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MEET

NATALIE MADANICK

INTENTIONAL LIVING: REBUILDING,
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INSIDE THIS ISSUE: NEW YEAR, NEW MARKET • LOCAL VOLUNTEER OPPORTUNITIES • KICKSTART YOUR WELLNESS JOURNEY



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Have feedback, ideas or submissions? We are always happy to hear from you! Deadlines for submissions are the 10th of each month. Go to www.bestversionmedia.com and click "Submit Content." You may also email your thoughts, ideas and photos to: BrandiHopkins@bestversionmedia.com.

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| Content Due | Edition Date | Content Due | Edition Date |
|-------------|--------------|--------------|--------------|
| December 10 | January | June 10 | July |
| January 10 | February | July 10 | August |
| February 10 | March | August 10 | September |
| March 10 | April | September 10 | October |
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Happy New Year, Neighbors!

I hope you all had a great holiday season and got some time with the people who matter most. As much as I enjoy diving into the holiday chaos, I'm genuinely excited for the fresh start a new year brings. After all the activity, it feels good to take a breath! The holidays can take a toll in different ways, so this feels like the moment to be a little gentler with ourselves.

Every month, we're thrilled to feature local residents on our cover as part of our mission to help everyone feel more connected to our community. This month, you'll get to meet Natalie Madanick on page 8. I hope you enjoy her story as much as we enjoyed putting it together!

And of course, a heartfelt thank you to all of our wonderful sponsors whose support makes this magazine possible.

We're especially excited to welcome four new partners this month. Liberty Lake Day Camp brings incredible energy and creates unforgettable summer memories for local families. We're also thrilled to welcome Karen Gunther of HomeSmart First Advantage Realty, whose local expertise helps neighbors find a place they're proud to call home. ABC Children's Dentistry joins us with a warm, kid-friendly approach to dental care that so many families will appreciate. And finally, we're happy to welcome Adjust Your Sleep Mattress Boutique, a team dedicated to helping our community rest comfortably and feel their best each day.

Enjoy this month's edition of Voorhees Living!

*See you around town,
Leslie Cohen, Publisher*



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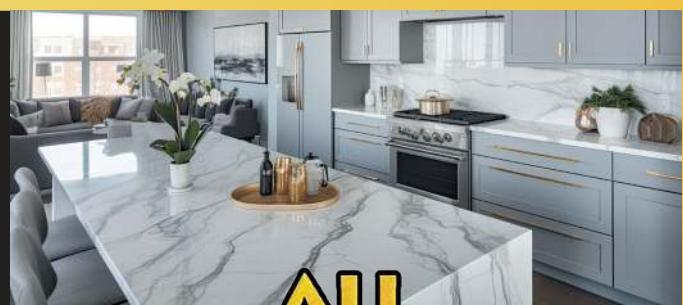
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📍 Eden Gardens, Pennsauken NJ
Time: 1-8 p.m.
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At the time this magazine went to print, all event details were accurate to the best of our knowledge. Please check event websites or call ahead for the most current information.

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Zita Cleaning: GENERATIONS OF SERVICE AND DEDICATION

By Brandi Hopkins

Zita Cleaning, a third-generation residential and commercial cleaning service in South Jersey, is a family affair. Brian, one of the owners, grew up immersed in the business, learning dedication and attention to detail from his mother. “I watched my mother run a successful cleaning company. Helping her prepare each week, I learned consistency and the value of a job well done,” he recalls, reflecting on his early lessons.

In 2018, Brian officially took over the company, bringing not just years of experience but a deep respect for the standards his mother set. Today, Zita Cleaning continues with that same dedication, offering detail-oriented cleaning services rooted in the family values that started it all. Family remains at the center of the business, shaping the way Brian leads both his team and the company’s future. “I’m a proud small business owner, parent, and grandparent. My family is my greatest motivation and the heart behind everything I do. Their support and love inspire the care and dedication I bring to Zita Cleaning each day.”

Brian co-owns the business alongside his husband Jimmy, while their daughter-in-law, Brooke, manages day-to-day operations. Brooke brings hands-on experience and a genuine passion for serving families, keeping the company closely connected to the community it has long supported.

“Our philosophy is rooted in care, respect, and empowerment. We believe that a clean space can transform how people live and feel, promoting clarity, wellness, and peace of mind.

To learn more about Zita Cleaning and their full range of services, visit www.zitacleaning.com.

Our approach combines meticulous attention to detail with a deep commitment to customer satisfaction and environmental responsibility,” Brian says.

The company offers a full range of services, from weekly maintenance to deep cleans or preparing a home for a fresh start. Zita Cleaning offers eco-friendly cleanings because they believe their clients deserve nothing but the most effective and safest supplies. The team tailors each clean using trusted methods to keep every space comfortable, cared for, and truly clean. Just as important as the work they do is the

way they care for the people they employ. “Watching our team members grow, gain independence, and support their families through their work at Zita Cleaning is what drives me every day. It’s more than cleaning, it’s about creating stability, dignity, and pride through hard work and care.”

Giving back and community involvement are also central to Zita Cleaning, honoring the neighborhoods that support their work. The company participates in the Merchantville Holiday Parade and supports several local programs and organizations, including youth gymnastics, the Pennsauken Youth Soccer Club, Families of Fallen Officers, and the Fraternal Order of Police. The team also volunteers with Gift of Life in Philadelphia, an organization that brings hope and healing through organ and tissue donation.

Through continued service, community involvement, and a growing team that reflects the values he was raised with, Brian sees Zita Cleaning as both a responsibility and a privilege. A legacy handed down, strengthened, and shared with the community that supports it.

“Thank you for trusting us to care for your homes and businesses,” says Brian. “By choosing us, you’re not just supporting a local business—you’re helping create meaningful jobs and investing in a cleaner, stronger, and more connected neighborhood. We’re grateful for the opportunity to serve you and look forward to continuing to grow together.”



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MAKING A DIFFERENCE: LOCAL VOLUNTEER OPPORTUNITIES

By Brandi Hopkins

As 2026 begins, it's the perfect time to embrace new beginnings and give back.

Martin Luther King Jr. Day of Service reminds us that each of us can make a meaningful impact, whether helping neighbors, supporting local organizations, or caring for animals. Giving your time is a great way to start the year with purpose and connect with others in South Jersey.

Several nearby organizations are welcoming volunteers, whether you have a few hours or want to commit regularly. This list is just a sampling; visit the volunteer pages for any of the organizations below to sign up and schedule your time. You can also explore sites like VolunteerMatch.org and Idealist.org to find dozens of additional opportunities nearby across causes like animal welfare, food security, and youth services.

Volunteer Opportunities Near Voorhees

Animal Welfare Association (AWA) — Walk dogs, socialize cats, make enrichment toys, or help at outreach events. Volunteers 16+ are welcome, and there's a junior volunteer option for ages 12–15 with parental supervision. (awanj.org)

Voorhees Animal Orphanage (VAO) — Assist with dog walking, cat socialization, foster care, adoption events, or shelter maintenance. A great choice for animal lovers nearby. (vaonj.org)

Jewish Family & Children's Service of Southern NJ — Deliver groceries or meals, visit and support seniors, or participate in short-term volunteer tasks that help local families and older adults. (jfcssnj.org)

Jewish Federation of Southern New Jersey — Opportunities include meal delivery, pantry support, and assistance with community programs. (jewishsouthjersey.org)

HOPE Church Voorhees — Help with the food pantry, community outreach programs, youth activities, or local events. (meethope.org)

Voorhees Gibbsboro Lions Club — Participate in food drives, support local pantries, assist with meal services, holiday events, and vision-screening programs. They welcome new volunteers and members. Email voorheesgibbsborolionsclub@gmail.com to get involved.

Volunteering is more than giving your time, it's an opportunity to strengthen community bonds, help those in need, and start the year on a positive, purposeful note. Even a few hours a month can make a real difference. Whether you're walking a shelter dog, sorting food, or lending a hand at a local event, your contributions matter.

This year, honor MLK's legacy by giving back, connecting with your neighbors, and helping make Voorhees and South Jersey a stronger, kinder community.

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Before



After



New Year, New Market



By Kimberly White, The KWhite Group

How January Sets the Tone for Housing Decisions in New Jersey

January presses “reset” for all of us.

Holiday decorations come down, routines return, and many across the country begin reflecting on the year ahead — including stability, community, and housing. As a South Jersey real estate professional, I see January as one of the most important months for gaining clarity, as people finally have space to evaluate what they truly need.

Many ask themselves:

- Does our current home still support our lifestyle?
- Do we need more space, or are we ready to simplify?
- Are we preparing for a job change?
- Should we finally take the step toward homeownership?

January blends financial planning with personal reflection, making it an ideal time to assess long-term housing goals.

While spring traditionally brings the biggest wave of listings, January is when many

homeowners quietly prepare to sell. Decluttering, minor repairs, and research happen behind the scenes. Buyers benefit from early listings, less competition, and motivated sellers, while sellers attract serious buyers — people making career moves, starting fresh chapters, relocating closer to loved ones, and military personnel navigating new assignments. Proximity to Joint Base McGuire-Dix-Lakehurst keeps the market active year-round, as updated orders draw movement into and out of nearby towns. These transitions ripple through Voorhees and neighboring communities, influencing housing decisions, school planning, and community life.

Even if you’re not ready to buy or sell, the start of the year is ideal for reviewing credit, consulting a lender, planning renovations, assessing equity or refinancing, and preparing for a spring listing. Decisions made now often set the tone for the year.

Not every new year begins with celebration. For some, it brings hope and excitement; for others, change after a loss or transition. Either way, housing decisions are deeply personal, and the new year provides an opportunity



to evaluate needs with clarity — a chance to reflect, reset, and prepare for the next chapter with intention. Whether you’re buying, selling, or planning, the clarity gained in January often shapes decisions long after winter ends. If you’re considering your next steps, reach out today to discuss the local market and make confident housing choices.

About the Contributor — Kimberly White is a South Jersey Realtor® and Team Leader at The KWhite Group, brokered by eXp Realty. As a Navy veteran’s spouse and a first-generation investor, she is passionate about helping military families and the local community achieve homeownership and build wealth through real estate.



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INTENTIONAL LIVING

Natalie Madanick's Journey of Rebuilding, Reinventing and Re-emerging

By Brandi Hopkins

From the moment you meet Natalie Madanick, her energy is impossible to ignore. Bold, fearless, and unapologetically herself, she commands attention through presence and confidence. Natalie has faced life's toughest challenges and emerged determined, intentional, and ready to lead. Her story isn't just about resilience; it's about building a life with purpose, showing up for others, and turning every challenge into an opportunity.

Natalie describes this chapter of her life as intentional. "Everything I do right now, who I spend time with, what I say yes to, has purpose," she says. "After walking through major life changes, I've learned that starting over isn't a setback, it's an invitation."

A single mother of two teenagers, a cancer survivor, and a businesswoman, Natalie has faced life's challenges head-on. "Life isn't about what happens to you, it's what you take from it," she reflects. Her perspective on strength and gratitude comes from lived experience: losing her mother during a divorce and soon after facing a cancer diagnosis. "Imagine being homesick without a home, lost with no compass. That's what it felt like. Those experiences stripped life down to what and who really matters. My village - my family, friends, even my colleagues carried me when I couldn't carry myself," she says.

Natalie's career path has been guided by connection. After seven years running her own holistic health coaching business, she joined National Integrity Title Agency (NITA). "I may not have had a real estate background, but I knew how to build relationships and connect people. That's where I thrive," she says. "NITA gave me the platform to take that strength and run with it. I love helping others grow their business, learning who they need to meet, and creating the right introductions that move everyone forward."

Beyond her role as Vice President of Commercial Business Development at NITA, Natalie co-founded Tier One Network alongside Scott Ross of Ross Financial. "I wanted to create a space for professionals who genuinely want to help one another grow," she explains. "There are plenty of title companies, but I wanted to stand out by creating something authentic and collaborative. NITA was all in and has been fully behind me from the start. Without the company's trust and support, I might never have had the confidence or platform to launch it."

Success, Natalie says, looks different now than it did earlier in her life. "It used to be about achievement, the milestones, the paycheck, the checklist. Now, it's about impact, connection, and integrity. It's raising good humans who lead with empathy. It's working for a company like NITA that values people first."

It's watching Tier One grow into a space where collaboration turns into opportunity. Her journey has been shaped by education, professional pivots, and personal interests. A social work graduate who became a holistic health coach and eventually earned her state title license, Natalie sees her career as a series of connected dots. "Every pivot, from nonprofit partnerships to owning a wellness company to now thriving in business development at NITA, has been about connection. Some might say it's my favorite word."

Voorhees has been home to Natalie and her two children, Jackson, 15, and Charli, 12, for the past 12 years. The family enjoys being part of a close-knit community where neighbors wave hello, and friends feel like family. Both Jackson and Charli are active athletes, playing soccer with the Voorhees Soccer Association and running track for their schools. Natalie also feels a special connection to the Voorhees Library, which has been one of her favorite local places since she moved to town. "It's very warm to me," she says.

Natalie gives back to the community through her professional network. She serves on the Board of the Voorhees Business Association, helping local businesses grow and creating opportunities for connection. She also chaired the Real Estate Professional Network through the Jewish Federation of Southern New Jersey. "Whether through NITA,





Tier One, or volunteer work, my goal is always the same: to build bridges and give others the tools to succeed," she says. This commitment to supporting others shows up in how she approaches her own life, where juggling career, family, and personal growth is a constant, shifting challenge.

But balancing career, family, and personal growth isn't always neat. "Balance? I'm not sure it exists. Some days I'm at a client event until nine at night; others I'm racing from soccer practice to dinner. It's messy, but it's ours. I'm building a life that matters, one brick at a time. I remind myself to put the phone down, stay present, and appreciate each moment before it's gone." Natalie says.

Passing on values to her children is central to Natalie's life philosophy. She encourages Jackson and Charli to show up, be kind, be authentic, and never take people for granted. "Real friendships and relationships take time and are hard work, earned only through consistency and care," she says.

Looking ahead, Natalie is focused on continued growth and intentional living. "I'm ready to keep stepping outside my comfort zone. This next year is all about continuing to rebuild, reinvent, and re-emerge stronger, steadier, and more self-aware than ever before." She concludes with a mantra that guides her every decision: "Everything you want is on the other side of fear."

Through resilience, purpose, and connection, Natalie proves that new beginnings can be transformative. In Voorhees, she pours that spirit into her community, building relationships and opportunities wherever she goes. Her journey shows that real impact comes from how you show up for others and the connections you choose to nurture. For Natalie, that impact reaches far beyond herself. It's woven into the community she calls home.

"It used to be about achievement, the milestones, the paycheck, the checklist.

Now, it's about impact, connection, and integrity."

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Perfect Fitness

KICKSTART YOUR WELLNESS JOURNEY AT PERFECT FITNESS

By Brandi Hopkins

New Year, New Fitness Goals – there's no better time to refocus on your health and wellness than at the start of a new year, and Voorhees residents have a local resource to support them. Perfect Fitness in Voorhees is here to help you start strong. The full-service wellness studio offers a little something for everyone, from indoor cycling to yoga and Pilates, all designed to help members feel supported and energized on their fitness journey.

Opened in 2022 by owner Tammy Peters, Perfect Fitness is the result of more than 25 years of experience in teaching, personal training, and managing local gyms. Seeing how the pandemic changed the way people approached fitness, Tammy was inspired to create a space that goes beyond the traditional gym – a welcoming, community-focused studio where everyone, from beginners to long-time fitness enthusiasts, can set and achieve their wellness goals. Tammy says, "My dream was to create a facility that would be a part of the



community and a place where every member enjoys coming – sharing my knowledge of staying healthy with our members."

The studio's group classes are wide-ranging and thoughtfully crafted. Their "Mind + Body" program blends yoga, Pilates, and stretching, while classes like "P-Fit Total Body Burn" combine cardio and strength training in one powerful session. For those who prefer punch and power, kickboxing classes mix cardio with muscle sculpting in a fun, energetic way. And if dancing is your style, Zumba and Latin-inspired cardio classes bring that club energy straight to the studio floor.

But Perfect Fitness isn't just about group workouts. One-on-one personal training builds customized

plans to help members reach specific goals, whether that's weight loss, muscle gain, or general health. There's also wellness support: massage therapy helps ease tension and promote recovery, alongside clean-air technology throughout the facility for a healthier workout environment.

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One of the studio's most unique offerings is the Trackman Golf Simulator, where members can play, compete, or take lessons in a high-tech indoor setting, a perfect way to combine fun with fitness.

Perfect Fitness also makes itself accessible. First-time visitors can enjoy a complimentary two-day pass to test out classes, meet the team, and explore the space. Pricing is inclusive, with discounts for students, seniors, couples, and first responders.

What really sets this studio apart is its heart. Tammy's deep experience, combined with a staff of seasoned instructors, creates a supportive atmosphere where people come not just to work out, but to grow. "I'm very proud of my Perfect Fitness staff, they are all veterans with over 20 years' experience. They are amazing employees that members love," Tammy says.



For those in the Voorhees area looking to start or refresh their wellness journey, stop in and see why Perfect Fitness has become a community hub for health and fitness.



To learn more or plan a visit, call (856) 702-2020 or explore more at www.getperfectfit.com.

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| SOLD | 6 Turnberry Court | 3,150 | 4 | 3 | \$670,000 |
| SOLD | 147 William Feather | 2,448 | 4 | 3 | \$650,000 |
| SOLD | 8 Sherwood Lane | 2,184 | 4 | 3 | \$613,000 |
| SOLD | 3 Festival Drive | 1,946 | 2 | 2 | \$555,000 |
| SOLD | 116 Acorn Lane | 2,156 | 3 | 3 | \$525,000 |
| SOLD | 2 Cambridge Way | 1,828 | 3 | 3 | \$520,000 |
| SOLD | 64 Chippenham Drive | 3,048 | 4 | 3 | \$516,000 |
| SOLD | 38 Woodstone Drive | 2,913 | 4 | 3 | \$510,000 |

Best Version Media does not guarantee the accuracy of the statistical data on this page. The data does not represent the listings of any one agent or agency but represents the activity of the real estate community in the area. Any real estate agent's ad appearing in the magazine is separate from the statistical data provided which is in no way a part of their advertisement.

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Do you want to discover new things about your neighbors? Want to be in the headlines? Want to see your pictures published? We're looking for neighborhood families or individuals with a story to share to grace the covers of the magazine.

Your story might include love, romance, drama, or any combination of the three. It could celebrate a milestone in your life, share a recent vacation, or simply introduce yourself and highlight what you love about the community. Everyone has a story to share, and we want to help you tell yours. We'll talk with you, write the article, and give you a free professional photo session at your home so you can look your best in the magazine!

If you know others who would enjoy this opportunity, we welcome nominations. Begin by brainstorming the people you know who you'd like to see in this magazine. They might be your next-door neighbors and friends, volunteers who serve others through local charities, community leaders, athletes, artists or hobbyists.

To get started, go to www.bestversionmedia.com and click "Submit Content." Or simply e-mail your content coordinator at BrandiHopkins@bestversionmedia.com with your contact information and ideas.

With your help, we can bring people together, stay connected and create an informative, family-friendly forum through your magazine.

Attention! Homeowners Association Leaders!

Did you know we can create a free homeowners' association (HOA) section in this magazine – saving you from the cost and hassle of printing your own newsletters, or worse, driving around the neighborhood to deliver them? Keep your money invested in the subdivision and let us do the work! With our customizable HOA section, we'll let residents know where to find pertinent HOA- and neighborhood-related information – monthly, bi-monthly or as often as you choose.

Submission Examples:

- Board member listings and contact information
- Updates on by-laws, meeting dates, and meeting minutes
- Latest beautification projects or upkeep
- Volunteers needed for various HOA projects
- Spring and summer yard sale notices
- Holiday greetings from the board
- Neighborhood watch or safety reminders
- Event announcements such as block parties, picnics, egg hunts, trick-or-treating, etc.
- Article / photo submissions after neighborhood gatherings

Our **Content Submission Deadline** can be found on **page 3**. Submit content at www.bestversionmedia.com or email our content coordinator, Brandi Hopkins, at brandihopkins@bestversionmedia.com.

We look forward to hearing your news!



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Twincie's Second Chance: How One Tiny Cat Overcame a Rare Condition

By Matthew Rappa

When Twincie arrived at the Animal Welfare Association (AWA) shelter in Voorhees, staff could tell he wasn't an ordinary cat. With soft gray-and-white fur, bright green eyes, and a personality full of love, he captured hearts immediately.

But beneath that playful charm, something was wrong — something even the most experienced eyes had rarely seen. Twincie was born with a rare condition called Peritoneopericardial Diaphragmatic Hernia (PPDH). A mouthful that means the wall separating his chest and belly never fully formed. Instead of staying in his abdomen, some of his internal organs, including part of his liver, moved into his chest, pressing against his heart and lungs.

It's a condition few ever hear about. Many cats with PPDH show no symptoms at first,



but over time, it can cause serious breathing or heart problems if untreated. The discovery meant Twincie would need complex surgery. The kind only a highly skilled team could handle.

A Lifesaving Plan

When AWA's veterinarians confirmed the diagnosis through X-rays and ultrasound, they knew they had to act fast, but carefully. Because Twincie wasn't showing distress, they had a short window to plan a delicate operation that would give him the best chance at a full life.

Doctors and veterinary technicians led the procedure. Their goal: to return Twincie's organs to their proper place and build a barrier where nature hadn't. It was a long, intricate process, part surgery, part puzzle-solving — guided by experience, precision, and compassion.



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The team opened Twincie's chest and discovered what they feared: no real diaphragm and no protective sac around his heart. They gently repositioned his liver, created a new separation between his heart and abdomen using nearby tissue and stitched him up layer by layer. As the final sutures went in, everyone held their breath and then, little Twincie began to breathe steadily on his own.

Recovery and Resilience

Just two hours later, Twincie was sitting up, purring, and nibbling food, a sign of the spirit that would carry him through recovery. His care team kept him on strict rest and monitored his pain.

He wasn't a fan of the hard e-collar, so they found creative solutions — a soft surgical suit, then a paper collar he tolerated like a champ. Within two weeks, he was back to climbing, playing, and seeking cuddles from everyone who passed his kennel.

Twincie is living proof of what expert care, community support, and compassion can do. He'll continue to see a cardiologist for follow-ups, but for now, he's healthy, happy, and full of mischief.

The Bigger Picture

Twincie's story is a reminder of what's possible when people come together to help animals in need. As the oldest and largest no-kill animal shelter and low-cost clinic in South Jersey, AWA provides lifesaving care to thousands of pets every year.

And thanks to community support, every surgery, rescue, wag, or purr is made possible. Pets like Twincie get to live the long, love-filled lives they deserve.

Learn more at www.awanj.org.



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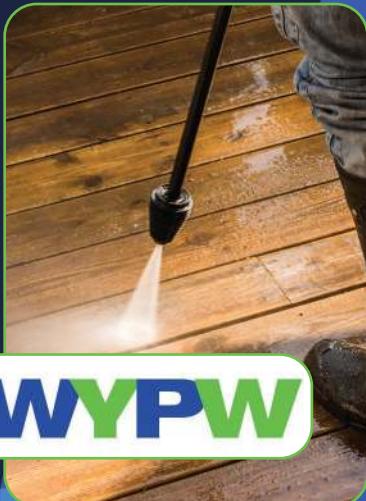
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