

Cheesequake Bulletin

DECEMBER 2025



Dear Fellow Villagers:

Welcome to "The Most Wonderful Time of the Year".

To start the season off, the Resident's Luncheon will be on Sunday, December 7. There will be a sandwich buffet, desserts, coffee, and tea. The afternoon will have games and prizes as well. The cost is \$10 per person. Tickets are available at the office.

The Halloween Party was a great success. The decorations were outstanding, the costumes were creative, and the DJ kept the party going. So many people participated. That is the goal – to get everyone out to just enjoy.

Speaking of getting out and enjoying – The New Year's Eve Party will be held, of course, on New Year's Eve. Similar to last year, there will be options. One option will be dinner and the party. The cost for that will be \$30. The second option is to just come to the party. The cost for that will be \$15. We will have the DJ who was here last New Year's Eve. He played at the Halloween party.

With winter getting ready to rear its head, please make sure that your heating system is in good working order and if you have drafts, please use weather stripping to seal off the drafts. Also make sure that your outside water is turned off.

The Board wishes that the Holiday Season brings everyone peace, comfort, and happiness.

~ Maureen Doloughty, President ~



Accepting donations until December 16.
Drop box location - CVA Office Lobby
Toys must be new and unwrapped.

CHEESEQUAKE VILLAGE 2025 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 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: Available 9:00 AM- 2:00 PM with a fee of \$5.00 **by appointment only**. Certain documents are excluded, so please be sure to check when you call to make an appointment.

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.

TRUE OR FALSE PENGUINS CAN FLY?

Everyone knows that penguins can swim, slide and waddle around. But an April 2008 promotional video for BBC nature documentaries used computer animation to show a colony of airborne penguins migrating from Antarctic to a tropical rainforest.

Answer on Reminders page.

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
Library	732-721-5600 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:

No Meeting in December
Next CVA Meeting is
Thursday, January 15, 2026

TO THE POINT



✓ **Garbage pickup – Tuesday and Friday**

- ✓ Sunday, December 7 – Come for fun to the Holiday Luncheon
1 – 4 PM \$10. Per Person – Tickets available at the office
- ✓ Wednesday, December 31 – New Year's Eve Party
 - ✓ **\$215. maintenance fee as of July 1, 2025**
Be sure to adjust your payment for ZRent
 - ✓ Take a look at the new website –
Cheesequake Village Residents
 - ✓ Put your unit # on recycle bins
 - ✓ Office will be open until 6 PM on December 1
 - ✓ 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.
 - ✓ Put the calendar and important phone numbers on your refrigerator for reference.
 - ✓ 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
 - ✓ Lost something outside? Call the Office.
 - ✓ We are accepting cash only for any activities.
 - ✓ Have a question on recycle dates?

Join the Old Bridge Recycling Facebook Group and download the Recycle Coach app. Any changes are posted there.

UPCOMING EVENTS

- ✓ New Year's Eve Party
\$30. Per Person – Dinner & DJ
Dinner served at 6:30 PM
- ✓ \$15. Per Person – DJ Only
Entry at 8:00 PM

Tickets available in the Office – Deadline December 23

NO REFUNDS!

RECYCLABLES & TOWNSHIP INFO

RECYCLABLES PICK-UP DATES:

December 8 & December 22

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 4:30 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 or #2 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.

IMPORTANT UPDATE

MAINTENANCE FEE: The current maintenance fee is **\$215** since July 1, 2025. It is due 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.

NATIONAL PEARL HARBOR REMEMBRANCE DAY

Each year on December 7, Pearl Harbor survivors, veterans, and visitors from all over the world come together to honor and remember the 2,403 service members and civilians who were killed during the Japanese attack on Pearl Harbor in Hawaii on December 7, 1941. A further 1,178 people were injured in the attack, which permanently sank two U.S. Navy battleships (the **USS Arizona** and the **USS Utah**) and destroyed 188 aircraft.

Every year, remembrance events are held at the Pearl Harbor National Monument, culminating in a commemoration ceremony on Dec. 7.

On Pearl Harbor Day, the American flag should be flown at half-staff until sunset to honor those who died as a result of the attack on U.S. military forces in Hawaii. Pearl Harbor Day is not a federal holiday – government offices, schools, and businesses do not close.

HIGHLIGHTS OF THE NOVEMBER 2025 CVA MEETING

Trustee James Nolan, Regulatory & Compliance: Jim welcomed all to the meeting and was the moderator. A salute to the flag was conducted including a moment of silence for the sick, suffering, essential workers, and those serving in the Military. The next open CVA meeting is Thursday, January 15, 2026. The minutes of the last meeting were read and accepted. There will be two question and answer sessions: one after the treasurer's report and one at the end of the meeting. We will have the last round of nominations for the new board at this meeting. Maintenance will examine the complex for any remaining Federal Pacific panel boxes and they will be repaired. All air conditioning units should be removed by now. Sadly, one of our residents passed away suddenly this morning.

Pres. Maureen Doloughy: We had a wonderful Halloween party. Everyone had a great time. Attached to the Treasurer's Report is a matrix outlining what the Association and Unit Owners are responsible for maintaining. Do not park in the curb cuts outside of the office and library areas. Make sure you have a parking sticker on any vehicles you park here. If you use the clubhouse for any activity, ensure everything is put back correctly and the carpets and tables are cleaned. The Resident's Holiday Luncheon will be held on December 7. Cost is \$10 per person. There is no December open CVA meeting. No newsletter in January, but the calendar will be available in the office lobby.

VP Ken Rigatti: It was necessary to replace two stationary bicycles. Previously, all equipment was purchased by donations from unit owners. We have already purchased the two bikes but are asking for any donations you would like to make. The new pool cover has been installed. The New Year's Eve party is planned. Two ticket price options: Dinner & DJ - \$30. DJ only: \$15. Same DJ as last year. Seven streets are left to be sided and should be completed in approximately two years.

Treasurer Patricia Smith: Treasurer's report for October was presented and accepted as read. An explanation of several the various accounts used by the CVA was explained to attendees.

Trustee Kevin Garcia: Absent

Trustee Rich Kubian: Fall clean-up was started today and will continue tomorrow. Photos were shown of wipes and paper products that were snaked out of the main sewer line on Oklahoma and Haven. Maintenance has been at this location multiple times a week for the same problem. If it can be determined who is responsible, they will be fined. If you get a live Christmas tree that can be planted, do not throw it away because it may be able to be planted somewhere else. Call the office.

Trustee Jeff Pantelas: Looked through the whole Village for addresses with air conditioning units in the windows after October 31. Letters will be sent to the owners and a fine may be issued. Check the back of your unit to ensure you have a sticker number on the back of your building.

Board of Trustees for 2025-2026

President: Maureen Doloughy
Vice President: Ken Rigatti
Treasurer: Patricia Smith
Trustee: Kevin Garcia
Trustee: James Nolan
Trustee: Richard Kubian
Trustee: Jeffrey Pantelas

A question-and-answer period followed the presentations including: discussion of the matrix page, lights out in parking lots, and the Toys for Tots box in the office.

Presenter: Jackie Berman from IDShield gave a presentation of the services her company provides including: help with identity theft, living wills, estate planning, power of attorney, and other subjects.

There were three winners of the Sunshine Club's Holiday baskets.

**Happy
Holidays!**



WELCOME TO NEW RESIDENTS

John & Loretta Caddock – 5B Texas Ct.
Marlon Jacob – 5C Pennsylvania Dr.
Judith & William Utter – 10B Haven Dr.
Michelle Mancuso – 6C Indiana Ct.
Susan Contrera – 8 Missouri Ct.
Cynthia Calvanico – 3 Nebraska Dr.



Every car parked in the Village MUST have a parking sticker. Bring your car to the Office with your license and registration to update your file. If you get a new car, you are required to obtain a new sticker.



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.

HALLOWEEN PARTY 2025



**Footsteps in History by
CVA Trustee James Nolan**

Episode 28 – December 2025 –

Battle of Shiloh - "Hope Springs Eternal"

The Battle of Shiloh was a key battle of the American Civil War fought in southern Tennessee. On the first day, April 6th, 1862, Confederate forces launched a successful surprise attack on Gen. Ulysses S. Grant's Union army, but on the second day were pushed back, after Union reinforcements arrived. The battle was considered a strategic Union victory but came at a tremendous cost, with a combined total of over 23,000 casualties, which shocked many individuals on both sides. During that first day, fortified by blazing artillery, Confederate officers launched wave after wave of soldiers against the Union lines, but by sunset, Confederate General Albert Sidney Johnston was dead, ammunition was low, and the men were exhausted. The Confederates had sustained 8,000 casualties, while Union forces had 7,000 men killed, 3,000 captured, and 10,000 who were afraid to fight.

Union General William Tecumseh Sherman found Grant under a nearby Oak tree, in pain from an earlier injury, holding a lantern and chewing a cigar. "Well Grant, we've had the devil's own day, haven't we?" "Yes," replied Grant with a drag on his cigar. "Lick 'em tomorrow tho." Of note here is that despite any adversity, even in tough times, tomorrow always brings hope, hence the proverb, "Hope Springs Eternal."

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-2 Blue Book, which is the Senior Tax Freeze Reimbursement Program. **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 of Route 516. Call for more info, directions, and to make an appointment (732) 679-4837.



A CHRISTMAS STORY – THE CANDLE IN THE WINDOW

In a remote countryside, the Johnson family prepared for Christmas without their eldest son, William, who was serving overseas in the military. Each night, Mrs. Johnson lit a candle in the window, a tradition symbolizing hope for his safe return.

A severe snowstorm hit on Christmas Eve, causing power outages across the region. The family gathered around the fireplace, sharing memories of William.

Meanwhile, a weary traveler named Jacob struggled through the blizzard after his car broke down. Freezing and lost, he spotted a faint light. As they talked, Jacob revealed that he had served alongside William and had been on his way to deliver a message. "He wanted you to know he's safe and coming home soon."

Overjoyed, the family realized their act of keeping the candle lit not only guided Jacob to safety but also brought news of their beloved son.

Acts of faith and hope can bring comfort and light to others, even in the darkest times.

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.

ACTIVITIES



BINGO: Come join us on Wednesday, December 10 at 7 PM. No Sunday Bingo. Volunteers are needed; call the Office if interested.

REPUBLICAN CLUB: No Republican meeting in December.

DEMOCRATIC CLUB: No Democratic meeting in December.

SUNSHINE CLUB: The Sunshine Club visits our homebound residents especially when they come home from the hospital. If you would like to volunteer, please call Barbara Karlik at (732) 242-9150.



ZUMBA CLASSES

Monday & Wednesday Nights
at 6:15 PM in the Clubhouse
Free to Attend

Karen Schwenk, Instructor



HOLIDAY LUNCHEON

\$10 Per Person

Sunday, December 7 1 – 4 PM
Sandwich Buffet / Desserts
Games / Prizes
50/50 Door Prizes

Tickets available at office. No Refunds



INTERESTED IN FORMING/JOINING A BOOK CLUB?

I'm hoping that I have some neighbors who are readers who would like to discuss what they are reading. At the initial meeting, there will be a discussion of what books would be of interest. Contact Peg at 732-673-0214 for more information.

ATLANTIC CITY BUS



ATTENTION: ATLANTIC CITY BUS UPDATE

The next AC bus leaves on Wednesday, December 3 at 10:30 AM. Due to the increase in the bus rates, the price 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 January AC bus is scheduled for Wednesday, January 7.



Friday Night Get Togethers in the Clubhouse

Game Night
December 5 & December 19
7 – 10 PM



SCRABBLE ANYONE?

If anyone is interested in forming a SCRABBLE group, please call Peg at 732-673-0214. No experience necessary.



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

FROM THE BOARD

SEWER BACKUP PROBLEMS

If there is a backup in the toilet in your unit, it is the policy of the Cheesquake Village Association that you **first call the office** – or the emergency number after hours ---

(732) 425-2011.

We have a full-time Maintenance Staff and someone is on call 24-7.

A member of the Maintenance Staff will try to clear the obstruction. If the obstruction is in the main sewer line, the staff member will call someone such as A-General to clear the obstruction and the Association will pay for the expense. **If you, as a homeowner, call a plumber without allowing the Association to try to resolve the problem, the Association will not pay for that cost.**

This applies only to toilet backups, not sink or washing machines. Nothing but toilet paper goes down the toilet, that is: **NO GREASE, NO WIPES OF ANY KIND, NO RAGS, NO PAPER TOWELS OR KLEENEX AND NO DIAPERS. If it is determined that any of these items come from your condo, you will be responsible for the repair costs.**

Do not use baking soda and vinegar in your drains. It has been proven to cake up similar to powdered detergents. ZEP and PEQUA, available at Home Depot, are the alternatives to use.

**NO WIPES
NO PLASTIC BAGS
NO ADULT DIAPERS
NO PAPER TOWELS
NO TISSUES
NO RAGS
NO DOG FECES**



KEYS IN THE OFFICE!

It is important to keep a set of your house keys or your security keypad code at the office in case of an emergency where entry into your unit is necessary. The keys are kept in a secure file cabinet in the office. If entry is needed, only a Board Member and a Maintenance member would enter.

"FUNNY" **NEW YEAR'S RESOLUTIONS TO RING IN A CHEERFUL 2026**

- Embrace the chaos: aspire to make my bed at least once a month.
- Practice the fine art of remembering where I left my keys at least twice a week.
- Attempt to become fluent in emoji to communicate complex emotions more effectively.
- Promise to conquer the pile of unread books by turning them into stylish furniture.
- I vow to drink more water in 2026...as long as it's part of my coffee or cocktail.
- Try yoga – or at least learn how to touch my toes without toppling over.
- Vow to attend at least one event I RSVP'd to on Facebook (even if it's in my dreams).
- Experiment with new recipes, with a goal or cook something that actually looks like the recipe picture.
- Aim to become a Zoom pro by mastering the mute/unmute button without embarrassing incidents.
- Commit to finding a plant I can't kill in less than a week – a botanical challenge.
- Promise to resist the urge to start a new TV series until I finish at least one I've already started.
- In 2026, I'll try to cook at home more, but only if "cereal for dinner" counts as cooking.
- This year, I'll master the art of adulting...or at least pretend I have it all together on Instagram.



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.

OVERGROWN BUSHES & PLANTS: Your gardens are in full bloom. Please trim the flowers and bushes below your front windows and along the walkways. The Fire Dept. requires it in case of an emergency where you have to vacate your unit.

Gas and electric meters must be free and clear from bushes growing around them.

Trimming around the outside air conditioning units is a must. The landscapers do not trim around these units to prevent any possible damage to them. So, please clean up these areas.

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**

NO JANUARY 2026 BULLETIN

A copy of the January 2026 calendar will be available in the Office and on the Cheesquake Website.



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 Doloughty 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.

Answer to True/False Question: TRUE

Kellie Larsen
Co-Owner
732-991-8299

KellieandLeslieSHS@gmail.com

*We give seniors the gift of independence through
heartfelt companionship and daily in-home help.*



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Jacklyn Berman

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JacklynBerman.LegalShieldAssociate.com

HAVE YOU EVER?...

Needed your will prepared? Received a moving traffic violation?
Worried about being the victim of identity theft? Owned a business?
Driven for Uber or Lyft? Wanted to earn extra income?

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Co-Owner
sabrina.bangura@aplaceathome.com

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TF 866.372.0932 x1003
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Suite 200
Eatontown, NJ 07724

APlaceAtHome.com/Eatontown

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Loan Officer, NMLS# 2576601
Advisors Mortgage Group, LLC

Cell: 914.661.9327
Fax: 732.640.5649
JPodos@AdvisorsMortgage.com
JPodos.AdvisorsMortgage.com
5114 Route 33 • Wall, NJ 07727
Branch NMLS# 173453
See advisorsmortgage.com for licensing info

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