Publication copy

Plaintiff's Exhibit Z-1 - Notice to Wheaton

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 Z-1

2026-05-20 Notice to Wheaton

Ronald W. Yarbrough and Kathleen A. Yarbrough
11 Lake Centerton Drive
Pittsgrove, NJ 08318
[redacted]

May 20, 2026

Cliff Wheaton, Secretary/Treasurer
Lake Centerton Park Homeowners Association, Inc.
23 Lake Centerton Drive
Pittsgrove, NJ 08318

Dear Cliff:

We received your May 4 and May 14 letters about the beaver dam and the $700 dues payment.

No meeting of the Association was called. No agenda was sent. No vote was taken. No minute exists. A homeowner's silence on an emailed proposal is not an Association decision, and the May 14 letter's statement that "the members of the HOA have decided" is not supported by any record we have seen.

The May 4 letter describes the conditions as urgent. The July 16, 2024 minutes you prepared, at item 4(e), record that NJ DEP would work with the Association on timing as long as the spillway channels were kept clear, and that [redacted] and [redacted] agreed to do that work and report to NJ DEP each month. If something has changed, the membership needs to hear it on the record, not by email.

Ron placed the Association on written notice on July 14, 2024 about meetings and the 2012 Hannaman determination from NJ DCA confirming PREDFDA applies to us. Your minutes of the July 16, 2024 meeting, at item 3(e), say the homeowners present declined to discuss or respond. The May 4 and May 14 letters continue the same pattern.

We do not consent to the $700 assessment and we do not agree that any obligation arises from your two letters.

We again demand that the Association hold open public meetings, properly noticed, at a neutral public facility, and that all documents concerning LCPHA — including correspondence and records with NJ DEP, Citizens United, counsel, and any other regulatory or business matter — be made available to the membership. These demands stand independent of the beaver-dam matter and are addressed separately by letters of even date.

Sincerely,

/s/ Ronald W. Yarbrough
Ronald W. Yarbrough

/s/ Kathleen A. Yarbrough
Kathleen A. Yarbrough