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Ronald W. Yarbrough
11 Lake Centerton Drive
Pittsgrove, NJ 08318
[redacted]
Plaintiff, Pro Se

RONALD W. YARBROUGH, Plaintiff, v. LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION, INC.; CLIFFORD C. WHEATON, individually; MICHAEL M. ROSSI III, individually; MICHELE MEHAFFEY; and DOUGLAS K. MEHAFFEY, Defendants.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION - GENERAL EQUITY PART SALEM COUNTY DOCKET NO. SLM-C-000017-26 Civil Action ORDER ON RETURN OF ORDER TO SHOW CAUSE

THIS MATTER having been opened to the Court by plaintiff Ronald W. Yarbrough, pro se, by Order to Show Cause filed September 1, 2026; and defendants Lake Centerton Park Homeowners Association, Inc. (the "Association"), Clifford C. Wheaton and Michael M. Rossi III having appeared and opposed through Marks, O'Neill, O'Brien, Doherty & Kelly, P.C., and defendants Michele Mehaffey and Douglas K. Mehaffey having appeared through The Went Law Firm, LLC; and the Court having considered the papers submitted and the arguments on the return date of November 2, 2026; and for good cause shown;

IT IS on this _____ day of _____, 2026, ORDERED as follows:

1. **Production to every member.** Within thirty (30) days, the Association shall produce to plaintiff, and mail to every member of record, true copies of: (a) the Green Acres offer of August 19, 2026 and every communication with the Green Acres Program concerning Block 1503, Lot 73, Township of Pittsgrove (the "Property"); (b) both appraisals of the Property; (c) the State dam-rehabilitation loan file, including every draw and the invoices it paid; (d) every request for proposals, scope of work, bid solicitation and bid or proposal received for work under NJDEP Dam Permit No. 1494, including the 2015 proposals of Castle and of Marine Maintenance; (e) every record of the member decision in 2017 to discontinue loan draws; (f) the minutes, notices, votes, written consents and record of members from January 1, 2018 to date; (g) the written statement dated October 1, 2021 and every record of its circulation; (h) the Association's proposal to donate the Property to Salem County and the County's response; (i) the Association's insurance policies in force since January 1, 2024; and (j) the authorization, closing statement and disposition of proceeds of the conveyance recorded at Deed Book 4621, Page 116.

2. **Certification of absence.** With that production the Association shall serve on plaintiff, and mail to every member, a certification of its custodian of records, under R. 1:4-4(b), identifying each category in paragraph 1 for which no document exists and stating the search made.

3. **No vote before the members have the file.** Pending final judgment or further order, the Association, Clifford C. Wheaton, Michael M. Rossi III, their officers, directors and agents, and all persons acting in concert with them who receive actual notice of this Order, shall not (a) hold any vote of members or adopt any resolution to sell, transfer, dedicate or donate the Property or any interest in it; (b) adopt or record any amendment of the Declaration of Covenants and Restrictions or of the Certificate of Incorporation; or (c) execute any agreement of sale, contract or deed for the Property, or any contract for removal, breach or [redacted] of the Centerton Lake dam (NJDEP Dam File No. 35-3); until thirty (30) days after the production required by paragraphs 1 and 2 has been mailed to every member, and then only at a meeting of members noticed and held in compliance with Article SEVENTH of the Certificate of Incorporation, Article VII, Section 2 of the Declaration, N.J.S.A. 15A:10-11 and N.J.S.A. 45:22A-46(a).

4. **Board report on project management.** Before any vote described in paragraph 3, the Board of Directors shall mail to every member a written report of the project management it performed on the rehabilitation of the dam permitted by NJDEP Dam Permit No. 1494, including proposals sought, negotiations, phasing, alternates and funding pursued, with the documents that support it.

5. **The dam.** Pending final judgment or further order, no removal, breach or [redacted] work shall be performed on the dam. Inspection, monitoring, routine maintenance, the clearing of spillway channels and obstructions, and any measure the New Jersey Department of Environmental Protection requires in writing for public safety are permitted.

6. **Taxes.** The Association shall keep the Township taxes on the Property current pending final judgment.

7. **ADR on the account.** The dispute concerning the balance the Association claims from plaintiff is referred to alternative dispute resolution before an independent neutral agreed by those parties or, failing agreement within twenty (20) days, designated by the Court. Defendants' request to dismiss the remaining claims for ADR is denied.

8. **Mehaffey Defendants.** Paragraphs 3(c) and 5 do not apply to the 12.97 acres conveyed to Michele Mehaffey and Douglas K. Mehaffey by deed recorded at Deed Book 4621, Page 116. The claims concerning that conveyance shall proceed on the plenary track. No relief is granted against the Mehaffey Defendants by this Order.

9. **Plenary track.** The remaining claims shall proceed as a plenary action. A case management conference shall be held on _____, 2026, at which a discovery schedule will be fixed.

10. **Security.** No security is required. R. 4:52-3.

11. **Jurisdiction.** The Court retains jurisdiction to enforce this Order.

12. Plaintiff shall serve a copy of this Order on all counsel within seven (7) days of its receipt.

[ ] Opposed
[ ] Unopposed

_____
HON. ROBERT MALESTEIN, P.J.Ch.