



The Oak Tree



The Oaks at Broadlawn Manor

DECEMBER, 2025

THE OAKS COMMUNITY VETERAN HEROES GATHER FOR ANNUAL VETERANS DAY BREAKFAST

On Tuesday, November 11th, our Community Veterans from different branches of the Military came together to share stories, laughs and camaraderie during breakfast.

Heartfelt thanks to the Board and all who attended and contributed to making this event a cherished tradition in our Community.

We encourage everyone to find ways to honor our veterans today, tomorrow and everyday.



Kudos to Ron Mormino for his fabulous, nostalgic display of military items from the past along with utensils, medals, newspapers, photo's and magazines pictured above. Quite an impressive display! Thank you Ron! Special Thanks to Maria Giancaterino for her generous donation of 15 beautiful blankets she crocheted for our Veterans.

Officers and Directors

President Norman Kleinberg 516 662-5278
normankleinberg@gmail.com

* Bldgs #17,18,20

Vice President Bernie Doherty 516 795-0554
bend41@verizon.net

* Bldgs #13,14,15,16

Treasurer Phil Rimler 516 799-4499
philrimler45@gmail.com

* Bldgs #1,6,7,8

Secretary Thea Schiralli 516 809-7826
thea.schiralli@gmail.com

* Bldgs #19,24,25

Director Kathy Corcoran 516 293-6079
kcsoundwaves@yahoo.com

* Bldgs #9,10,11,12

Director Frank Morrone 516 681-0540
fmorrone1@aol.com

* Bldgs #2,3,4,5

Director Donna Rehman 516 799-1749
djspdt@gmail.com

* Bldgs #21,22,23

In case of an emergency situation you should call TCM first and then reach out to the Board Director of your building

Total Community Management Co.

Manager Pam Sangiorgio 516 826-9700 Ext. 236
psangiorgio@totalmgmt.com

Oaks Website www.OaksAtBroadlawn.com

Clubhouse Router :

Sign in: OAKS CLUBHOUSE
Password: 2600Oaks

Clubhouse Committee

Clubhouse Chairperson

Bill Fietz 516 279-6112

Clubhouse Sub-Committee Chairs

Community Enrichment

Frieda Cassano 516 431-0565

Social Events

Cookie Fietz 516 279-6112

Decorating

Pat Condry 516 541-4867

Event Scheduling

If you would like to **Schedule a Clubhouse Event** Please contact **Cookie or Bill Fietz** at: **(516) 279-6112** or by email: **cookief007@aol.com**



Phone Announcements Committee

If you wish to place a (Call-Em-All) or if you are not getting these calls, please contact one of the following:

Lisa Del Campo **516 382-5255**
or text Lisa at the above number

Carol Jannotte **516 799-0573**
carolannloujan@gmail.com

From The Board

Winter will be here before we know it. The transition from Fall to Winter is a fascinating period marked by significant changes in weather and daily life. During late Fall, the temperatures drop, leading to frosty mornings and shorter days (do we really need shorter days?) The once bright foliage fades as the trees shed their foliage. People adjust their routines and habits to cope with colder weather and reduced daylight.

The shift from Fall to Winter is more than just a change in temperature, it is a time for renewal and reflection. At the Oaks, we ask our shareholders to spend more time at the clubhouse enjoying new activities, interacting with others in planned events or simply spending time with others.

There are over 20 new families that moved in this year, and we invite them to become a part of activities such as Pool, Indoor Shuffleboard, Wii bowling, MahJongg, Poker, Canasta and a host of other games. Our monthly social event continues to pack the room with terrific entertainment.

On December 14th there will be the annual Holiday show celebrating both Chanukah and the Christmas tree lighting ceremony. This is a wonderful performance under the guidance of Cookie Fietz. A yearly event at the Oaks that's always worth looking forward to. This is the perfect opportunity for all the new, and not so new residents, to start the holiday season together.

The Board wishes everyone all the best for the Holiday Season and a Happy and Healthy 2026.

Your Board of Directors

Heartfelt Thanks to The Contributors to The Veterans Breakfast on November 11, 2025

Ace Hardware Costello	Costco	Mama's Restaurant	Stuff a Bagel
All American Burger	Croxley's Farmingdale	Massapequa Diner	Smokin Al's
B & B Fish Market	Dark Horse, Farmingdale	Nautilus Diner	Tap Room, Mass.
Bacaro	Dunkin' Donuts	Panera, Farmingdale	Tap Room, Farm.
Bristol	Friends For Life	Parisi Pizza	The Coop, Farm.
Barnyard, Farmingdale	Fine Fare	Patrizia's	The Good Life
Better Bagel Cafe	Gino's, Farmingdale	Pat Vultaggio	Tim Geraghty Elect
Big Daddy	Harley's, Farmingdale	Phil's Pizza	Village Wine
BJ's, Farmingdale	Johnny McGorey's	R & R Concrete	Washville
Brownstones	Key Food, Carmans Rd.	Raimos Pizza	Wok n Roll
Carvel, Massapequa	Leonardo's	Salpino's	
Casa Stellina, Farmingdale	Lotus Restaurant, Farmingdale	Sequa Deli	
Chick fil A, Farmingdale	M & B Liquors	Stop and Shop	
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The Oaks at Broadlawn Manor
Board of Directors Meeting
November 13, 2025

Total Community Management : Pam Sangiorgio

Board Members Present: Norman Kleinberg, Phil Rimler, Kathleen Corcoran,
Donna Rehman, Frank Morrone

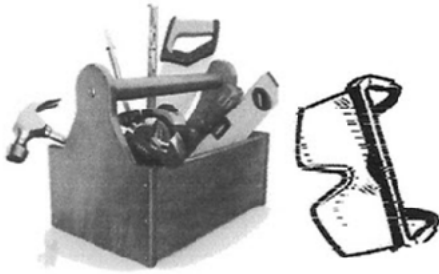
Absent: Bernie Doherty, Thea Schiralli

1. The meeting was called to order.
2. The minutes of October 23, 2025 were approved as presented.
3. As a follow-up to the presentation by Chris Duffy from HighPoint Insurance, the Board voted to increase the crime policy coverage limits to \$4,000,000 from \$3,000,000 for the 12/11/25 - 12/10/26 policy year.
4. The Board voted to increase the replacement building limits from \$261 to \$275 per square foot, resulting in an additional annual insurance premium of \$7,000.
5. The Board voted to decrease the umbrella coverage from \$50,000,000 to \$10,000,000 due to an excessive premium increase. The cost for \$10,000,000 in coverage doubled to \$29,800 for the 2026 policy year.
6. The Board made a motion, seconded, and approved a \$6.00 monthly increase in maintenance charges for 2026 to \$551.00 per month. This is a 1.1 % increase. A copy of the 2026 Budget will be included with the monthly December maintenance invoice.
7. The Board discussed the new parking spaces created in front of building #25. The new visitor spaces will bring about a re-assignment of the existing parking spaces, ensuring that the residents will be parking closer to their units.
8. The Board discussed the idea of installing a mirror high up by the dumpster at Building 23 to improve visibility. Cars are frequently speeding along Shea Blvd. and causing issues with residents walking in that area.
9. Frank notified the Board that the new "Private Property" signs have been installed on the rear gate in the clubhouse courtyard and throughout the community.
10. The Board discussed the Veteran's Day breakfast and highlighted how successful and well attended the event was. There was tremendous positive feedback from the attendees. A total of 35 veterans, including several from other Senior communities, attended the breakfast.
11. The Board directed TCM to send a formal thank you to all individuals and companies who contributed to the Veterans Day breakfast.
12. The Board has contacted several window companies to obtain competitive pricing for potential replacement windows. This process is ongoing, and further updates will be provided as information becomes available.

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Tim Geraghty
President

13. Following outreach to the building captains to identify shareholders with water monitors, the Board noted with satisfaction that a significant number already have them installed. Additional investigation will continue; however, no mandatory requirement will be communicated at this time.
14. Phil reviewed the Fidelity Investments portfolio of CDs with the Board, as well as the monthly financial statements provided by TCM.
15. The Board approved the replacement of the fire alarm panel in Building 18 due to low battery performance.
16. Frank discussed ongoing efforts to maintain and expand the Neighborhood Watch program to enhance community safety and awareness. Residents are encouraged to remain vigilant and promptly report any suspicious activity.
17. Management discussed the timeline for the installation of a Generac generator for the clubhouse. Once all required documents are received and signed off by the Town of Oyster Bay, the deposit will be disbursed, and the company will proceed with scheduling the installation.
18. TCM will contact the Suffolk County Water Authority to request the report from the recent visit to establish the locations of the main water vaults.
19. The Board reviewed the seal coating proposal and reached a compromise between the bids to implement a cost-effective solution, with the project completed by mid-2026.
20. TCM informed the Board that additional quotes for camera installation are still forthcoming.
21. The Board directed TCM to coordinate a food donation to the local 7th Precinct Police Department in recognition of the holiday season.
22. The Board directed TCM to authorize the disbursement of \$400.00 to the local Massapequa Fire Department in recognition of the holiday season.
23. The Board directed TCM to authorize the disbursement of \$500.00 for the landscaping crew in recognition of the holiday season. The check will be made payable to Phil Rimler, who will distribute the funds to the appropriate individuals.
24. Meeting Adjourned.



**Wishing A Happy & Healthy
Holiday Season**

**To all of our friends and neighbors
who reside in the Oaks Community**





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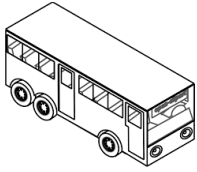
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Pickup Location: Front of Clubhouse Pickup Time: 10:20 AM

(Please note: there is a minimum of 5 people for this service)

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Sunrise Hwy., Massapequa	Front Entrance	12:30 PM
Target	Exact Location	Return Time
Sunrise Hwy., Copiague	Front Entrance	1:30 PM

Monthly Newsletter Information

January Newsletter information is needed no later than **12/22**, However, it is suggested submitting it as early in the month as possible to assure placement.

Please contact the following people if you would like to include information for consideration in the Newsletter.

Carol Jannotte carolannloujan@gmail.com
516 799-0573

Kathy Corcoran kcsoundwaves@yahoo.com
516 293-6079

A Friendly Reminder to Shareholders Leaving for the Winter

- 1. Set Thermostat to 55 F** to prevent pipes from freezing.
- 2. Adjust water heater** to the lowest setting to save energy and protect it from potential damage.
- 3. Do Not** leave outdoor furniture, or any items on your deck unsecured.
- 4. Inform the Board Member assigned to your Building or a designated contact person** of the date of your departure and provide them with your emergency contact information.

Thank you for your cooperation

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Christal Taormina is a registered nurse with over 5 years experience in emergency care, vascular surgery, and home care. She personally ensures every client receives the highest level of care and communication.

This is a luncheon you don't want to miss! On: Saturday, January 17th at 1:00 PM

Sign-up will be On: Monday, January 5th from 4:00 to 5:00 PM

Name: _____ Unit # _____

Name: _____ Unit # _____

Name: _____ Unit # _____

Name: _____ Unit # _____

Name: _____ Unit # _____

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Name: _____ Unit # _____

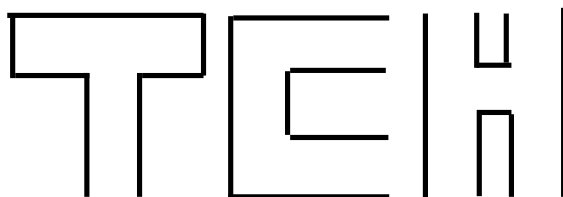
Name: _____ Unit # _____

Name: _____ Unit # _____

Name: _____ Unit # _____

**FOR FURTHER INFORMATION
CALL: FRIEDA CASSANO AT (516) 431- 0565**

Approved By The Board Of Directors Of The Oaks



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*Happy
Birthday*

Rosemarie Ludermann
Stephanie Malone
Natolina Porcaro
&

To All Residents in
the Oaks Community
Celebrating a Birthday in December

Welcome! To The Oaks

Kathryn Annar - 301 Andover Ct.

Norman & Kathleen Schlosser -
1604 Bucknell Dr.

Attention!
Ladies of the Oaks

A friendly reminder, **Galentine Luncheon**
will be on **Saturday, February 14th** at
12:30 PM. \$35.00 cash only.
Lunch, Music and Dancing
to your favorites. Dress for the Day.

Sign-up information will be in the
January Newsletter.

Susan Staller

**WANTED! All Pinochle Players or
Those interested in Learning**

Pinochle games are played at the
clubhouse every Tuesday & Thursday
afternoons. If you are interested in
joining in on these friendly games, please
call **Mike Leykamm at 516 795-5537**
or **Bob Carpenter at 516 826-8166**

We look forward to hearing from you.

Another Memorable! OAKS DOWNS NIGHT AT THE RACES



Grand Prize Winners pictured above:

From Left: Andrea (Cookie) Zacchini, Eileen Shanahan,
Marge Kelly, Annette Ranieri, Kathleen Danulevith,
Rosemary McMullan, Helen Crowley, Debbie Fazzare

November Night At The Races was yet
another big Hit! Ron Giachetti kept the
fun going as Race Caller. Thank you Ron!

Kudos! to Horse Auctioneer, Dan Rehman
who made the auction of the horses in the
last race enormously exciting!

Thanks to the many volunteers who helped
in the multiple tasks it takes to run this
event.

Special thanks to Donna & Dan Rehman
who made it all happen.

Congratulations to the big winners whose
table won the auction of Horse #3 who won
the final race that paid out \$408.00.



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NOVEMBER'S ENTERTAINMENT NIGHT

On Friday, November 14th, the Oaks experienced a wonderful night of music with a special performance by John and Liza from the musical duo, Duets Do It. They took us back in time to the 1950's with musical hits from the past. Everyone had a great night singing along while enjoying an occasional dance or two! Bernie was featured in an original arrangement of "Bernie Angel" that was so much fun. As always, Bernie organized an enjoyable evening of entertainment that was gratefully appreciated by all.

By Lisa DelCampo



Liza Paredes & Bernie



John & Liza



Bernie & Liza Paredes

ATTENTION SHAREHOLDERS! Announcements from Bobbi Edelson

New Year's Eve

Many of our shareholders have asked me if I will be chairing a New Years Eve party this year. I responded like this: Since there was almost no response last year, no, I will not. However, that being said, I would be more than willing to do something on a very informal level. If a group of us want to gather at the clubhouse to ring in the New Year, we could bring in heroes with all the salads or something like that. Any other ideas would surely be welcomed. If you have any interest in doing this, please call and let me know. I will be glad to coordinate it.

Mah Jongg & Canasta Tournaments

I have been asked if I would coordinate and run a Mahjongg tournament and a Canasta tournament some time after the new year when many of our shareholders head south for the winter. I've obtained the rules for running these tournaments but I would like to know if there is any interest in this and if you would participate. Please call me with your thoughts.

Bobbi Edelson 516 781-4477

The Gad-Abouts

Our Oktoberfest Luncheon at the Wantagh Inn was a huge success!

The food was excellent, as always, and everyone enjoyed plenty of door prizes. Each of our ladies went home with a special gift.

We're looking forward to planning more fun events in the coming year and would love to welcome new members!

If you're new to the community and would like to learn more about the Gad-Abouts, please contact:

Claudia Carpenter – 516-826-8166 or Bobbi Edelson – 516-781-4477

If you have any ideas for future outings or activities, feel free to share them with Claudia or Bobbi.

Here's to another year full of great friends and exciting events!



The beautiful bouquet of sunflowers were all edible delicious cupcakes.



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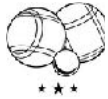
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 M-Z.....Clare Currin

Gad-Abouts:

Claudia Carpenter 516 826-8166
 Bobbi Edelson 516 781-4477

Golf : Mike Leykamm 516 795-5537
 Dan Rehman 516 799-1749

Knitting & Crochet & Women's Exercise:

Mary Scicutella 516 799-2423

Men's Open Play Bocce & Deck Shuffleboard:

Ron Giachetti 516 541-5271

Indoor Shuffleboard:

Mike & Terry Leykamm 516 795-5537

Pinochle: Mike Leykamm 516 795-5537
 Bob Carpenter 516 826-8166

Wii Bowling:

Dan & Donna Rehman 516 799-1749
 Bill Busch 516 302-3540

Women's Bocce:

Pat Rolls 516 557-3723
 Donna Rehman 516 799-1749

Other Chairpersons

Bingo & 50/50 Bill Fietz 516 279-6112
Community Directory Thea Schiralli 516 809-7826
Librarian Terry Rizzo 516 799-5886
Newsletter Carol Jannotte 516 799-0573

50/50 Winners

Drawing held on **11/4/25** are as follows:

Patricia Connelly	#1312	\$200.00
Janet Maino	#2310	\$100.00
Tom Walton	#2116	\$ 50.00
Eddy & Lisa	#1915	\$ 50.00
DelCampo		
Elaine Avena	# 305	\$ 50.00
Robert & Marcia	#2305	\$ 50.00
Goodstein		
Frieda & Frank	# 809	\$ 50.00
Cassano		
Nancy McCauley	#1405	\$ 50.00
Ron Mormino	#1006	\$ 50.00
Joan Watt	#1812	\$ 50.00

Recurring Calendar

Monday

Bingo 1 - 3 pm

Monday - Thursday

Senior Exercise Tape 10 - 11 am

Wednesday

Men's Golf 8:00 am
 Women's Bocce Assigned Times
 Crochet/Knitting Club 11:00 am

Thursday

Yoga 10 - 11:15 am

Friday

Shuffleboard Assigned Times
 Wii Bowling Assigned Times

Saturday

Men's Open Play Bocce 10 am -12 pm
 (Seasonal)

For the Love of Birds

by Lisa Del Campo

Whether you are a casual bird watcher or a dedicated birder, the Merlin app is for you. Merlin Bird ID is an app designed by The Cornell Lab of Ornithology and helps answer the question "what's that bird?"

The app helps you identify birds you see by simply snapping a picture and uploading it to Merlin. From there it will guide you through identifying the species of the birds you find and if the finding is common or rare. There is even a feature that allows you to distinguish a bird via its sound.

Bird watching offers a peaceful way to connect with nature and appreciate your surroundings. Merlin has helped me discover several beautiful birds right here in the Oaks. Some of them were species I have never seen before. It has been such a thrill to learn about the wildlife right outside my door.

These pictures are an example of what I posted to Merlin and the results that came from my submission.



Cooper's Hawk

The Oaks At broadlawn Ma...
January 8, 2025



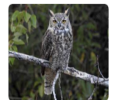
Gray Catbird

The Oaks At broadlawn Ma...
September 5, 2025



Great Horned Owl

The Oaks At broadlawn Ma...
November 1, 2025



If anyone is interested in expanding their knowledge of birds, download the Merlin Bird ID app today. You won't regret it!



Merlin Bird ID by Cornell Lab

Identify Birds You See & Hear
Designed for iPhone



OAKS SPORTS NEWS

Outdoor Shuffleboard Season Finale

The outdoor shuffleboard season came to a close on Monday, November 3rd.

Pictured below are 5 of the happy winners.

Congratulations to All!

1st Place

Joan Jacques

Myra Broder

2nd Place

Marge Savona

Pat Burke

3rd Place

Dan Rehman

Donna Rehman



L to R: Joan Jacques, Myra Broder, Dan Rehman, Donna Rehman, Marge Savona

Women's Bocce Season Ends



The Women's Bocce season this Fall was a wonderful success. After seven weeks of playing a round robin tournament we had two undefeated teams. The two undefeated teams competed in a very exciting playoff to break the tie.

**First Place: Maryann Lapolla
Claudia McGee**

**Second Place: Eileen Anderson
Julie Campbell**

**Congratulations! To all who participated
in the tournament.**

Wii Bowling 2025 Season Finale

Congratulations to all the winners of the 2025 Wii Bowling Season

1st Place Team #17 Charlie Chamberlain, Claire Chamberlain, Karen Hardy, Maria Siano

2nd Place Team #11 Joan Walsh, Joan Eager, Judy Russell, Maria Kallas

3rd Place Team #15 Ozzie Secchi, Ellen Lacy, Bill Fietz, Tom Varriale

High Average Men: Bill Fietz 269 **Women:** Karen Hardy 213

High Game Men: Bill Busch 300 - Ozzie Secchi 300 - Bill Fietz 300

High Game Women: Nancy Giachetti 279 - Rosalie Lidonnici 279

Most Improved Men: John Ferrante (from 121 to 158)

Most Improved Women: Claudia Carpenter (from 140 to 174)

Supporting Independence at The Oaks at Broadlawn Manor



Elegance at Home is proud to support residents of **The Oaks at Broadlawn Manor** with personalized home care services designed to promote independence, comfort, and peace of mind. We are a licensed home care agency offering trusted support, and all of our caregivers are Home Health Aide Certified. Whether you need daily support or just a companion to brighten your day, our team is here for you.

Our Services Include:

- Personal Care Assistance (bathing, dressing, grooming)
- Meal Preparation & Feeding Support
- Medication Reminders
- Mobility & Safety Support
- Escort to Appointments and Social Events
- Light Housekeeping & Laundry
- Companionship & Social Engagement
- Respite Care for Family Caregivers

Complimentary RN Visits

As part of our service, a **Registered Nurse (RN)** will visit your home at the start of care and **every 90 days – at no cost to you**. During these visits, our RN will:

- Work closely with your doctors to create a personalized care plan tailored to your needs
- Assess your health and wellness needs
- Ensure safety measures are in place
- Provide guidance to both clients and families

This ongoing clinical oversight ensures that your care plan always meets your changing needs.

Our Specialization

At Elegance at Home, we specialize in creating care plans tailored to each individual and family. Our expertise includes:

- Dementia and Alzheimer's care
- Seniors wishing to remain independent at home
- Families needing respite care
- Individuals transitioning home from rehabilitation or hospital stays

Our commitment is to **provide dignity, respect, and peace of mind** with every visit.



Angela Morrone, Business Development Manager

Connect with Angela today to learn more about the home care process – she's here as your guide and resource to help you navigate every step with confidence.

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