



M A P L E T O N

News & Views

JUNE 2025



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Board of Trustees

Board members – George Spanos, President; Lena Spinneweber, Vice-President; Marty Brown, Treasurer; Maureen Mealey, Trustee-At-Large; Joe Rupp, Secretary

COMMITTEES

Committee	Chairperson(s)	Meeting Day/Time
Architectural Control	Frank Spinneweber	Second Monday, 9:30 a.m.
Finance	Joe Reardon	Last Wednesday, 9:30 a.m.
Grounds	Fred Cain	Fourth Monday, 9:30 a.m.
Judiciary	Tom Diveley	As necessary
Newsletter	Lil Johnson / Leslie Roche	Varies
Recreation	Ron Kutz / Patti West	Third Tuesday, 6:45 p.m.
Social	Debee Gash / Debbie Rupp	Third Monday, 9:30 a.m.

Newsletter Committee – Alan Abramowitz; Linda DeLoretto; Anne Egan; Gary Johnson; Lil Johnson, Co-Editor; Doris Kuegler; Gail O'Brien; Leslie Roche, Co-Editor; Carol Schierbaum; Bill Walters.

Send items to mapletonnewsletter@gmail.com. Alternatively, items may be left with the Property Administrator. Photographs may be submitted as prints or emailed.

- The Newsletter Committee may reject any material deemed inappropriate or unsuitable. The committee will edit submissions for clarity and focus, but will make every effort to maintain the writer's concept and meaning. It is our longstanding policy to include only original material written by residents and never to include printed matter from any print or non-print media source.
- The opinions expressed are not necessarily those of the committee or the Board of Trustees, nor is article content necessarily endorsed by the Board of Trustees or in compliance with the official *Resident Handbook*, *CER's (Declaration of Covenants, Easements and Restrictions)* or *Bylaws*.
- The committee disclaims all responsibility for goods and services advertised.

Community Website and Email Information – The address for the *community email group* is fourseasonsmapletonhoa@googlegroups.com. Resident directories, *Resident Handbook*, and other files of interest to residents are located at www.fourseasonsatmapleton.com.

Advertising by Senior Publishing Company (888-637-3200).

04DEC24



Four Seasons at Mapleton HOA, Inc.

Board of Trustees Meeting

April 1, 2025

A meeting of the Four Seasons Board of Trustees was held on April, 2025 via Zoom. In attendance were: George Spanos, Marty Brown, Maureen Mealey and Joe Rupp. Also in attendance was Dani Kurczeski, Property Manager. Absent: Lena Spinneweber. The meeting was called to order at 1:15 p.m. by George Spanos, President.

A motion to approve the minutes of March 18, 2025 was made by Marty and seconded by Maureen. Yes-Joe, Marty, Maureen, No-0, Abstain-George (not present at last meeting).

Treasurer's Report: February's financial figures were reviewed and approved by the Finance Committee on March 26. For the month of February, the HOA had Excess Revenues over Expenses of \$43,061 versus a budget profit of \$39,014, a positive variance of \$4,047. YTD, the HOA had Excess Revenues over Expenses of \$50,339 versus a budget profit \$78,439, a negative variance of \$28,100. This variance was due to three snowstorms during the past two months that cost \$90,683 versus a budget of \$60,000.

The Investment schedule as of March 31, 2025, was prepared by the Treasurer and submitted to the Board of Trustees and the Finance Committee. As of March 31, the HOA has \$1,749, 000 in CDs, \$196,000 in Government Instruments and \$141,693 in cash at Merrill Lynch.

Reservation Forms: A motion was made by Marty and seconded by Maureen to approve two reservation forms. Yes-4. No-0.

Re-Sale Forms: A motion was made by Marty and seconded by George to approve one re-sale form. Yes-4. No-0.

Houses For Sale: There is currently one house for sale: One Mulberry.

Resident Request: A motion was made by Joe and seconded by Marty to deny the request to permanently remove a street tree. Yes-4. No-0.

Resident Request: A motion was made by Joe and seconded by Marty to deny a resident request to be permitted to park a vehicle in the community

parking lot for more than 30 days in a calendar year. Yes-4. No-0.

Parking Lot Replacement Bids: The following bids were received to replace the club house parking lot:

- Stanley Paving - \$278,656.57
- DCR Landscaping & Construction, Inc. \$314,119.08
- Johnson Baran Corporation - \$319,969.98
- L.N. Rothberg & Son, Inc, - \$332,445.17
- Renda Roads - \$363,333.17
- Eosso Brothers Paving - \$367,816.68
- Reino Construction - \$369,691.11
- Garden State Paving Solutions - \$371,670.31

Bids include 10% contingency for unexpected costs and 8% project management oversight charge by Falcon, our engineering company.

A motion was made by Marty and seconded by Maureen to accept the bid by Stanley Paving of \$278,656.57 to replace the clubhouse parking lot. Yes-4. No-0.

The meeting was adjourned at 1:31 p.m.

Joseph Rupp, Board Secretary

ACC Calendar



- **ACC Modification Applications** are due by 5 p.m. on the first Wednesday of the month, except December.
- **ACC Meetings** are every second Monday at 9:30 a.m., except December.



Please be reminded that monthly maintenance fees are due on the 1st of each month. Late fees are automatically assessed on the 15th of each month. Payments should be addressed to the community lockbox:

Four Seasons at Mapleton HOA
c/o Premier Management Associates
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Annual Meeting & Election

The annual HOA meeting was held at 7 p.m. in the clubhouse on Tuesday May 6, 2025. After the Pledge of Allegiance and a moment of silence, George Spanos welcomed everyone.



Election Results – George presented the election results, which can be seen in the box below. George congratulated Marty Brown, Maureen Mealey, and Lena Spinneweber, the election winners.

2025 Board Election Results

Congratulations to
Marty Brown (234)
Maureen Mealey (235)
Lena Spinneweber (230)

243 Valid ballots received

New Handbook – George announced that the new Resident's Handbook is available digitally on the Four Seasons website. Alternatively, a hard copy may be obtained from the office. Residents are encouraged to familiarize themselves with the many revisions that have been made to the handbook.

Seasonal Landscaping – George stated that lawn irrigation will begin in June. Anyone with a landscape or irrigation question must send it in writing to the office.

Outdoor Pool – George announced that the outdoor pool will open on May 23. The various required pool inspections are currently underway in anticipation of opening day. Residents are encouraged to consult the new handbook for revised rules for pool use.

Treasurer's Report – Marty presented the March 2025 Treasurer's Report. All financial reports can be viewed on the Four Seasons website under Documents/Association financials.

Clubhouse Parking Lot – A paving contractor has been selected to repave the clubhouse parking lot.

Community Day – Lena reminded residents that Community Day is Wednesday, June 11 from 6 p.m. to 9 p.m. at the clubhouse. Representatives of the various committees, clubs, and groups will be on hand to share information about their activities

Continued on page 8

Four Seasons at Mapleton Homeowners Association
Statement of Revenues and Expenses
March 2025 Results
UNAUDITED

	ACTUAL	BUDGET	YTD ACTUAL	YTD BUDGET
<u>REVENUES</u>				
HOA Fees	128,400	128,400	385,200	385,200
Other	14,634	12,243	38,073	36,710
Totals	143,034	140,643	423,273	421,910
<u>EXPENSES</u>				
General & Admin	5,035	7,129	14,730	19,872
Personnel	159	159	475	475
Maintenance	10,698	3,208	15,957	9,628
Clubhouse/Pool/Rec	1,314	2,235	3,742	6,395
Utilities	6,864	6,663	25,011	19,990
Contracts	84,021	115,385	223,157	224,978
Contrb/Transfer	30,522	28,135	85,742	84,404
Totals	138,613	162,914	368,814	365,742
<u>(Deficiency) Excess of Revenues Over Expenses</u>	\$4,421	\$(22,271)	\$54,459	\$56,168



Revenue is primarily from HOA monthly fees and does not vary significantly from month to month. It is difficult to forecast when certain expenses will occur, therefore actual and budget amounts may differ as we move through the year. For the MONTH and YTD, we show an Excess of actual Revenues over Expenses. The MONTH and YTD actual results include tree replacement costs as well as storm damage repair costs incurred during the month of March. Budget amounts for Contracts included a snow removal cost that was not incurred.

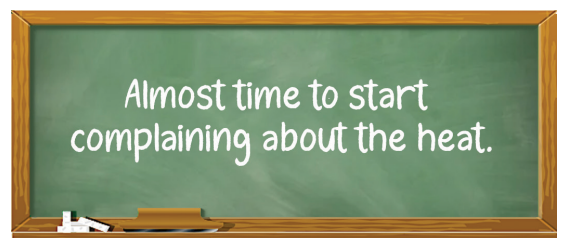
This statement is unaudited, and thus certain income and expenses may be reclassified after the annual audit. The Finance Committee reviews the Income and Expense Statement, the Balance Sheet, the Operating Expense Journal Entries, and other financial data. Finance Committee reports to the HOA Board of Trustees and assists them in preparing the annual budget. The data presented above is in summary form for the information of the homeowners.

*Submitted by Joe Reardon,
Finance Committee Chair*



Extra Copies

There are always additional copies of the current issue of *News & Views* in the library. There are past issues there as well. The current issue is also under the HOA Portal's DOCUMENTS tab.



Attention Residents

A Big Thank You!

We extend our gratitude to those who have started to address the required maintenance on their homes and to those who have responded to individual requests from Management. Your proactive approach contributes to the upkeep of the community and enhances the quality of life for all residents.

Timely Maintenance Matters:

If you haven't already, now is an opportune moment to attend to the following required maintenance tasks on your personal properties:

- **Shutters:** Faded shutters require either painting or replacement.
- **Siding:** Remove organic growth/mildew on siding through power washing.
- **Mailboxes:** Dirty or damaged mailboxes need cleaning or replacement.
- **Pruning:** Overgrown shrubbery and trees, including street trees on personal property, require general pruning, especially around sidewalks.
- **Trim:** Inspect the trim *above the garage door* for signs of rot or deterioration, which may necessitate replacement and/or painting.
- **Sidewalks:** Address deteriorating sidewalks that pose safety hazards and homeowner liability issues by arranging for replacement.

Neglecting these required maintenance tasks not only constitutes a violation as described in the HOA Handbook, it impacts individual neighboring properties and depresses property values for all homeowners.

HOA/ACC Approval Reminder:

Please be reminded that any *exterior* changes require prior approval from the HOA/ACC. This includes, but is not limited to, new roofs, tree removal/replacement anywhere on personal property, and other alterations. Refer to the HOA Handbook for a comprehensive list of items requiring approval. If you have any questions or concerns, please don't hesitate to email us.

Your cooperation in maintaining the community's appearance is greatly appreciated.

Thank you for your attention to these matters.

HOA Management

Summer Landscaping FAQ's

Please do not communicate directly with or give opinions or directions to any HOA contractor as this poses liability and constitutes a violation. All HOA vendors are instructed to take direction solely from Management. For any concerns or inquiries, please submit a written work request to the Management Office via email, including your *name* and *address*.

My lawn has a lot of moss. Why is this and how can I treat it?

Moss grows when your soil is very wet and the area is very shady. Treatments can vary and the best course of action is to consult a private landscaper or gardener.

My lawn is sparse with bare spots/dead grass and has little top soil remaining. What can I do?

You may provide whatever is needed for your specific lawn. You may want to consult your landscaper. You may add topsoil, plant shade grass, water, and do what is needed to maintain your own lawn. This needs to be done at your expense as the HOA does not budget for this personal expense.

How often does the irrigation system run?

The irrigation system is designed to water turf areas only during the growing season. Based on seasonal conditions, lawns will be watered for about 20-30 minutes every other evening. Additional watering and watering of shrubs is up to the homeowner. The community-owned irrigation system control software is very sophisticated technology that measures many factors. It proactively uses a combination of weather data and sensors/probes to provide the most comprehensive and accurate irrigation scheduling available. By using both data sets, we precisely replenish just the water our turf actually needs and no more. This unique approach leads to incremental water conservation and optimal turf health. As a reminder, the irrigation system is a *supplement to rain, not a replacement*. If dry conditions persist, the turf will naturally go dormant. It will green up when conditions improve. Watering schedules vary during the season. Zones run on an alternating basis based on barometric conditions, and there is no way to pinpoint exactly when your zone will activate. Dry, yellowed turf is

Continued on page 11



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Community Fair

Looking for something new or different to do?

Hoping to meet new people with similar interests?

Considering getting more involved?

If your answer is “yes” (or even a “maybe”), then the Community Fair is the place to get started! At this open house, find out about all the different events and committees happening here at Four Seasons.

All residents are invited to join us – light refreshments will be served.

Wednesday, June 11 – 6 p.m. to 9 p.m.

Meeting & Election, *cont'd from page 4*

and encourage residents to join in. All residents are encouraged to attend this open house event.

Questions and Comments from Residents –

- A resident asked Marty how the HOA water bill is monitored. Marty explained that the HOA water bill includes irrigation and clubhouse water use. Only wastewater from the clubhouse is in the sewerage part of the HOA water bill. The HOA monitors irrigation water usage by comparing the water usage amount reported by the irrigation system with the water bill.
- A resident thanked the Board and congratulated the election winners.

Closing – George thanked the Board members for their service and the residents for attending the meeting.

The Newsletter Committee

June Poem

June brings us many days our flag to fly.

That makes us proud as we go by.

June 6 is D-Day since 1944,

A day to honor those who went to war.

Beginning with the 14th traditional Flag Day,

Since 1775, it is also the Army's birthday.

Let's not forget our fathers on the fifteenth.

19 - A new holiday now is Juneteenth.

Then come the social dates known to us,

Bingo on the 20th,

26th Atlantic City by bus.

Celebrate with roses, our flowers for June.

Treat someone and they'll be over the moon!

I'm sure summer days may be spent by the pool.

Even if it's hot, a swim would be cool.

The garden stands are open with veggies galore.

Almost as good as grown outside your door.

“June is busting out all over.”

Try to get out and enjoy the lovely month of June.

Doris Kuegler

Shalom Club Calendar



Membership is open to all Four Seasons
at Mapleton residents of all backgrounds.

- June 13 Meet and Eat
- July 20 Prospector's Brunch
- Aug 8 Meet and Eat
- Sept 11 State Planetarium
- Oct 18 Bob Kulik concert
- Oct 24 Meet and Eat
- Nov 2 Annual Business/Election Mtg
- Dec 7 Chanukah Party

Scarlet Ladies

2025
Proposed Events



Jun 9	Top Golf, Mt. Laurel, 12-2 p.m.
Jul 27	<i>Oy Vey! It's the Calamari Sisters</i> , Bristol Riverside Theatre, 3 p.m.
Aug TBD	Crazy Bowling
Sep 12	<i>River Lady</i> Cruise, Toms River
Oct 8	Point Pleasant, Shrimp Box Lunch, Aquarium
Nov TBD	TBD
Dec TBD	Holiday Party

Contact Lucille Brizzi, Queen Bee, at
luandlou60@verizon.net and/or watch Breakfast
Announcements.

Doris Kuegler

Spirit of Philadelphia Bingo Cruise

Thursday, July 10
\$148/pp

Bus transportation,
two-hour cruise, complete buffet lunch aboard
the *Spirit*, bingo games with prizes, music, and
dancing with live DJ.

*This is a Social Committee Event.
Host is Nancy Willis.*



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Indoor Pool, Outdoor Pool, Sauna, and Spa

Access cards are required for entry into both Pools, Sauna and Spa. They are for the exclusive use of the resident to whom they were issued and may not be loaned to anyone.

POOL HOURS are posted by the Pools and on the Community Website. They are:

- Indoor Pool: 6:00 a.m. – 10:00 p.m. daily
- Outdoor Pool: Memorial Day Weekend (Saturday) – 1 week past Labor Day 6:00 a.m. – 8:00 p.m. daily

Residents and accompanied guests must adhere to the following rules:

A) CHILDREN

- Children under the age of 16 years are permitted to swim in the Outdoor Pool from 10:00 a.m. – 2:00 p.m. only. Exceptions may be made and announced by the Board;
- Children under the age of 16 years are permitted in the Indoor Pool any time after 12:00 p.m.;
- Children between 4 and 16 years of age must be supervised by a resident, the age of 19 years or over, at all times;
- Children under the age of 4 are not permitted in the Pools or Spa at any time; and
- No one under 16 years of age is permitted to use the Sauna or Spa.

B) ACCOMPANIED GUESTS

- No more than four (4) accompanied guests, including children, are permitted at any pool, sauna or spa by any one household;
- Residents are responsible for the behavior of their accompanied guests; and
- Residents must accompany their guests at all times. NO exceptions will be made.

C) HEALTH AND SAFETY

- Overhead lights must be on during use in the dark.
- Residents who open doors are responsible for closing the doors.
- No one wearing a diaper or rubber pants will be permitted in the Pools or Spa at any time;
- Diving, jumping, running, horseplay, sitting on Pool steps or ladders, or use of rafts, balls, or skin-diving equipment is prohibited in any Pool or Spa;
- Food with the exception of hard candy/mints, is prohibited within the Indoor or Outdoor Pool enclosures;
- Glass containers are prohibited within the Indoor or Outdoor Pool enclosures;
- The Spa may be particularly dangerous to certain persons, including young children and pregnant women. Those suffering from heart disease, diabetes, high or low blood pressure, or

those using prescription medications must not enter the hot tub or Sauna without prior medical consultation and permission from their doctor;

- All persons must shower before entering the water;
- The Board of Health and state sanitary code rules are posted on-site and are maintained by the Management staff and the Pool management company;
- All persons must immediately vacate both Pools and Spa from the time the first sign of thunder or lightning is detected until ½ hour after the last thunder is heard;
- Alcohol consumption is prohibited while at both pools. Anyone under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, stimulants, hypnotics, narcotics, or tranquilizers is prohibited from using the Pools, Spa or Saunas;
- Long exposures in the Spa or Saunas may result in nausea, dizziness or fainting. Excessive or prolonged exposure to the sun may also cause mental or physical disorientation. All necessary precautions must be taken to prevent such conditions from occurring; and
- All residents and guests swim at their own risk. No one should swim alone.

D) GENERAL

- Proper bathing attire must be worn in the Pools or Spa. Cutoffs are not permitted;
- With the exception of the hallway leading from the locker rooms to the Indoor Pool, wet bathing suits and bare feet are not permitted in the clubhouse. Cover-ups must be worn in these areas at all times. Emergency bathroom needs are the only exception to this policy;
- Aquatic dumbbells, arm floats “noodles” and safety vests are permitted. Use of kickboards is permitted in the Indoor Pool only;
- Dressing or undressing is prohibited in Pool areas. The dressing/locker rooms must be used for this purpose;
- Pool furniture may not be reserved and must be returned to its original place if moved. After use, umbrellas must be closed;
- Loud volume from radios, tapes or CD players is not permitted in Pool areas;
- Residents and accompanied guests are required to clean up after themselves before leaving the Pool areas;
- Any resident or accompanied guest whose action requires the Pools or Spa to be drained will incur the costs involved, as well as any other disciplinary action imposed by the Board.

2025

Landscaping, cont'd from page 6

an indicator that there may be an irrigation problem. As a reminder, when it does rain, the software that monitors the system will calculate *if* it's enough moisture to shut down.

My swales on the side of the house are always wet – what do I do?

If you feel there is too much water, please submit a work request annually to the management office after April 15 for the HOA irrigator to come out and shut off some of the heads. Irrigation may be permanently capped at the homeowner's expense. They will determine which sprinklers to turn off. This is a cost savings to the HOA. We will make adjustments for the irrigation season. If the area remains wet or these are yearlong drainage problems, the problem will continue to exist. The soil in this community has been plagued with poor drainage since the inception due to a clay foundation. Naturally, clay does not allow water to percolate and will lay on the surface as a result. The areas between homes and around the homes were built with swales that were graded with pitched slopes to draw water away from your foundation. The community is over 20 years old and land does

settle over time. Problematic drainage can become worse as a result of this natural progression. Periodic maintenance is required to maintain proper flow. This is a fee simple community, and each homeowner owns their land and their home. The association can't fund personal property drainage remediation as it would be cost exorbitant. Industry standards define drainage problems as ponding water beyond 72 hours. If this is something you experience on your personal property, we highly recommend you consult with your landscaper for possible remediation.



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Social Committee Events



- Jun 3 Social Committee Sign-ups, 7p.m.
- Jun 17 Game Day w/lunch, 10 a.m., \$18/pp
- Jun 20 Bingo, 7:15 p.m., \$5/pp, Jun sign-up
- Jun 26 AC bus trip to Tropicana including *Bronx Wanderers* show, lunch voucher, and slot play, \$91/pp
- Jul 1 9-5: *The Musical* at SurfFlight Theatre, \$127/pp; departs 9:45 a.m.
- July 4 Sparkling July 4th Celebration, 4 p.m., \$30/pp
- Jul 10 *Spirit of Philadelphia* Bingo Cruise, \$148/pp
- Jul 25 Casual/Music Friday, 6 p.m., \$2/pp
- Aug 28 AC bus trip to Tropicana including *Doo Wop Project* show, lunch voucher, and slot play, \$91/pp, Jun sign-up
- Sept 6 Trivia Night, \$10/pp, Jul sign-up
- Oct 13 Hudson River Cruise with lunch at West Point, \$145/pp, Jul sign-up
- Oct 25 Halloween Party, details to follow
- Oct TBD Pumpkin Carving Party, \$5/pp
- Nov 6 Soup Luncheon, \$5/pp, Oct sign-up
- Nov 20 Christmas Show at American Music Theater, \$148/pp, Sept sign-up
- Dec 4 AC bus trip including Christmas show, lunch voucher and slot play, \$91/pp, Aug sign-up

See page 30 for Reservation Forms



Our Four Seasons at Mapleton community cordially welcomes our newest residents. We hope to meet them at some of our upcoming events.

- Anthony Conti, 26 Fitzgerald Lane
- Valerie Kanka, 11 Ashford Court
- Robert & Deborah Benick, 60 Vandevere Lane
- William & Kathleen West, 40 Vandevere Lane
- Paul & Lisa Jurik, 14 Harrington Drive
- Kevin Brian Page, 21 Newton Court

Social Committee Sign-up Rules

If you plan to sign up for an event, it is important to remember a few rules.

1. Please note that no checks or reservation forms will be considered prior to the scheduled sign-up date.
2. A separate check payable to Mapleton Activities and a reservation form are required for each event.
3. After the sign-up date, you may bring your check and reservation form to the office. If the event is filled, you will be placed on a wait list.
4. At sign-up night, one household may bring a check and reservation form to sign-up for one additional household.
5. Each person will be given a number when arriving. Those who arrive earliest will be given the first numbers, and numbers will be handed out accordingly. Sign-up will commence at 7:00 p.m.

Please be aware of the refund policy located at the bottom of the reservation form.



Newsletter Mailbox

To All Our Friends and Neighbors,
Thank you for your warm expression of sympathy upon the passing of my sister, Margaret (Peggy) and niece, Christine.

The pain is lessened by your cards, kind words, and concern during this difficult time.

Sincerely,
Tom & Sue Diveley

The family of Joe Marino wishes to express its sincere gratitude for the kind recognition of Joe's passing. We are deeply grateful for your words and deeds.

Respectfully,
Phyllis Marino and Family

Dear Four Seasons Community,
I would like to take a moment to thank this community for your outpouring of support and sympathy for me and family during this difficult time.

Patti West



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Weekly Events

***Live Music Monday**

\$5 Martinis & Manhattans

***Buck a Shuck Tuesday**

\$1 Oysters, Clams & Shrimp Cocktail

***Trivia Thursday**

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ad-8289

If No One's Watching... Do the Rules Still Count? (Spoiler: Yes!)

Let's set the scene. You're walking your dog at 6:59 a.m. You see the clubhouse parking lot... empty. The pool... serene. The gym... still stretching. There's not a soul in sight. Just you, your loyal pooch, and the faint sound of birds debating breakfast. Suddenly, a thought crosses your mind – "Does the rule still apply if no one is here to see me break it?"



Ah, the age-old question. Like the philosophical tree falling in the forest, we too must wonder: if we blast music in the gym when alone, sneak children into the pool at 9:00 a.m. (ahem, before the kids' swim time), or park in the clubhouse lot a few extra days, will the neighbors report you to the HOA faster than the speed of light and the spirits rise up in protest?

Well neighbors, the answer is simple... yes, the rules are still in effect – even when it feels like the world is yours and yours alone!

But don't worry – we're not here to upset you when you "didn't realize" or "forgot". Quite the opposite, actually. We're here to chuckle a little, gently remind each other, and celebrate the beauty of living in a community where respect and consistency help keep things fair and fabulous for everyone.

Think of the rules like a favorite pair of slippers: comforting, familiar, and always there, even when you're padding around solo. Whether it's returning those dumbbells with the numbers facing out (yes, we noticed!), picking up after your pet, or making sure you're using the facilities according to the regulations created for everyone – every small action adds up to a well-oiled, harmonious community.

So next time you're tempted to whisper, "Just this once..." Remember – you're not alone. You are part of a team that looks out for each other, even when no one's looking.

Stay golden, follow the rules, and keep making this community the gem that it is.

Tidbits of History Interesting Facts from Our Past

Little is known about Etta Place before the turn of the twentieth century. Born about 1878, some stories said she became a schoolteacher as an adult, but



more likely, she was a working girl at Fanny Porter's brothel in San Antonio, Texas. There, she met Harry Longabaugh, alias the "Sundance Kid." Etta Place was not even her real name. Place was the maiden name of Longabaugh's mother, and she also went by Ethel Place, Mrs.

Harry Longabaugh, and Mrs. Harry Place, although no marriage records have ever been found. During the early 1900s, Place hung out with the Wild Bunch, an infamous gang led by Butch Cassidy. Longabaugh, Place, and Cassidy made several trips to South America, finally buying a ranch in Argentina. Fearing that law enforcement had caught up to them, they sold the ranch in 1905, fled to Chile, and then to San Francisco in 1906. Soon Butch and Sundance returned to South America, where they were killed in Bolivia in 1908. Place did not accompany Longabaugh on this fateful trip. She reportedly was still living in San Francisco in 1907 but disappeared from history after that.

Contributed by John Devoti

Mansfield Township Historical Society presents

THE YOUNG GENERAL GEORGE WASHINGTON



& his Masonic Connection

SUNDAY, JUNE 22, 2025

Join us for an afternoon with General George Washington, portrayed by impersonator Samuel Davis.

Doors open @ 1:30pm
Presentation begins @ 2:00pm

Mansfield Township Municipal Building
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Family & Cosmetic Dentistry



TEETH IN A DAY

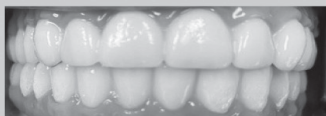


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before



after



Dr. Michael Baldino performs the restorative aspect of teeth in a day. He attended the University of Scranton, where he majored in biochemistry. Dr. Baldino was awarded Doctorate of Medical Dentistry at Temple University. Dr. Baldino completed a Post-Doctoral Residency at Mountainside Hospital in Montclair, New Jersey.



Dr. Anthony Prousi performs the surgical aspect of teeth in a day in his state-of-art surgery center with all the newest advances in technology and safety. He is an ivy-league trained, board certified Oral and Maxillofacial Surgeon who focuses his attention on the highest quality surgical and anesthesia care with emphasis on impeccable communication and personal accessibility to create the ideal patient experience. Please visit his website for more information at www.prousiofs.com.

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Ads-5563

Nancy Willis What Are You Doing?

Nancy Willis is one of the many event planners extraordinaire for Four Seasons at Mapleton. She, along with the other members of the Social Committee, plan and implement a variety of outings, parties, and special events. Chances are, if you attended an event at the clubhouse or participated in a bus trip, Nancy and other members of the committee planned the activity.

Nancy met her husband, Tom, at the Stratoliner Tall Club in New York City. After marriage she moved from Jackson Heights, Queens to the Trenton area. Before moving to our community, Nancy and her husband spent their time traveling the world. Nancy is an avid dog lover and Woody has been her companion for over fifteen years.

Nancy has always worked with people. She has had a variety of jobs, all in the healthcare field. Nancy worked as a lab coordinator at Princeton Hospital for approximately twenty-one years. She then transferred to Princeton Radiology where she was the personnel coordinator for their satellite offices and then the Director of Billing.

Nancy moved to our community eleven years ago. Soon after, she joined the Social Committee and has been working with the team to plan events ever since. Nancy has planned trips to New York City to see various Broadway shows, including *Neil Diamond-A Beautiful Noise*, *Moulin Rouge*, *Harmony*, and *Gypsy*. Other popular trips have included a visit to the Bronx Zoo, Christmas at Longwood Gardens, and a cruise onboard the *Spirit of New York*.

With the help of other Social Committee members, Nancy helps coordinate many events at the clubhouse. The committee has hosted parties to welcome

in the New Year and parties encouraging community members to dress up for Halloween. There have been cocktail parties and celebrations for Christmas. Game Days and a Mahjong tournament were very popular events.

Currently, Nancy is working with Chuck and De-bee Gash to plan a Fourth of July picnic, which will be held poolside. Nancy is planning a Bingo Cruise for July 10, on the *Spirit of Philadelphia*.

Nancy said that she could not do the things she does without the dedication and hard work of all the committee members. The Social Committee is always looking for new ideas for games and other activities. If you have any suggestions, please reach out to her or another committee member. You may even decide to join the Social Committee and assist with planning the many fun and exciting events.

Linda DeLoretto





Game Day

Back by popular demand!

Tuesday, Jun 17
10 a.m. to 3 p.m.

Learn to Play

• Hand and Foot	• Three Thirteen
• Rummikub	• Liverpool Rummy
• Mexican Train	• Skyjo
	• I Want (new game)

Lunch: 11:45 a.m. to 12:45 p.m.
Sandwiches/Dessert
\$18.00/person

Please note the games you are interested in on your registration form.

*This is a Social Committee Event
Nancy Willis – Event Planner*

Kentucky Derby Race at Four Seasons



Fifty-nine excited Four Seasons residents attended our own Kentucky Derby Race at the clubhouse on May 3. The event was chaired by Debbie Rupp and Nancy Willis, another job exceedingly well done. A delicious dinner of chicken, veggie, pasta, and salad was catered by Palermo's. Of course, coffee, iced marble cake, and ice cream added to the food feast.

We were each given a slip of paper with the names of the 19 horses racing. *Do not write anything yet!* Many had checked the papers and their phones to get the latest information – one horse being scratched, leaving Journalism the 3-1 favorite; Sovereignty, 5-1 as second choice, and Sandman at 6-1 odds for third place.

Before the race began, we had the Best Hat Review with Linda Godlewski winning top prize. What a gorgeous hat it was!

We were instructed how to fill out our forms – circle only one horse, please. Did we pick the right one?

After a bit of technical difficulty and our trusty repairmen, we were getting ready to view what we came for. Simone Biles was the “starter” and off the horses went through the starting gate. I must admit, I couldn't see which horse was where! I'm sure mine was in there somewhere. And quick as a flash, it was over, with a total of \$705 given out in prizes. There was one hat winner; \$400 was given to five first-place winners; \$200 was the second-place prize

among seven winners, and \$100 the third-place prize distributed to three winners.

If you did not attend this year's gala, be sure to put it on your calendar for next year. This was another successful Social Committee Event.

Be sure to join us! This was the first leg of the Triple Crown – are we ready for the next race?

Doris Kuegler



Our June bingo games will be on Friday, June 20.

- Sign-up will be on Tuesday, June 3, at 7 p.m.
- Doors will open at 6:30 p.m. and games will begin at 7:15 p.m.
- Cost of \$5.00 will include admission and lap boards for the evening. Additional boards and specials will be sold that evening.
- If you sign up in advance, either at sign-up or with Allison, you will receive a free card for one of the “special” bingo games.
- Because our prizes are determined by the number of players, if we don't have a sufficient number signed up in advance, the games will be cancelled.
- Dabbers, snacks, and water will be available for purchase.
- NO ALCOHOL is permitted.

*This a Social Committee Event
Contributed by Barbara Ocello*

List your home for just 1% of the selling price (\$4,500 maximum listing fee)

There is no reason why you should pay \$10,000/\$15,000/\$20,000 or more in commissions to sell your desirable home. Recent changes in laws and rules, as to who is responsible for paying real estate commissions, have been enacted. It is now the responsibility of the buyer to pay their agent, not the seller. This means the seller does not need to offer a commission to the buyer's agent.

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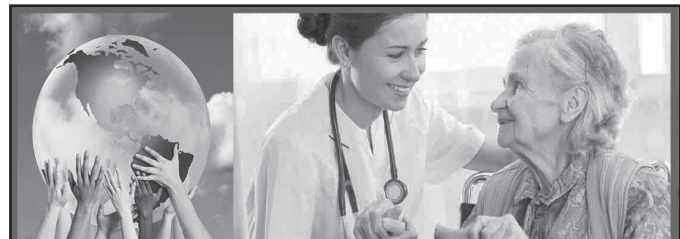
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to schedule an appointment at
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ads-3161a

Four Seasons at Mapleton Paid Events Policy

1. All events will be announced in *Mapleton News & Views* if time allows. Sign-up will begin at 7:00 PM on the first Monday of the month, except during Bocce season, at which time sign-up will be the first Tuesday of the month, or unless otherwise notified by the Social Committee. Residents will be provided a numbered ticket upon arrival. Only one ticket will be given per person. A household may sign up one other household, or up to two persons at Sign-up night. No one can sign up before that time. After the first evening of sign-up, all other checks should go to the Property Administrator. Do not put checks for social events and bus trips in the Management Mailbox. They will not be accepted. No household may submit more than two checks for each event.
2. In-house events will be limited to a number determined by the Event Chairperson, or to 130 residents. After capacity has been reached, residents will be placed on a Wait List maintained by the Property Administrator. Payment is not necessary to hold a place on the Wait List, but should a reservation be confirmed, the specified payment will be due immediately.
3. Cut-off date for sign-up is determined by the Event Chairperson or when no more space is available, whichever comes first. At the discretion of the Event Chairperson, an in-house event MAY be opened to adult (over 19 years of age) family and friends if capacity is not reached. With respect to bus trips, if space is available and the Wait List has been exhausted, the Event Chairperson may open the event to adult (over 19 years of age) guests of residents.
4. Any single registered resident may bring one adult guest (over 19) to any social activity being held inside the Community. One additional single adult living in the same household may bring a guest. No more than four (4) persons per household, including guests, are allowed to attend inside events. Full payment or deposit specified is required at sign-up. Since prices for events are based on the number of people who sign up, signing up commits you to pay in full for the event. If you cannot attend, notify the Property Administrator and the Event Chairperson who maintain the Wait List.
5. All checks and reservations must go through the office in order to sign up for an event. If the event is full a wait list is started. No one can transfer a reservation to another resident without the transferee going through the Management Office. If a wait list is started the original resident will be allowed a refund. If there is no wait list the resident will get a refund only for the refund policy set forth below. If a resident arrives at an event and is not on the list of attendees kept by the office and event planner that resident will not be allowed to attend.
6. Refunds will only be made under the following conditions: (1) a resident or authorized guest from the Wait List fills the open reservation; (2) in the event of serious illness confirmed by doctor's note or discharge summary, medical emergency or death in the immediate family; (3) a person who has made a reservation on Sign-up night (the first Monday of the month or other sign-up date specified by the Social Committee) cancels the reservation within seven (7) days of sign-up night. Refunds WILL NOT BE MADE for any reservations made after Sign-up night unless previously stated conditions 1, 2 or 3 apply. Any requests for refunds must be made to the Social Committee event chairperson or the Management Office PRIOR to the event.
7. With respect to overnight trips, no refunds will be made unless the opening is filled from the Wait List. Therefore, for all overnight trips it is strongly recommended that cancellation insurance be purchased by the resident. Residents are responsible for obtaining their own insurance. Guidelines of the insurance company must be followed, and payment made directly to the insurance company.
8. Checks for ALL events should be made payable to Mapleton Activities and must include a Reservation Form.
9. Seating requests will be accepted at sign-up. All other seating will be at the discretion of the Event Chairperson of the particular event. Every effort will be made to accommodate seating requests; however, no guarantee is made.

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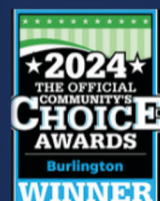
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Jimmy's Gardening Tips



Three Fun Shrubs for Intense Summer Color

It's now June in the garden, and summer colors are beginning to intensify! Annuals are filling in and blooming and most perennials are budding up as the sun and warmth are here for quite a while! For June, I'm going to discuss three excellent shrubs to possibly add to your landscape that are relatively easy care, truly gorgeous, deer resistant, and long blooming! They also have "fun" names.

1. "Birthday Cake" – Butterfly Bush

This newer exceptional Buddleia is a true winner! Its long, fragrant, rich pink purple flowers stand straight up like the candles of a birthday cake. It's a butterfly and hummingbird magnet!

Keeping it "dead-headed" will produce flowers from July until October. It's quite compact maxing out at 4' tall by 2' wide. Full sun and good drainage are important. Fertilize in early spring with Plant-Tone or something similar. Annual pruning helps to keep its shape. Prune early spring when new growth starts and hard frost has passed.



2. "Sixteen Candles" – Summersweet Clethra

This is a very underused shrub with many accolades! Also known as "Sweet Pepper Shrub," it produces masses of candles of fragrant white spikes rising above crisp glossy foliage. It's long blooming lasting about six weeks



in mid to late summer. "Sixteen Candles" is a compact variety maxing out at about 3' by 3'. It's an outstanding native pollinator for bees and butterflies. In autumn it puts on a show of stunning golden yellow foliage. Clethra can tolerate full sun to partial shade and can handle some "wet feet." Pruning and fertilization are similar to the butterfly bush.

3. "Ruby Slippers" – Oakleaf Hydrangea

Oakleaf Hydrangeas are probably the least popular hydrangea category and that shouldn't be. They are tough, deer resistant, long blooming, and exquisite.

Nine-inch-long panicles emerge in mid-summer in white and progress to pale pink, maturing to deep rose as crisp autumn approaches! You can cut them and dry them for an elegant indoor bouquet. "Ruby Slippers" is a compact Oakleaf, maturing at about



3' by 3'. They are a fine pollinator and their dense foliage attracts songbirds. Finally, in late fall, their unique oak leaves turn a vivid shade of maroon. Plant in mostly sunlight with plenty of organic matter. Water frequently until established, and you will have years of enjoyment.

So, visit your favorite nursery and ask for one of these fine shrubs and enjoy the pleasure of gardening!

If you have any questions on this newsletter article or any other gardening questions, contact me at jim@jimtheplantrep.com.

Anyone who has other suggestions for future newsletters, don't be shy!

Happy Gardening, and let's plant something!

Jimmy Shepard

Healthy Living Got Milk?

Cow's milk (dairy) and other plant-based beverages, including soy milk and almond milk, all can be healthy choices. However, there are wide nutritional differences, depending on the type of product and the brand. Generally, you can break down the benefits by reviewing the nutritional information for each beverage. Things that are important to focus on are fat content, protein, calcium, and the amount of added sugars, if any, in each product.

In terms of fat content, skim milk has negligible amounts of fat, but the amounts of cholesterol-raising saturated fat increase stepwise with 1%, 2% or whole milk. This also applies to ultra-filtered cow's milk, which is milk that has been filtered to take out some elements, such as some water content and lactose. This can produce a more concentrated milk.

Saturated fat is important to pay attention to, as the American Heart Association recommends limiting saturated fat to no more than 5% to 6% of calories in your overall diet. However, the evidence that full-fat dairy products like milk, cheese, and yogurt increase cardiovascular risk is mixed.

Soy and almond milks contain about 2 to 4 grams of fat per cup, but those fats are predominantly healthy, monounsaturated and polyunsaturated fats.

Comparing protein content, dairy milk takes the protein title. Cow's milk has a little over 8 grams of protein per cup. Because ultra-filtered dairy milk typically contains less liquid and more solids, it can be higher in protein than regular milk. Just 1 cup of ultra-filtered milk may have 13 grams of protein.

After dairy milk, soy milk comes in second with about 7 grams per cup. Traditional almond milk lags behind with just 1 gram per cup. Of note, some newer nut milk varieties have added pea protein.

When considering calcium, dairy milk naturally has about 300 milligrams (mg) per cup, and dairy products generally are considered the best-absorbed source of calcium. Again, because ultra-filtered

milk is typically more concentrated, it can have higher calcium content and may contain about 380 mg per cup. Many soy or almond milks are fortified with calcium to at least match the amount of calcium in dairy milk. That said, your body may not absorb all of the calcium in soy milk since soy contains a natural compound (phytate) that inhibits calcium absorption.

And then there are added sugars. Unflavored white dairy milk and unsweetened soy and almond milk contain no added sugars. However, for some, the taste of unsweetened soy or almond milk can be an issue. You may find 4 to more than 20 grams of added sugars in a sweetened – or flavored – beverage. Checking the Nutrition Facts label is the best way to find a taste you like with minimal added sugars. Remember, unflavored white dairy milk will have sugar listed on the label, but it's lactose, which is naturally occurring milk sugar. Ultra-filtered milk products may reduce lactose, which can result in about half the sugar.

In summary, it's tough to beat dairy milk for balanced nutrition – with nonfat skim milk the best choice for most adults. Still, not everyone can tolerate dairy milk, and some may prefer to avoid animal products – or simply want to mix in something different. Unsweetened soy milk is the closest match nutritionally, plus you get a few grams of healthy fats that you won't get from skim milk. Almond milk – while not unhealthy – is less nutrient dense, especially in terms of its limited protein content. With soy or almond milk, check the Nutrition Facts labels for adequate calcium and minimal added sugars.

Source: Mayo Clinic

*Contributed by Heather Kennedy, M.A., ACSM-CEP
(instructor of several Recreation Committee classes)*

June 24 – National Tell an Old Joke Day

One day, a salesman woke up and couldn't find his alarm clock, so he asked his wife if she had seen it and what had become of it. She then said that it had gone off at 6 o'clock.

Join the Mansfield Township Police Department for a Senior Stroll through Community Park.

All Mansfield senior citizens are invited to join our police department for a leisurely stroll on the Kinkora Trail to socialize with our local law enforcement officers while enjoying low impact exercise outdoors.

Walks will begin at the trail entrance near the ballfields and be approximately 45 minutes long.

Mansfield Township Community Park

**Thursday, May 15, 2025
Thursday, June 19, 2025**

9:00 AM



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Red Hats The New Leaf Tea Room



On May 1, 2025, the Scarlet Ladies of Columbus enjoyed an afternoon tea at The New Leaf Tea Room in Riverton, NJ. The scene was set with elegant decor and beautiful ladies dressed to the nines in red and purple. A selection of tasty teas, scones, soup, and salad were served, followed by an assortment of three-tiered serving trays of finger sandwiches and yummy sweet desserts. Such a pleasant afternoon with friends, celebrating sisterhood and embracing life to the fullest. A special "Thank You" to Pat Ryan and Marie Roberts for making the arrangements for this annual tea.

An honorable mention goes to Lucille Brizzi, our Queen Bee, who began the Four Seasons chapter over twenty years ago! In the photo above, the Scarlet Ladies of Columbus are steeped in style!

Contributed by Susan Pushman

June: Rose and Honeysuckle



The eternal symbol of love, the rose is June's birth flower with its array of colors. Each shade means a different emotion as the rose perfectly captivates the uniqueness of June born. Red roses mean love, yellow means friendship, white means peace, and orange represents desire. Honeysuckle, with its delicate and fragrant nature, represents sweetness and devotion. These flowers are associated with happiness and are believed to bring good fortune. They further symbolize long-lasting love. They embody the spirit of June, embodying themes such as love, romance, beauty, and vitality.

Doris Kuegler

Sparkling 4th of July Party



Hip Hip Hooray,
it's Independence Day!

On July 4 from 4:00 until 8:00, the Social Committee will be hosting an Independence Day celebration! The event will be outdoors and will include games, prizes, and sparklers, with music by our own DJ Chuck!

A delicious offering from Dick's Barbeque will include pulled pork, barbeque chicken, kielbasa, macaroni and cheese, potato salad, and coleslaw with dessert offerings.

The cost of this fun event will be \$30 per person.

Come and join in the fun with games, dancing, a pool party, and great food.

Hope to see you there!

*This is a Social Committee Event
Hosts are Nancy Willis and Debee Gash*



Trivia Night Returns

On Saturday, September 6, the Social Committee will again pick your brains with another trivia night. We will have pretzel bites at each table and dessert and coffee after the games.

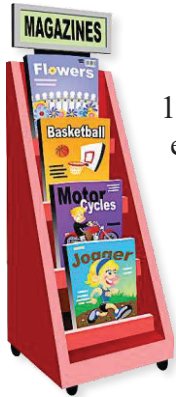
Please indicate on your reservation form your teammates, otherwise we will make up teams once sign-up is complete.

Prizes will again be awarded to the winning team for each category of questions. So, brush up on your trivia and come out to enjoy an evening of fun.

Sign-up is July 8. Cost is \$10.00 per person.

*This is a Social Committee event.
Debbie Rupp and Nancy Willis, Event Planners.*

What Has Happened to Magazines?



Once upon a time I used to get about 12 magazines a month. My mom had even more including *Good Housekeeping* and *Life*. I was working and volunteering back then and don't know how I found the time to read them all.

With the internet, and most magazines online now, there is no need to spend the postage to mail them to customers. I get about five now, and of course, I have all the time in the world to read them! I decided to find out a little bit more about them.

The genre of magazines was popular in the mid-1700's being founded in Europe and Britain. Some were gossip and some were literary. They really did not have a name during those times. In 1731, a London printer by the name of Edward Cave started to print *The Gentleman's Magazine*, the first time the word magazine was used. It is believed that Cave was riffing on the common meaning at that time, which was "storehouse." He wanted to describe what would be his monthly mix of news, recipes, advice, and riddles. He then released an index of contents yearly, hoping readers would hold on to their issues and refer to them.

Edward Cave, the founder of *The Gentleman's Magazine*, distributed his magazine through a network of booksellers and printers across the English-speaking world, leveraging their established distribution channels. He also established a postal distribution system to help him eventually distribute his publications.

Ironically, Benjamin Franklin was publishing his yearly *Poor Richard's Almanac*, but his *General Magazine* came out three days after Cave printed. They both contained essays, poetry, news, and puzzles. They both failed within months of each other.

The 19th century is when American magazines really took off. The printing was cheaper and so was postage. Magazines gathered a big population of readers. Popular during this era were *Scientific American*, *National Geographic*, and *Vogue*. They are still around!

Now in the digital age, printed magazines are still being sold, but not as many as at the turn of the century. There used to be about ten magazines a second sold in the USA and Canada; that total is now three.

The best places to find magazines are airport news-stands, grocery stores, and city street vendors.

People love to feel, touch, and smell the printed paper according to market research. And most magazines are recyclable or shared with others to prevent them landing in landfills. MRI-Simmons, a market research firm, found that 30% of readers save their issues, just the way Edward Cave had intended.

Carol Schierbaum

Tropicana Atlantic City Trip

We will be going to Tropicana on Thursday, August 28. Our package includes \$25 slot play, \$20 food credit, and a show ticket for The Doo Wop Project.

Join The Doo Wop Project for an afternoon of impeccably smooth vocals and jazz. The group celebrates a golden era in

American music which fused R&B, rock and roll and live instruments to create a lively and harmonic sound. Prepare to hear beautiful renditions of acts including the Flamingos, Smokey Robinson, and The Temptations.

The Doo Wop Project comprises of a group of six talented singers and dancers who perform much-loved Doo-Wop classics and reimagine current pop hits as jazzy Doo Wop songs. The group take audiences back in time while modernizing a genre of music that hails from 1950s.

Our cost with the bus, show ticket, \$25 slot play, and \$20 food credit, is only \$91. Sign up is Monday, June 2 @ 7 p.m.

Please bring a complete Four Seasons at Mapleton Activity Reservation Form (found in *News & Views*) with your check made payable to Mapleton Activities.

For questions, contact the coordinator of this trip, Barbara Ocello at bocello1147@gmail.com, who will be happy to answer them before sign up.

This is a Social Committee sponsored event.



Important and Interesting Events in June

1. CNN (Cable News Network) makes its debut as the world's first 24-hour news program. (1980)
2. Coronation of Queen Elizabeth II in England. (1953)
3. US Supreme Court declares child labor laws unconstitutional. (1918)



4. World's first shopping carts are introduced at Humpty Dumpty stores in Oklahoma City. (1937)
5. The Center of Disease Control describes a new and deadly disease AIDS. (1980)
6. During WWII, Allied forces storm the beaches of

Normandy, France, on D-Day as they begin the liberation of German-occupied western Europe. (1944)

7. US forces win a decisive victory over the Japanese navy and air forces at the strategic Battle of Midway in the Pacific. (1942)
8. *Milton Berle Show* (also called *Texaco Theater*) premieres on NBC-TV. (1948)
9. In Minneapolis, the funeral of George Floyd was during the worldwide reckoning of racial injustice. (2020)
10. The Yemen Civil War begins after Houthis take over the country. (2014)
11. Film maker Stephen Spielberg releases his science-fiction masterpiece *E.T. The Extra-Terrestrial*. (1982)
12. While in Berlin, President Reagan challenges Soviet President Gorbachev to tear down the Berlin Wall. (1987)
13. A jury votes unanimously to give Timothy McVeigh the death penalty for the Oklahoma City bombing that killed 168 people. (1997)
14. **FLAG DAY**. President Clinton nominates Judge Ruth Ginsburg to serve on the US Supreme Court. (1993)
15. **FATHER'S DAY**. Bill Belichick is fired as football coach for the Cleveland Browns for a poor record of losing 44 games and only winning 36. (1996)



16. 105-year-old Virginia Hislop graduates with an MA degree in education at Stanford University. (2024)
17. Football star O.J. Simpson is arrested in Los Angeles for allegedly killing his ex-wife, Nicole. (1994)
18. President Carter and Soviet leader Leonid Brezhnev sign SALT II Strategic Arms Limitation Treaty. (1997)
19. **JUNETEENTH**, an annual commemoration of the day enslaved people of Galveston, Texas, learned of their freedom from slavery in 1865, becomes a federal holiday. (2021)
20. **First Day of Summer**. President Andrew Johnson announces the purchase of Alaska from Russia for 7.2 million dollars. (1867)
21. Florida passes a law to prohibit wearing a thong bathing suit. (1990)
22. Henry Hudson, his son, and seven others are set adrift in Hudson Bay by mutineers and lost at sea. (1611)
23. Painting of *Water Lilies* by French Impressionist Claude Monet sells at an auction for \$54 million. (2014)
24. President Truman orders "Berlin airlift" to successfully challenge Soviet blockade of Berlin. (1948)
25. Michael Jackson, the "King of Pop," dies in Los Angeles at the age of 50. (2009)
26. J.K. Rowlings' first book, *Harry Potter and the Philosopher's Stone*, is published. (1997)
27. Scorching temperatures in Lytton, British Columbia, soar to record high at 116 degrees. (2021)
28. In a wild rematch, Evander Holyfield defeats Mike Tyson to retain heavyweight boxing championship. Tyson is disqualified for biting Holyfield's ear during the third round of the fight. (1997)
29. Hollywood legend Katherine Hepburn dies at the age of 96 at her home in Old Saybrook, CT. (2003)
30. Successful Civil War novel, *Gone with the Wind*, by Margaret Mitchell is published. (1936)



Bill Walters

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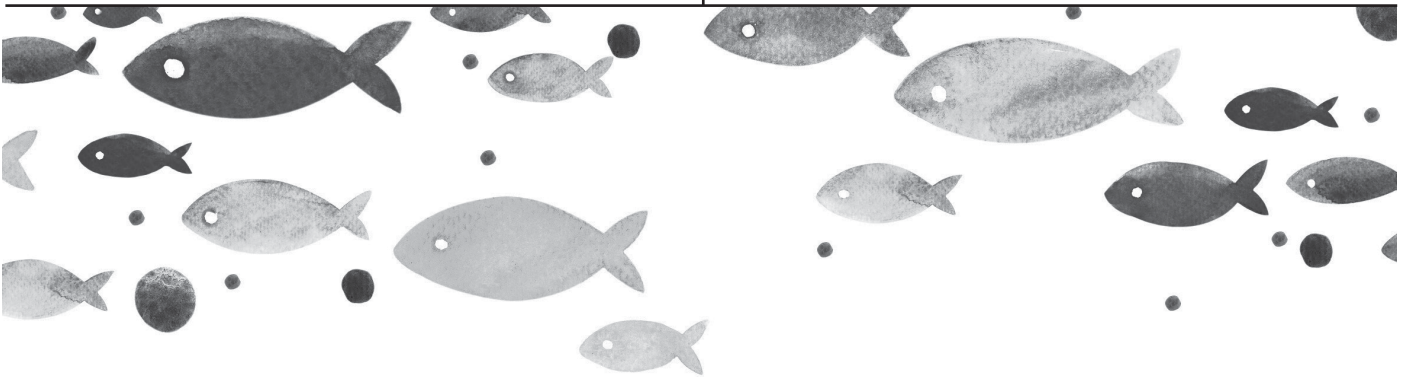
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We know you have read and seen many warnings of seniors getting scammed.

As posted at each entrance, our community is private property and soliciting, which is trespassing, is prohibited. There is no person or group approved to solicit.

We have received reports about many trespassers over the years of many different fly-by-night vendors knocking on doors to sell illegitimate services to seniors. They knock on doors saying they are “from the neighborhood” or

they’ve “been approved” and they “can provide any kind of contractor service, roofing, solar, exterminating, food delivery, etc.”

They are very aggressive. We can guarantee these scammers are not “from the neighborhood” and would *never* be approved to be on site soliciting. They are looking to scam senior residents out of whatever possible. In some instances, they have succeeded.

Licensed reputable contractors would *never* knock on doors trying to sell a service.

Keep vigilant. The Mansfield Police Department has been made aware that this is happening in the community. It is *imperative* that you contact the Police Department at 609-723-8300 as soon as you are approached by any suspicious individual.

Four Seasons at Mapleton HOA Inc.

Timbuctoo Village

Westampton Township



Thanks to Elaine Eufemia for suggesting this historical and informative subject. The narrative is filled with bravery, honor, and fortitude.

In 1826, four African American men, known to be escaped slaves from Maryland, were able to buy pieces of land in New Jersey from a Quaker businessman. Four years later, when just a few homes had been built and the required deeds authorized, the name Timbuctoo materialized on the paperwork. Throughout the years as Timbuctoo Village grew, there were more than 125 residents. This Village is located close to our community on Rancocas Creek in Westampton!

It didn't take long for a school to be built along with the Zion Wesleyan Methodist Episcopal African Church, and also a cemetery. In 2009, about 70 gravesites were found after an investigation of the burial grounds. There were only 11 gravestones in the cemetery. Eight of those gravestones proudly honor the US Colored Troops, men who put their lives in danger during the Civil War by fighting for the end of slavery and the continued unity of our country. The three other gravestones are for relatives of David Parker who was one of the first settlers. Parker was the most outstanding leader and property owner in Timbuctoo for years. It's been determined that the absence of stones for the remaining residents was because only those of means and who received Veterans benefits could cover the cost to purchase one. The lack of a headstone doesn't

mean that the families of those who passed neglected to revere and mourn their loved ones.

Timbuctoo's site, being on the north bank of the North Branch of Rancocas Creek, was a perfect spot for the Underground Railroad. Access was relatively easy and the availability of water, wetlands, woodlands, and fields for planting made providing for families ideal. Local Quakers, who supported Timbuctoo's growth, owned brickyards in the area. These brickyards provided jobs for the residents and often arranged for mortgages.

Recently, archeologists from Temple University began digs in the specific area of Timbuctoo that was settled in the 1830s. China, pottery, and other artifacts were found and documented as part of the Timbuctoo Discovery Project. Because of these efforts, in 2011, Timbuctoo was presented with a Certificate of Eligibility (COE) for listing in the NJ Register of Historic Places. Please note the above picture of the historical Civil War Memorial at Timbuctoo honoring all those brave men who served and died for their freedom and country.

For those who may be interested in visiting the Timbuctoo Village for tours, you can check out their website listed below. There's an annual tour on Timbuctoo Day every September. Thousands come to visit and enjoy learning the history of this renowned and historical site!



<https://timbuctoonj.com>

Anne Egan

Recipes of the Month

Hash Brown Casserole

- 1 (32-oz.) package frozen diced hash brown potatoes, thawed
- 1 (10½-oz.) can cream of chicken soup
- 1 (8-oz.) container sour cream
- 1 cup mild Cheddar cheese, shredded
- ½ cup onion, chopped
- ½ cup unsalted butter, melted
- 2 cups cornflakes cereal, crushed
- ¼ cup butter, melted
- Parsley sprigs for garnish

Preheat the oven to 350 degrees. Grease a 2- to 3-quart baking dish with cooking spray. Stir together all of the ingredients in a large bowl, except the cereal, the ¼ cup melted butter, and the parsley. Spoon the casserole mixture into the prepared baking dish. Top with the cereal and ¼ cup melted butter. Bake for 50 minutes. Garnish with fresh parsley sprigs.



Italian Dressing Chicken

- 4 boneless, skinless chicken breasts (2½ to 3 lbs)
- ½ cup Italian dressing

Preheat oven to 425 degrees. Add chicken breasts to a 9x13-inch baking dish. Pour the Italian

covered. Cover the dish and place in the refrigerator for at least 15 minutes to 3 hours. Put dish in the oven and bake until chicken is golden brown (165 degrees with thermometer), about 25 to 35 minutes. Remove dish from the oven and let the chicken rest 5 minutes. Enjoy!

dressing over the chicken and toss until all pieces are

Chocolate Mayonnaise Cake (with Glaze or Frosting Options)

Chocolate Mayonnaise Cake:

- | | |
|----------------------|------------------------|
| • 4 cups flour | • 1 Tsp. salt |
| • 4 Tsp. baking soda | • 2 cups boiling water |
| • 1 cup cocoa | • 2 cups mayonnaise |
| • 2 cups sugar | • 2 Tsp. vanilla |

Preheat oven to 350 degrees. Grease and flour a 13x9 inch cake pan. In a large, heat-safe bowl, sift together the flour baking soda, cocoa, sugar, and salt. Stir in the water, mayonnaise, and vanilla. Pour batter into the cake pan and bake for 35 minutes.

Peanut Butter Glaze:

- | | |
|---------------------------------------|-------------------------|
| • 1 box (16 oz.) Confectioners' sugar | • Pinch of salt |
| • 1 tsp. vanilla | • ⅓ cup softened butter |
| • 1 cup peanut butter | • ½ cup milk |

Blend together the sugar, vanilla, peanut butter, salt, and butter in a large bowl. Slowly add the milk to the sugar mixture, stirring all the while. When the cake has completely cooled, spoon the glaze on top of the cake.

Chocolate Buttercream Frosting:

- | | |
|---------------------------------------|-------------------------------|
| • 12 Tbsp. unsalted butter, room temp | • 1 Tsp. vanilla extract |
| • ¼ cup cocoa powder | • ¼ Tsp. salt |
| • 1½ cups powdered sugar | • 1 to 2 Tsp. milk, as needed |

Blend ingredients together starting with 1 Tsp. of milk. Add another teaspoon of milk as needed for smooth frosting. When the cake has completely cooled, spread the frosting on the cake.

Four Seasons at Mapleton Activity Reservation Form

Name(s) _____ Address _____

Email _____ Telephone _____

Event _____ Event Date _____ Check # _____ Check Amount \$ _____

Meal Choice(s) _____ Please indicate if a wheelchair is needed for seating in the multi-function room so that proper seating arrangements can be made. _____

If possible, please seat with _____

Please make check payable to "Mapleton Activities"

Refunds will only be made under the following conditions: (1) a resident or authorized guest from the Wait List fills the open reservation; (2) in the event of serious illness confirmed by doctor's note or discharge summary, medical emergency or death in the immediate family; (3) a person who has made a reservation on Sign-up night (the first Monday of the month or other sign-up date specified by the Social Committee) cancels the reservation within seven (7) days of sign-up night. Refunds WILL NOT BE MADE for any reservations made after Sign-up night unless previously stated conditions 1, 2 or 3 apply. Any requests for refunds must be made to the Social Committee event chairperson or the Management Office PRIOR to the event. In addition, no one may transfer a reservation to another resident. All checks and reservation forms MUST go through the Management Office to be considered.

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REV 09APR2025

FOUR SEASONS ACTIVITIES

ACTIVITY	CONTACT	DAY AND TIME	
Art Group	Carol O'Shaughnessy	Wednesday	1:30 p.m.
Billiards	Open	Monday-Friday	2:00 p.m.
Bocce League	Alan Abramowitz	Monday (May – Aug)	5:00 p.m.
Book Discussion	Susan Pushman	Second Monday	9:30 a.m.
Bowling League	Barbara Ocello / Mike Bruno	Tuesday (Sep – Apr)	10:00 a.m.
Breakfast	Debbie Rupp / Debee Gash	Alternate Wednesdays	8:30 a.m.
Civic Assoc	Ken Tomko	Second Tuesday	7:30 p.m.
Dance Club	Joe Marcello	Thursday	4:30 p.m.
Golf League	Nick Massari / Frank Spinneweber	Tuesday (May-Aug)	7:00 a.m.
Hand & Foot	Mary Kolaski	Friday	1:00 p.m.
Healthy Habits Group	Barbara Venezia	Wednesday	5:30 p.m.
Mah Jongg	Linda Rosenthal	Tuesday	1:00 p.m.
Our Gang Singles Club	Kay Kelley	Second Monday	7:00 p.m.
Pickleball	Bridget Kutz	Mon, Thu and Sat (Apr – Nov)	8:30 a.m.
Scarlet Ladies	Lucille Brizzi	Varies	
Sew & Sews	Valerie Neher	Friday	1:00 p.m.
Shalom Club	Angela Schwartz	Varies	
Sing-A-Long	Joe Rupp	Tuesday (Sep – May)	7:00 p.m.
Softball	Ron Kutz	Monday (Apr – Nov)	9:00 a.m.
Water Aerobics	Instructor varies	Friday	9:00 a.m.

USEFUL CONTACT INFORMATION

Management Office at Four Seasons at Mapleton 609-291-5000
 Dani Kurczeski, Manager, e-mail: dkurczeski@premiermanagement.net
 Allison Simmons, Admin, e-mail: asimmons@premiermanagement.net

Mansfield Township Police Dept. (non-emergency) 609-298-4411
 Mansfield Township Offices 609-298-0542
 Franklin Fire Co. #1 (Columbus) (non-emergency) 609-298-4411
 Recycling Questions 609-499-1001
 Premier Management Associates 732-390-1100*

* Use this number only outside normal Management Office hours and only in true emergency situation involving the **CLUBHOUSE** or **COMMON AREAS**.

WEEKLY RECURRING ACTIVITIES

MONDAY

8:30 a.m.	Pickleball*
9:00 a.m.	Softball*
2:00 p.m.	Billiards
5:00 p.m.	Bocce*

TUESDAY

7:00 a.m.	Golf*
10:00 a.m.	Bowling*
1:00 p.m.	Mah Jongg
2:00 p.m.	Billiards
7:00 p.m.	Sing-A-Long*

WEDNESDAY

1:30 p.m.	Art Group
2:00 p.m.	Billiards
5:30 p.m.	Healthy Habits

THURSDAY

8:30 a.m.	Pickleball*
2:00 p.m.	Billiards
4:30 p.m.	Dance Club

FRIDAY

9:00 a.m.	Water Aerobics
1:00 p.m.	Hand & Foot
1:00 p.m.	Sew and Sews
2:00 p.m.	Billiards

SATURDAY

8:30 a.m.	Pickleball*
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*Seasonal Activity



2MAY2025

JUNE 2025

SUNDAY

MONDAY







TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

1	RECYCLING Sr. Gold Zumba, 11am Stability & Balance, 1pm Stability & Balance, 2:10pm	2 Water Aerobics*, 9am Board Mtg, 10am Low Impact Fitness, 1:30pm Simple Stretch/Seated, 2:35pm Soc Comm Sign-ups, 7pm	3 GARBAGE PICKUP Breakfast, 8:30am Gentle Yoga, 10:30am Gentle Yoga, 11:30am Weight Training*, 4pm	4 Sr. Gold Zumba, 10:30am Stability & Balance, 12:20pm Walk-Fit Cardio, 1:30pm Mobile Library, 2:45-3:15pm	5 Weight Training, 11:45am	6 Sr. Gold Zumba, 10am	7
8	Nat'l Donald Duck Day Book Club, 9:30am Sr. Gold Zumba, 11am Red Hats, Top Golf, noon Our Gang, 7pm 	9 Water Aerobics*, 9am	10 GARBAGE PICKUP Full Strawberry Moon Gentle Yoga, 10:30am Gentle Yoga, 11:30am Community Fair Open House, 6-9pm 	11 Sr. Gold Zumba, 10:30am	12 Shalom Club, Meet & Eat, 10am	13 CASUAL FRIDAY	14
15 Father's Day 	16 RECYCLING Sr. Gold Zumba, 11am Stability & Balance, 1pm Stability & Balance, 2:10pm	17 Water Aerobics*, 9am Board Mtg, 10am Game Day, 10am Low Impact Fitness, 1:30pm Simple Stretch/Seated, 2:35pm 	18 GARBAGE PICKUP Breakfast, 8:30am Gentle Yoga, 10:30am Gentle Yoga, 11:30am Weight Training*, 4pm	19 Sr. Gold Zumba, 10:30am Stability & Balance, 12:20pm Walk-Fit Cardio, 1:30pm Mobile Library, 2:45-3:15pm	20 Weight Training, 11:45am Bingo, 7:15pm	21 Sr. Gold Zumba, 10am	22
22	23 Sr. Gold Zumba, 11am Stability & Balance, 1pm Stability & Balance, 2:10pm	24 Nat'l Tell an Old Joke Day Water Aerobics*, 9am Low Impact Fitness, 1:30pm Simple Stretch/Seated, 2:35pm 	25 GARBAGE PICKUP Gentle Yoga, 10:30am Gentle Yoga, 11:30am Weight Training*, 4pm	26 Bus to Tropicana, AC Sr. Gold Zumba, 10:30am Walk-Fit Cardio, 1:30pm Stability & Balance, 12:20pm 	27 Weight Training, 11:45am Casual/Music Friday, 6pm CASUAL FRIDAY	28 Sr. Gold Zumba, 10am	29
29	30 RECYCLING			No surprise here, this full moon is named by Native American Algonquian tribes that live in the northeastern US to mark the ripening of "June-bearing" strawberries.	* ZOOM Note Rec Classes NOT offered via ZOOM are noted with an asterisk.		