



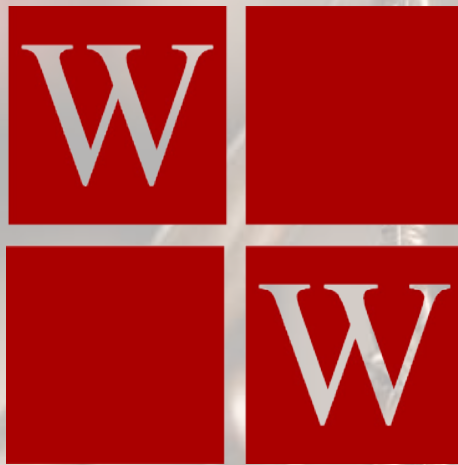
ATLANTIC HILLS ECHO

THE OFFICIAL NEWSPAPER OF ATLANTIC HILLS HOMEOWNERS' ASSOCIATION

VOLUME 35 • ISSUE 5

MAY 2025





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ATLANTIC HILLS ECHO

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Circulation.....Virginia Torr
M. Callahan, D. Caulfield, P. DeFelice, Kathy
Emhardt, C. Larke, H. Marsh, M. Mulligan, R.
Nachmann, D. Rissmeyer, M. Salus. G. Saltzman,
J. Saltzman, V. Torr, J. Visich

The *Atlantic Hills Echo* is the official publication of Atlantic Hills Homeowners Association, Inc. The Board of Trustees reserves the right to reject, edit, or condense all submissions. It will not accept any article it deems libelous, inflammatory, misleading, not factual, or in bad taste. The information contained within this publication is for the purpose of communicating information to all Atlantic Hills Residents. As in any publication, despite tedious proofreading, publishing errors do occur.

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Stafford Township Non-Emergency Phone Numbers

Police (609) 597-8581
Fire (609) 597-2138
Animal Control (609) 597-1000 x 8525
Shore Taxi (609) 661-8343
Stafford Township Dial-A-Ride (609) 597-1400
Ocean County Senior Helpline (732) 640-8812

Echo Information

For future publications, please send all information/flyers by the 7th of each month.

Atlantic Hills HOA, Inc. Board of Trustees 2024 – 2025

President: Pat McCreesh
Vice President: Maureen Mulligan
Treasurer: Patrice DeFelica
Secretary: Maryann Lulo
Board of Trustee: Alberto Torres
Board of Trustee: George Ratajczak
Board of Trustee: Maryanne Barkus

Atlantic Hills Contact Information

CALL “911” FOR ALL EMERGENCIES

**Management Office: 98 Atlantic Hills Blvd.
Manahawkin, NJ 08050**

Office Phone: (609) 698-8260 (If a voice message is left for the management staff, the call will be returned within 24 business hours Monday through Thursday.)

Office Hours: Monday – Friday & the last Saturday of each month 10:00 am – 3:00 pm

Property Manager: Pam Horner
phorner@taylormgt.com

Community Manager: Anne Onofrietti
aonofrietti@taylormgt.com

Other Methods of Communication

Architectural Modification & HOA Common Area Work Request forms, Room Rentals or Club/Committee requests can be found in the library or downloaded from our website. Homeowners can communicate in writing at any time with the HOA Board. All written communication/requests can be placed in the black mailbox outside of the Clubhouse or in the white mailbox in the clubhouse hallway.

Atlantic Hills New Website Address:
<https://taylormgt.cincwebaxis.com/>

**Atlantic Hills HOA is managed by
Taylor Management, Whippany, NJ
For After Hour Problems Call the Hotline
1-888-992-9288 (messages will be returned as
quickly as possible by management)**



2025 Election/ Candidate's Night

FYI President's Corner

By Pat McCreesh

Bulk pick-up is the 4th week of the month. Please **do not** put out any items to be picked up until that week.

Ticket sales for Memorial Day BBQ will be held on May 10 and 17. Please come join in the fun.

Come and join us for game night scheduled at 6:30 pm on Tuesday nights.

The next trustee workshop will be May 6, 2025 at 10:00 am.

This year we have three (3) expiring terms on the Board of Trustees to be filled at the upcoming election scheduled for Tuesday, June 3, 2025. A Candidate's night will be held on Tuesday, May 6 at 7 p.m.; all candidates are required to attend. Should you have any questions about a Board position, please contact Pam Horner, Property Manager at 609-698-8260. Hope to see you at Candidate's Night!



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ATLANTIC HILLS TREASURER'S REPORT

February 28, 2025

(Pre Audit)

Cash & CD Assets as of February 28th

Total

Operating Cash	\$281,420
Operating Cash-Weather Emergency	\$32,877
Wells Fargo Capital Reserve - Cash	\$283,494
Wells Fargo Capital Reserve - CD	\$335,000
Wells Fargo Deferred Maint - Cash	\$60,760
Wells Fargo Deferred Maint - CD	<u>\$120,000</u>
	\$1,113,551

Capital CD's held on February 28th

California Bank of Commerce - 9 month \$50,000 5.30% due 4/2025

Comenity Bank - 9 month \$100,000 4.45% due 6/2025

Goldman Sacks - 13 month \$125,000 5.20% due 6/2025

Charles Schwab - 12 month \$60,000 4.20% due 10/2025

Interest earned year to date \$2,614

Deferred Maintenance CD's held on February 28th

Cross River Bank - 9 month \$85,000 5.35% due 3/2025

Fifth Third Bank - 12 month \$35,000 5.10% due 3/2025

Interest earned year to date \$1,026

Owner's Balances of February 28th

Maintenance fee & fines in arrears are \$2,815

Owner's Prepaid Balance is \$54,048

Capital & Deferred Maint. Spending as of February 28th

Capital: 2025 Planned Spending \$25,000 vs. Actual Spending \$2,783

Actual Spending: Firewise/Forestry Management \$2,783

Deferred Maintenance: 2025 Planned Spending \$23,000 vs. Actual Spending \$0

Actual Spending: No activity

Capital Contribution as of February 28th

Year-to-date Home Resale Closing Contribution postings are \$4,428. (3 homes)

There are currently 6 homes for sale or pending closings.

*ATLANTIC HILLS
WOMEN'S COMMITTEE*

**SURFLIGHT THEATRE
PRESENTS
9 TO 5**

Wednesday June 18th at 2:00pm

Dinner to follow at the
Engleside Inn

Price \$75.00 per person

For Reservation & Menu choices please
contact Joyce Scranton at 609-607-9770.
Reservation deadline ASAP payments
due by May 18th.

All friends & families welcome to join us.

*ATLANTIC HILLS
WOMEN'S COMMITTEE*

**SURFLIGHT THEATRE
PRESENTS
42nd Street**

Thurs. July 10th 2:00pm

Dinner to follow at
Lefty's

Price \$75.00 per person

For Reservation & Menu choices please
contact Joyce Scranton at 609-607-9770.
Reservation payment due by June 10th.

All friends & families welcome to join us.



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2025 ATLANTIC HILLS POOL OPERATING POLICY



Official Pool Opening to Swimmer's "Weekends Only"
May 26th (Memorial Day); May 31st, June 1st, 7th, 8th

Swimming Hours of Operation 11 AM — 6:00 PM

Pool Open every day beginning June 14th; Last day September 14

Water Aerobics begins (Mon/Wed/Fri) on June 16th 10:00 AM -11:00 AM

GENERAL OPERATING POLICY & PROCEDURES

- ❖ Only homeowners in "good standing" with the HOA are permitted to use the Clubhouse amenities including the pool.
- ❖ Pool maintenance and management is the responsibility of Sparkling Pools, our HOA contractor.
- ❖ The use of the pool is permitted only during the posted hours of operation and when a pool attendant is present. No one is to enter the pool area when the "Pool Closed" sign is posted.
- ❖ All Homeowners/Residents and their guests must register with the Pool Monitor by signing in upon entering the pool area.
- ❖ All Guests need to be accompanied by the Homeowner/Resident who will remain responsible for their actions. Homeowner/Residents must always remain with their guests while they are using the pool and clubhouse amenities.
- ❖ Light meals/snacks are permitted at tables, Residents are asked to clean up after themselves and use trash/recycle disposals.
- ❖ No Lifeguard on Duty, swimming is at one's own risk during operational hours.
- ❖ No glass bottles or containers permitted
- ❖ No diving, jumping, kicking, splashing, squirting pool water, or throwing of items in the pool.
- ❖ No frisbee's, large inflatable balls or floatation devices are allowed, only pool noodles are permitted.
- ❖ No loud music, shouting, abusive language, or profanity.
- ❖ No running on deck area.
- ❖ No smoking or vaping of any kind.

HEALTH AND SAFETY

- ❖ If you or your guest are not feeling well, we encourage you to stay at home.
- ❖ Use the outdoor shower prior to entering the pool.
- ❖ Proper swim attire: All infants/toddlers must wear waterproof swim diapers or pull-ups in the pool.
- ❖ Dry off before entering the clubhouse to use bathroom facilities.
- ❖ At the first sound of thunder or sight of lightning, the pool will be cleared immediately.
- ❖ When inclement weather occurs prior to the pool opening, management will evaluate the weather conditions and determine if the pool will be open at a later time. Homeowners/Residents will be informed using the Call 'Em system. To ensure everyone's enjoyment and safety, the Atlantic Hills Pool Policy and the HOA Rules & Regulations must be adhered to. Any infraction of the Atlantic Hills Pool Policies or HOA Rules & Regulations may result in the individual being ejected from the pool area.

Keep your cool while at the pool and be considerate of your neighbors

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Library Report



May is a musical month at the Stafford library: Enjoy the vibrant songs and energetic folk dancing of the group, Bottle Dancers USA. Listen to Phil Bruschi croon some toe-tapping old-time Big Band songs, and relax with the acoustic bluesy sounds of Jersey Shore guitarist, Pete Wagula. There's a lot to discover at the library too. Learn about fire prevention, find out how to start a vegetable garden, and explore the world of impressionist painter, Edgar Degas. There will also be a tour of the Ocean County Senior Services mobile unit along with an informational talk about the services the organization offers. In addition to the programs listed below, there are monthly support groups for caregivers, book clubs, Mahjong, a craft club, the Parkinson's Voice Project Speak Out, a mindful art club, chair yoga and much more. To find out more information about any of our programs or to register, please call 609-597-3381 or register through the library's webpage www.theocean-countylibrary.org

Bottle Dancers USA: 5/3, 2 pm, Saturday

In honor of Jewish American Heritage Month, Brooklyn-based Bottle Dancers USA will perform traditional Jewish dances and music. Celebrate the spirit of Jewish culture through dance around the world. The company will present dances and music from Eastern Europe, including world-famous Bottle Dance. Please register.

Friend's Adventure: Uptempo: Phil Bruschi Sings Big Band Standards – 5/8, 1 pm, Thursday

Phil Bruschi is welcomed back to the Stafford Branch Library to perform *Uptempo*, a concert filled with the quick-moving, toe-tapping sounds of beloved Big Band standard songs from artists like Sinatra, Darin, Connick and Buble. Sponsored by the Friends of the Stafford Library. Please register.

Ask a Master Gardener – Diagnostic Clinics: 5/12, 5/19, 10 am – 12 pm, Mondays

The Rutgers Master Gardeners of Ocean County will answer any gardening questions you may have. Photos/specimens of insects and/or plants, shrubs, and trees are encouraged for ID, diagnosis and recommendation. Drop in.

Spring Has Sprung: Get Your Veggies Growing 5/12, 10:30 am, Monday

Learn how to start a vegetable garden. Get tips for

planting seeds or transplants, choosing your veggies, and maintaining your garden. Presented by certified Rutgers Master Gardener of Ocean County Aileen Krupa. Please register.

Friends of the Stafford Library Meeting: 5/15, 9:30 am, Thursday

See what the Friends are doing to support the Stafford Branch. Join the Friends and volunteer today.

Ocean County Senior Services & Mobile Unit Tour: 5/21, 12 pm, Wednesday

Meet the staff from the Ocean County Office of Senior Services. Get an overview of their services and programs, and take a tour of their new Mobile Unit. Please register.

Live Stream: How Judy Blume Rewrote Childhood - for All of Us with Author Rachelle Bergstein: 5/21, 2 pm, Wednesday

Watch a broadcast at the Stafford Branch to join an online conversation with bestselling author Rachelle Bergstein as she chats about her newest book *The Genius of Judy*, a book about the iconic –and controversial– young adult author Judy Blume. Please register.

Spring Concert with Guitarist Pete Wagula: 5/22, 6:30 pm, Thursday

Pete Wagula's solo guitar performance will feature acoustic bottleneck blues, jazz and original music from his last three albums. Please register.

Pine Shores Art Association: Art History Lecture – Degas: 5/28, 6:30 pm, Wednesday

Professor Kate Ogden from Stockton University will talk about the celebrated artist, Edgar Degas, a founder of the French impressionist movement. Presented by Pine Shores Art Association. Please register.

Fire Prevention Strategies for Your Home: 5/29, 2:30 pm, Thursday

A home fire can become life threatening in minutes. Join fire safety specialist Joe Tomasella to learn about key safety fire prevention strategies and how to stay safe if a fire occurs. Please register.

Meditation with Crystal Singing Bowls: 5/31, 2:30 pm, Saturday

Join Belle Burns for an hour-long mindfulness meditation where you are led through guided meditation accompanied with the sounds of a crystal singing bowl sound bath for optimal relaxation. Bring a yoga mat to lie down on or a chair will be provided for sitting. Please register.





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Atlantic Hills Community Memorial Day BBQ



Monday May 26th

Doors open 12:00 noon, Food served at 1:00pm

Music provided by

Joey D. and Johnny B. Rockin Oldies



Chicken, Hamburgers, Hot Dogs & Salads

Water, Soda & BYOB

Ticket Sales: May 10th & May 17th

10:00am - 12 Noon at the Clubhouse

Cost: \$12.00 per person

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RSVP by May 8 to 877-490-2160



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2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Senior Exercise 10 am Hand & Foot 1 pm Trash Pick Up	2 Senior Exercise 10 am Women's Poker 6 pm Recycle Pick Up	3
4	5 Senior Exercise 10 am Mahjong 1 pm	6 Senior Exercise 10 am Trustee workshop 10am Book Club 11 am Candidates' Night 7 pm	7 Senior Exercise 10 am Men's Poker 7 pm	8 Senior Exercise 10 am Hand & Foot 1 pm Trash Pick Up	9 Senior Exercise 10 am Women's Poker 6 pm Recycle Pick Up	10 BBQ ticket sales 10:00 am – 12:00 pm
11 	12 Senior Exercise 10 am Mahjong 1 pm	13 Senior Exercise 10 am Women's Committee 2 pm Game Night 6:30 pm	14 Senior Exercise 10 am Men's Poker 7 pm	15 Senior Exercise 10 am Hand & Foot 1 pm Trash Pick Up	16 Senior Exercise 10 am Women's Poker 6 pm Recycle Pick Up	17 BBQ ticket sales 10:00 am – 12:00 pm
18	19 Senior Exercise 10 am Mahjong 1 pm	20 Senior Exercise 10 am Game Night 6:30 pm	21 Senior Exercise 10 am Men's Poker 7 pm	22 Senior Exercise 10 am Hand & Foot 1 pm Trash Pick Up	23 Senior Exercise 10 am Women's Poker 6 pm Recycle Pick Up	24
25	26 Memorial Day BBQ 12:00 pm Bulk Pick Up	27 Senior Exercise 10 am Game Night 6:30 pm	28 Senior Exercise 10 am Men's Poker 7 pm	29 Senior Exercise 10 am Hand & Foot 1 pm	30 Senior Exercise 10 am Women's Poker 6 pm Trash and Recycle Pick Up	31

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