

Covered Bridge II



"The Bridge to a Better Way of Life"

Remember, "We have you Covered"

Volume 5, Issue 7

Community Newsletter

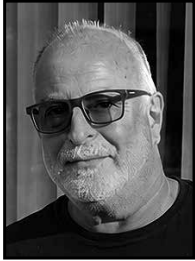
July 2026



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Martin Vital

REMINDER

**MAINTENANCE PAYMENTS OF \$300 ARE DUE THE 1ST OF EACH MONTH.
A LATE FEE IS CHARGED AFTER THE 15TH.**

New Emergency Number

Dave - 848-223-1892
Email: coveredbridge02@gmail.com
Daily From 8 am - 4 pm

New Emergency Number

Corner After hours 4pm - 8am
844-479-2676
Email: help@cp-management.com

Covered Bridge II Bulletin

COVERED BRIDGE II CONDOMINIUM ASSOCIATION, INC.

One Covered Bridge Blvd. Manalapan, NJ 07726
CB - 732-536-3900
FAX: 732-536-3352
Email: Covbridge2@gmail.com

CORNER PROPERTY MANAGEMENT
Tel - 973-376-3925
Fax - 973-232-5117
Email - help@CP-management.com

TO VIEW THE BULLETIN ONLINE PLEASE GO TO THIS WEBSITE.
<https://www.seniorpub.com/papers/covered-bridge-II.pdf>

Township of Manalapan

Office of the Mayor

120 Route 522 • Manalapan, NJ 07726 • 732-446-8307 • Fax 732-446-9615

Website: www.mtnj.org

Mayor

JACK MCNABOE



Deputy Mayor

SUSAN COHEN

To Our Covered Bridge Residents,

Allow me to start by saying we hope you all have a happy and safe 4th of July as we celebrate the 250th birthday of our great nation! Whether it is attending a parade or proudly displaying our flag, we hope you will celebrate this monumental milestone for our country.

As we enter into these summer months, please remember that our Recreation Center has so much to offer! If you prefer to stay cool indoors, our Senior Center is always hosting fun events, trips, classes and even a book club! Please reach out to our Senior Center Director Karen Pimentel with any questions you may have at 732-446-8402.

I am pleased to report that a portion of Covered Bridge Boulevard is slated to be paved this year, more details will follow.

The Manalapan Arts Council's next event will be a car show and summer concert on Friday, July 10 featuring the music of "On the Rocks"! This band plays a variety of music from classic rock to today's pop. If you have a car that you would like enter it into the car show, please check our website or contact us at 732-446-8308 for more details. After the concert, we will have an exciting firework display so mark your calendars! Whether it is for the music, the cars, or simply to enjoy a nice night out, we hope you will join us!

Our second summer concert will be on Friday, July 24th and will cover the music of Taylor Swift. This "Almost Eras" concert it sure to be a hit, so make sure you tell your family and friends, they won't want to miss it. There will also be food trucks at this event.

Last but not least, our final summer concert will be on Friday, August 7th and will feature Disco Unlimited, who are back again by popular demand! Please check our website for more details as the date draws closer.

An important thing to note, one day each month I am joined by Deputy Mayor Cohen and your Township Committee as we welcome you all for coffee and conversation here at Town Hall from 8:30am to 10am. If there is a topic of importance to you, please be sure to stop by our next one so we can chat. The July date was not selected at the time of this publication, but please check our website or contact my office via email at Mayor@mtnj.org, or phone at 732-446-8307 for more details. We hope to see you there!

Be well, and stay safe,

Jack McNaboe

Jack McNaboe, Mayor

Deputy Mayor Susan Cohen

Committeewoman Mary Ann Musich
Committeeman Robert Gregowicz

Committeeman Eric Nelson

Matano's Message

HELLO AND WELCOME SUMMER!

As we begin the summer season and realize we are already halfway through the year, it is time to focus on several important projects throughout our community. Due to rising costs, the Board must carefully prioritize projects that require attention, including:

- Sidewalk replacements
- Community paving repairs
- Dead tree removal
- Tennis court resurfacing
- Roof cleaning
- Ongoing painting and maintenance throughout the community

These projects are essential to maintaining a safe, clean, and attractive environment for everyone who calls CBII home.

Community Reminders

Please remember the following community rules and procedures:

- Signing in at the pool is mandatory. Umbrellas must be closed after use.
- Backing vehicles into parking spaces is prohibited.
- Vehicles must remain at least 18 inches from the curb.
- Only two vehicles may be parked within the community. Any third vehicle or additional vehicle must be parked in the clubhouse parking lot.
- Large vans and commercial-type vehicles that are being used for storage or business purposes are not permitted and will be addressed by the Board.

Delinquent Accounts

As mentioned in previous updates, there are still homeowners with long-standing balances who have chosen to ignore mailed notices. Unfortunately, this results in accounts being turned over for collection, adding legal and administrative fees and loss of amenities. Loss of community amenity privileges can be avoided simply by responding to notices. Amenities will continue to be on hold until the account is current. Our management team is willing to work with residents through payment plans to help prevent additional costs and further action.

Landscaping and Exterior Modifications

Many residents are taking advantage of the nice weather to improve their landscaping. While this is encouraged, all landscaping changes must be approved by Dave before any work begins.

Please note:

- Ranch units may add or remove landscaping only in the area directly in front of their unit, not in common grass areas.
- Two-story units may add or remove landscaping only in front of their building, not in common grass areas.
- Any modifications must provide the same opportunity for neighboring residents to participate if applicable.
- CBII, our landscaping contractor, and our sprinkler contractor will not be responsible for damage to unapproved installations.

Before beginning any project, please contact Dave for guidance and complete the required approval form. All outside contractors

must provide their business information and proof of insurance before performing any work on CB II property.

Ranch Unit Owners

We kindly ask all ranch homeowners to leave their front porch lights on during the evening hours. Several areas of the community remain quite dark, and additional lighting helps improve safety and visibility.

Pool and July Celebration

If you have not visited the pool yet, stop by and enjoy our new umbrellas and daytime music provided through newly installed speakers.

Join us on **Sunday, July 5th**, as we celebrate Independence Day and America's 250th Anniversary with a poolside DJ event.

Guest fees for this event are \$10. This includes all family members and friends who do not reside in CBII.

We encourage all residents to display an American flag in a front window or on their front door to help celebrate this historic 250-year milestone and show community pride. As you have noticed, we have decorated the community with flags and banners to commemorate the occasion.

Thank You

Lastly, I would like to thank everyone who came out and voted for me in the recent County Committee election. Your support contributed to a successful outcome, and I sincerely appreciate the confidence you have placed in me.

Last month on 6/16 we had a wine and cheese event sponsored by Mira Vie, the assisted living facility located almost next door to us. We would like to extend our sincere thanks to Aleah for her generosity and support in helping make this event possible.

For any urgent concerns, Dave will be handling emergency calls from **8:00 AM to 4:00 PM**. After 4:00 PM, for **emergencies only**, please contact Corner Property Management at **844-479-2676**. For other issues that you feel need attention, you may reach me **after 3:30 PM at 848-223-1079** or send a written note with your **name and address** to the front office. Please ensure your request is clearly stated on the envelope or letter; otherwise, it will be discarded. We value everyone's concerns and encourage residents to share them.

Thank you to all residents for your continued support, involvement, and dedication to making our community a wonderful place to live. Your participation, patience, and feedback are always appreciated as we continue working together to do what is best for our entire community.

As we wrap up this update, on behalf of myself and your Board of Trustees, we wish all our residents, families, and friends a safe, happy, and enjoyable Independence Day. Please celebrate responsibly and be mindful of your neighbors as we honor our nation's freedom. The office and maintenance dept. will be closed on Friday the 3rd.

Stay well, stay safe, and always remember

"WE HAVE YOU COVERED"

BRUCE J MATANO -PRESIDENT

Neighborhood fun, Mira Vie at Manalapan and Covered Bridge 2





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SUDOKU

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

Solution on page 10

We accept no responsibility for any advertisements. If there are any complaints concerning an advertiser, please contact them directly. If you receive no satisfaction, you can contact your Better Business Bureau or the Mercer County Department of Consumer Affairs.

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POOL SIDE PARTY C B II RESIDENTS

PLEASE JOIN US TO CELEBRATE THE 4TH

SUN. JULY 5TH FROM 1 – 4

**WE WILL HAVE A DJ/ KARAOKE FOR YOUR
ENTERTAINMENT PLEASURE**

THIS IS A BYO

GUEST FEES ARE \$10 PP.

***ALL FAMILY MEMBERS WHO DO NOT RESIDE IN THIS
COMMUNITY ARE CONSIDERED GUESTS AND MUST
PAY THE \$10 GUEST FEE FOR THIS EVENT***

A 50/50 RAFFLE WILL BE HELD

BROUGHT TO YOU BY CB II BOARD OF TRUSTEES



Wishing Josephine Panicali
@ 235D a very Happy
89th Birthday on July 4th.
Many more happy,
healthy years ahead!



Happy Birthday to Vicki Caterino,
227B celebrating 80 years
on July 19th.



Birthdays, Special Occasions and Anniversaries

Do you have a special birthday,
anniversary, or occasion that you
would like to share and announce
in our July Bulletin?

If you do, please email us by
July 15th at
covbridge2@gmail.com

We cannot accept submissions
for the August publication
after the July 15th deadline.

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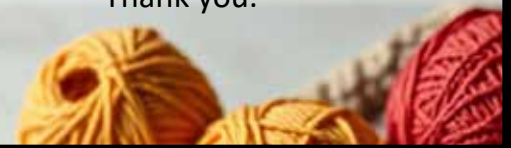
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Can you Donate Unused Yarn?

Joan Panicali volunteers to knit lap blankets
for Veterans, and Babies in Hospitals, and
people in Hospice. Donations of yarn of any
color, would be appreciated.

Please call her at 732-851-5762.

Thank you.



Hi Neighbor!

As a proud resident of
Covered Bridge and a
local realtor, I truly
understand what makes a
community special.
Whether you are thinking
about selling, buying, or
just curious about your
home's value, I'm here to
help with honest advice
and local insight you can
trust.

Let's connect -
I'm your neighbor right here in
Covered Bridge!

Call for your
complimentary market
analysis



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07722



ad-8915

REMINDER

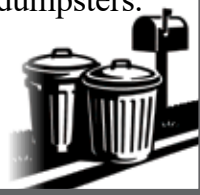
RECYCLING

Please note that these bins are for recycling only.
Do not discard food or any perishable items in
them. Please flatten cardboard boxes
and put it out Tuesday night.

DUMPSTERS:

Under no circumstances can you dispose of
construction materials in the dumpsters.
Subject to Fines.

THANK YOU
BOARD OF TRUSTEES



SUDOKU SOLUTION

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

Please join us for a FREE Seminar and Luncheon at the
Covered Bridge II Clubhouse where we will be discussing:

Conservative and Interventional Approaches to Pain

Utilizing Chiropractic Care, Physical & Occupational
Therapies, Pain Management and Acupuncture
(among others).



Thurs. July 16th, 2026 @1:00pm

Presented by: Dr. Erin Glorioso

Please RSVP to Michele by 7/10/26

COVERED BRIDGE CONDOMINIUM ASSOCIATION

IMPORTANT PHONE NUMBERS

911
POLICE - FIRE
AMBULANCE

CONTACT	SERVICE PROVIDER	CONTACT INFORMATION
COVERED BRIDGE MANAGEMENT OFFICE	CORNER MANAGEMENT 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY	973-376-3925 JACKIE X123
COVERED BRIDGE EMERGENCY HOTLINE	CORNER MANAGEMENT AFTER HOURS EMERGENCY SERVICE	EMAIL: HELP@CP_MANAGEMENT.COM 844-479-2676
COVERED BRIDGE ON SITE OFFICE	10 A.M. — 4 P.M. MON. — FRI. (EXCEPT WED.)	MICHELE, OFFICE MANAGER 732-536-3900 COVBRIDGE2@GMAIL.COM
DAVE - MAINTENANCE	8:00 A.M. TO 4:00 P.M.	848-223-1892 COVEREDBRIDGE02@GMAIL.COM
RIDE IN MONMOUTH	MONMOUTH COUNTY TRANSPORTATION	732-431-6480
SENIOR CENTER	MANALAPAN TOWNSHIP	732-446-8401
PLUMBER	A-GENERAL	732-462-2224
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ELECTRIC	JCP&L	800-662-3115
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GAS	NJ NATURAL GAS	800-221-0051
EXTERMINATOR	BOWCO	732-636-3777

** PHONE NUMBERS PROVIDED ABOVE ARE FOR CONVENIENCE ONLY. COVERED BRIDGE DOES NOT MAKE RECOMMENDATIONS TO UTILIZE ANY SPECIFIC CONTRACTOR LISTED ABOVE **



Pool Hours 10:00am - 7pm

Opening Daily from Memorial Weekend Sat., May 23rd through Labor Day Weekend (Sept. 7th)

All residents must be in compliance with all the rules and regulations in order to have access to the pool. Any resident in arrears will not be permitted to use any of the amenities, including the pool!.

If you have not yet obtained a key fob, please contact the office

ATTENTION ALL POOL GOERS

THE AED MACHINE (DEFIBRILLATOR) IS NOW LOCATED IN THE BACK HALLWAY OF THE CLUBHOUSE BETWEEN THE RESTROOMS

- A. RESIDENT'S KEY FOB IS REQUIRED IN ORDER TO ACCESS THE SWIMMING POOL. FOBs may be obtained in the Association Office. A Fob may not be used by any person other than the resident. The owner/resident must always accompany and remain in the pool area with their guest(s) and is totally responsible for their guest(s) actions. Guests are limited to 2 per address and there will be a \$5 guest fee. Guest passes may be purchased in the office during the week from 10 – 4 except Wednesdays.
- B. All bathers must shower before using the pool.
- C. No adult or child wearing diapers may use the pool.
- D. Children under four years of age are not permitted in the pool or at poolside. No carriages or strollers are permitted in the pool area.
- E. No glass containers are allowed.
- F. Please use receptacles for litter.
- G. There shall be no reserving of chairs, lounges or tables. In the interest of safety, ball playing, splashing, skating, bicycles and horseplay are prohibited. There will be no jumping or diving into the pool.
- H. Loud, boisterous behavior, inappropriate language or any inappropriate behavior is not permitted.
- I. Any violation of pool rules or unruly conduct shall not be tolerated. Any person causing a disruption shall be asked to leave.
- J. Pool hours are established from time to time by the Board of Trustees.
- K. Pool will be closed during inclement weather.
- L. Any resident needing the assistance of a walker, crutches, or wheelchair must be accompanied by a competent individual (not a child) for the duration of their stay at poolside.
- M. Any nurse, aide, or family member assisting a resident at the swimming pool is prohibited from leaving the side of that person. The individual may NOT use the swimming pool and leave the resident unattended.
- N. NO SMOKING permitted in the pool area.

THIS IS A REMINDER THAT DRYER VENTS NEED TO BE CLEANED EVERY TWO (2) YEARS. A COPY OF THE INVOICE NEEDS TO BE BROUGHT TO FRONT OFFICE. THANK YOU.

*****NOTICE*****

MANDATORY DRYER VENT INSPECTION & CLEANING

Following an insurance safety audit and at the recommendation of the State and local Bureaus of Fire Prevention, the Board has voted to require all unit owners to have their dryer vent line cleaned professionally. This maintenance item is customary and necessary for fire prevention as the primary cause of home fires is due to clogged/blocked lint in dryer vents. Lint can be blocked or trapped in the ductwork even with minimal usage. As discussed in our Board Meeting, Covered Bridge II will not be continuing to do this work.

Following the completion of the cleaning, management will have the reports available for the insurance carrier and fire prevention to complete our safety records.

As a courtesy to assist owners, the Board has negotiated a **discounted rate of \$65** (only \$5 increase over 2 years) with a company that specializes in dryer vent cleaning. Although you are not required to use this company, you may retain a certified, licensed, and insured dryer vent cleaning company on your own, (there is no obligation to use this vendor), but they must agree to submit the Covered Bridge II Dryer Vent Inspection & Cleaning report with the receipt following service.

Duct Dudes - Tom Lachowicz (owner):
732-899-0400.

This is an excerpt of his promotional material: *Duct Dudes Inc will be utilizing one of following techniques to clean the dryer vents. The 50/50 method consists of doing half of the job from inside of the residence and half of the job from outside the residence. This method guarantees the entire length of the dryer vent was blown out with our various air tools that push 200psi. The other method is only used if we are 100% sure the job is done effectively; this method consists*

of doing the entire job from the outside of the building. We would remove the bird cage, run our self-propelling air tool all the way into the dryer line till we reach the back of the dryer, then simply pull all the lint out when we pull back the air tool. Each dryer vent will take approximately 30 minutes to complete. Duct Dudes Inc will also note any damaged bird cages that need to be replaced.

This dryer vent cleaning is mandatory and must be repeated every two (2) years. Please note that in the event the homeowner fails to take action, the Association may perform the work itself and charge the homeowner. The Association will collect any such charges in the same manner as for all assessments. In the alternative, should an owner refuse to comply, the Board has the discretion to impose a fine on the homeowner, in addition to any other costs that the association incurs, including legal fees, for the homeowner to comply.

If you use Duct Dudes, **please call them directly** and make arrangements to have your dryer vent inspected and cleaned. They schedule with the homeowner and collect the fees directly.

Your cooperation is greatly appreciated. Should you have any questions, please feel free to contact the office at 732-536-3900.





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Birds - Call for est.

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ads-2217



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Reminder: MAINTENANCE PAYMENTS DUE			1	2 SHUFFLEBOARD 10:30 AM	3 OFFICE & MAINTENANCE CLOSED	4 Independence Day
5 POOL PARTY 1 - 4 PM	6	7 BOCCE 10:30 AM	8	9 SHUFFLEBOARD 10:30 AM	10	11
12	13	14 BOCCE 10:30 AM	15 CRAFT NIGHT with GRACE 6:30 PM	16 SHUFFLEBOARD 10:30 AM NORTHEAST SPINE PRESENTATION & LUNCHEON - 1 PM	17	18
19	20	21 BOCCE 10:30 AM	22	23 SHUFFLEBOARD 10:30 AM	24	25
26	27	28 BOCCE 10:30 AM	29	30 PUT OUT BULK SHUFFLEBOARD 10:30 AM	31 BULK PICKUP	