

Mantoloking Shores

Winter Newsletter – January 2015



Official Publication of Mantoloking Shores Property Owners Association
PO Box 25, Mantoloking, NJ 08738

www.msponj.webs.com

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Dear Neighbors,

January 2015 ... Two plus years since Sandy and our Community and the area is still recovering. I originally thought that we would be back to some form of normalcy within 3 years of the storm that seems to have been somewhat optimistic.

That is not to say that we haven't seen a great deal of progress. The reconstruction of 35 is moving along. By this summer most of the work in our area should be completed. The Revetment Program is virtually complete. The beach restoration/dune replenishment has not started yet and, with lawsuits being filed against the Beach Replenishment Program and a number of homeowners still unwilling to sign the necessary easement agreement to allow the Army Corp of Engineers to begin the work, it seems this situation could drag on for some time.

In our area, many homeowners have fixed up their houses, raised their house or built new ones. But there are still a number of homes where homeowners have done nothing or seem to have abandoned them. Those restoring their property show pride of ownership. Those just cleaning up there property show the same pride of ownership while they decide what to do or wait for grants or contractors.

We are asking that those who have not yet decided what they are going to do with their property or have not been able to move along with restoring the property to please clean up your property. Your neighbors have gone through a lot to get their properties back to the former standards of our Community. Please help us make our Community the outstanding area it was before Sandy by doing your part.

With all the work that is going on in the Community, there are a lot of people around so be sure your property is secure. The police patrol our Community every day during each shift. The cars have a GPS unit in them that is checked to be sure that they are, in fact, coming to the Barrier Island during each shift but we still need to be aware of our surroundings and call the police if we see something suspicious.

In the summer, we had to replace the person who was putting the garbage and recycling cans away. We were able to get someone to do the job for a few months toward the end of the year but we don't have anyone to do it at this time. I'm trying to find someone to do this job.

Please put your house number and street name on your garbage and recycling cans so that if they get blown away, the can be returned to the proper homeowner. The Town will charge you for a new one if it needs to be replaced.

You might have noticed that sidewalks are being installed in many areas as part of the RT35 reconstruction. We have been working with the Mayor's office to try and get sidewalks along 35 South along our Community, but to no avail! The State has not, in my opinion, given us a good reason for not putting in sidewalks and we continue to press them on this issue.

RT35 South roadway, north of Bay Lane was in bad shape prior to Sandy. It was assumed that the wooden bulkhead along that stretch of roadway was deteriorating causing the road problem. That bulkhead was installed in 1953. The State stated that they were not going to replace the bulkhead as part of the RT35 reconstruction. Working with Mayor Ducey, he was able to convince the State that the bulkhead needed to be replaced to support the new roadbed so, as part of the reconstruction project, approximately 1000 feet of bulkhead north of Bay Lane will be replaced.

Stay safe and warm this winter and hopefully we will have a great summer season at The Shores.

*H.L. Van Varick
hlv1@comcast.net*

MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION

BALANCE SHEET

DECEMBER 31, 2014

ASSETS					
Current Assets					
Cash - Bank of America Checking		\$ 26,026			
Cash - Bank of America Savings		<u>82,296</u>			
Total Current Assets		<u>108,322</u>			
Total Assets		<u>\$ 108,322</u>			
LIABILITIES AND NET ASSETS					
Net Assets		<u>\$ 108,322</u>			
Total Liabilities and Net Assets		<u>\$ 108,322</u>			

- 2014 FINANCIAL REPORT -

Due to the ongoing roadwork along Route 35 the Association postponed landscaping until the infrastructure is complete. This resulted in the Center Island & Lagoon Ends being under budget by \$28,932.00.

Our Officers & Trustees insurance policy and Umbrella policy was increased by 17%. We changed insurance brokers and reduced the increase to 12% but were slightly over budget in the amount of \$623.00.

New Jersey Natural Gas Company paid the Association \$9,350.00 for a gas line easement related to the roadwork.

Our overall Increase in Net Assets for 2014 is \$32,212.00.

*Respectfully Submitted,
Jean O'Connell
Treasurer*

**ACTUAL VS. BUDGETED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2014**

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u> <u>FAV./UNFAV.</u>
REVENUE			
Membership Dues	\$36,750	\$36,000	\$750
Interest Income	23	141	(118)
Directory Sales	-	100	(100)
Annual Social Event	1,050	-	1,050
Donations	550	-	550
Landscaping Reimbursement from State of NJ	<u>9,350</u>	<u>-</u>	<u>9,350</u>
TOTAL REVENUE	<u>\$47,723</u>	<u>\$36,241</u>	<u>\$11,482</u>
EXPENSES			
Insurance			
General Liability / Directors & Officers	5,613	4,990	(623)
Taxes			
Brick Township - Real Estate Taxes	110	139	29
Federal Income Taxes	-	65	65
Utilities			
Electric	2	195	193
Water	-	250	250
Web Page & e-mail	-	125	125
Other - Sprinkler	500	675	175
Maintenance, Repairs & Replacements			
Center Island & Lagoon Ends	3,068	32,000	28,932
Property Upkeep - Trash Cans & Misc.	1,791	3,000	1,209
Replace Damaged Signs	-	750	750
Decorations - Street Entrances	130	400	270
Water Testing	-	200	200
Legal & Professional Fees			
Legal Fees	2,350	4,500	2,150
Other Professional Fees	25	5,500	5,475
General & Administrative Expenses			
Safe Deposit Box Rental	-	35	35
Recognitions	-	100	100
Post Office Box Rental	84	80	(4)
Contributions	125	300	175
Dues - FOBA	100	100	-
Meeting Expense	125	50	(75)
Annual Social	960	500	(460)
Newsletter & Other Office Expense	<u>528</u>	<u>1,300</u>	<u>772</u>
TOTAL EXPENSES	<u>15,511</u>	<u>55,254</u>	<u>39,743</u>
INCREASE (DECREASE) IN NET ASSETS	32,212	(19,013)	51,225
NET ASSETS BEGINNING OF YEAR	<u>76,110</u>	<u>76,110</u>	<u>-</u>
NET ASSETS - END OF YEAR	<u>\$108,322</u>	<u>\$57,097</u>	<u>\$51,225</u>

BEAUTIFICATION



For a long time, it didn't seem like the infrastructure and roadwork would ever be finished in our beautiful neighborhood but it now looks as if we are finally starting to get there. In anticipation of the completion of this work, we have been working with the Sponzilli Landscape Group to develop a plan to beautify all of our common areas. For those of you who attended our last annual meeting you know that Mantoloking Shores resident Rich Sponzilli, who is founder and President of the Sponzilli Group, offered the services of his firm to help us in this endeavor. The plans are coming along beautifully and we will be prepared to begin the work come spring.

*Pete Schwarz, Chairperson
Trustee*



“WELCOME NEW NEIGHBORS”

The Mantoloking Shores Property Owners Association extends a warm welcome to all new residents of our Community. The Association is very proud of our area and pledges to continue to work to maintain it as one of the finest communities on the Jersey Shore. Mantoloking Shores is a development that was planned in the 1950's by the late Albert Larrabee and Ramón LeCompton. The early homeowners started MSPOA which was incorporated as a non-profit corporation in 1960.

Your decision to purchase in this area indicates that you also were impressed with our surroundings. We hope you and your families enjoy the fresh air, sunshine, water and the relaxed life that is available year round.

The Officers and Trustees of the Association are residents who contribute their time and talents for the continued improvement of the area. We encourage the participation of our new neighbors and strongly urge them to join their Association.

****** STEVE KENNELLY ******

Steve Kennelly, the Association and a number of our homeowners landscaper passed away suddenly. We know that Steve felt that he was part of this fine Community and will be missed by many. Following is his obituary as it appeared in the January 13, 2015 Asbury Park Press.

**STEPHEN J. KENNELLY
AGE: 63 – BAY HEAD FORMERLY OF GLEN ROCK**

Stephen Joseph Kennelly, 63 years old, of Bay Head, NJ, passed away on Friday, January 9, 2015, at home.

Steve was a 1969 alumni of Glen Rock High School where he was a star athlete. He went on to graduate the University of Virginia in 1973 with a Bachelor of Arts degree and with an outstanding record in soccer. Steve loved nature and sports. He was a horticulturist and started a landscaping company in 1990. His creative designs can be seen down many Bay Head and Mantoloking streets as well as in his own families and friends yards.

Steve was predeceased in death by his father, John Joseph Kennelly. He is survived by his mother Grace; sisters Virginia Klodowski and her husband Wayne, and Grace Ward;

as well as brothers John and Christopher. He was a hero to his many nieces and nephews, always challenging them in a game of soccer and was delighted with his great niece's arrival. He also leaves behind his girlfriend Veronica and many dear friends. Steve's enthusiasm for life was contagious to us all.

A visitation will be held at O'Brien Funeral Home in Wall, NJ, beginning at 9 AM followed by a funeral mass at 10:30 AM at St. Catherine Church, Spring Lake, NJ, on Thursday, January 15, 2015. Interment to follow at Gate of Heaven Cemetery in East Hanover, NJ. In lieu of flowers, contributions may be made to the NJ Audubon Society (www.njaudubon.org) in his name. For more information and to send condolences, go to www.obrienfuneralhome.com.

***** BRICK PHONE NUMBERS *****

CRITICAL EMERGENCIES

Police/Fire (Emergency).....	911
(Non-Emergency).....	732-262-1100
FIRE Pioneer Hose Co. (Non-Emergency).....	732-262-1100
FIRST AID Dover/Brick (Non-Emergency).....	732-793-1334
(The Fire Company and the First Aid Squad are volunteers who serve without pay for our benefit; please donate generously to their fund raising efforts)	
Brick General Information Update.....	732-262-1000
Brick Public Works.....	732-451-4061
Brick Office of the Mayor.....	732-262-1050
Complaint Numbers (for when talking to your neighbor has not resolved the situation)	
Marine State Police.....	732-899-5050
Noise - Brick Police.....	732-262-1100
Illegal construction (any substantial construction requires a Building Permit which must be prominently displayed at the front of the house)	
Brick Building Department.....	732-262-1027
NJ Department of Environment Protection for Illegal Bulkheading & Land Use Enforcement -	
Illegal Dumping HOT LINE	877-927-6337

***** MSPOA OFFICERS & TRUSTEES *****

Officers:

H.L. Van Varick, President.....	732-899-7829
305 Dory Lane	
Christopher Annese, Vice President.....	908-612-5710
333 Bay Lane	
Vincent Brennan, Secretary.....	732-892-4931
227 Ketch Road	
Jean O'Connell, Treasurer.....	908-432-6570
324 Cutter Lane	
Thomas Palma,/Membership Secretary.....	908-303-4716
327 Cutter Lane	

Trustees:

Cheryl Mansfield.....	732-899-6656
316 Tide Pond Road	
Anthony Polcari.....	201-650-0616
321 Barkentine Lane	
Dominick J. Saccente.....	732-295-3183
303 Bay Lane	
Pete Schwarz.....	908-838-6512
228 Helm Road	

YOU MAY CALL ANY OFFICER OR TRUSTEE IF YOU HAVE A QUESTION OR PROBLEM. IF THEY DO NOT KNOW THE ANSWER, THEY WILL TRY TO GET AN ANSWER.

**BLOCK CAPTAINS COMMITTEE
PAUL APPIO, CHAIRPERSON**

**305 Sloop Lane (732-295-4743)
(973-563-6072) Cell**

e-mail: pbarc117@yahoo.com

For each street in our Community, we have volunteers who help the Association by distributing information to the owners and letting the Board know about issues such as problems at properties on their assigned block.

Following is a list of those individuals, their contact information and the street they are responsible for ... we are in need of someone for Periagua Lane and Pointe Drive.

We are always in need of more Block Captains. If you are interested in helping out with these tasks, please contact me at the above number.

Paul Appio

<u>STREET</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NO.</u>
Barkentine Lane	Noreen Kelly	307 Barkentine Lane	732-899-3145
Bay Lane	George Miller	343 Bay Lane	732-996-5273
	Mary Beth Carlucci	325 Bay Lane	732-714-8830
Brigantine Lane	Clare D'Addario	309 Brigantine Lane	732-295-4850
	Susan Tuohy	316 Brigantine Lane	908-872-0053
Buccaneer Way	Patricia Femia	207 Buccaneer Way	732-899-9106
Cove Drive	Sheila Whiting	312 Cove Drive	732-701-6961
Cutter Lane	JoAnn Russomanno	308 Cutter Lane	732-899-4340
	Tom Palma	327 Cutter Lane	732-892-7596
Dory Lane	Lyn Schafer	302 Dory Lane	732-714-7901
Dutchman's Point	Darnice Gennaro	317 Dutchman's Point	732-295-2470
	Gary Reska	308 Dutchman's Point	732-701-0082
Helm Road	Edie Schwarz	228 Helm Road	908-838-6512
Ketch Road	Joy Brennan	227 Ketch Road	732-892-4931
Periagua Lane	OPEN		
Pointe Drive	OPEN		
Schooner Lane	Kevin Dunphy	304 Schooner Lane	212-782-5530
Sloop Lane	Paul Appio	305 Sloop Lane	732-295-4743
Tide Pond Road	Cheryl Mansfield	316 Tide Pond Road	732-899-6656
	Marilyn H. Van Varick	305 Dory Lane	732-899-7829
Valhalla Drive	Evelyn Kender	210 Valhalla Drive	732-714-8438
Wherry Lane	Cheryl Mansfield	316 Tide Pond Road	732-899-6656

PAID MEMBERS FOR THE YEAR 2014:

<u>BARSENTINE</u>	DeStasi	Lawlor	Roth	Schafer	<u>KETCH</u>	Salzarulo
Abate	Dowling	Maidano	Whiting	Van Varick	Barrish	Severini
Bacchetta	Faistl	Martin	Woods		Brennan	Tullo
Block	Friedkin	Melesurgo		<u>DUTCHMANS</u>	Fenn	
Burchfield	Giordano -	Porter	<u>CUTTER</u>	Ambrosi	Fine	<u>TIDE POND</u>
Cupoli	Brennan	Richardson	Allocco	Covello	Ford	Andersen
D'Alessandro	Gleason	Sarajian	Banic	D'anna	Marmo	Beucler, Jr.
Danna	Guido	Saxer	Baykowski-	DeCongelio, Jr.	Passalacqua	Bruno
DeFillipo	Hartvigsen	Tuohy	Padano	Duelks	Tekin	Davino
DiChiara	Hindelong	Zwier	Capasso	Fanelli	Vogelzang	Fenelon
Freed	Kretschmer		Cervino	Gennaro	Zamora	Findura
Hale	Maltese	<u>BUCCANEER</u>	Deady	Levantino		Hutchison
Harvey	Manoocheri	Barbieri	DeAngelis	MacMahon	<u>PERIAGUA</u>	Lambie
Heiberger	Mawson	Bleckner	Dell'Ermo	Methfessel	Bloxham	Mansfield
Kelly	Miller	Bulanowski	Diamond	Pangia	Caravello	Meyer
Lo Scalzo	Mongno	Cacciabeve	Glynos	Polidori	Peirce	Monica
Neumann-	More	DiMattia	Grillo	Reska	Rosenthal	Mucci
Popaca	Plenzo	Edelman	Ingersoll	Van Houten		Mucci, Jr.
Paoella	Pollard	Femia	Lynch	Veniero	<u>POINTE</u>	Pochinski
Perrucci	Saccente	Ferguson	Mezzatesta	Winant	Bisignano	Scheibelhoffer
Polcari	Santosuosso	Forlenza	O'Connell		Campolattaro	Schwall
Postighone	Soporowski,	Masuelli	O'Neill	<u>HELM</u>	Cirillo	Valvano
Purpura	Jr.	Nolan	Oswald	Aniello	Deitrich	Vetter
	Spamer			Corcodilos C/O Donna		
Recchia	Striefler	Salzarulo	Palma	Bishop	Karmazin	Youngworth
Salamone	Vogelzang	Zuckerman	Palmer	Cranston	Pallitto	
Schneider			Picut	Cross	Parisi	<u>VALHALLA</u>
Stanchi	<u>BRIGANTINE</u>	<u>COVE</u>	Pillori	DeGiacomo	Prestifilippo	Dougherty
Ullrich	Ambrosino	Aubato	Piskadlo, Jr.	Kent	Puccio	Eichholz
Violante	Battaglino	Calamari LLC	Quinn	Krauszer	Zazzali	Fine
Zeh	Batten	Cavallo, Jr.	Russomanno	Melen, Jr.		Fischer
	Burke	Costello	Smith	Pontoriero	<u>SCHOONER</u>	Kender
<u>BAY</u>	D'Addario	Ellsworth	Strollo	Popovich	Breuninger	Komoroski
Annese	Daidone	Falzon	Trainor	Ragucci	Di Sarno	Serafini
Ansede	DiMaria	Guarino M.D.	Urso	Rice, Sr.	Dunphy	Winters
Bond, Jr.	Epifano	Hamecs	Vitti	Schwarz	Howarth	
Brennan Trust	Fenelon	Marozzi	Williams	Scura, Jr.	Thakker	<u>WHERRY</u>
Bubnis	Finn	Marrocco	Yaccarino	Sheldon		Murawski
Callagee	Gingher	Mazzola		Vassallo	<u>SLOOP</u>	Netta
Centanni	Harris	Murphy	<u>DORY</u>		Appio	Rozema
Decker	Kaimer	O'Brien	Berkowitz		Greenberg	Sampson
			Rohlf		Riccitelli	

