# LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION





# LPPOA BOARD OF DIRECTORS

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PULKIT DESAI

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#### **MEMBERSHIP**

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Katie Vesper
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# JOIN OUR FACEBOOK PAGE

Lake Parsippany Property
Owners AssociationLPPOA OFFICIAL PAGE

Other information like water test reports, meeting minutes, budgets, events, activities, membership information, and lots more can be found on our website under NEWS. It's a great site to get accurate up to date information about our community.

If you are not receiving email from the LPPOA, please make sure to renew your membership and update your profile with the correct email address.

Don't forget to check your spam folder in case of any unwanted filtering.

Visit our Help page for profile updating assistance

### **JOIN OUR FACEBOOK PAGE:**

Lake Parsippany Property Owners Association-LPPOA OFFICIAL PAGE

Please have your current year badge for admission to all meetings and events at the clubhouse The LPPOA Board of Directors will be taking action at all monthly meetings as it relates to financial, operational changes and management of the lake.

VISIT US ONLINE WWW.LAKE-PARSIPPANY.ORG

# **EVENTS CALENDAR**

DATE	EVENT	LOCATION	TIME	AGE	REGISTER	COST
5	Table Tennis	Clubhouse		Adults		
6	Carrom Club	Clubhouse		Adults		
10	Monthly Board Meeting	ZOOM				
13	Mens Club	Clubhouse		Adults		
14	Carrom Club	Clubhouse		Adults		
18	Book Club	Clubhouse		Adults		
20	Ladies Club	Clubhouse		Adults		
21	Darts Cornhole	ZOOM		Adults		
22	Table Tennis Tournament	Clubhouse		Adults		
24	Dragon Boat- Potluck	Clubhouse		Adults	Yes	
27	Carrom Club	Clubhouse		Adults		
28	Ladies Club-Tarot Card Reading	Clubhouse		Adults	Yes	\$30.00/ Person

# PRESIDENT'S MESSAGE

Pulkit Desai

As 2021 comes to a close, we realize what a tumultuous year this has been, for our country, as well as our community. We have all had to grow and learn how to manage this ever-changing landscape.

Over the years, we have seen much transition in our community, both with the Association as well as the home and property owners. Understandably, there were many conflicting issues and opinions shared during this period as the change from being a voluntary membership Lake Association from the 1933 inception to a common interest community (CIP) identified after the 2019 declaratory judgment. We, as a Board, have had many challenges, but as we near the end of 2021, I am happy to share with you many positive developments, one of which I feel is a fair, equitable and reasonable fee structure which we are hoping will resolve the current conflicts, and bring us closer together as a community association. The other is we have engaged with First Service Residential (FSR) as our property management company.

#### **FAIR FEE STRUCTURE**

In 2020, the two - tier membership system was implemented with the waiver of the right to vote for easement members. This was considered a violation of the legal provisions of PREDFDA, by the DCA. Since we are recognized to be PREDFDA governed by court order in 2019, we would need to follow all the provisions of the law and could no longer have our bylaws or the Board decide the fee structure if it was contrary to the law. Subsequently in 2021, the Board voted for a one flat fee structure with the reasoning that if all homeowners could vote as members of the Association, all homeowners could be compelled to pay the same fee. This was challenged by members of the community as the DCA response letter had further clarified that individual homeowners' deed did not impose any such obligation to pay towards recreational expenditure of the lake. The recreational tier of the Association was optional and voluntary, a position which was supported by the declaratory judgment. However, there was still some

As 2021 comes to a close, we realize what a tumultuous year this has been, for our country, as well as our community.

# President's Message (Cont.)

ambiguity as to the rights and responsibilities of every property owner.

We continued to grow and learn and towards the end of this year sought the counsel of two separate law firms and consulted attorneys who are experts in Community Association laws. They have clarified that while all homeowners are Association members with the right to vote, the recreational aspect of the lake could be offered to those who opt in, at an additional fee. This is consistent with the provisions of PREDFDA laws as well as homeowners' property deeds. Further, if you take into consideration the size of our community and demographics of recreational usage, this fee structure is equitable and fair to all homeowners. PREDFDA has defined dues as 'annual dues based on usage of items in the annual Budget.' Based on this counsel, the Board has decided that for 2022, we will offer the choice to all homeowners to choose how they want to pay their association dues. I feel that providing a choice with incentives is the right way to move forward.

The board arrived at this fee structure by looking at past data related to the involvement and needs of the entire community in the activities offered by the Association, as well as understanding the needs of the community. Many community members are in different stages of their lives (those who want to enjoy everything that the lake has to offer, those who are busy and have no interest in any LPPOA activities, kids moved out, multiple jobs, other time-consuming obligations, physical disability etc). We cannot make the

majority pay for something they are not going to use, and this was evidenced by beach usage this year, voting and what their deed obligation requires. Therefore, one size cannot fit all.

After the fee structure was presented at the last board meeting many board members provided their feedback, some with positive comments regarding the structure and some suggested added improvements to ensure the fairness for everyone in the community. We have read and listened to your feedback. The board will make a good faith effort in implementing many of these suggestions. We will present the final structure at the next board meeting.

# PROPERTY MANAGEMENT COMPANY

For decades the LPPOA Board of Directors managed this association that was averaging approximately 450 members annually. Many dedicated countless hours of their time that benefitted everyone. When I say everyone, I mean those who live in the OPT. So, while they managed the association for 450 members; many in the community who lived here for years derived a benefit from the past board member's work. Now that we have grown to approx. 2200 members this management is unsustainable by an all volunteer board. Certain aspects need to be managed by a professional team who can handle an association of our size. We still need volunteers but those hours can be dedicated to the betterment of 'community' and to help bring this community together. I truly appreciate all

# President's Message (Cont.)

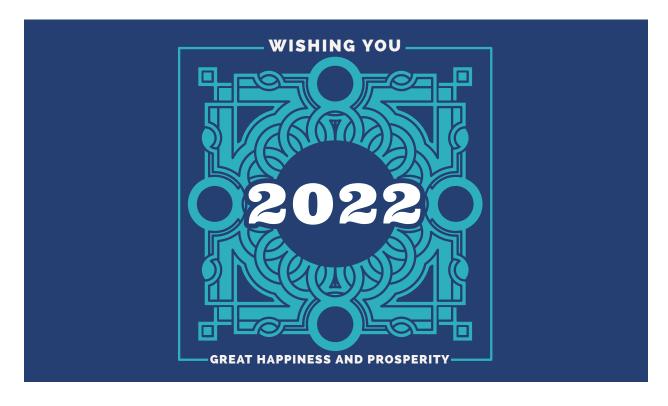
the work current board is conducting and also past board members and volunteers for the years of service; however, this is unsustainable. While many will happily dedicate hours for our community it would be unfair to ask that of them especially when certain time consuming work needs to be done by professionals.

We are embarking on a new journey as an association that needs professional assistance to make it healthy and sustainable long term. The current contract is a 3-year contract where much of the cost is offset with what we are already spending. However the gains will be better service, improved communications and additional savings in intangible volunteer hours. FSR is a property management company that manages many HOAs and community properties throughout NJ and surrounding states. Their professional experience will help stabilize our

finances, invoicing, accounting, compliance, communication, and other work that will free the board from spending countless volunteer hours. We need to work smart and we all need to share the cost of this endeavor. We are currently engaged with them in the transition. A welcome letter with details of how they will serve us will be shared this month.

In conclusion, we cannot be successful unless we all work together and understand the needs of the entire community. I've read and listened to many different opinions, and all of them reach the same conclusion. We want and need an association that is fair to the needs of the community, for the long term. I ask for all of us to stay focused so we can make 2022 truly a Happy New Year for our community.

The LPPOA Board of Directors wishes everyone a safe, happy and healthy New Year!



# **EDITOR'S NOTE**

# Marilyn Ammirata

### Welcome 2022!

"Cheers to a New Year and another chance for us to get it right." *Oprah Winfrey* 

That statement is true on so many levels.

Typically, I've begun each new year with resolutions, personal resolutions, focused on self improvement, as I am sure many of us do. However, that can often give the message that we aren't good enough as we are. Although that may be true for some of us, its not always the best way to promote ourselves.

Of course, the beginning of a new year is a wonderful time to do a personal assessment and think about how things could be different, but also remember that your personal assessment needs to validate you and the uniqueness of you.

What I am suggesting for 2022 is based on our 'community'. Our community has gone through so much in the last decade. We remain fractured, with our own thoughts about how the association should be run. In this vein, my resolutions do address needs and my own feelings that "we are not good enough". We are not good enough as a community. Can I put a finger on why, yes, of course I can, at least a couple of reasons why, I

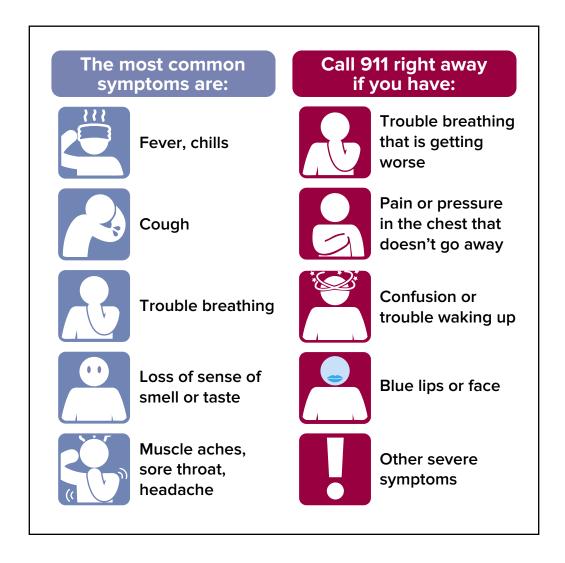
believe we all can. We have made tremendous strides as a community to come together more, to understand each other, to get to know each other's cultures and celebrations. Are we there yet, no, I don't believe we are, but let's all keep working on it, together.

As we enter a new year, lets all stay safe. COVID is here to stay, at least for a while longer and its so important that we all stay vigilant. Protect yourself and family members. Consider vaccination, if you have not done so already. And if you have, get that booster!

Stay safe during indoor and outdoor activities with others. According to CDC guidelines as of December 19, If you aren't fully vaccinated you should wear a mask in indoor public places. In areas with high numbers of COVID cases, consider wearing masks in crowded outdoor settings and for activities with close contact with others who are not fully vaccinated. This especially holds true with very young, elderly or those with weakened immune systems (this can include those of us dealing with high stress levels, those of us with frequent colds, on certain medications like corticosteroids.

# GOT SYMPTOMS? **GET TESTED.**

Anyone with covid-19 symptoms should be tested.



# **TESTING IS FREE, QUICK AND EASY**

https://learn.vaulthealth.com/nj/

# A BOARD MEMBER'S PERSPECTIVE

# Dan Nazzaro

Decision making is not as easy as you may think.

There are many agencies and entities that must be considered and consulted with in order to 'operate' our community. There is State Law voted upon by our elected officials and signed by our governor. There is Case Law where individual Judges rule on the finer details of the state laws. These judgements influence future interpretations of the laws. There are Regulatory agencies like the Department of Community Affairs (DCA), the State Department of Health, the Department of Environmental Protection and the Division of Fish and Wildlife all of which develop regulations and procedures that further define what is not in the law as well as provide a framework of approvals and permits. At the local level there are the municipal offices of Engineering, Sanitation, Fire Prevention, Health and Human Services and Emergency Management that we work with. Then we have our attorney and our insurance companies that tell us what 'risks' they consider 'unacceptable' and for which our insurance will not cover

liability. All these organizations supersede our own by-laws and rules and regulations.

All the great energy and ideas of our community that come up to the board must be evaluated against so many criteria. One recent idea that we thought was so excellent - hosting a Vaccine Clinic at our clubhouse for Flu and COVID. One of our board members is a pharmacist and his company would provide a turnkey solution, all the staff and insurance. His company successfully provided an event like this for Parsippany Hills High School. But alas our attorney and our insurance company felt there was too much risk in the LPPOA hosting such an event.

Another example is our recent loss of garbage collection. For years our municipal office of Sanitation has collected the garbage bins at 12 locations around the lake. Two years ago, the department of Health felt that our trash cans without lids attracted animals. The department of Sanitation did not want lids as they make pickup more difficult. After several years of back-and-forth discussion on the finer details

Whether or not we agree with a final outcome, know that there is a lot to goes into making any decisions.

# A Board Member's Perspective (Cont.)

of lids, liners, and litter we finally have a solution and soon garbage bins will be returning to our community areas. Albeit more expensive bins that prevent nuisance animals and more labor hours for our maintenance personnel to put the liners out to the curb for pickup - thus more cost to our community.

Each of our Board members must evaluate all the wonderful and thoughtful ideas that our community desires against a backdrop of unclear, sometimes conflicting and always convoluted Law, Regulation and Administration. All our Board members are volunteers with full time jobs in diverse career fields and must take the time to ask the right question of the right professional before we as a board can fully understand the implications of doing a thing. Whether or not we agree with a final outcome, know that there is a lot to goes into making any decisions.



# CYCLISTS RIDE WITH TRAFFIC



DON'T MAKE A
WALL OF PEOPLE
ACROSS AN
ENTIRE SIDE
OF THE ROAD



MAINTAIN PROPER SOCIAL DISTANCING



WEAR REFLECTIVE CLOTHING AT NIGHT



WALK FACING TRAFFIC

# **HUB LAKES**

# Bill Sempier- Hub Lakes Rep

# LEAGUE COACHES, COORDINATORS AND INTERESTED PLAYERS NEEDED

Lake Parsippany participates in Hub Lakes sports league. We compete against up to 11 neighboring lakes. This is a semi competitive sports league. These are team sports, not clubs.

The teams are open to only members that have paid the full 2022 fee and are members in good standing.

The following teams could be fielded if there is enough interest. Unless otherwise noted all teams are for 16 year and older:

- Men's Fast Pitch Softball
- Women's Softball
- Men's and Womens Horseshoes
- Men's and Womens Volleyball
- Track and Field: One day meet ages 3 and up
- Bowling One day event
- Table Tennis ages 7 and up
- Swim team ages 7 and up

For more information, please email Bill Sempier at Lakeparsports@gmail.com

League coaches, coordinators and interested players needed



Brigid Crimmins, Katie Vesper, Darshana Kalavadia & Tarak Bhatt

#### **OCTOBER EVENTS:**

- Trunk or Treat: In the Halloween Spirit the Events Committee hosted its first Trunk or Treat at Drewes Beach on October 31! Some families decorated their trunks, while others passed out candy at tables. Scavenger hunt on the beach. All of the children had a blast! Thank you to all of the families who joined us!
- Garba Night: The LPPOA Events Committee hosted its first Adult Garba Night on Sunday, October 17, 2021 at Drewes Beach. Although the weather was damp and chilly, it did not dampen the spirits of our 140 community members who enjoyed this festival!

Everyone in attendance had a wonderful time dancing and sitting around the fire pits! There was plenty of food, as well as great music to enjoy.

A special thank you to our community Member,

Menju Singh, who volunteered his talents as the event's DJ. He did a fabulous job! We also want to thank Vraidham Temple for donating ice cream to all the members in attendance. Everyone had a great time and many members commented that they cannot wait for the Events Committee to host this event next year!

A little bit of background information on the event... Navratri, literally meaning "nine nights," is the Hindu festival dedicated to Durga—the feminine form of divinity and her nine forms, from the fierce sword-wielding Kaalratri to the smiling creator of the universe Kushmanda. This festival is observed in many ways, each unique to the region of India in which it is celebrated. In Gujarat, it is observed with nine nights of dancing as a form of veneration and worship. Starting in the evening, men and women dance late into the night in honor of Durga. And while garba is central to Navratri observances in Gujarat, it is not exclusively performed only during Navratri. Garba also is performed during social events such as weddings and parties.

Garba is a form of dance and a community social event originating in Gujarat, India. The dance is performed in a circle (concentric circles when there are many people). The circle represents the Hindu view of time. In Hinduism, time is cyclical. As the cycle of time revolves, from birth to life to death to rebirth, the only thing that is constant is the Goddess, an unmoving symbol in the midst of all of this unending and infinite movement.

Committee Chairs: Brigid Crimmins and Katie Vesper

**Committee Members:** Marilyn Ammirata, Niral Desai, Jennifer DeStefano, Chrystal Immediato, Darshana Kalavadia, Don Phelps, Deepa Tailor, Bonnie Starr, Pulkit Desai











# Events (Cont.)

# **NOVEMBER EVENTS:**

• Diwali: The very first Diwali celebrations at our clubhouse was hosted on Saturday, November 14 and again on November 20th. The Diwali events were filled with food, dancing, fun, and friends! It was so nice to see so many members of the community coming together to celebrate!

We are so thankful for all of the members who volunteered and made this event so special!

 Deck the Halls: Lights are up, ornaments are hung! Over two days, seven community members decorated the LPPOA Clubhouse. Thank you to those who volunteered and helped spread Holiday cheer.









# Events (Cont.)

#### **DECEMBER EVENTS:**

• Breakfast with Santa: So many children of our LPPOA community were able to stop by the clubhouse for breakfast, crafts, and most importantly to spend some time with Santa Claus! This was a great experience for all of the children and we thank all who volunteered to make this event happen!

This year, LPPOA was able to host our annual Breakfast with Santa, although some alterations were needed due to COVID. There were four (4) 30-minute time slots where our community could come in with their families to do crafts, a grab and go

Breakfast bag to take home and enjoy and an opportunity to sit for a photo op with Santa! Of course, the reindeer had to wait outside on the roof! Along with the kids having an incredible time, unwrapped gifts were donated to the school to be given out to needy families!

The Event was planned by MaryEllen Irardi and Jenn DeStefano, with help from Don Phelps, Julianna DeStefano, Kathy Masters, Fred Irardi, Gavin Irardi, Andrew Phelps and Denise Rubino who also volunteered to make this event both magical and safe!

A special thanks to Pastor Horn, who borrowed Santa's suit and by his actions and love of the kids, brought smiles to all of their faces! We thank them for all their hardwork, efforts, and dedication to our community children to bring this celebration alive!

Also, thanks to the Shop Rite of Parsippany for donating the bagels, and juice for the grab and go breakfast bags and to Debbie Orme for the goodie bags.

Also, special thanks to Jenn DeStefano for providing the Santa backdrop and taking all the photos which were electronically shared with all members so that they could keep a magical souvenir of their Santa photo op!





# Events (Cont.)



• Frost Fest: This was a night filled with food, fun, and good conversation! Thank you to those who came out to celebrate and for those who volunteered to make this event a reality!

# **FEBRUARY EVENTS:**

Keep an eye out for more information regarding the following events for February!

- Adult Wine Tasting Valentines Event
- Kids Valentine Exchange
- Holi Event

# A YEAR IN REVIEW:

It was an exciting year for the Events Committee. As a new committee that began in 2021 we had some learning to do! Each committee member





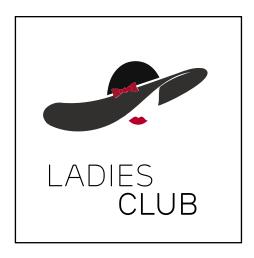
worked hard this year. We were able to host many activities and events that involved both community adults and children, either at no cost or for a nominal fee.

Be on the lookout for blast emails of flyers to detail all community events for the 2022 calendar year!

Most of our events are sponsored by donors throughout the community. If you or someone you know would like to sponsor an event, like the monthly scavenger hunt, please let us know!

We would like to thank everyone in the community for your continued support. If you are interested in joining us at our next meeting please reach out to us at lppoa.events.committee@gmail.com. We would love to have you attend!





Jenn DeStefano

# GIFTS AND FUNDRAISING

In November, the club gave a \$75.00 Shop Rite gift card for Thanksgiving to a needy family. Families are identified by the Lake Parsippany's School Nurse. They also gave Christmas gifts to a family of five selected by the school nurse. This is a tradition that the club has practiced for many years.

A fund raising "Paint and Sip" event on December 3rd at the clubhouse, welcomed 30 members. We painted a holiday plate or a winter scene on a

bottle with lights.

It was amazing to see all of the blossoming artists who joined us. We want to thank all of the members who were able to join us and we apologize to those who we had to turn away because the event was full. Please let us know what other masterpieces you'd like to create and perhaps we can schedule another. Fun was had by all!

On December 12th, at the clubhouse, the Ladies club got together to wrap all the gifts for the Lake Parsippany family and had a cookie swap the same night!

Maureen had reported to the Board in December that once the Hardship fund is set up, the club would like to sponsor a lake membership for a needy family.

Our group is growing and we are planning even more fun events for 2022!

You can contact Maureen at meomaster@ verizon.net for more information on our club. We meet the 3rd Thursday of every month at the clubhouse.

# SAVE THE DATE FRIDAY, JANUARY 28, 2022 The Ladies club will be hosting a TAROT CARD READING on Friday, January 28, 2022 at the LPPOA Clubhouse. The cost of the event is \$30.00 per person for 10-15 minutes (guidance, love career, relationship...present and future). Bring Questions! We "foresee" lots of FUN with this event! Join us! More information to come. TAROT CARD READING















Sebastian Ostolaza

PARSIPPANY LAKE FIRST LEGAL BATTLE In September 1933, The Malapardis Mill of Whippany, filed a lawsuit against the developers of the new Parsippany Lake. The lake had yet to be named and it was in its early stages of development. This is the first lawsuit found on record against what will eventually be Lake Parsippany.

Representing the mill was attorney Elmer King of Morristown. The suit was filed against the developers of the lake to restrain the diversion of water from MalapardisBrook to form the lake.

For over two centuries Whippany boasted of many mills along its river, and it was considered a "mill town." One of its most prominent industries was the manufacturing of paper.





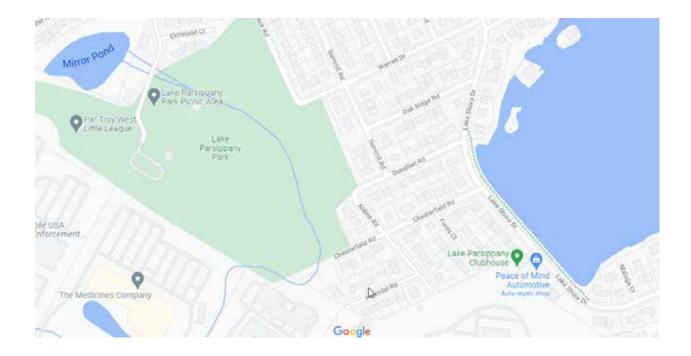
# Time Capsule (Cont.)

The mill owners claimed that they suffered a lack of water due to diversion from the watershed to the lake. Water is essential in the manufacturing of paper, and it was adversely influencing their operation.

The New York Daily Mirror, part of The Mirror Holding Corp., purchased a huge tract of pasture and farmland in Parsippany. They dug out 159 acres and erected a dam. In order to form the lake, developers laid a 24-inch pipe in Malapardis Brook, running the pipe approximately 1,000 feet.

Malapardis Brook is fed from the watershed which eventually empties into the Whippany River, while the Parsippany Lake, is a tributary of Fox River, said to be the outlet of the Rockaway River. Under the law, a complainant may protest diversion of water into a stream which flows though his property, as well as against diversion of water from such stream.

In my research, I have been unable to find the outcome of the case and still investigating. I also made a few trips to Lake Parsippany Park to try and find the abandoned 24-inch pipe that was used. One of our longtime residents can recall the town finding such pipe while doing work on Lake Shore Drive. Looking at maps, the distance between the stream that runs thru Lake Parsippany Park to the lake's shoreline is approximately 1,000 ft. where would you look?





# Christie Hegyi Gardner

# THE ORIGIN...

The Lake Parsippany Book Club started out with 3 strangers meeting at the lake. We chatted about books and had such fun swapping and discussing potential reads that we thought it might be nice to meet one evening and invite other neighborhood book lovers.

So we asked the president at the time can we post a little ad in News & Views for a book club? We planned to meet at one of our homes and had not planned much else! (Thanks Bill Sempier, for saying yes!)

Our little ad caught the eye of 3 people. Due to blizzards and ice storms we had to keep postponing that first winter meeting, but finally met in February of 2004. The six of us bonded immediately and learned so much along the way. We learned to listen to each other, communicate, work out schedules, plan future books and locations. Our enthusiasm saved us many a time. We had no plan, no agenda, no rules, just loved how stories could transport us and wanted to share those emotions.

We have stretched ourselves and read things we would never have read otherwise, simply because someone recommended it. We streamlined communication and so many people had so many good ideas on how to make it even better-picking a years worth of books, meet the same one day of the month, rotate houses, use the clubhouse, meet at the beach, meet at a restaurant!

We didn't agree, quite often we didn't agree, on whether a book was good, on a characters motive, a writers words, but that was what was so amazing!

Someone saw something in another way, with another perspective and we broadened our perspective too.

It's been 17 years with the ebb and flow of people coming in and out of the group, there was a time when two of us met and a time when many more met. Many a child born, degrees earned, businesses built, moves made, divorces, marriages, sicknesses and celebrations in those years, many conversations and much knowledge passed around.

We are somewhere around 200 books read now (missed a month here or there) and don't recall how we were roped into a monthly article in the News & Views! (Likely by our editor at the time, one of the original attendees, Pat de la Fuente!) but it was a small idea that grew into a lovely group and a wonderful part of the lake community.

We meet the 3rd Tuesday of the month. Contact Christie for more details at chegyi@optonline.net

# Book Club (Cont.)

Our November gathering began by paying tribute to a long time LPPOA book club member.

We used white carnations, chrysanthemums, and miniature daisies to share our stories of her and show the fullness of her life. She contributed much to the local community, especially our schools.

Rest In Peace Ilene Sanford, 7/19/1961 - 11/2/2021.



# THE GRACE YEAR

The flowers also helped us Segway into our November book The Grace Year by Kim Liggett. The book referenced many flowers that conveyed many messages. This was a well written, intriguing book, not one we would

normally read, as it was a Young Adult fiction, but it surprised us MANY times.

Reminiscent of Hunger Games, Lord of the Flies and The Handmaids Tale, it was not a happy go lucky theme. I'm not going to attempt to describe the story but will share the authors moment of inspiration.

# Book Club (Cont.)

(Summarized from the Acknowledgements, page 405 of her book).

In 2016 the author was in Penn Station, people watching, as she waited for her train. She noticed a young teen girl, a girl with a certain energy. The type of energy linked to change, to becoming a woman. She noticed how men and women responded differently to the girl, men looking at her as if fresh game, the women as if new competition. "The things we do to young girls," she thought to herself and after having a good cry, thinking about herself and the women in her life, she plotted out the entire book on that train ride!

Ps. This story is in movie development, due to be produced and directed by Elizabeth Banks.

Ultimately, I am glad to have read it, it was harsh, and made you think- how often do we accept things, because they have always been that way?

Of course, it did offer up a great discussion.

Please read the book and let us know what you think!

# THE CHRISTMAS COOKIE CLUB

We deliberately pick a 'light hearted' book for the month of December. The book chosen was called 'The Christmas Cookie Club' by Ann Pearlman. Seems innocent enough.

Well, less than 20 pages in we realized this book deals with some serious topics.

The reaction was a mixed bag, some of us enjoyed this book, and would recommend it, others did not, which of course makes for some good discussion! The net is we enjoyed some amazing cookies, wonderful drinks and the best company, just like women in the book!

There is something about sharing cookies that is just good for the soul. In between chapters the author added a brief history of the ingredients that go into most of our favorite cookies: flour, leavening agents, nuts, cinnamon, butter, vanilla, dates, chocolate, ginger, sugar, salt. We learned quite a bit. Of course delicious recipes were included as well.

Thanks to everyone who helped make the December book club special. The holiday decorations in the clubhouse added to the festivities. Shout out to the elves who decorated this year!

Happy New Year 2022!



LAKEparsippany property owners association

