



# THE VILLAGE GRANDE NEWS-NOVEMBER 2025

## MESSAGE FROM THE BOARD

Thank you to all of our homeowners for their patience and cooperation during the recently completed roadway project. The contractor completed the milling and paving of two areas specifically identified for this much needed work, and the remainder of the roadways have been sealed and all striping of the Clubhouse parking lot and various intersections have also been completed.

- BrightView has completed the aeration and seeding of all the VG lawns. The sprinkler system will remain in operation during this final growing season after which it will be winterized.
- Summer flowers have been taken out and mums have been planted in the entryways and around the clubhouse. Planting of spring flower bulbs has also been completed.
- On October 24, 2025, at a special meeting of the Board, a contractor's proposal was approved to replace the aged and in much need of repair on the Clubhouse heating and A/C systems. All five units will be removed and replaced. The work will be completed over the next month.
- The board met with representatives of BrightView to discuss the upcoming snow season. The board will keep in close contact with the contractor on all decisions on snow operations. In addition, as we did last year, for those homeowners who do not want Calcium Chloride (salt) spread on their driveways and walkways, cones will be provided to mark homes that do not want salt.
- The current contract with BrightView for lawn service, irrigation and snow removal will terminate at the end of the 2026 snow season. The Board is now reviewing several contractor proposals for all three services for the next three years. As always, quality and price will be paramount to the selection of a contractor.
- Lastly, the yearly snow removal zone map and further inclement weather instructions will be distributed in mailboxes soon.

*\*\*The next HOA meeting is scheduled for Tuesday November 18th at 6pm in the Clubhouse\*\**

Joann, Ron, Tony, Concetta, and Rick

### Social Committee News

- There will be a short Veterans Day ceremony on November 11th at 11am by the Clubhouse exterior flagpole.
- The Friday evening Clubhouse socials continue, and are a fun way to meet and mingle with your neighbors. *Every Friday at 5pm!*
- New beginner classes for Mahjong have begun. Check with JoAnn for days and times. *Anyone is welcome to join, come learn how to play and have lots of fun.*
- Billiards continues in the Clubhouse Monday's and Wednesdays at 7pm... *just for recreation, no tournaments.*
- 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" has resumed every Thursday 7pm.
- 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.

**\*\*SAVE THE DATES:** Our holiday **Christmas** party is being planned for Friday December 12th, and the **Hanukkah** candle lighting ceremony is planned but date is not set yet, AND plans are in the works for a **New Years Eve** dinner out. Restaurant not finalized, but anyone interested should sign up ASAP in the Clubhouse sign-up book.

Next social committee meeting is Monday November 17th at 11:30am.



### Helping Hands

The November volunteer is Kevin Hosmer. If you need help with **basic** maintenance items in your home please call Kevin.

A "Thank You" from Lou and Fran Berardocco...

*"A heartfelt thanks to the Social Committee and residents for your recovery wishes for us both. We are truly blessed to have you as caring community friends".*



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

### Village Grande Book Club

Our next meeting will be on Monday November 10th at 1pm in the Clubhouse, reading "The Ship of Brides" by JoJo Moyes.

*All are welcome to join us!*

### Juliette Luncheon

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

### Romeo Luncheon

Is planned for Wednesday November 12th, 12:30, at Houlihans of Holmdel.

*Please sign-up in the Clubhouse if you would like to attend.*

### RECYCLING DATES

November 11th and 25th.



*Continued >>>*

# THE VILLAGE GRANDE NEWS-continued...

## Architectural News and Information...

\*\*The exterior home and grounds maintenance inspections are in progress and will be completed by November 15th\*\*

The inspections are NOT intended to intrude on, or scrutinize owner homes and property. As our community is aging, these inspections are intended to merely ensure owners are keeping up with exterior maintenance items, which collectively has an impact on the overall aesthetics of our community. This has consistently been reflected in the high property values of our Village Grande homes. *Village Grande is considered a premier community in Holmdel, and so property maintenance inspections along with the ARC review process helps to ensure we maintain that status.*

Living in a gated community such as Village Grande with an HOA carries certain requirements homeowners are individually responsible for according to the governing documents. It has always been encouraged that all homeowners read and become familiar with the Village Grande architectural guidelines to avoid confusion about what does or does not require ARC review.

As a reminder, **most** exterior changes **require** an approved ARC application before any of the work may begin.

Applications are generally located on the Clubhouse credenza, OR on the 'www.villagegrandeholmdel.com' web site, under the "Document Library" drop down and then in "Assorted Docs and Forms".

\*Incomplete/partially completed ARC applications can not be reviewed. It is recommended to carefully look over the short requirement list on the ARC form itself before submission.

\*\*For transparency, the standardized check-list used for inspections will be in the Clubhouse on the credenza before and during the inspections\*\*

## November Word Search Puzzle... "Window Display"

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

CLOTHES	LIGHT	SEASONAL
COLORFUL	MANNEQUINS	SET
COMPOSITION	MEMORABLE	SIGNS
CONTRAST	MISCELLANY	SPACE
DIAMOND	MITTS	STREAMERS
EYE-CATCHING	NOVELTIES	THEME
FASHION	POSTER	TILES
FESTIVE	PROPS	WHIMSICAL
FURNITURE	RADIO	
HAT	SALE	
INSERTS	SATIN	

## Jadyn's Tech Help...

...Jadyn is available to answer tech questions related to your smart phones, tablets, and computers via e-mail, and she can set up one-on-one appointments if needed.

Please send questions to [jadyn.mehta@icloud.com](mailto:jadyn.mehta@icloud.com)

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

## A Message From the Garden Club...

With the sightings of pumpkins on porches, we are reminded that the autumn season soon will be turning towards winter. As the gardening season begins to wind down, our garden educational readings can be enlightened.

In this issue of the "Garden Message", I would like to begin with a brief introduction to the trees of Village Grande. Each month I will spotlight one tree that can be found on our V.G. grounds. This month's featured tree is the "Sugar Maple".



The Sugar Maple is a deciduous tree native to eastern North America, famous for its brilliant fall foliage. This maple syrup producing tree is valued for its beautiful fall color, and is a popular choice for community landscaping.

We have many sugar maples gracing our V.G. grounds providing excellent shade in summer and a brilliant show in fall.

*Did you know:* The Sugar Maple wood is a durable, strong hardwood prized for furniture and flooring (*including NBA courts*). Can you spot the stunning maple trees that adorn our grounds? Expect a heavy leaf drop of brilliant yellows, oranges and reds to blanket our V.G. landscape this month.

P.S.—if you have a fun historical fact about our V.G. community grounds, please submit it to our V.G. Suggestion Box.

Fran Berardocco,  
Garden Committee/Club Chair

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 at email [dlazare@premiermanagement.net](mailto: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.

*...So, if there are any issues within the community, always call Premier Management.*

## THE VILLAGE GRANDE BOARD OF TRUSTEES

Joann Sabatino - President  
Ron Matuza - Vice President  
Tony Brain - Treasurer  
Concetta Cioffi - Secretary  
Rick Larrabee - 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](mailto:dlazare@premiermanagement.net)  
[www.villagegrandeholmdel.com](http://www.villagegrandeholmdel.com)