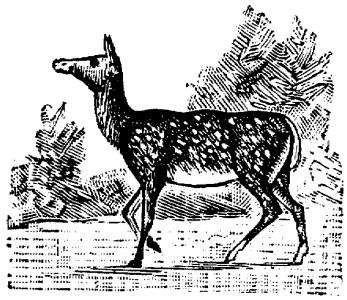
The Fawn Lakes Press



Volume 40 • Issue 10 Editor: Janice Conte October 2026

Please Note: Deadline for the November 2026 Newsletter is October 7

Next Community Meeting will be on Saturday, October 24 at 10 AM

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Editor: Janice Conte, 609-713-2711, 653flp@gmail.com
Photographer.....Open
Distribution ..... Frank DeSerio.....551-404-0440
The Fawn Lakes Website: fawnlakesnj.com
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Paul Schwarz.....Director
Bob Sylvia.....Director

Condo 1

Cyndy Friedland.....President

Condo 2

Frank DeSerio.....President

Condo 3

Ken Bayne.....President

Emergency Numbers

Police - Fire - Medical Emergency.....911
Police Non Emergency.....609-597-8581
Ocean County Senior Services.....732-929-2091
Weather.....631-924-0517
Southern Ocean Medical Center.....609-597-6011
American Red Cross.....800-733-2767
N.J. Office of Emergency Management.....609-963-6818

Standard Weekly Schedule at the Clubhouse

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

Fawn Lakes Press
Article Submission Deadlines

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

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Condo 2 President	Frank DeSerio	69 Sycamore Rd	551-404-0440
Condo 3 President	Ken Bayne	3 Elm Rd	609-709-2823
Women's Club President	Sandy Levine	26 Dogwood Rd	609-619-2310
Men's Club President	Bob Sylvia	4A Magnolia Rd	617-504-8593
Fawn Lakes Press Editor	Janice Conte	31 Fir Rd	609-713-2711
Photographer	Sandy Levine	26 Dogwood Rd	609-619-2310
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	Ellen Parascando	39 Sycamore Rd	609-660-5999
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Insurance	Donna Diorio	5 Acorn Rd	609-709-9539
Supplies/Rentals	Sue Fieger	95 Ash Rd	609-220-0086
Grounds	Debra Polizzano	75 Ash Rd	201-674-2369
Pool Director	Joe Kindregan	19 Fir Rd	267-304-6710
Pool Volunteers/Badges	Tracy Barnard	9 Dogwood Rd	843-754-8927
Activities	Donna Mora	43B Sycamore Rd	215-280-8142
	Deborah Patton	6A Magnolia Rd	732-552-6850
Gaming/Comm. Affairs	Bob Sylvia	4A Magnolia Rd	617-504-8593
Bingo Chairpersons	Deborah & Jeff Paton	6A Magnolia Rd	609-312-9018
Crafts 'n' Creations	Marianne Baudistel	10 Elm Rd	973-417-3940
Exercise	Gerry Marchitto	23 Sycamore Rd	732-691-1514
Yoga	Theresa Macy	44B Stage Rd	610-730-3960
Library	Gerri Cataffo	7 Elm Rd	609-698-4172
	Helen McCarroll	86 Ash Road	609-698-6272
	Jean Moran	15 Fir Rd	609-660-0810
	Edna Schaffler	22 Dogwood Rd	609-384-3033
New Resident Greeters:			
Condo 1	Carol Speller	50 Dogwood Rd	609-290-0116
Condo 2	Frank DeSerio	69 Sycamore Rd	551-404-0440
Condo 3	Gerry Eroh	34 Fir Rd	609-549-6936

President's Corner

October 2026

I've just returned from a nine-day cruise to Bermuda and Canada with some wonderful friends. This was my third cruise—and yes, I've managed to keep my "cruise cold streak" alive. Every time I come home, I end up with a terrible cold. I suppose that's what happens when you're surrounded by hundreds of people in a floating hotel. Still, I'm grateful for the time away and even more grateful for the friends who had my back while I was gone.

When you work the hours I do, getting away isn't easy, and it takes a village to keep things running. My heartfelt thanks to **Bonnie Fine, Linda Bush, and Christine Skinner** for covering pool duty; **Sue Fieger** for watering the plants; **Mary CarrolDickon** for posting pool updates; and **Joe Kindregan**, who did double duty and handled both of our responsibilities. Knowing you can count on others is a blessing, and I am truly appreciative.

September marks the end of our summer pool season. While I won't miss the earlymorning cleaning routine, I *will* miss seeing everyone each day. Even after the pool cover goes on, the chaises will remain out for anyone who wants to sunbathe, read, or socialize. We'll be doing an inventory of our chairs and chaise lounges and selecting the worst ones to have restrapped or remeshed. Unfortunately, more need replacing than our budget allows in a single year, so this will be a gradual process.

Despite the peculiar weather, hot one day, chilly the next, it was a good season. We welcomed many new residents, and it was a pleasure getting to know them alongside our faithful regulars. We did our best to keep everyone informed about weather-related closures. A mistake may have slipped in here or there, but with unpredictable weather, we can only work with the information we have. If you haven't signed up for our Facebook pages yet, please do. It's the quickest way to receive updates. The addresses are posted on the clubhouse bulletin board.

And what can I say about our wonderful pool monitors? This year, I filled in far less than last year because so many of you stepped up, found your own replacements, and supported one another. Your loyalty, dependability, and teamwork do not go unnoticed. Many of you return year after year, and it makes my job so much easier. As the season winds down, please let me know if you plan to return next year so I can save your spot. As I write this, our Monitor ThankYou Party hasn't happened yet, but I'm hoping it will be as successful as always. I just wish I'd remember to write down how much food to buy each year so I don't have to guess again! And just so everyone knows, this party is our personal thankyou to the monitors — not a penny of community funds goes into the potato salad!

I hope you've had a chance to see the refinished dance floor in the clubhouse. The Board is very pleased with the results, and we hope you are too. Thank you to **Jeff Paton and his crew** for getting the shuffleboard table back in place, and thank you to the community for staying off the floor while it cured. My nightmare was footprints sealed into the finish forever! Our next project will be removing the carpet and installing vinyl flooring—something easier to clean and more forgiving of spills. We haven't scheduled the work yet, as we need to see where it fits into the budget. Prices are high everywhere, and I don't expect them to drop anytime soon.

We've also been dealing with issues with the outside lighting in the grove and main parking lot. Although all the bulbs were replaced, a short in the wiring caused the problem. An electrician located the issue, and while the easiest fix would be trenching new wiring, that would damage or kill the trees. Instead, we'll be installing aboveground wiring with new poles. We'll also be replacing some parkinglot fixtures for brighter lighting. The grove lights have already been purchased and should be installed by the time you read this. Resident safety is our top priority, and we want to ensure no one is at risk due to inadequate lighting. This will be a major project and will likely require electrical and building permits. Once we receive cost proposals, we'll share them with you. In the meantime, most of the lights are working again.

A friendly reminder: **bulk trash goes out only during the last week of the month.** If you didn't appreciate me saying the trash being out for a month made the community look like a slum, then please help keep our beautiful neighborhood looking its best by following the rules.

Another reminder: **please do not park in the clubhouse handicap spaces** unless you have a handicap placard or license plate. It's fine to use the space briefly while unloading your car, but please move to a regular spot afterward.

As autumn arrives, the trees will soon show us how beautiful it can be to let things go. Maybe we can all take a cue from them, release a little frustration, soften a complaint or two, and brighten our attitudes the way the leaves brighten the landscape. A bit of kindness, patience, and humor goes a long way, especially in a community as active, caring, and vibrant as ours.

Wishing you a happy Autumn,

Tracy Barnard
President, Fawn Lakes Community Association

Condo News

Condo I

Fawnlakescondoa1@gmail.com

Our Annual Meeting will be held on Saturday, October 3rd at 10 AM. We will be reading the minutes from last year's Annual Meeting, processing and counting the ballots for elections of our new Trustees. Join us for coffee and as the doors will be open at 9:35 AM. There will not be a regular meeting as the Annual Meeting takes precedent for October.

We wish the best to our new Board of Trustees as they continue to keep Condo One running smoothly.

Condo One has instituted a new process of distributing violation notices for homeowners with situations that are not abiding to the Master Deed and Bylaws. These notices need to be answered to the Board of Trustees. Many notices have been given out for work that was done without approval from the Board. Our Bylaws and Rules & Regulations provide guidelines for our community. Whem these letters are discussed and voted on there is a majority vote of the Trustees before any resident is notified of the violation. It is not one person that makes the decision, there is a majority vote needed to put the notice of violation into motion.

Should a homeowner want to make a change they must ask for permission from the Board prior to doing so. This is an HOA community which has the right to approve or disprove any alterations to the exterior of the properties and/or common areas. If the notices go unanswered the Board has the right to impose fines to the homeowner. This is not our intent however we do have rules to abide by. Kindly ask prior to making any changes. These notices are presented by the Board of Trustees, not just one Trustee. Our goal is to have our community adhere to our Master Deed and Bylaws. We thank everyone for their cooperation in abiding by these rules.

HOA dues are payable on ***January 1, April 1, July 1, and October 1***, with a grace period through the 15th. Payments received after that date will need to include a $50 late fee. Rates are:

Quad 1 Bed room $517. Quad 2 Bedroom $532.Duplex 1 Bedroom $550.Duplex Duplex 2 Bedroom $577. Single $601.

HOA payments may be dropped in our Condo One mailbox at 8 Cranberry Road

If unforeseen situation arises that makes it difficult to meet these dates, please contact our Treasurer, Diane Kett. She will offer the resident the opportunity to make payment arrangements. Open communication helps us avoid the need for further action. However accounts that are two

Continued on page 8

Condo II

There will be a **Special Meeting** on **Thursday, October 1st** for **Voting** at **NOON (12:00pm)** at the **Paul Cataffo Memorial Clubhouse** at 6 Sycamore Road, Manahawkin, NJ 08050. This will be the only meeting in October for Condo A-2. Owners that have not mailed their Election Ballot may personally hand the ballot to our Secretary at the October 1st meeting.

Reminders:

1.) **Quarterly Maintenance Fees** are **due** on **October 1st**. Please refrain from post dating checks written to Fawn Lakes Condo A-2.

2.) Fawn Lakes Website: https://www.fawnlakesnj.com/fawnLakesPress/fawnLakesPress.html

3.) Fawn Lakes Clubhouse **WI-FI password is: fawnlakes100**

4.) Stafford Township Ordinance # 60-18 Nuisances; disposal of pet waste reads in part: "That the pet solid waste is removed at once, without delay."

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

6.) Fawn Lakes Condominium A, Section 2 Rules and Regulations (in part):

"# 2. Alterations, replacements, additions, modification or changes to the common elements or to any outside or exterior of any unit are prohibited by the Master Deed of Condominium A, Section 2." "# 16. Vehicles, trailers, boats, etc. may not be parked or stored on the common elements."

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

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

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

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

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

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

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

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

To All the Volunteers in the Fawn Lakes Community: THANK YOU!

God Bless America and Fawn Lakes.

Respectfully,

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

Condo III

Notice: Trustee Elections will be held during the October Condo 3 meeting on October 17, 2026. Mary Williams' 1-year term will be up, and she stated that she will be running again. This will be a 3-year term. Anyone else interested in running for the this highly sought after position, send a letter stating such to Walt Figer at 95 Ash or drop it in the Condo 3 mailbox inside the clubhouse.

Condo 3 has a new mailbox in the clubhouse. It is located below the activities board in the foyer. Correspondence and HOA payments can be deposited in this box. HOA late fees will be increasing to $50 starting October 1st.

The HOA fees are due January 1, April 1, July 1, and October 1.

As of October 16th, HOA payments and other correspondence will no longer be accepted in the box at 103 Ash. Use the mailbox in the clubhouse.

If you have one of the refrigerator magnets that has the drop-off location at 103 Ash, bring it to the November Condo 3 meeting on the 21st. I will update it with the new drop-off location in the clubhouse.

DO NOT feed the wildlife. This is in the Condo 3 by-laws and is a Stafford Township ordinance. Fines can and will be enforced.

The Condo 3 Committee encourages you to prune brushes and other planting around your home and to clean or power wash mold on the siding. Homeowners are also responsible for maintaining their decks if they have one.

Requests for maintenance covered by the Condo 3 HOA need to be in writing and sent to the Trustees or dropped off in the Condo 3 mailbox inside the clubhouse. I have a form that I will bring to the meetings, or you can pick one up from one of the trustees. If it is not in writing, I do not guarantee that it will be considered.

Bulk pickup occurs on the 4th week of the month. Only put items out the curb the weekend prior to the 4th week of the month. Disposed items on the lawn prior to the bulk pickup time may lead to a citation from the Township.

More information is available at the monthly meetings, 10:00am on the 3rd Saturday of the month at the clubhouse located at 6 Sycamore Road, Manahawkin, NJ 08050. Doors open at 9:30 a.m. Your attendance is appreciated. Last meeting on August 18th we had 25 residents attend representing 19 properties. Come join the fun, there are snacks and coffee for everyone.

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

Trustees:
Donald Hand, 609-709-4272
Ken Bayne, 609-709-2823
Mary Williams, 732-966-0689

Men's Club

Happy Fall to all of you.

We had a wonderful Labor Day weekend celebration with more than 100 people showing up. You can find a lot of pictures on our Fawn Lakes Facebook pages.

Thank you to all of the hard-working Men's Club guys who cooked for our residents and to John and George who kept us entertained throughout the afternoon with music and trivia games. Thank you to Marianne for her constant support and the delicious pasta salad, to Doris for donating soft drinks, to Ken for his not too hot peppers, to Rosemary for the delicious dessert, to my sister Tina for her dessert and Baked Beans and constant support, to Sue and Walt for decorating the community and the Grove with American flags and to the other folks who brought dishes for the community to share. It was great to see Ed Liberge make an appearance and even better that he won the 50/50. It was a great time. **Mostly, we want to thank our residents for showing up in large numbers and making this a fun and successful event.**

We also had our baseball game outing which, we hope, will also become an annual event.

We held our meeting and our Fall Clean-up and our last Happy Hour. Time to change pace as we move into the Fall and Winter activities.

We will have our annual community lunch on November 11 to celebrate Veterans Day.

On October 10 we will have the blessing of pets at 10 am at the Grove. We hope to have many participants and perhaps to start a new tradition.

Our October meeting will be on the 15th.

The Men's Club is looking for new members. Please consider joining us on the second Thursday of each month for our meeting. A lunch will follow. We have great comradery and we do a lot for our community and for the community at large.

We have a Wall of Honor in our Community Center where we honor those who have served in the military and as first responders and as nurses. We would like to honor those who sacrificed for us by adding your photograph to the display. You can contact me at Bobsylvia1948@gmail.com or via phone at 617-504-8593 or look me up in person at one of our picnics or the Condo 1 or Association meetings.

By the time you read this it will be voting time for the three Condo associations. Please cast your ballots. Your participation is critical.

Women's Club

Happpy October from the Women's Club.

October 1st we will be having a busy meeting. Marge Odell will be presenting the Slate for the new Nominations for Officers. We look forward to see who is interested in becoming an officer for the Women's Club. Our discussions will also be about our Christmas Lunch at The Grapevine in Tuckerton NJ. (menu, prices and qualifications will be discussed)

Our soup n sandwich lunch is hopefully being done on November 5th if everyone agrees.

We will already have had our mums sale in September, and I am sure it will be a success as always. (Thank you, Mary Carroll, for your generous help, along with the others that participated.)

Claire Deluca will be presenting the Bylaws Final corrections and additions. She and others have worked very hard on it.

October 1st the doors open at 9:30 for some Breakfast treats. See you then!

Sandie Levine

Condo I

Continued from page 6

months past due will be referred to collections, as overdue balances impact the community as a whole.

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

We look forward to seeing you all at our Annual Meeting on October 3rd meeting at10 AM; come early for coffee and conversation. The coffee's ready by 9:35 AM!

Respectfully, your Board of Trustees

Cyndy Friedland: President & Trustee, Crawlspaces, Roofs, Gutters

Carol Speller: Vice President & Trustee, Landscaping, Snow Removal, Welcome Committee

Bonnie Fine: Trustee, Insurance & Plumbing

Diane Kett: Trustee, Secretary, Treasurer, Manage Casa Administrator

Brenda Fredrickson: Trustee, Trees, Special Assignments

REMINDER CONDO 3

DROP BOX

Reminder – as of Friday, October 16, the drop box currently located at 103 Ash Road, will be removed and quarterly payments will no longer be accepted at that address.

Please either mail your payment to P.O. Box 1271, Manahawkin, bring it to the Condo 3 meeting before the end of the grace period, (the 10th of the month the payment is due) or deposit it in the locked mail box in the lobby of the Clubhouse on the right side wall under the bulletin board.

Your co-operation is greatly appreciated. Thank You.

Bingo!

Friday,

October 16th

12 Noon start

Limited to FL Residents at this time
Lunch provided. No $ to play.
Sponsored by Seacrest

(Check clubhouse for updates, if needed)

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OCTOBER 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 9:30 Doors Open 10:00 Women's Club 12:00 Codo 2 Reorganization Meeting	2 Recycling	3 9:30 Doors open 10:00 Condo 1 Meeting
4 12:00 – 5:00 Shuffleboard	5 6:00 Men's Pool	6 9:30 Exercise Class 12:00 Canasta	7	8 10:30 Doors Open 11:00 Men's Club 1:00 Dominos Trash Day	9 Recycling	10 No Condo 2 Meeting
11 12:00 – 5:00 Shuffleboard	12 6:00 Men's Pool	13 9:30 Exercise Class 12:00 Canasta	14 6:00 Potluck	15 12:30 1:00 Dominos Trash Day	16 12:00 Bingo and Lunch Recycling	17 9:30 Doors open 10:00 Condo 3 Meeting
18 12:00 – 5:00 Shuffleboard	19 6:00 Men's Pool	20 9:30 Exercise Class 12:00 Canasta	21 11:00 Book Club	22 1:00 Dominos Trash Day	Recycling 23 12:30 Crafts & Creations	24 9:30 Doors open 10:00 Community Meeting
25 12:00 – 5:00 Shuffleboard	26 6:00 Men's Pool	27 9:30 Exercise Class 12:00 Canasta	28	1:00 Dominos Trash Day 29	Recycling 30 6:00 Halloween Party Costumes optional!	31

Doe's October Luncheon

Because of our busy schedules during November and December, it has been our custom to end our monthly lunches with the October luncheon.

Our hostesses, Marianne Baudistel and Kelly McLaughlin have made reservations for us to get-together on ***Thursday, October 15th, at 12:30p.m., at the Captain's Inn, 304 E. Lacey Road, Forked River.***

Management has agreed to separate checks for up to 25. If we go over that amount of diners there will be a shared table bill. Last time the group went there it did not present a problem.

If it becomes necessary for you to cancel from previously signing up or if you want to be added to our list for this month, please contact Marianne, 973-417-3940 or Kelly, 609-618-9639.

These lunches are open to all Ladies of Fawn Lakes, no membership required.

I hope everyone has enjoyed getting together once a month sharing friendship and a delicious meal with friends and neighbors.

Personally, I thank the gracious hostesses who faithfully select excellent restaurants for our monthly gatherings. Sincere thanks and Happy Holiday Season to All.

Claire

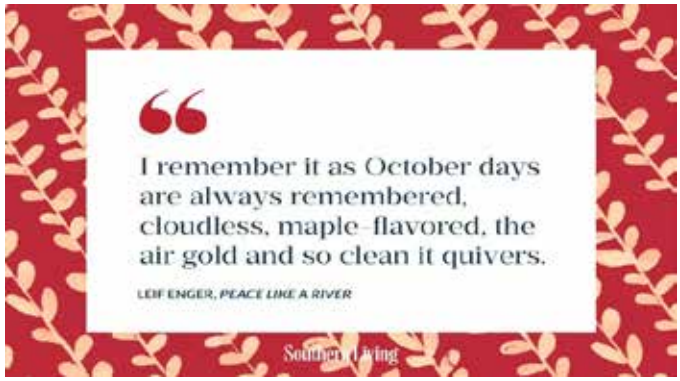
Pet Blessing

My sister Tina and I have spoken to enough pet owners around Fawn Lakes to know that there is interest in having a blessing of our little furry friends.

We are scheduling the event for October 10 at 10am, weather permitting.

People will meet at the grove and we will have the blessing and hopefully our little friends can meet some new friends along the way.

We look forward to seeing you at the Grove. There will be a sign-up sheet on the bulletin board at the Community Center or you can contact me by phone or text at 617-504-8593 or via email at bobsylvia1948@gmail.com.



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BLESSING OF THE Puppies

Saturday, October 10th at 10:00 AM

The Grove at Fawn Lakes

Weather permitting

Enough pet owners around Fawn Lakes have shown an interest in having a blessing of our little furry friends, so we are scheduling this special event!

People will meet at the grove for the blessing and hopefully our little friends can make some new friends along the way.

We look forward to seeing you at the Grove!

PLEASE SIGN UP

A sign up sheet will be posted on the bulletin board at the Community Center.

YOU MAY ALSO CONTACT

Bob Sylvia

Phone/Text: 617-504-8593

Email: bobsylvia1948@gmail.com

Thank you, Bob & Tina

Potluck Supper Invitation

Bring a Dish, Share a Smile!

You're Invited!

Potluck Supper

Date: Wednesday, October 14th

Time: 6:00 PM – 8:00 PM

Location: Fawn Lakes Clubhouse

How It Works

- Bring your favorite homemade dish to share.
- All types of food are welcome: appetizers, main courses, desserts, and beverages.
- Enjoy a variety of delicious food and great company!

Questions? Contact Deb Paton 732-552-6850. No need to RSVP. Just show up with food or desserts!!

The Spirit of Fawn Lakes

Every community has a spirit

You can feel it when neighbors stop to talk. You can feel it when people come together for an activity, lend a hand to someone who needs it, or simply smile and say hello as they pass by.

Fawn Lakes is our home. For many of us, it is the place where we chose to spend an important chapter of our lives. We came here looking for more than a house. We came looking for a community—a place where we could feel comfortable, connected, respected, and proud to say

"This is where I live."

That sentiment is worth protecting.

Creating that kind of community doesn't happen automatically.

It requires us to listen—not just to respond, but to truly hear one another. It requires us to respect opinions that may be different from our own. It requires honest communication, openness, and a willingness to ask questions without assuming the worst.

And sometimes, it requires the courage to say

"We can do better."

Doing better doesn't mean that everything that came before was wrong. It means recognizing that every community has room to grow. It means being willing to learn from the past while keeping our eyes firmly on the future.

We don't need to agree on everything to move forward together. In fact, our differences can be one of our greatest strengths—if we approach them with patience, respect, and good intentions.

That doesn't mean ignoring problems. Quite the opposite. It means having the courage to acknowledge them, the wisdom to discuss them honestly, and the determination to find better solutions.

And all of us have a role to play in creating the community we want. Whether we serve on a Board, volunteer for a committee, participate in an activity, or simply take the time to get to know our neighbors, each of us can make a difference.

In the end, we choose the kind of atmosphere we want to create at Fawn Lakes.

We can encourage new ideas and welcome new voices while supporting those willing to volunteer their time and energy. If we give one another the benefit of the doubt we can disagree without becoming divided.

We can choose kindness, respect and hope.

The future of Fawn Lakes should not belong to one person, one group, or one point of view. It belongs to all of us who call this place home.

So let's imagine what Fawn Lakes could be.

It begins with each of us deciding that the future can be better than the past—and then having the courage to help build it.

We don't have to tear anything down to build something better.

We simply have to be willing to open the door to a new spirit.

A spirit of cooperation and respect.

A spirit of service **and a sense of community.**

Let's make Fawn Lakes not just a place where we live but a place where we truly want to be.

The next chapter is ours to write.

Let's make it a good one.

Warm regards,
Cyndy Friedland

1-800-GOT-JUNK

If you need help removing unwanted items from your home, this may be a good resource for you. Please note that there is a fee for their services, so you would need to contact them directly for pricing.

They will come inside your home and remove the items you no longer need. They are licensed and insured and can remove items from your attic, basement, shed, or anywhere else on your property.

They remove a wide variety of items, including refrigerators, furniture, TVs, mattresses, and more.

They offer a free quote with no obligation, and the quote is valid for 30 days.

Thank You Condo One

As my four-year term as President of Condo One comes to anend, I want to take a moment to say thank you to all of our residents for giving me the opportunity to serve our community.

It has been an honor and a privilege to be elected and re-elected to serve as your President. Over these past four years, I have learned a great deal, met many wonderful people, and had the opportunity to work with dedicated Trustees who care deeply about making Condo One the best community it can be.

Being President is not always an easy job. There are decisions to be made, concerns to listen to, and sometimes difficult issues to work through. But through it all, I have always tried to keep our community, our residents, and the well-being of Condo One at the center of what we do.

I am proud of what we have accomplished together, but I am even more grateful for the friendships and connections that have come from being involved in our community.

Most importantly, I want to thank all of you who placed your trust in me for these four years. Your support, encouragement, and willingness to share your thoughts and concerns have meant more to me than you may realize.

Although my term as President is coming to an end, my love for Condo One certainly isn't. This will always be my home and my community, and I look forward to continuing to see our neighborhood grow, thrive, and remain a wonderful place for all of us to live.

Thank you, Condo One, for allowing me the privilege of serving you for the past four years. It has truly been an honor.

With appreciation and warmest wishes,
Cyndy Friedland

A Heartfelt Goodbye to a Holiday Tradition

After six years of decorating the clubhouse for the holiday season, I have decided that this past year was my final year setting up the Christmas tree and Menorah🎄🕎

I will still be doing the table centerpieces throughout the seasons.

It has truly been my pleasure to help bring a little holiday spirit to our clubhouse and community. I sincerely hope the decorations have added to the enjoyment of the season for many residents over the years.

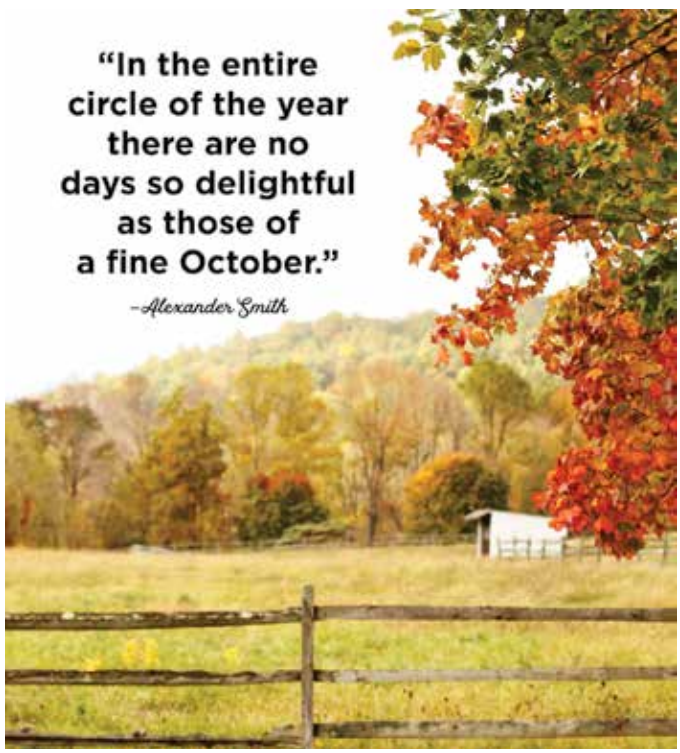
By announcing this now, there will be plenty of time for new volunteers or the Board to make plans for this year's holiday decorating.

Thank you to everyone who appreciated and enjoyed the displays over the years. It has been my pleasure to donate my time, materials, and creativity to our community.

I wish whoever takes on this tradition much success and hope they enjoy creating a festive and welcoming clubhouse for everyone during the holidays.

After six years, it's time for me to step aside and let someone else carryon the tradition. I will always be grateful for the memories and the joy these decorations brought to the community.

Sincerely,
Marianne Baudistel



HALLOWEEN
PARTY
at Fawn Lakes Clubhouse.
October 30th at 6:00 PM.
Music by: DJ George Anthony
and DJ Johnny B.
Food, Beverages, and BYOB.
Sign up at Clubhouse. Drop off
your $12.00 in Activities box by
October 21st.

Senior Advisory

The Senior & Health Advisory Board met on Friday, September 11th, 2026 at the Pine Street Recreation Building, located at 25 Pine Street, Manahawkin. The following information was presented.

Deb Shar runs Alzheimer's Caregivers groups on the 1st and 3rd Mondays of the month at the Pine Street Recreation Building, the 2nd Thursday of the month at the Barnegat Library and the 2nd Monday of the month in Berkeley Township. Wellness screenings will resume in various locations in the area.

Krista Waters reported that the Stafford Township Fall Harvest Festival will be held on Saturday and Sunday, October 10th and 11th from 12–5 pm at Manahawkin Lake Park. There will be food vendors, Pumpkin Picking, Scarecrow making and entertainment by Chevy Lopez and Jeff Werner. The Halloween Parade will be October 10th at 12:00. (Parade lines up at 11:30.) The Wine Festival will be held concurrently at Heritage Park. There will be craft and food vendors, and entertainment by Chris Fritz, Allison Stella and Lovelight.

Deb Budesa advised that two Grief Support groups are held at the Pine Street Recreation Building on the 1st Wednesday of the month and the 3rd Thursday of the month at 7 pm.

Nora Robinson reported that work resumes on the water and sewer systems and roads in Stafford Township. The township plans to hold a workshop in the coming months on house raising programs. A Wellness series for residents over 60 will be offered. Former Stafford Township intern, Jake Pleva, worked with Township administrative staff to assist in creating an updated Master Plan. The plan, entitled Stafford Forward Initiative, can be found on the township website.

Debbie Dooley reported that Stafford Pathfinders held several Walk and Talks which included a program on pre-diabetes and diabetes. The Pathfinders meet on Tuesdays and Thursdays at Doc Cramer Fields and Nautilus Park at 8:30 am.

All additional flyers about these and other events will be displayed in the Clubhouse.

Thank you,
Sandie Levine

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Clubhouse Rental Rules

1. The Fawn Lakes Clubhouse can ONLY be rented by a Fawn Lakes home owner, and made a month in advance.

2. The Fawn Lakes Community Association ACCEPTS NO responsibility for any alcoholic beverages consumed in the clubhouse during a rental. The clubhouse renter is responsible for any problems which may occur as a result of alcohol consumption.

3. Funeral receptions will always take precedence over any other rental event. Rentals cannot occur if a Fawn Lakes Community event has already been scheduled for that date.

4. There will be a $100.00 rental fee and a $250.00 refundable deposit will be returned within seven (7) days after the inspection of the clubhouse by the directors following the rental. If any clubhouse damage is found, the $250.00 deposit will not be returned and the renter will be responsible for any additional costs needed for necessary repairs.

5. The rental application must contain the renter's name, address and phone number. It also must contain the type of event that will take place, the name of the person who the event is for and the approximate amount of people expected to attend.

6. The room limit is 99 people which includes caterers etc.

7. The fawn Lakes Community directors reserve the right to check on the affair.

8. The party may use the main room, kitchen and bathrooms. All other rooms are off limits.

9. The use of kitchen equipment is limited to pots and pans. The coffee pot can only be used with the coffee supplied by the Community Association, and costs $1.00 per pot.

10. Condiments that are used must be replaced.

11. Cleanup must be done by the renter. This includes returning tables and chairs to their original location.

12. The Community Director in charge of rentals will meet with the renter at the clubhouse to answer any questions.

13. Smile! The clubhouse is equipped with security cameras. AT NO TIME can the cameras be blocked in any way.

FAWN LAKES CODE OF CONDUCT

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

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

PROHIBITED ACTIONS:

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

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

CONSEQUENCES:

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

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

HALLOWEEN WORD SEARCH

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Bat
Pumpkin
Halloween
Mummy
Vampire
Witch
Spooky
Trick or Treat

Fun
Ghost
Costume
Skeleton
Candy
Scary
Monster
Haunted House

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I SPY Halloween

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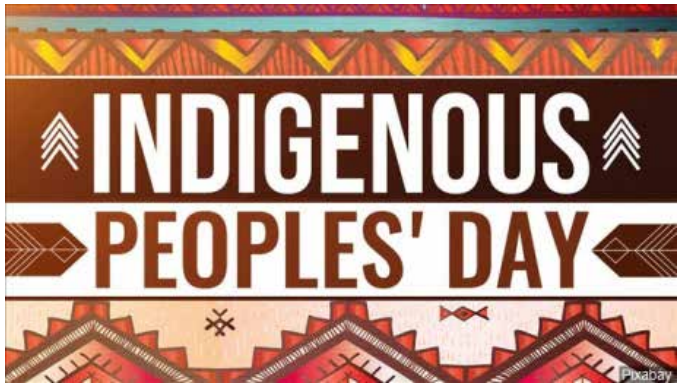


Kirms Photography

Travel Photography

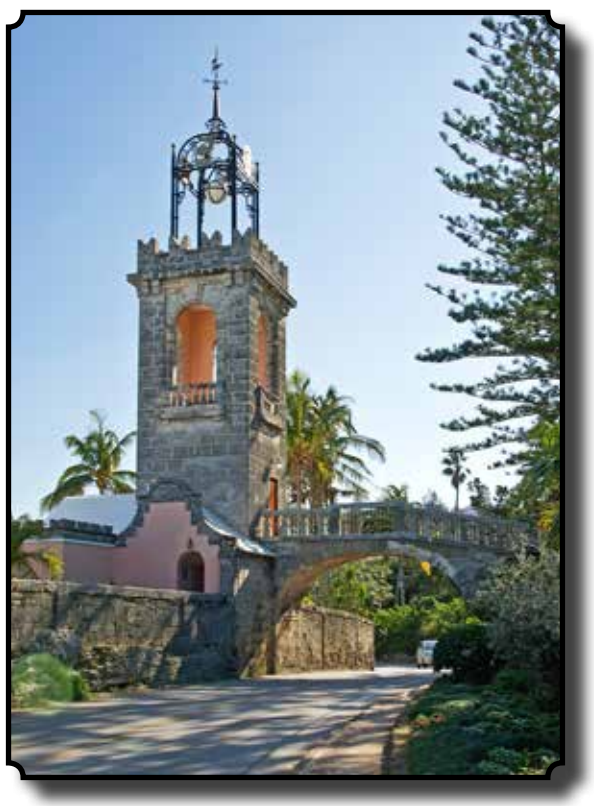
This month I'd like to talk a little about travel photography. I ran this column a few years ago, but, with COVID restrictions lifting, we're starting to travel again, so I thought it was a good time to run again.

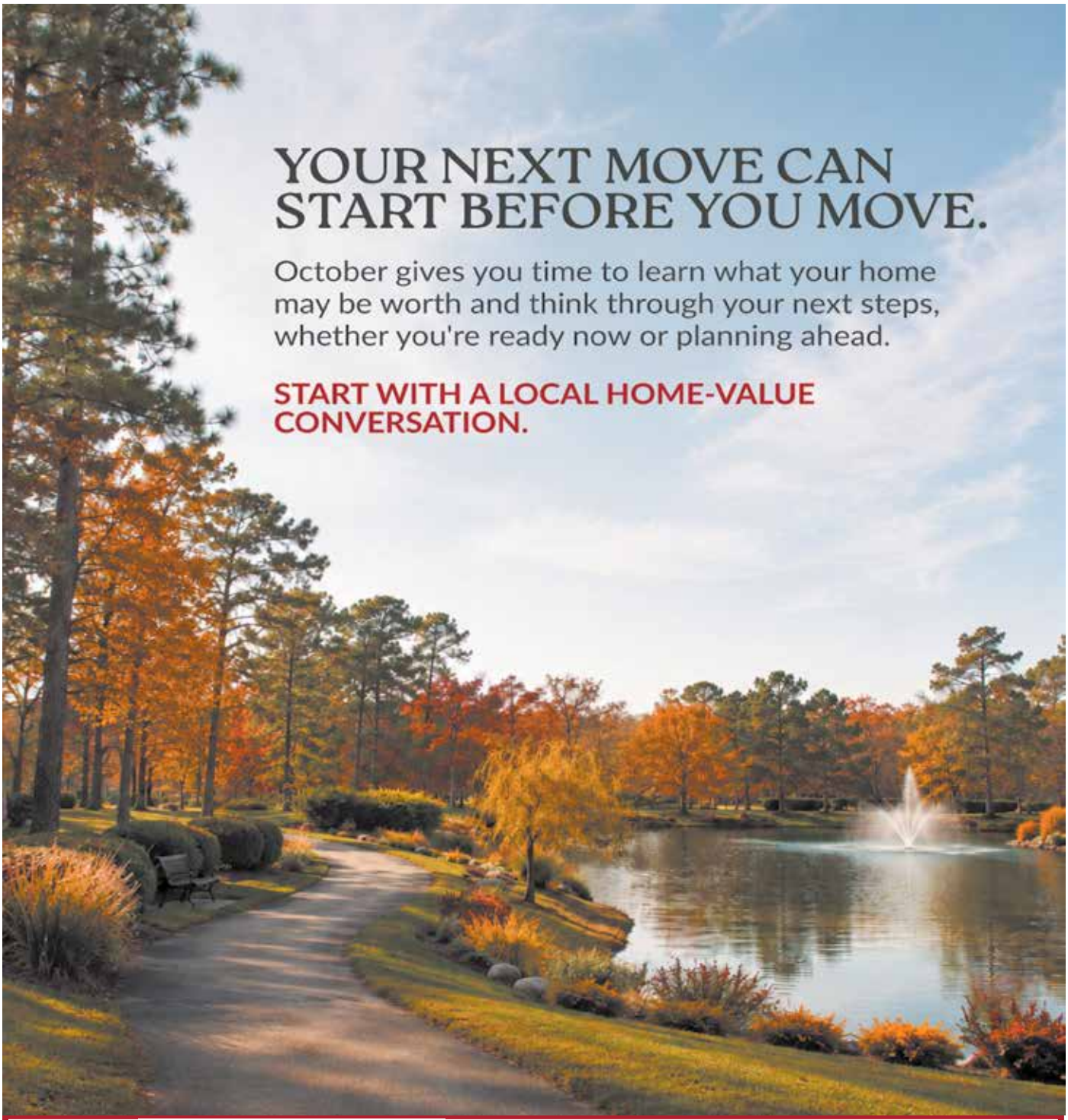
It's great to bring back wonderful images of the trip and a camera that is easy to carry, and takes quality images, is important. Carrying a bulky camera bag or heavy camera will not make your vacation more pleasurable.

Photographing the buildings, scenery, and people is nice, but images that capture mood or culture are the best. It's good to include yourself, family, and friends in some of the images, but photographing the local people in their environment will add culture and flavor. I've included some of my Bermuda images.

If you're familiar with your camera try some shots on aperture priority and shoot at F8 or F11 to add depth and sharpness. Make certain you don't center your subjects and try to fill the frame.

That's it for this month. As always you can send me an email at bill@kirmsphotography.com. Visit my web site at www.kirmsphotography.com if you'd like to see more of my images. Keep shooting and trying to improve your images, but always have fun with your camera.





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