Publication copy

Plaintiff's Exhibit Y-1 - Wheaton letter

Source: Superior Court of New Jersey, eCourts, SLM-C-000017-26, Trans ID CHC2026285925; filed by Plaintiff (filed 8/28/2026, eCourts CHC2026285925, Volume 3)

Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

EXHIBIT Y-1

2026-05-04 Wheaton letter

Lake Centerton Park Homeowners Association, Inc
23 Lake Centerton Drive
Pittsgrove, NJ 08318

May 4, 2026

Dear Neighbors:

Unfortunately we are again having a problem with beavers damming up our Muddy Run stream. This is starting to cause a significant water backup in our common lake property that if not addressed soon, will lead to reduced water flow and a swamp like condition. . We have been able to address this in the past by removing part of the dam and keeping the spillway clear ourselves. However, now it has gotten to a point that Mike Rossi and I feel that outside professional help is needed.

We got a quote from the Hingewood Tree Service company to both dismantle the beaver dam upstream from the spillway and clear the channels in the spillway. The total cost with sales tax would be $5,704.43.

We currently have $5,600.17 in our account. What Mike and I propose we do, is collect each Homeowner's August $500 biannual dues payment now and add an additional $200 to these dues for a total of $700 from each homeowner. By collecting this $700 now, we would not collect any dues again in August, we can safely dismantle the beaver dam, and it would ensure that we still have an adequate dollar reserve in our account for the balance of the year.

If anyone has objections to moving forward with making a $700 dues payment now in order to safely dismantle the beaver dam, please email or call Mike Rossi or me with your concerns by no later than Monday May 11, 2026.

My email address is [redacted] and phone number is [redacted] Mike Rossi can be reached at [redacted] and phone number is [redacted]

If we don't hear any objections by May 11, 2026, we will give Hingewood Tree Service the approval to proceed with the beaver dam removal and I will send each homeowner a dues notification letter.

Best regards,

Clifford C. Wheaton

Clifford C. Wheaton
Secretary/Treasurer