



THE VILLAGE GRANDE NEWS—SEPTEMBER 2026

MESSAGE FROM THE BOARD

We hope everyone has enjoyed the summer and has taken advantage of the many opportunities to enjoy our community. We are pleased to announce that the pool will remain open through September 17th, giving residents a little extra time to enjoy the season.

The Board continues to focus on several important community maintenance and construction projects. Roadway work on Wisteria and Hyacinth is scheduled to begin in late September and continue into early October. The project will include milling and paving portions of the roadways, along with repairs to several catch basins. Additional information regarding the schedule and other details will be provided as they become available. This work is an important part of our long-term plan for maintaining the Village Grande roadways.

We also remain actively involved with the State of New Jersey and Holmdel Township regarding the two projects affecting our community—the work involving the front gate and the sewer repair project. While specific construction dates have not yet been established, the Board will continue to monitor developments and work to ensure that the interests of Village Grande residents are protected.

Many residents may also have heard that our management company, Premier Management Associates, has been sold. The company will merge with Homestead Management Services and become part of Continuum Companies, a larger organization. We have been assured that these changes will not result in any disruption or changes to the services currently provided. The Board will continue to monitor the transition.

Finally, please mark your calendars for the HOA meeting on **September 22nd at 6:00 p.m.** This will be an especially important meeting, as the two new Board members will be voted in to fill the positions being vacated.

Joann, Ron, Tony, Concetta, and Rick

Social Committee News

- The Labor Day barbeque complete with ice cream sundaes is set to begin at 4pm for those who signed up.
- The yearly “New Owner” Welcome breakfast is planned for Sunday 9/27. Please keep an eye out for the flyer and sign-up sheet in the Clubhouse on the credenza.
- **Save The Date...** Bingo night is being planned for Friday October 16th. *More info to come!*
- Water aerobics continues as long as the pool remains open every Monday, Wednesday, and Friday at 10:30, **weather permitting**. *This is a fun, very low impact exercise program, and no prior aerobics experience is necessary!*
- The Friday evening Clubhouse socials are a popular and fun way to meet and mingle with your neighbors. *Every Friday at 5pm!*
- Chair yoga exercises in the Clubhouse every Monday, Wednesday, and Friday at 10:30am. *This is open to anyone, and no prior Yoga experience is necessary.*
- “MAY I” has resumed every Thursday 6:30pm.
- Canasta is every Tuesday at 1pm in the Clubhouse card room. Anyone who would like to learn how to play are welcome to join us.

PLEASE do **not** remove any Social Committee notices from the Clubhouse bulletin board unless you are the one who put it up.

*Next social committee meeting is Monday August 31st at 11:30am.
ALL are welcome to attend.*

Helping Hands

The September volunteer is George Sayegh. If you need help with **basic** maintenance items in your home please call George.

New Jersey Property Tax Relief Programs

New Jersey has simplified its property tax relief programs by combining the Senior Freeze, ANCHOR, and Stay NJ programs into one application—Form PAS-1.

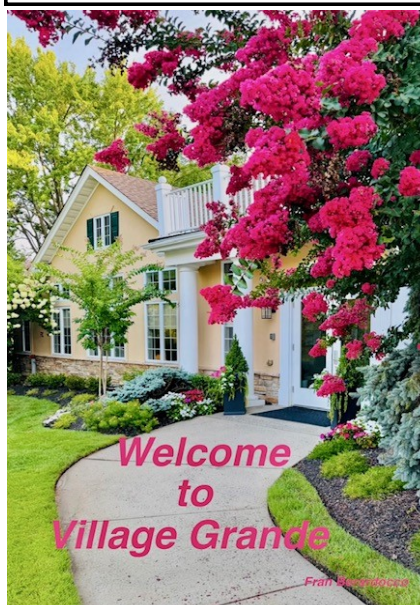
Homeowners who are 65 or older by December 31, 2025, and certain residents receiving Social Security or Railroad Retirement disability benefits, may qualify, depending on residency, property ownership, and income requirements.

The deadline to submit Form PAS-1 is November 2, 2026. Applications can be completed online or by mail. Copies of the application will also be available in the Clubhouse and on the Village Grande website.

Even if you are unsure whether you qualify, we encourage you to apply. The State will determine your eligibility and any benefits you may receive.

For more information, to download Form PAS-1, or to obtain assistance, visit the New Jersey Property Tax Relief website or call the Division of Taxation at 1-888-238-1233.

Don't wait until the deadline—if you think you may qualify, take a few minutes to apply.



Village Grande Book Club



Will be meeting on Monday the 14th at 1pm to discuss “*Theo of Golden*” by Allen Levi.

Anyone interested may come join us!

Juliette Luncheon

Any ladies interested in attending a luncheon should always sign-up in the Social Committee book located on the Clubhouse credenza as these luncheons do fill up very fast.

Romeo Luncheon

...Is Thursday September 17th at Bahr's restaurant in the Highlands.

Sign-up in the Clubhouse if you plan to attend.

RECYCLING DATES

September 1st, 15th, and 29th.



Continued >>>

THE VILLAGE GRANDE NEWS-continued...

Our Property Manager Debbie Lazare works onsite at the Clubhouse office every Friday from 8:30am to 4:30pm. During other days and times she can be contacted by email 'dlazare@premiermanagement.net'. LaShawn Darden is our Property Administrator who may also be able to help with requests. She can be reached M - F 9am—5pm at 732-390-1100.

- If you have a concern about the clubhouse, call Premier Management.
- If you want to rent the clubhouse for a function, call Premier Management.
- If you have a concern about the pool, call Premier Management.
- If you have a concern about the tennis court, call Premier Management.
- If you have a concern with landscaping or landscaper, call Premier Management.
- If you have any irrigation concerns, call Premier Management.
- If you have an issue with the snow removal, call Premier Management.
- If you have an issue with your garbage, call Premier Management.
- If you have a concern about your maintenance account, call Premier Management.
- If you plan to sell your home, you need to fill out a moving form with Premier Management.
- If you see a streetlight out, get the number on the pole and call Premier Management.
- If you want to see the governing documents, sign onto the portal or call Premier Management.
- If your key fob or clicker stops working, call Premier Management.

September Word Search Puzzle... "Grand Canyon State"

D	U	M	C	H	O	H	O	K	A	M	H	S	K	H
E	A	P	A	O	S	L	S	A	G	U	A	R	O	P
S	T	R	H	S	P	O	B	E	Y	N	G	O	A	S
E	W	E	I	O	O	P	Y	E	D	U	V	L	N	U
R	A	R	S	Z	E	R	E	O	U	E	M	D	I	T
T	B	C	F	N	O	N	E	R	R	P	K	A	L	C
F	G	O	L	D	U	N	I	D	I	R	A	M	E	A
I	D	C	A	D	N	S	A	X	N	F	A	S	V	C
E	Q	W	G	O	C	M	U	M	L	O	T	T	A	N
R	E	T	S	N	O	M	A	L	I	G	P	L	J	E
Q	K	C	T	J	C	O	S	P	M	P	L	Z	H	R
V	U	F	A	S	H	V	O	X	E	O	S	C	T	W
T	L	V	F	K	I	H	G	N	H	Y	A	W	F	E
N	A	X	F	D	S	B	I	C	A	P	C	U	P	C
N	R	B	D	A	E	M	E	K	A	L	Y	G	J	Y

APACHE	GILA MONSTER	PIMA
ARID	GOLD	PONDEROSA
ARIZONA	HEAT	PUEBLO
ARROYOS	HOHOKAM	SAGUARO
CHOLLA	HOOVER DAM	SAND
COCHISE	HOPI	SUNSET
COPPER	JAVELINA	TUCSON
DAMS	LAKE MEAD	WREN CACTUS
DESERT	MINE	YUMA
DUNE	NAVAJO	
FLAGSTAFF	PHOENIX	

If you would like something added to the newsletter, please e-mail 'villagegrandenewsletter@gmail.com' at least **4 days** prior to the last day of the month.

Architectural News and Information...

As early fall approaches in just a few weeks, the cooler temperatures will provide an excellent opportunity for homeowners to take care of outdoor projects and prepare their properties for the changing season. Whether you are still planning exterior improvements or completing routine maintenance, this is a good time to remember the Village Grande Architectural Guidelines and verify whether Architectural Review Committee (ARC) approval is required before work begins.

Many projects involving visible changes to your home or property require prior approval. These may include roofing, windows, doors, shutters, exterior lighting, landscaping, and other modifications that affect the appearance of your property. If you are uncertain about a particular project, please contact the ARC Chairperson before making commitments or scheduling work.

Homeowners planning projects are reminded that complete applications help the ARC review requests efficiently. Depending on the type of work proposed, supporting materials may include contractor insurance certificates, product information, color samples, photographs, drawings, or other documentation needed to clearly describe the project.

Early fall is also an ideal time to walk around your property and address seasonal maintenance needs. Please check trees and shrubs for overgrowth and trim them where necessary to keep sidewalks, driveways, neighboring properties, and common areas clear. Remove weeds from landscape beds, maintain planting areas, and address any exterior items needing attention before winter weather arrives.

Taking care of maintenance and obtaining approval before beginning applicable projects helps preserve the appearance and standards of our community. When in doubt, please contact the ARC with your questions. Asking first can prevent delays and misunderstandings and help ensure that your plans move forward smoothly.

****Completed ARC applications may be delivered to Debbie Lazare at the Clubhouse or e-mailed to VillageGrandeARC@gmail.com****

Below are the volunteer committees in operation here at Village Grande. If anyone would like to know more about one of the VG Committees, please speak to the chair person of that Committee.

- Social Committee (Monica Arcuri).
- Garden Committee (TBD).
- Helping Hands Committee (Rich Arway).
- Community Improvement Committee (Paul Kurella).
- Government Liaison Committee (Rick Larabee and Dick Marcickiewicz).
- Newsletter and WEB site communications (Kevin Hosmer).
- Architectural Review Committee (Kevin Hosmer and Natalie Mayer).
- Property Maintenance Committee (Kevin Hosmer).
- Snow Committee (Tony Brain).
- Veteran's Affairs Committee (Russ Meyer).

**GET
INVOLVED!**

VG Resident Community Posts...

(If you have anything to sell, give-away, or need, you can post a 1 line ad here. Please e-mail "villagegrandenewsletter@gmail.com" at least **4 days prior** to end of month to have your ad posted)

THE VILLAGE GRANDE BOARD OF TRUSTEES

Joann Sabatino - President
Ron Matuza - Vice President
Tony Brain - Treasurer
Concetta Cioffi - Secretary
Rick Larabee - Trustee

Premier Management

Property Manager: Debbie Lazare
(onsite at the Clubhouse Friday's
8:30am - 4:30pm) 732-390-1100
Property Administrator: LaShawn
Darden 732-390-1100
'dlazare@premiermanagement.net'
'www.villagegrandeholmdel.com'