

Cheesequake Bulletin

JUNE 2026



Dear Fellow Villagers:

Summer is here already, sunny days and comfortable evenings.

We received approval from the Township early and we were able to open the pool a little earlier than expected which was perfect timing for the 90-degree weather.

Concrete work is now going on in various areas in the Village beginning with the steps leading to the pool area and the platform where the maintenance trucks are parked.

Additionally, lines and numbers in the parking lots are going to be redone. Prior to that minor paving will be done in some areas. The work is expected to begin in early July. The Village will be divided into sections, and it is expected to take four days to complete. All residents will be notified when your section will be done. It is imperative that you move your car in order to allow the striping to happen. If you are aware of someone who is not able to move their car, please try to contact them to make arrangements to do so.

The CVA Board of Trustees Meeting was held on May 21 and the Budget for the Fiscal Year 2026-2027 was approved. Our Insurance Broker was present to discuss the increase in our insurance costs. The cost of the concrete, paving, striping, and increase in general costs such as electric were explained. Therefore, beginning July 1, 2026 the maintenance fee will increase \$10 per month. The new maintenance fee will be \$225 per month.

Maureen Doloughy, President

CHEESEQUAKE VILLAGE **2026 BOARD OF TRUSTEES**

President..... Maureen Doloughy
maureen13hawaii@yahoo.com
Vice President..... Ken Rigatti
kenrigatti@yahoo.com
Treasurer..... Patricia Smith
Trustee..... James Nolan
merlin777.jn@gmail.com
Trustee..... Jeff Pantelas
Trustee..... Rich Kubian
Trustee..... Kevin Garcia

CONTACT INFORMATION

Main Number: 732-566-6323

Email: Cheesequake@verizon.net

**After Hours Emergency Number:
732-425-2011**

When calling the emergency number, if there is no answer, leave a detailed message on voicemail and someone will return your call as soon as possible. **DO NOT CALL** any Trustee at home in an emergency.

CHEESEQUAKE VILLAGE OFFICE

**Office Hours: 8:00AM – 3:00PM.
(732) 566-6323**

Copy machine: Available 9:00 AM - 2:00 PM.

Notary Public: No longer available.

Fax machine is for office use only, not for residents.

If you see the CVA Office phone number on your answering machine, please listen to the message. Be sure you have a current phone number on file with the office.

CLUBHOUSE RENTAL FEE

Beginning January 1, 2026, clubhouse rental is \$200. Event insurance is required; contact us for insurance information if needed.



REMINDER

Parking on the street overnight is prohibited.

TOWNSHIP INFORMATION

Township Main Number.....732-721-5600
Police.....732-721-4000
OBMUA..... 732-566-2534
Building Code Enforcement..... 732-721-5600
x 2420
Recycling 732-721-5600 x 6107
If recycling not picked up 1-800-488-6242
Silver Linings.....732-721-5600 x 6600
Library732-721-5600 x 5010
Food Bank 732-721-5600 x 2022
Mayor's Office 732-721-5600 x 2200

UTILITIES

New Jersey Natural Gas: 1-800-221-0051
Gas Leak: 1-800-427-5325
JCP&L: 1-800-662-3115
Street Light Outage: 1-888-544-4877
Optimum: 1-732-583-0606
Fios: 1-800-837-4966
Suburban Disposal, Inc.:
If trash not picked up: 1-973-227-7020
Option: #1
or email: Notifysdimc@gmail.com

MEALS ON WHEELS: Will deliver hot meals Mon-Fri for a minimal fee. (732) 607-1582.

STOP & SHOP PEAPOD: Home delivery service is now available. To order, call: 1-800-5PEAPOD or go to the web at **www.PeaPod.com**

OLD BRIDGE TOWNSHIP BUS:

Call (732) 721-5600 X 6600 for information and bus service. Also, for disabled seniors 60 or over, by appointment call 1-800-221-3520 Area Wide Transportation. You need to call them; they do not come in without calling.

SHOP RITE: Home shopping – register at **shoprite.com**

MEMBER MEETING SCHEDULE:

Next CVA Meeting is
Thursday, June 18, 2026

TO THE POINT



- ✓ **Garbage pickup – Tuesday and Friday**
 - ✓ June 23, 24 & 30 Aqua Zumba begins
 - ✓ Chair Yoga
 - See calendar for schedule
- ✓ **A 2026 Census will be sent to each resident.**
Fill out completely and return to the Office.
- ✓ Bocce practice Tuesday, Thursday, and Saturday 9:30 AM
 - ✓ Take a look at the new Facebook page –
Cheesequake Village Residents
 - ✓ Put your unit # on recycle bins
- ✓ Office will be open until 6 PM on June 8 & June 22
 - ✓ Do you have a parking pass?
If you get a new car, do not use your old parking pass. Come into the Office for a new one.
 - ✓ Do you need to have your dryer vent cleaned?
Must be done every 5 years. Call the office to confirm the date of the last cleaning if you are unsure.
 - ✓ Call the Police if you see any solicitors in the Village.
- ✓ Remember to inform your visitors including contractors to use the "V" spots for parking
 - ✓ We accept cash only for any activities.
 - ✓ Have a question about recycling dates?
Join the Old Bridge Recycling Facebook Group and download the Recycle Coach app. Any changes are posted there.
- ✓ Pool hours every day from 10 AM – 8 PM
Pool badges can be picked up at the Office
No one under the age of 18 is allowed in the pool or pool area
Cost for guests is \$4.00 weekdays, \$5.00 weekends
Be sure to check in with the pool monitor

UPCOMING EVENTS



FROM THE BOARD

SEWER BACKUP PROBLEMS

If you experience a toilet backup in your unit, Cheesequake Village Association policy requires that you **contact the office first**—or use the emergency number after hours:

(732) 425-2011.

Our Maintenance Staff is available full-time, with someone on call 24/7. A staff member will attempt to clear the blockage. If it's found in the main sewer line, the staff will call a company like A-General to resolve the issue, and the Association will cover the cost. **However, if you hire a plumber before giving the Association a chance to address the problem, you will be responsible for the bill.**

This procedure applies only to toilet backups, not to kitchen sinks or washing machines. Only toilet paper should be flushed; do **not** flush grease, wipes of any kind, rags, paper towels, tissues, or diapers. If any of these items are traced back to your unit, you will be held liable for repair costs.

Do not use baking soda and vinegar in your drains, as they can form clogs similar to those caused by powdered detergents. Instead, use products like ZEP or PEQUA, which are available at Home Depot.

DO NOT FLUSH:

- WIPES
- PLASTIC BAGS
- ADULT DIAPERS
- PAPER TOWELS
- TISSUES
- RAGS
- DOG FECES



**SAVE TIME & MONEY
PURCHASE A PLUNGER**



June 14, 1924

Flag Day in the United States is a day honoring the national flag, observed on June 14. The holiday commemorates the date in 1777 when the United States approved the design for its first national flag.

In 1916 Pres. Woodrow Wilson proclaimed June 14 as the official date for Flag Day, and in 1949 the U.S. Congress permanently established the date as National Flag Day.

NO PARKING AREA



Parking is **NOT** allowed in front of the office and library where the curb cut is used by wheelchairs, walkers, and people who are unable to maneuver regular curbs. Please be considerate and leave this area clear of vehicles.



SENIOR SERVICES
OLD BRIDGE SILVER LININGS

PROGRAM: Now open to members from 8 AM – 3:30 PM. Membership is \$5. See oldbridge.com/silverlinings or call (732) 721-5600 Ext. 6600 for more info.

SEN. OWEN HENRY'S OFFICE IS
NOW AT 2501 HIGHWAY 516,
OLD BRIDGE :

Get help with your Gas and Electric bills this spring and next summer. Sign up now for **USF/LIHEAP/PAAD/SENIOR GOLD**. Also, get help with your PTR Blue Book, which is the Senior Tax Freeze Reimbursement, ANCHOR, & StayNJ Programs. **By appointment only.**

Call Sen. Owen Henry's Office at
(732) 607-7580

OLD BRIDGE TOWNSHIP --
HOME REPAIR PROGRAM

Did you know you can receive up to \$20K in repairs? No cost to apply, zero percent interest, no monthly payment, and no payment due until the sale of your home. For details, call (609) 664-2769 Ext. 9 or www.hip.cgph.net

COME JOIN US!

Senior "Club 60"

We meet every Wednesday at 11AM
in the Clubhouse.

We play Trivia & Bingo

Refreshments served!

Call: President Lena Alaimo

718-909-0862

Men and women are always welcome!

FOOD BANK IN OLD BRIDGE

Broken Loaves Food Bank is available to residents of Old Bridge in need. The address is 139 White Oak Lane, Old Bridge, off Route 516. Call for more info, directions, and to make an appointment (732) 679-4837

FROM THE BOARD
SUMMERTIME REMINDERS

BBQ GRILLS MUST BE 10 FEET AWAY
FROM THE BUILDINGS: Unfortunately, people living in one-bedroom units or the second floor Gettysburgs do not have space for grills. **NO COOKING USING GAS OR CHARCOAL GRILLS ON THE BALCONIES!!**

NEW SIDING: Absolutely nothing should be put on the new siding that would make holes or damage it in any way. That is no screws, nails, tacks, hooks, or tape. Please remember not to have your satellite dish attached to the siding.

OVERGROWN BUSHES & PLANTS: Your gardens will be in full bloom soon. It is important for homeowners to control the growth and debris around the outside air conditioner units. The landscapers will not trim around these units to prevent any possible damage to them. So, please keep these areas neat.

Also, gas and electric meters must be free and clear from bushes growing around them so that they can easily be read by the meter reader.

NO CVA BULLETIN
JULY & AUGUST

Activities calendars will be available
outside of the Office window.



SUMMER RIDDLES

I'm tall when I'm young and short when I'm old.
What am I?

I'm wet and cold and bring relief
from summer heat.
What am I?

RIDDLE ANSWERS: On Activities Page

HIGHLIGHTS OF THE **May 21, 2026 CVA MEETING**

Trustee James Nolan, Regulatory &

Compliance: Jim opened the meeting and served as moderator. The meeting began with a salute to the flag and a moment of silence for the sick, those suffering, essential workers, and members of the military. The next open CVA meeting will be held on Thursday, June 18, 2026. Minutes from the previous meeting were read and approved. Two question-and-answer sessions were scheduled: one after the treasurer's report and another at the end of the meeting. The double yellow lines on Utah Drive were completed following Kevin's work with the township. Residents under age 18 may not live in the Village. If a resident age 55 or older passes away while a younger adult over 18 is living in the unit, that person would be required to sell the property.

President Maureen Dolougherty: Concrete repair and replacement at the Clubhouse has begun. The next project will be on Indiana Court, where the front area and steps need replacement. Parking space striping and numbering will also begin soon. Letters will be sent to residents reminding them to move their cars, as the company will not return to paint lines or numbers where vehicles remain in place. Residents were asked to leave a current key at the office.

VP Ken Rigatti: The pool is open and has received electrical and Health Department approval. Residents were asked to notify neighbors who are away to move their cars for the upcoming parking line and numbering project. The pool party originally scheduled for May 23 was canceled because of bad weather and rescheduled for May 30. Refunds are available through the office for anyone who purchased tickets but cannot attend on the new date. Michigan and Louisiana will be paved before the line-striping and numbering work begins.

Treasurer Patricia Smith: The April treasurer's report was reviewed and approved. The 2026–2027 budget was also presented. Due to rising expenses,

especially insurance, the HOA fee will increase by \$10 starting July 1, 2026, bringing the monthly fee to \$225. The Board approved the new budget.

Trustee Kevin Garcia: Parking space line painting and numbering are expected to begin around July 4. Residents were reminded to move their cars to allow the work to proceed. Kevin also noted the number of new residents in attendance and welcomed them to the meeting.

Trustee Rich Kubian: An outside contractor has been hired for the concrete work because some projects are too extensive for the Maintenance Staff. This allows staff to focus on work orders and other needs. The Village also has a new landscaping company, which has received many positive comments from residents. A new maintenance staff member has joined the team, and power washing is expected to begin around June 1. Residents were asked not to put cigarette butts in the flowerpots or use containers of water to extinguish them after a spill caused by wind resulted in staining of the downstairs ceiling. Reseeding and topsoil replacement are underway, and the Village is still seeking a maintenance worker.

Trustee Jeff Pantelas: Absent.

Guest Speaker: Steve Reisler of Alliance Business Services, the Village's insurance agency, reviewed the new policies for the coming year. He noted that the company is the fifth-largest agency handling condo and HOA insurance and complimented the Village on maintaining the property well. He also reported that premiums increased by 5% this year and explained that the Village is considered a coastal area because of wind exposure.

A question-and-answer session followed, covering concrete repair requests, parking arrangements during lot striping and numbering, underage residents, the start date for work behind Haven, the retirement of mail carrier Mike, and a reminder that Tuesday, June 2, is Primary Day.

ACTIVITIES



BINGO: Come join us on Wednesday, June 10 at 7:00 PM and Sunday, June 28 at 1:30 PM.

Volunteers are needed; call the Office if interested.

REPUBLICAN CLUB: No Republican meeting in June.

DEMOCRATIC CLUB: Democratic Club meeting is Tuesday, June 23 at 7:00 PM.



ZUMBA CLASSES

Monday & Wednesday Nights
at 6:30 PM in the Clubhouse
Free to Attend

AQUA ZUMBA

Tuesdays & Wednesdays:
June 23 & June 24
June 30

Wednesday Rain Date: Regular Zumba
6:30 PM – 7:15 PM
Karen Schwenk, Instructor

SUNSHINE CLUB: The Sunshine Club visits our homebound residents especially when they come home from the hospital. If you would like to volunteer or to oversee one of the most rewarding Village activities, please call the Office at (732) 566-6323.



Volunteers to deliver the monthly bulletin are needed. Please call the office if you are interested.

RIDDLE ANSWERS

A Candle
An Ice Cream Cone

ATLANTIC CITY BUS



The next AC bus leaves on Wednesday, June 3, 2026 at 10:30 AM. Cost is \$40 per person. You get \$20. back at the Casino.

Payments and sign-ups must be made at my home: 57D Galewood Drive. Check to be made out to "Cash" and please call me before you come.

347-988-2515 – Elsie

There will be no refunds for cancellations.

Please note: The July AC bus is scheduled for Wednesday, July 1.



Friday Night Get Togethers in the Clubhouse

Game Night
June 12 & June 26
7 – 10 PM



Anyone interested in playing Mahjong, please call Rose Lito at (732) 696-2926 for information.



CHAIR YOGA CLASSES

Chair yoga classes are held on alternate Thursdays and Saturdays. See the calendar for dates.

RECYCLABLES & TOWNSHIP INFO

RECYCLABLES PICK-UP DATES:

June 8 & June 22

July 6 & July 20

August 3, August 17 & August 21

If the recyclable date falls on a Monday holiday, the pickup will be on the following Saturday. Recyclables should be put out the night before, after 6:30 PM. In the Gettysburgs, please place them in the walkway between the cars near the street **and keep them outside, rain or shine.** If recyclables are not picked up, call (800) 488-6242.

Please follow these rules:

DO NOT PUT RECYCLABLES IN PLASTIC BAGS. USE YOUR RECYCLE BINS.

RECYCLE ONLY: Aluminum cans, clean glass bottles and jars, steel and tin cans, plastic bottles with a #1, #2 & #5 on the bottom, newspapers, corrugated cardboard (boxes must be flattened and tied), and mixed paper (magazines, paper, and junk mail).

ITEMS NOT FOR RECYCLING: PIZZA BOXES, STYROFOAM, ELECTRONICS OR BATTERIES, SHREDDED PAPER, CERAMICS/DISHWARE, PAINT, POTS & PANS, OR PLASTIC BAGS.

Recyclable buckets can be purchased at the Old Bridge Town Center for \$10.00. New residents (within a year of occupancy) can get them free, if available.

Do not put recyclables in the garbage as there are strict rules about this from the State EPA. Garbage collectors are not allowed to pick up recyclables so please be aware of this.

White Appliances (microwaves, refrigerators, dishwashers, or stoves):
Schedule pick up for these items at Old Bridge Recycling (732) 721-5600 Ext. 6107 and they will advise of the pickup date, cost, and procedure.

FATHER POEM

The poem is sharing the praise of a father who does not sing his own praises. Therefore, others sing his.

*He never looks for praises.
He's never one to boast.
He just goes on quietly working
For those he loves the most.
His wants are very few,
And most of the time his worries
Will go unspoken, too.
He's there...a firm foundation
Through all our storms of life,
A sturdy hand to hold onto
In times of stress and strife.
A true friend we can turn to
When times are good or bad.
One of our greatest blessings,
The man that we call Dad.*

IMPORTANT UPDATE

MAINTENANCE FEE: Since July 1, 2025, the maintenance fee is **\$215**. It is due on the first of each month. No statement is sent unless it has not been paid by the 15th, at which time a \$25. late fee is charged. The check must be **received in the Office by the 15th of the month to avoid the late fee.** Do not post-date your check.

If you are still writing a check for the maintenance fee, please make sure your unit address is on the check and print the amount very carefully.

Call the office and leave a message if you are having difficulty in paying your monthly maintenance fee.

GARBAGE PICKUP INFORMATION

The garbage pickup days are **TUESDAYS** and **FRIDAYS**. If either day falls on a holiday, then garbage will be picked up on the following pickup day.

Garbage: Must be in the green receptacle. Overflow should be on top of receptacle. **Bulk pickup:** Call Suburban Disposal, Inc. (732) 659-9020 or email Notifysdimc@gmail.com for further information. Please note there is a charge for this service.



NEW RESIDENTS

Douglas McCarthy – 37 Haven Dr.
Gabrielle Lavary – 67D Galewood Dr.
Kevin & Donna Giblin – 1A Hawaii Ct.



It's time to sign up for the Community Garden located behind Maine Ct. and Minnesota Dr. You will be assigned a section of the area. You cannot plant without being included on the list. If you sign up now, you will be put on a waiting list.



INTERESTED IN RENTING THE BALLROOM?

The CVA Ballroom is available for rental by residents only. Complete information and the registration form are available at the Office.



BEST ANT TRAPS

Terro Multi-Surface Liquid Ant Baits
Discreet Bait Stations - 4 Pack
At Home Depot or Walmart
Also comes in 1 oz. or 0.36 oz. packs



*Life is like homemade ice cream: sweet and seasonal –
Enjoy it before it melts.*

Footsteps in History by CVA Trustee James Nolan Episode 33 – June 2026 – Queen Boudica's Revenge

In 60/61 AD, Prasutagus was King of the Iceni tribe, a "client king" of Roman occupied Britain. His wife was Boudica. Cassius Dio described her appearance: "In build she was very tall, in her demeanor most terrifying, in the glint of her eye most fierce, and her voice was harsh; a great mound of the tawniest hair (golden-or reddish brown) fell to her hips; around her neck was a large golden torc; and she wore a tunic of many colors upon which a thick cloak was fastened with a brooch." Upon his death, Prasutagus willed his extensive states and land to his two daughters and the Roman Emperor. The Romans ignored his will. Tacitus describes what happened next: "...his kingdom was looted by centurions, his house by slaves, his chief men stripped of their ancestral estates, his relatives made slaves, his wife Boudica flogged in public, and his daughters raped...!" Boudica then began her revenge!

She raised a massive army of the surrounding tribes, estimated to be two hundred thousand tribesmen. They began sacking the Roman occupied cities of Camulodunum (Colchester), Londinium (London), and then Verulamium (St Albans), a terrible frenzy of killing, where an estimated eighty thousand Romans and their allies were horribly killed. Then, in a desperate attempt to stop Boudica, the Roman Governor of Britain, Gaius Suetonius Paulinus, assembled an army of ten thousand Roman legionnaires. He chose the site of this confrontation very carefully. At the Battle of Watling Street, he used a narrow defile to force a frontal assault by Boudica's Briton army. As the Romans counter-advanced against their assault, Boudica's forces, trapped by their own baggage wagons, were terribly massacred. By some accounts, one hundred thousand Britons were killed, including women and children, while the Romans only lost four hundred. The rest of Boudica's army fled in panic. There are two versions of what happened to Queen Boudica next: Tacitus, that she ended her own life with poison; Dio, that she fell ill and died. Of note here, is the saying, "Hell hath no fury like a women scorned."

REMINDERS

SELLING YOUR UNIT: If you are selling your unit, it is **mandatory** that you contact the office to inform us of the sale. There is paperwork that needs to be completed and the unit's files in the office need to be updated.

ALTERATION FORMS: It is imperative that Alteration forms be submitted to the Office for any renovations to the unit. We are required to keep updated records on all units in the Village. Alteration forms will NOT be accepted for electrical or plumbing projects without a copy of the electrician's or plumber's valid license and insurance attached.

PARKING PERMIT STICKERS: Every car parked in the Village **MUST** have a parking sticker. Bring your car to the Office with your license and registration. This is mandatory. If you receive a letter about getting a permit, you must reply within 10 days, or you will be fined.

DOGS ON EXTENDED LEASHES: Please be mindful of other people when using extended leashes for your dogs or cats. Your neighbors can easily trip on them. Better yet, try not using them at all because Old Bridge rule allows for only 6-foot-long leashes!!

DOG & CAT OWNERS: Dog droppings are still an issue. By law, you must pick up after your pet. If you are observed not picking up after your pet, you will be fined. Please do not walk your pet behind or on the side of other units since you are intruding on the privacy of other residents. **PICK UP AFTER YOUR PET—IT'S THE LAW -- DON'T DISPOSE OF THE BAG IN THE SEWER OR SOMEONE'S TRASH BIN**

VISITING CHILDREN: Children are not allowed to play in the streets. No bikes or skateboards allowed. Visiting children should be respectful and not disturb neighbors living in the vicinity.



WORK ORDER REQUEST

Please be patient after making a work order request to the Office. Our Maintenance Staff takes care of emergencies first and all other work is done in a timely manner.

COMPLAINTS & GRIEVANCES: If you have a complaint or problem with your unit, you must call the Office. If you have a grievance, please submit it in writing to the Office, attention Grievance Committee. It must include your name and address, or it will not be considered for action. Or you can email Maureen Doloughy at Maureen13Hawaii@yahoo.com

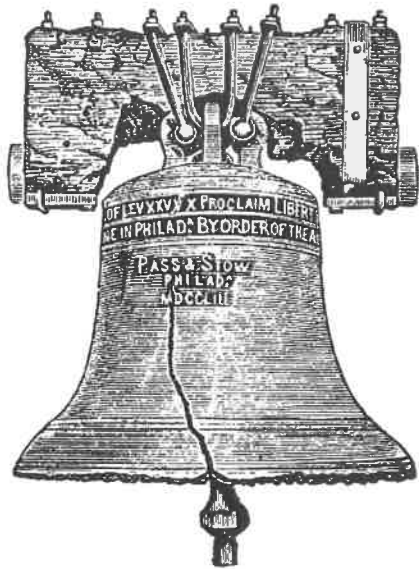
CHANGES IN UNITS: As equipment has been changed (Ex: Furnaces, air conditioners, windows), new situations have arisen. When contractors add or change equipment, be advised that these changes created by your contractor are your responsibility and must be maintained by you and be added to your insurance policy. You must apply for an alteration permit from the CVA and from Old Bridge Township before making changes to your unit. Failure to do so will generate a fine.

STREETLIGHT & POWER OUTAGES:

Call JCP&L at **1-888-544-4877** to report the outage with the street name and the cross street. **DO NOT CALL THE OFFICE FOR POWER OUTAGES.**

WILD ANIMALS: Bird feeders or feeding any unlicensed animals are strictly **PROHIBITED** because you are inviting other animals such as raccoons and skunks to make their home in our Village, too.

Happy
Father's
Day



HONORING AMERICA'S BIRTHDAY **WITH THREE SYMBOLS OF** **FREEDOM**

First is the drummer. Few people realize just how important the drummer was to soldiers heading into battle. Drummers played a vital role on both sides of the battle as the Colonials took their fight to the British tyrannists. They served as communicators, and their tunes were more than just musical notes, as the rhythm helped organize and coordinate different military units on the ground.

A little-known fact about drum corps was that they were primarily teenagers or even younger. Through different cadences, their drumbeats could relay messages that would otherwise go unheard in battle – when to attack, assemble, or even retreat.

Their duties didn't end with banging a drum; they sometimes courageously carried messages, assisted surgeons, and helped evacuate the wounded.

It wasn't until the 19th century that the Betsy Ross flag took its place as the symbol of America's fight for independence, and the story behind its creation – George Washington meeting with Ross to create its design – became legend.

It is believed by some that the flag was sewn in May of 1776 at the behest of George Washington and his closest confidants, who presented a design to Ross featuring the 13 stars arranged in a circular pattern. The circular stars symbolized equality among the thirteen colonies, reinforcing its appeal even though this meeting was not officially documented.

Another American symbol of freedom is the Liberty Bell, and legend has it that it tolled on July 8, 1776, to alert citizens to gather and hear the first reading of the Declaration of Independence. This would not be unusual, as the Liberty Bell is believed to have been used for many such occasions during the story of America's fight for independence.

For years, the Liberty Bell, which bears the biblical inscription "Proclaim LIBERTY throughout all the land unto all the inhabitants thereof," hung in the Pennsylvania Statehouse (Independence Hall).

Its zigzag crack, which is believed to have occurred sometime between 1841 and 1845, eventually left it inoperable. On February 22, 1846, the bell rang for the final time to celebrate George Washington's birthday.

It now hangs in the Liberty Bell Center in Philadelphia, where tens of thousands of people visit it each year.

The Liberty Bell will also be featured as a privy mark on several of the coins being struck at the US Mint in 2026 to celebrate America's 250th birthday.



JUNE

2026

CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 WOODBRIIDGE MALL / WALMART	2  REMEMBER TO VOTE	3 10:30 AM AC BUS NO CLUB 60	4	5 9:30 AM SHOP RITE/ALDI/LIDL	6 CHAIR YOGA 10:00 AM
7	8 6:30 PM ZUMBA 	9	10 6:30 PM ZUMBA 	11 CHAIR YOGA 6:00 PM	12 9:30 AM SHOP RITE/ALDI/LIDL	13
14	15 FREEHOLD MALL / WALMART	16	17 11:00 AM CLUB 60	18 7:00 PM CVA MEETING	19 9:30 AM SHOP RITE/ALDI/LIDL GET TOGETHER 7-10 PM	20
21  HAPPY FLAG DAY June 14th 2026	22 6:30 PM ZUMBA 	23 AQUA ZUMBA 6:30 - 7:15 PM	24 11:AM CLUB 60 AQUA ZUMBA 6:30 - 7:15 PM	25 CHAIR YOGA 6:00 PM	26 9:30 AM SHOP RITE/ALDI/LIDL GET TOGETHER 7-10 PM	27
28 FATHER'S DAY June 20th 2026 FIRST DAY OF SUMMER 	29 TARGET / MARSHALLS / WEGMANS 6:30 PM ZUMBA	30 AQUA ZUMBA 6:30 - 7:15 PM 	9:30 AM BOCCE BALL PRACTICE TUESDAY -- THURSDAY SATURDAY			
1:30 PM BINGO						

CVA BUS SCHEDULE

MONDAY -- 12:30 PM SHOP RITE -- MATAWAN
FRIDAYS: 9:30 AM -- SHOP RITE/ALDI/LIDL -- HAZLET
MONDAY -- 9:30 AM MALLS

CALL THE OFFICE THE MORNING OF THE
BUS TRIP TO PUT YOUR NAME
ON THE LIST.

SHOP RITE -- MONDAY & FRIDAY: \$2.00

MALL TRIPS: \$5.00

**CHEESEQUAKE VILLAGE ASSOCIATION
2026 - 2027 BUDGET**

MEMBER ASSESSMENT:

(713 units @ \$215.) x 1 month	\$ 153,295.00
(713 units @ \$225.) x 11 months	\$ 1,764,675.00
Additional Revenue	\$ 75,000.00
TOTAL INCOME	\$ 1,992,970.00

GENERAL & ADMINISTRATIVE:

Employee Salaries	\$ 280,000.00
Employee Benefits	\$ 45,600.00
Payroll Taxes	\$ 86,400.00
Professional & Legal Fees	\$ 25,000.00
Delinquent Accounts	\$ 30,000.00
Vehicle Insurance	\$ 6,000.00
Insurance	\$ 495,000.00
TOTAL G & A EXPENSES	\$ 968,000.00

OPERATING EXPENSES:

Pool & Recreation	\$ 25,000.00
Clubhouse & Office	\$ 20,000.00
Maintenance Dept	\$ 40,000.00
Vehicle	\$ 10,000.00
Trash	\$ 162,712.00
Landscaping (Including tree trim)	\$ 100,000.00
Exterminator	\$ 10,000.00
Snow Removal	\$ 120,000.00
Electrical	\$ 15,000.00
Plumbing	\$ 18,258.00
TOTAL OPERATING EXPENSES	\$ 520,970.00

SHORT & LONG TERM RESERVES:

Capital Upgrades (roof, siding, concrete, etc)	\$ 354,000.00
Capital Reserve	\$ 150,000.00
TOTAL	\$ 504,000.00

Total Budget	\$ 1,992,970.00
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KW WEST MONMOUTH
KELLER WILLIAMS, REALTY

Tami Kelly
REALTOR® Associate

Cell: (347) 581-6936
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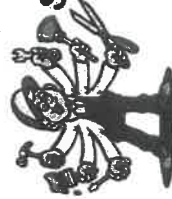
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