



CRANBERRY CHATTER

Vol. 16 Issue 12

Published By And For The Residents Of Cranberry Creek

December 2024

WHICHEVER HOLIDAY IS CELEBRATED...



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WARMTH, PEACE, AND CHEER!

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CRANBERRY CHATTER

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The *Cranberry Chatter* is printed by Senior Publications Company, 1520 Washington Ave., Neptune, NJ 07753, 888-637-3200.

Guidelines for Submitting Material to the Cranberry Chatter.

Chatter Mailbox - This mailbox is for residents who want to submit articles, photos, etc., for the Chatter but cannot do so electronically.

- Place articles and photos in the Chatter mailbox in the library with your name and the date you submit the material. We will not accept any items without a contact name.
- All items for publication placed in the Chatter mailbox must be received **2-3 days prior** to the **fifth (5th)** of the present month for publication in the following month.

Event Flyers - EVERY FLYER REQUIRES BOARD APPROVAL. In order to make this a smooth process, we ask that all committees, clubs or residents who want to submit a flyer for publication in the Chatter follow these steps:

- Submit two (2) copies of the flyer -- 1 copy should be emailed to the Association Office or a hard copy placed in the HOA mailbox, and 1 copy should be emailed to the Chatter or a hard copy placed in the Chatter Mailbox in the Library.
- ALL approved flyers need to be received by the Chatter by the **fifth (5th)** of the month so please allow enough time for this process.

Electronic Material - All electronic material for publication must be submitted by the **fifth (5th)** of the present month for publication in the following month. Please submit to: **ccchatter@yahoo.com**.

Monthly Calendar - In order to keep the calendar up to date, please submit any additions, changes and/or corrections to the Association Office (609-296-2473) and Janice Ford, Calendar Editor (609-294-2786), or email: **cranberry_hoa@yahoo.com**.

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MESSAGE FROM THE BOARD



The holiday season is fast approaching, and we might be busier than usual. Let's hope we can slow down enough to enjoy this time of the year. Your CC Board of Trustees sincerely wishes everyone in our Community a happy, healthy, and safe holiday season.

In the past month, the Board has addressed these and other issues:

- **The 2025 Operating Budget** - The Board is pleased to announce that the 2025 Operating Budget has been finalized and accepted by the Board. The chief takeaway is that **the Cranberry Creek HOA Maintenance Fee will remain the same at \$170 a month.** Members of the Finance Committee, Corner Property Management, and the Board worked intensely on developing the budget. The 2025 Operating Budget will be formally approved at the next Open Board Meeting. In *Other News* below, read what might have impacted next year's Budget.
- **Second Fall Cleanup** - The Board is working with Fresh Cut to determine the best time for the additional cleanup. The snow pole markers should soon be put in place (if not already), and Fresh Cut's snow removal equipment will be parked and ready on our premises. *Please read the 2024-2025 Snow Removal Procedures in this Chatter.*
- **Clubhouse Landscaping** – Hopefully by now, all residents have had a chance to see the new fresh landscaping in front of the Clubhouse. After twenty+ years of growth, the large overgrown hedges have been removed and new shrubbery has been planted. Several Board members, along with the Garden Committee, specifically Lorrie Meier and Bill Van Der Vort, worked together to renew the landscaping.
- **Annual Clubhouse Fire Inspection** – Following the annual fire inspection in November, the Board was informed of several items needing maintenance. The Clubhouse fire extinguishers were going to pass their “usable life” date, so they were replaced as needed. Also, Building and Grounds replaced two rechargeable batteries for the emergency lighting in the Clubhouse.

Other news: The NJ Structural Integrity Bill

Earlier this year, New Jersey passed the **Structural Integrity Bill**. This bill was passed in response to the tragic collapse of the Champlain Towers in Florida back in June of 2021. The Structural Integrity Bill imposes new requirements on community associations concerning structural inspections and reserve studies. **Per our discussion with our engineering consultant, the structural inspections section of the bill does not impact our Clubhouse or Community.** Single-family homes and low-rise, wood-framed construction are not included within the scope of the law's structural inspection requirements.

However, the part of the Structural Integrity Bill that does impact our Community is that part requiring associations to update and fund their reserve studies. *If more than five years have passed* since an association's last reserve study, an updated study must be obtained within one year. Associations with reserve studies performed *within the last five years* must obtain an updated study within five years from the previous study. **Cranberry Creek HOA had Becht Engineering perform a complete Capital Reserve Study last year.**

In addition, the bill states that **if a Capital Reserve shortfall is identified through an updated study, associations must immediately begin making up for the deficiency through increases in dues and other budgeting methods.** This year, the Board requested Becht to execute a minor update to the report (updated interest rate received) which benefitted the community. Our Community is fortunate that our past and present Boards have worked to contribute to the Cranberry Creek Capital Reserve account thereby rendering it adequately funded. No increase in HOA fees is required to fulfill the requirements of this new bill.

The financials as of September 30th, 2024 were \$2,404,268.19

The Board once again wishes every resident and their family a very happy holiday! Stay well and safe.



**CRANBERRY CREEK
HOMEOWNERS' ASSOCIATION, INC.**

**41 Briarwood Drive
Little Egg Harbor, NJ 08087
Tel: (609) 296-2473 Fax: (609) 296-2498
Email: cranberry_hoa@yahoo.com**

**CRANBERRY CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF TRUSTEES**

Roy Chrobocinski, President	862-588-2752	rpc75@msn.com
Janice Ford, Vice President	609-294-2786	jef167@gmail.com
Karen Verriest, Secretary	609-287-1845	krv115@hotmail.com
Ken Pires, Treasurer	973-330-1844	kpires1956@gmail.com
Paul Pieschl, Trustee	646-206-6012	pjpieschl@gmail.com

When allowed: Unless otherwise noted, **Open Board Meetings** will be held at **7PM** in the **Clubhouse**

<i>February</i> - NO MEETING	<i>June</i> - NO MEETING	October – Wed. the 16 th
<i>March</i> - NO MEETING	July - Wed. the 17 th	<i>November</i> – NO MEETING
April – Wed. the 17 th	<i>August</i> - NO MEETING	December – Wed. the 11 th
<i>May</i> – NO MEETING	<i>September</i> - NO MEETING	OBM and Candidates Nite

January 15th, 2025 – HOA Annual Meeting

Board Liaisons to Committees:

Garden, Travel - Janice Ford
Finance, Website - Ken Pires

Building & Grounds, Pool - Roy Chrobocinski
Chatter, Social - Karen Verriest
Architectural Review, Firewise – Paul Pieschl

Board Workshops are held on the Second Tuesday of the month at 9:30 AM in the Clubhouse.
When necessary, additional Open Board Meetings will follow the Workshop meeting
with a prior fourteen day notice to the Community.

ASSOCIATION OFFICE – ON SITE

Carl Gustavsen, Community Association Manager
Hours: Tuesday & Thursday, 9 AM – 4:30 PM ~ Office is closed Monday, Wednesday, and Friday
Phone: 609-296-2473 Fax: 609-296-2498
Association Email: cranberry_hoa@yahoo.com
Community Website: www.cranberrycreekhoa.org
The after hours, non 911 emergency telephone number is: 844-479-2676
Management Website: www.cp-management.com

Professionally managed by: **Corner Property Management, Inc.**
28 So. New York Road Suite B-6
Galloway, NJ 08205
Phone: 609-652-8793
Email: help@cp-management.com



Thoughts from the Editor



My thoughts are all over the place!! What a year it has been. Although so much has happened, it seems like I was just writing 2023 holiday thoughts. A year has passed and we are making plans for 2025.

I am finally retired as I have officially resigned from the boards I served on. As much as I believe in the work that the two organizations do, distance and night driving were getting to me. Zoom meetings were helpful, but remote participation wasn't fair because actual hands-on volunteers are needed.

Addressing our changing health needs has also taken up a good amount of our time. Remember the kiddie song, *Head, Shoulders, Knees and Toes*? Well apparently, when you are in your vintage years, there's a doctor for each of them. Holidays wreak havoc on appointment schedules, so we are well into 2025.

As I have mentioned before, we have been renovating the summer camp. This past summer we completed the outdoor shower, a small half-bath in the basement, and painted the large porch floor.

We left our contractor gutting the main bathroom while I order materials online to be delivered and installed hopefully before the first snowfall. Who knew you could order a whole shower kit from Amazon and have it delivered?

So, while he is doing that, I will be negotiating with my kids on colors and finishes.

That brings us to the 12 Days of Christmas and beyond. Wreath decorating with the Garden Committee on the 3rd, the Ladies Christmas Luncheon on the 8th and The Holiday Party on the 12th are on the calendar.

The decorating, present shopping and wrapping, the cooking, and Wassailing need to be done. (Especially the Wassailing.)

So please enjoy your holidays with family and friends and my wish for a prosperous and Happy New Year to one and all!



COMMITTEE/CLUB CHAIRPERSONS

as of December 2024

COMMITTEES:

ARC (Architectural Review Committee)	Cookie Knechtel	609-294-8503
Building & Grounds	Ken Kluxen	732-504-4987
Fitness Equipment Coordinator	Joe Roguso	732-600-7463
Chatter	Peggi Sturfels	609-879-3023
Finance		
FireWise	Brian Bamrick	609-203-2715
Garden	Lorrie Meier	609-857-5032
Pool	Larry Yedwab	917-417-2606
Senior Advisory	Ken Miller	609-296-4458
Social		
	Co-Chair	
Travel	Ellen Simon	609-296-0255
Website	Carleen McCaffrey	732-740-0673
	Linda Amoroso	609-294-3534



CLUBS:

Knit Wits	Jane Lass	609-296-7148
	Kathy Jaworski	908-285-9451
Librarian	Lorraine Ciluffo	609-294-1494
Make A Difference	Ann Bowersox	551-655-2861
	Betty Anne O'Malley	609-294-6171
	Diane Tucker	609-812-5238
Red Hat Divas	Diane Karas	609-294-3578
Red Hat Jersey Girls	Toni Ann Pieschl	973-670-6843
Red Hat Lavender Ladies		
Singles Club	Pat Demauro	973-452-6478
	Co-Chair	
Sunshine	Linda Aho	609-812-0294
Veterans	Betty Donnelly	609-857-5695
	Mike Fearn	609-812-9211
	Co-Chair	
	Tom Punzo	609-294-1158



WAYS OF STAYING CONNECTED TO CRANBERRY CREEK



Cranberry Creek Information Line: 609-296-2300

♦ Current information and events about Cranberry Creek

Cranberry Creek Official Website: www.cranberrycreekhoa.org

Webmaster: Linda Amoroso

- ♦ Events
- ♦ Committee and Club Information
- ♦ Forms used in Cranberry Creek to view and print out

- ♦ Current and past copies of the Chatter
- ♦ LEH and Senior Information and Resources



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Cell- Joseph - 973-945-0368
Cell- Grace-973-866-4021
gracekrush@gmail.com

Michael and Joy Sicinski
34 Ivy Creek Drive
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Cell-Joy 609-315- 1595
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SNOW REMOVAL PROCEDURES 2024/2025

Contractor: **Fresh Cut Landscape Management**

Snow removal services will be conducted for any snowstorm for which **accumulation is expected to exceed two (2) inches.**

Snow and ice control activities shall commence upon notification by Association Representative.

- * For an impending snowstorm, please **remove all cars from streets** to facilitate snow removal. Fresh Cut is **not** responsible for cleaning off cars or the clearing of snow left from homeowners cleaning off their cars.
- * Clearing of driveways and walks will not begin until snowfall has stopped.
- * Snow amounts of 8" or less should be cleared within 12 hours of storm's end.
- * Snow is removed from driveways, parking areas, fire hydrants and sidewalks. Common sidewalks will be the last to be done.

Updates will be available on the **Hotline 609-296-2300.**

Please do not drive around looking for Fresh Cut as it hinders them from doing their job. Please do not physically get in the way of Fresh Cut plows as they work to clear our Community.

All complaints need to be **in writing.** Forms are available outside the Association Office door.

Snow fall will be determined by the NOAA Snow Report.

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Cranberry Creek Garden Committée



On a beautiful warm day in October, we took a trip to Laurita Winery.

We had wine with lunch and Steve from the winery told us about its history.

Using recycled materials, solar energy and rain gardens, Laurita Winery is a sustainable winery in New Egypt.

The winery is named for the owners' mothers, Laura and Rita.

After touring the grounds, we headed off to Emerys Blueberry farm and market for delicious pies and cakes to take home.



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Cranberry Creek Social

Submitted by Carlen

The air was a bit chilly but the many friendships far surpassed the weather. Social and Grounds Committee for all y



Social Committee

e McCaffrey

music, dancing, delicious food and great
at our annual Reggae party. Thank you
your hard work! It was a great night.



  DECEMBER 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 	2 9a Energizer Bunnies 9:30a Magnificent Book Club 7p Men's Texas Hold'em	3 9A Yoga 10a Bocce 11a ARC Com Mtg 2p Garden Committee 7p Ladies Games	4 9a Energizer Bunnies 10a Bocce 2p Women's Cards 7p Ladies Games	5 9a Yoga 9:45a Social Com Mtg 10a Bocce 2p Knit Wits 7p Men's Poker	6 9a Energizer Bunnies 10:30a Travel Com Mtg 1p Cards 	7 PEARL HARBOR REMEMBRANCE 
8 1-4 pm Ladies Luncheon	9 9a Energizer Bunnies 7p Men's Texas Hold'em	10 9A Yoga 10a Bocce p Women's Cards 7p Ladies Games	11 9a Energizer Bunnies 2p Women's Cards 7p Ladies Games	12 9a Yoga 10a Bocce 2p Knit Wits 5p Reading Between the Vines Book Club 7p Men's Poker HOLIDAY PARTY  	13 9a Energizer Bunnies 1p Cards	14
15	16 9a Energizer Bunnies 7p Men's Texas Hold'em	17 9a Yoga 10a Bocce 2p Women's Cards 7p Ladies Games 7p Creeker Seekers Book Club	18 9a Energizer Bunnies 10a Horseshoes 9:30a 6pk Book Club 7p Ladies Poker	19 9a Yoga 10a Bocce 12p Veteran's Club 2p Knit Wits 4:30p Atlantis Book Club 6-7p Tx Sales Fam Feud 7p Men's Poker 	20 9a Energizer Bunnies 1p Cards	21 10a -12p Tx Sales For Family Feud
22 BULK WASTE WEEK BEGINS	23 9a Energizer Bunnies 7p Men's Texas Hold'em	24 9a Yoga 10a Bocce 2p Women's Cards 7p Ladies Games 	25  CHRISTMAS DAY  HANUKKAH BEGINS	26 9a Yoga 10a Bocce 2p Knit Wits 7p Men's Poker KWANZAA 	27 9a Energizer Bunnies 10A Just Books Club 1p Cards 	28
29	30 9a Energizer Bunnies 7p Men's Texas Hold'em	31  NEW YEAR'S EVE				



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RED HAT DIVAS

Submitted by Diane Karas



Red Hat Divas Luncheon



Everyone would agree that October is a perfect month. The trees are showing off their beautiful colors of fall, orange and red.

So, the Diva Sisters met for lunch at "Manera's Restaurant" in Manahawkin. They had an early bird menu (12-3pm). Our luncheon was filled with lots of laughter and delicious food. Our sister, Janice Gramaglia was our host, but was unable to join us due to illness and was missed. Thank you, Janice.

Till the Red Hat Divas meet again, stay safe and healthy.



CRANBERRY CREEK SINGLES GROUP

Submitted by Pat DeMauro

In October, The Singles Group enjoyed an evening at the Clubhouse where we had a Pizza and Dessert Party. Fourteen singles attended and the evening was filled with stories, laughs and friendship.

Any single Cranberry Creek resident is welcome to come out and experience our dynamic. Please look for future articles in The Chatter about our upcoming events. This month, we have an outing to SurfFlight to see a Holiday Show and lunch at Buckalews.

If you'd like additional information about this group call:

Pat De Mauro
Linda Aho

973-452-6478 or
845-300-0014



December Happenings

Garden Committee Wreath Decorating	Dec. 3 rd	2-4 pm
Pearl Harbor Remembrance	Dec. 7 th	
Ladies Christmas Luncheon	Dec..8 th	1-4 pm
Cranberry Creek Holiday Party/Captain's Inn	Dec. 12 th	5-9 pm
Family Feud Ticket Sales	Dec. 19 th	6-7pm
	Dec. 21 st	10 am-12n
Christmas	Dec 25 th	
Hanukkah Begins	Dec 25 th	
Kwanzaa	Dec.26 th	
New Years Eve	Dec. 31 st	



Red Hat Jersey Girls

Submitted by Jane Innocenti

Recently, the Red Hat Jersey Girls got together at the Dockside for lunch. Some of us had not seen each other for a while. It was so good to spend time with them and catch up with everyone's news. Two girls could not make it but one of our members, Carol, drove down from New York State. It was good to see her.

Lunch at the Dockside was delicious. The food was fresh and tasty; the staff was really accommodating and the service was great. You cannot go wrong eating there.

I would recommend it for casual dining.

Thank you, Diane and Gerry, for selecting this venue.



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The objective of the game is to fill all the blank squares in a game with the correct numbers. There are three very simple constraints to follow. In a 9 by 9 square Sudoku game:

- Every row of 9 numbers must include all digits 1 through 9 in any order
- Every column of 9 numbers must include all digits 1 through 9 in any order
- Every 3 by 3 subsection of the 9 by 9 square must include all digits 1 through 9

Every Sudoku game begins with a number of squares already filled in, and the difficulty of each game is largely a function of how many squares are filled in. The more squares that are known, the easier it is to figure out which numbers go in the open squares. As you fill in squares correctly, options for the remaining squares are narrowed and it becomes easier to fill them in.

					8		3	6
							9	
	6				2	7		5
		1		9				
	5	9	6					
		4			5			
	3							
			2			4	6	
9			3	5	4		8	1

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Ordinary Grace
by William Kent Krueger
A Simon and Schuster Review



Summers were pretty quiet for me growing up in the village of Waldorf in rural south-central Minnesota, population 283. Every Sunday my family went to church, and a trip to the town's tiny grocery store meant riding my bike two blocks. I have fond memories of navigating the railroad tracks on the edge of town with my cousin Debbie as we looked for the perfect agate, or going down to Little Cobb Creek where I would collect water bugs and an occasional crayfish. The summer heat was broken by an occasional thunderstorm and the warm evening breezes sometimes brought the sweet scent of freshly cut alfalfa into town from a nearby farm. Life in a small town may sound quaint and idyllic, but of course it was never perfect, and as with all of life, there often can be a dark side to the good.

William Kent Krueger's gripping book, *Ordinary Grace*, places on full display the dark side of the fictional town of New Bremen, Minnesota. New Bremen is located in the Minnesota River Valley, not too far from where I grew up. It is the summer of 1961—a time of excitement with a new young president and the Twins baseball franchise making its debut in Minnesota. Thirteen-year-old Frank Drum is expecting to have a fine summer doing the things he loves to do—visiting the soda counter, reading comic books, walking along the river with his little brother, and mowing lawns to earn some extra money. When calamity hits, Frank's summer turns ugly. Yet he is able to bravely and with budding maturity, confront tragic deaths, scandal, human frailty, and his own limitations

Puzzle Solution

2	9	7	5	4	8	1	3	6
5	4	3	1	6	7	8	9	2
1	6	8	9	3	2	7	4	5
6	2	1	4	9	3	5	7	8
7	5	9	6	8	1	3	2	4
3	8	4	7	2	5	6	1	9
4	3	2	8	1	6	9	5	7
8	1	5	2	7	9	4	6	3
9	7	6	3	5	4	2	8	1

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