can continue to make the capital improvements outlined in our Reserve Study. When added to the \$4 increase by the CCA, the monthly maintenance increase will be \$10 per unit.

Thank you to Anna Marie Wasilko for the delicious homemade cookies served at our meeting.

We wish our retired, long-time treasurer and neighbor John Sawyer much success with his move to Tennessee. Good luck, John!

Please note the contact information for the Section President: Sandra Stark at 908-938-0798 or by email: starkc21@aol.com

**HAPPY HANUKKAH!
MERRY CHRISTMAS! ENJOY THE YEAR-END HOLIDAYS!**

Section 16

Queensway Village

By Maria Petro

As we get into the cold winter days, remember to check on elderly neighbors to ensure they are doing well and are not in need of any aid. Pick up some ice melt from the huts at the Clubhouse and Cultural Center. Please make sure you bring your own container.

At the October Board meeting, the 2023 budget was presented, and reviewed by the entire Board. There will be a \$3.00 increase in our monthly maintenance. This budget was presented and discussed at the Open Section Meeting on November 15, 2022. The Board voted and approved the Budget for 2023. Along with a \$5.00 increase from the CCA, Our new monthly maintenance will be \$417.00

Our committees are continuing to provide excellent service to our residents. Dryer vents have been cleaned, we serviced the gutters, ridding them of leaves and debris, and answered all calls and solved problems for all residents. If you have any maintenance issues, please fill out a Maintenance Request Form and drop off at the drop box at the Club-

house Landscaping will be active again with warmer weather in a few months.

The Social Committee has planned a Holiday Luncheon December 10, at City Streets. There is still time to sign up if you want to attend, but seating is limited. Everyone should have received the information flyer in their mail box. Please call Mari Petro, 609-655-4522, or Penny Lemon, 609-664-2610.

A reminder that dogs must be walked on a 6-foot leash and no more than 3 feet from the curb. They are not allowed on lawns in front of units or behind them. Please be responsible and pick up after your dog.

Please practice safety when biking or walking around Clearbrook Drive. Wear light colored clothing and have a flashlight or reflective clothing when walking at night. There are some very dark areas and it is very hard to see someone in the dark.

All outdoor hoses should have been disconnected from the spigot by now. Please be sure as you don't want to have a pipe freeze and burst.

If you have received an ANCHOR Benefit form and need help filing it, you can call the Monroe Township Library and make an appointment for help. The deadline for filing is December 30, 2022.

The Board wishes everyone a safe and healthy 2023.

Section 17

By Holly Ives

As I write this, a chance of snow has been forecast for northern New Jersey. Are we ready? I will not complain about the cold because it is not heat. Did you winterize your sprinkler system and disconnect/remove your hoses? (Be aware than any problems from this not being done will be at a co\$t to you for repair\$). Are you prepared for a storm or power outage? Having supplies, food, and medications (for you and your pets) should be part of our norm. Leaving for the winter or any length of time? Remember to fill in the Winter Residence Form and turn in to Administration.

Were you able to attend our October Section meeting? Officer Bob Bennett of the Monroe Township Police Department gave a phenomenal safety presentation that covered everything! Important tips to remember:

--Don't hesitate to call the police when needed!

--Do your research when hiring anyone to work in your home.

--Always be skeptical of calls from people you do not know. You are in control and can hang up anytime. Call a friend or relative before making a decision. You should never feel pressured! Never share money or gift card numbers or any account numbers. If it sounds too good to be true, it probably isn't! Always be skeptical.

--Keep all your doors and windows locked and leave nothing in plain sight in your car.

Dryer vent cleaning had

some delays due to rain but should now be completed and will be done by the Section every two years.

Gutter cleaning will be scheduled once most of the leaves finish falling.

Our Section 17 Board and Meeting dates, times, and locations will be announced once they are confirmed. Rosemary Rinkowski is working on a Section 17 bulk email list. Do we have yours? If not, please send it to her at rrink1314@gmail.com. Thank you.

Are you ready for our Winter

Get Together on Sunday, December 4 from 4 to 7 pm in the Cultural Center? We look forward to seeing you there!

Holidays for December: National Mutt Day (2), International Day of Persons with Disabilities (3), National Cookie Day (4), Pearl Harbor Remembrance Day (7), Bill of Rights Day (15), National Chocolate Covered Anything Day (16), Hanukkah begins (18), National Twin Day (18), Winter Solstice (21), National Look on the Bright Side Day (21), Christmas Day (25), Boxing Day (26), Last day of Ha-

nukkah (26), International Day of Epidemic Preparedness (27), National Pledge of Allegiance Day (28), National Call a Friend Day (28), No Interruptions Day (30), and New Year's Eve (31).

Happy Birthday to Sagittarians and Capricorns born in December, especially Dolores Main. Anniversary wishes to those celebrating and get well wishes to all.

Have a wonderful Holiday Season and Happy New Year to All!

(Section News continued on page 18)



Snow Clearance Procedures



All Snowstorms:

During all snowstorms the following snow clearance procedures will be followed. As per contract, during typical storms (15 inches or less), snow should be cleared from all driveways and walkways within 24 hours after a snowfall concludes. In the event of a larger snowstorm or blizzard conditions, clearance may take longer---at least 48 hours from the time the snowfall stops. Clearance of snow/ice will not take place in the community unless the accumulation reaches more than two (2) inches.*

* When snow and ice accumulation is less than 2 inches, the Snow Contractor shall, upon authorization from Association's management, commence with the tipping of driveways (clearing of the snow/ice from the bottom of the driveways).

Preparation Prior to an Upcoming Snowfall:

The Association takes the following steps in anticipation of severe weather conditions:

1. The General Manager and the snow contractor's Operations Manager are in constant communication with each other to determine the best time to call the snow contractor to send its crews to the Property.
2. The General Manager makes a determination based on the type and amount of snow predicted and the current temperature on whether or not to salt our roads.

Staff/Equipment:

The current CCA snow contractor has the following on site at the beginning of a snowstorm:

1. 40 to 50 laborers with shovels and snow blowers
2. 8 to 10 pick-up/dump trucks with plows
3. 12 to 15 front end loader type tractors for driveways

Plowing of Roads:

Once the snow reaches a depth of two inches, the plows begin to clear the snow from all the roads in Clearbrook. This includes:

1. Streets
2. Cul-de-sacs
3. Entry Roads (main, north and east gates)
4. Maintenance Service Road
5. Path in the Clubhouse Parking Lot
6. Path in the Cultural Center Parking Lot

Snow Removal Procedure After the Snowfall Ceases:

Once the snow stops, all roadways will be cleared 12" from the curb on each side of the road except where mailboxes, driveways, storm drains and fire hydrants are located. Driveway and walkway clearing will also begin when the snowfall stops.

The community is divided into five areas, each area worked by a different team for the snow clearing process. Teams are rotated throughout the season to start in different sections.

All snow is cleared from the following:

1. All walkways at apartment complexes, Devons, Cambridges and all sidewalks to individual units including the front door to the garage door across the atrium for Braeburns.
2. All primary entrance walks at main entrance, Clubhouse and Cultural Center
3. All driveways and parking lots throughout the community, including the Clubhouse and Cultural Center
4. All dumpster areas, fire hydrants, mailboxes and storm drains
5. All breakouts leading from sidewalks to roads

Once all areas are completed, follow up will be performed as needed on missed or problem areas.

There will be no special consideration for working residents, residents leaving on a trip or residents with doctor's appointments not deemed a medical emergency.

** Driveways will not be cleared of snow if a vehicle is parked on the driveway. The only exception to this is if a driveway is shared by two owners. We do ask that the owner with a vehicle on the driveway park as close to the opposite side of the driveway furthest away from the other owner's side of the driveway.

Medical Emergency Clearance:

Our Contractor will be handling all snow clearing for medical emergencies. The Health Care Center prepares a listing of the medical emergencies after verifying all appointments. Priorities for snow clearance for medical emergencies are *only* given to residents who have a *verifiable* appointment for one of the following:

1. Dialysis
2. Chemotherapy
3. Radiation therapy
4. Scheduled Surgery
5. Home Health Aides for the Seriously Disabled

Consideration will also be given to Meals on Wheels, Visiting Nurses and Hospice Teams.

Communications Protocol During the Storm:

The protocol that Management will be following for all snow events is outlined below. Snow Clearance Procedures are also on the Clearbrook Website. You can view it by going to: www.clearbrook-nj.com and logging in. Next, go to "Resources" on the main website menu and click on the "Documents and Forms" link. The snow clearance procedure is located under "Emergency Procedures including Snow Procedures" link.

• Once the snow stops, the snow contractor will communicate all Section plowing updates to Management. Upon receipt of the updates, Management will send out an email blast, update the website and post the updates on the electronic bulletin board (Channel 26).

These updates will also be communicated from Management to the VOC volunteers and broadcasted every three hours on Channel 26 until the VOC goes off the air.

- Management will continue to provide updates via email blast, the website and the electronic bulletin board every three hours until midnight, resuming the following morning.
- Per the snow procedures, residents should not report driveways or walkways missed until the section is complete. Once Management and the VOC have reported the section being complete, any missed driveways or walkways should be reported directly to the Administration office at (609) 664-5517. The missed driveway or walkway will then be communicated directly to the snow contractor. In addition, all emails concerning snow removal after a storm need to be directed to the following email address: snow@clearbrook-nj.com. DO NOT CONTACT THE GATEHOUSE, NURSES' OFFICE OR THE MAINTENANCE OFFICE. THE CLEARBROOK ADMIN OFFICE IS THE CENTRAL POINT OF CONTACT TO REPORT SNOW-RELATED ISSUES FOR SNOW OCCURRENCES DURING THE WEEK AND ON WEEK-ENDS.
- This process will be followed for snow events occurring Monday through Friday or over the weekend.

Advisory to Residents:

1. Prior to a storm, make sure you have adequate supplies: food, batteries, medications and a good book.
2. Residents should remain calm – your property will be plowed, and you will gain access from your home.
3. Watch Channel 26 or the website for updates from the VOC volunteers after the snow stops.
4. Do not report that your driveway or walkway was missed until the VOC reports that your area is completed.
5. Do not call the nurses or the gatehouse for snow information; they do not have information on the location of the plows. Their phone lines must be kept open for emergencies only.
6. Most important, be patient. Understand that during a snowstorm, the people running the plows and shoveling are trying their best to get the job done as fast as they can, working through the night and under extremely cold conditions.
7. For your safety, please do not stand behind any equipment as the operator cannot see or hear you. All snow-related resident communications should follow the protocol outlined above.
8. **If there is a real emergency – you must dial 911** –not the nurse or the gatehouse.

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Miscellaneous/ Services

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Help & Health Services

AT ANGEL TOUCH HOME CARE we provide excellent care for the elderly with licensed, insured and bonded thoroughly screened aides. We are a company that cares for our patients and makes sure they are treated by the best. 24-hour care (living with resident). Elderly companionship. Call (609) 907-6059.

ANNA'S HOME CARE – Certified professional caregiver is looking for live-in/live-out job in Monroe Township. Experienced, references. Driver's license. Accepts long-term care insurance. Low prices. Private care option. Call Anna at (609) 917-4208 or (908) 337-7462.

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Section 18B

Tudor Village

By Kay Neu Snyder

Hope all enjoyed Thanksgiving Day and although we “fell back” last month bringing us early darkness, take heart! December 21 is the Winter Solstice, the day on which the least amount of sunlight reaches the earth and the shortest day of the year. After that each day will be a little longer, bringing us that much closer to spring.

CCA has announced a \$4.00 increase in maintenance fees; your board discussed its budget at length, and after not raising the Section portion the last two years, Section 18B will have a \$4.00 increase. Several 18B board members attended the CCA open meeting, and our increase is small compared to many others.

Hannukah starts December 19 and continues eight days, commemorating the victory of the Macabees over the Syrian Greek army and the rededication of the temple in Jerusalem. There was only one vial of oil, but it miraculously lasted all eight days. Christians remember the birth of Christ on December 25 after astrologers who had been watching for a sign that He was to come, followed a particularly bright star to his birthplace in a manger in Bethlehem. Calvin Coolidge was the first President to establish the National Tree Lighting Ceremony on the White House lawn.

Page 17 of the November Courier contains complete information for snow removal procedures. During a snow storm, updates will be provided via email blast, the website and the electronic bulletin board every three hours. All cars must be removed from driveways or they will not be plowed. When management has reported that plowing in a Section is complete, if you need to report that a driveway or walkway was missed, call 609-664-5517.

It is suggested that you take

pictures of driveways, walkways and garage doors, so come spring if you notice any damage, there would be proof that it did not exist before snow removal season. Salt corrodes driveways, and Clearbrook provides a non-corrosive ice melt in bins located at the Clubhouse and Cultural Center parking lots.

Only residents with medical emergencies verified by appointment will have priority snow removal....chemo, radiation, dialysis, surgery or are seriously disabled.

Now is a good time to check your pantry to be sure you have sufficient food items that can be prepared without electricity, have all medications on

hand, update medical information with the Clearbrook nurse, check flashlights and batteries, close ceiling vents to keep out drafts and test smoke alarms. Be sure your snow removal tools are in your car as well as an extra hat and gloves, and top off anti-freeze. Secure your outdoor furniture including covers. Walkers remember to walk facing traffic, bring your cell phone, and wear clothing that can be seen by vehicles. This time of year we may not see our neighbors out of doors as much; let's check up on each other, especially those living alone.

Happy and Healthy Holidays to all our neighbors.

The pessimist sees difficulty in every opportunity; the optimist sees opportunity in every difficulty.

Winston Churchill

Poetry Corner

November

By Renee Toplansky

*Golden leaves snowing down
in figure eights and lazy
ringlets
Air thick and moist
Clogging up my nose and
chest...
I gasp for breath
Fog all around and in me
Who knows what winter lies
ahead
But for these warm November
days
All is calm
All is acceptance
A month of nesting and
gratitude.*

November 14, 2008

Holidays

By Ellen Tischio

*This time of year is filled with
many Special Days
People celebrate them in
many Different ways
Since the Holidays are
Coming
There are lots of tunes we
can be Humming
Some Holidays give you a
Lift
On some holidays you can
give or get a Gift
Whatever Holiday you
Celebrate
May it be Amazing and Great*

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- Note: Phone numbers count as one word. Do not count punctuation. Do not abbreviate.
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- One check or money order must accompany insert, PAYABLE TO PRINCETON EDITORIAL SERVICES

TO: UNIT OWNERS **DATE: 2022-2023**

FROM: DONNA GALINDO, GENERAL MANAGER **SUBJECT: WINTER RESIDENCE FORM**

We are asking all unit owners who are leaving the community for any length of time during the winter season to fill out the information requested below and **return it to the Administration Office before your departure.** This information is needed to facilitate important mailings during the season and for emergency purposes.

Thank you for your cooperation.

NAME: _____ **SECTION #:** _____

CLEARBROOK ADDRESS: _____

DATE OF DEPARTURE: _____ **EXPECTED RETURN DATE:** _____

WINTER ADDRESS & PHONE:

STREET: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

WINTER PHONE #: _____ **ALTERNATE PHONE #:** _____

KEYS:

WILL SOMEONE BE INSPECTING YOUR UNIT IN YOUR ABSENCE? YES _____ NO _____

NAME: _____ PHONE: _____

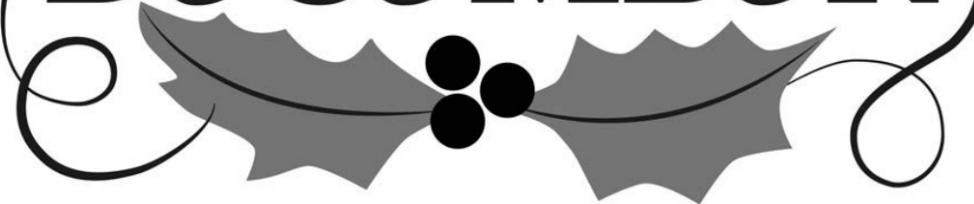
WILL THEY HAVE A KEY? YES _____ NO _____

DOES THE GATEHOUSE HAVE KEYS TO YOUR UNIT? YES _____ NO _____

EMERGENCY CONTACT(S):

NAME: _____ PHONE: _____

NAME: _____ PHONE: _____

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																												
<h1>2022</h1> <h1>DECEMBER</h1> 				<p>1</p> <p>9 am Ceramics CRR 9 am Computer Club COM 10 am Lifestyle Comm. Mtg. MPR 10 am Current Events CON 10 am Pool Mtg. LA 10 am Women's Table Tennis CC 11 am Tap Class CC 1 pm Computer Club COM 1 pm New Horizons Painting CRR 1 pm Scrabble MPR 3 pm Mandolin Players CRR 6 pm Boomers Ticket Sales CON 7 pm CCA Art Sale CC</p>	<p>2</p> <p>9 am Computer Club COM 10:30 am Men's Table Tennis CC 1 pm Computer Club COM 1 pm New Horizons Board Mtg. CC 7 pm Holiday Tree Lighting BR</p> 	<p>3</p> <p>8:30 am Zumba BR 7 pm Private Party BR</p>	<p>4</p> <p>2 pm Sec. 17 Holiday Party CC</p>	<p>5</p> <p>9 am Computer Club COM 9:30 am Ballroom Dance CC 10:30 am Men's Table Tennis CC 12:30 pm Duplicate Bridge MPR 1 pm Computer Club COM 1 pm Fiber Arts CRR 3:45 pm Yoga with Rama BR 6 pm Stained Glass AS 6:30 pm Billiards Games 7 pm Jewelry Making Class LA 7 pm Ballroom Dance CC</p>	<p>6</p> <p>9 am Computer Club COM 9 am Covid-19 Vaccines LB 9 am Stained Glass AS 10 am Women's Table Tennis CC 12 pm Voice of Clearbrook Mtg. MPR 1 pm Computer Club COM 6 pm Boomers Ticket Sales CON 6:45 pm Cribbage CRR 7 pm Line Dance CC 7 pm Presidents Council Mtg. MPR 7 pm Stage Production CC</p> 	<p>7</p> <p>9 am Computer Club COM 10:30 am Men's Table Tennis CC 1 pm Computer Club COM 1 pm Diamond Painting CRR 6 pm Stained Glass AS 6:30 pm Sec. 7 Executive Board Mtg. 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ANCHOR Property Tax Relief Program Deadline Nears

Monroe Township Mayor Stephen Dalina and Township Council would like to remind all Township residents that there's one month left to apply for the ANCHOR Property Tax Relief program before the December 30 deadline.

While many residents will be able to complete and submit the forms themselves, *the Township encourages those needing assistance to visit or call the Township Tax Collector's office at 732-521-4405 or the Monroe Township Public Library at 732-521-5000.*

Please note: The deadline for application is December 30, 2022.

Residents are reminded to have the following items available for reference when calling for assistance: Anchor application with ID number and pin if available, 2019 tax return and social security number. Staff members will work with resi-

dents to complete and submit their filing either via telephone or online.

Some technical questions may still need to be dealt with by the state by calling the ANCHOR hotline at 888-238-1233.

"The filing process may not be perfect, but we are here to help, and you have until December 30, 2022, to apply so don't panic," Mayor Dalina said.

About The Anchor Tax Relief Program

The ANCHOR program, short for Affordable New Jersey Communities for Homeowners and Renters replaces the Homestead Rebate. The new program income limits and other qualifications are different from the Homestead Rebate so more residents will be eligible. There are no age restrictions.

The program, covering the 2019 year, will provide credits of up to \$1,500 to taxpay-

ers with 2019 gross incomes up to \$150,000, and up to \$1,000 for those with gross incomes between \$150,000 and \$250,000. Tenants with gross income up to \$150,000 can qualify for a benefit of up to \$450.

Benefits are expected to be paid out via direct deposit or check by May 2023, the Treasury Department said. All applicants are encouraged to "triple-check" to ensure that all information entered is 100% correct prior to submitting the application.

If you owned a home in New Jersey on October 1, 2019, you may qualify even if you sold the home. You do not have to be a current resident to apply. Call the hotline if you did not receive a notice by mail or email.

For additional information, visit <https://www.state.nj.us/treasury/taxation/anchor/general-faq.shtml>.



Autumn in Clearbrook

Photo by Marie Martin

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