



CLHA NEWSLETTER

General Meeting Minutes for November 7, 2024

Budget Meeting Notice Dec. 7, 2024 at 10:00 am

BAY AVENUE COMMUNITY CENTER
775 East Bay Avenue - Manahawkin • ColonyLakesHOAnj.org

COLONY LAKES HOMEOWNERS ASSOCIATION

P.O. Box 270 • Manahawkin, NJ 08050 • Email: ColonyLakes@outlook.com

BOARD MEMBERS

PRESIDENT
Rich Carlson
(609) 290-4988

TREASURER
John MacNeil
(609) 978-0421

SECRETARY
Adele Schock
609-618-8459

VP OPERATIONS (ERC)

Ed Hillier
(609) 713-0383

VP UPPER LAKE

Kathy Scerbo
(609) 622-2016

VP LOWER LAKE

Matt Mahasky
(973) 224-7630

VP LAKEVIEW
VACANT



ERC MEMBERS

(For those items requiring
ERC written approvals)

Ed Hillier
(609) 713-0383

Matt Mahasky
973-224-7630



Meeting called to order at 7:00 pm by VP. E Hillier. He thanked everyone for attending and led the Pledge of allegiance

18 attendees representing 15 homes Quorum was achieved.

President: Rich Carlson:

- not in attendance, no report

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for September & October. A. Krupp moved, N. Willen 2nd to accept the financial report as presented. All agreed, no objections.
- John also noted that the BUDGET Meeting will be held on the first Saturday in December (12/7/24) at 10 am. Please plan to attend.
- 3 liens placed on properties with outstanding 2024 dues.
- Workman's Comp audit has been completed, waiting on results
- Still weighing options on what company will treat the lakes next year. Researching 2 new options as well as the current company.

Secretary: Adele Schock:

- Requested a motion to accept the 9/5/24 meeting notes/newsletter as presented. D. Tauro moved, P. Cariello 2Nd. All agreed, no objections.

VP Ops: Ed Hillier:

- ERC approvals are good
- Please do not blow leaves into the lake and ensure your landscapers do not either.
- No lake testing till Memorial Day as per NJ Law.

VP Lower Lake: Matt Mahasky:

- We were scheduled to be sprayed to kill phragmites, but when the day came, it was too windy to safely spray the Lower Lake. The Upper Lake was sprayed.
- There was homeowner concern the low levels of the lake may be due to a problem with the weir gate. It was checked and found to be fine. Water level is low due to the severe drought.
- Lake treatments are done for the year as per NJ Law.
- Please remember that the Facebook group has non-resident members. Please do not post private info (ie. Gate codes)
- We have received partial recommendations from the attorney we are working with to update the bylaws. The board is reviewing those in order to move forward with next steps

VP Upper Lake: Kathy Scerbo

- There has been concern about leaves on the upper lake, at this time we can't tell specifically where they are coming from.
- Please don't throw anything into the storm drains...it ends up in the lake.

VP Lakeview: VACANT:

- no report

Old Business:

- No outstanding business pending.

New Business:

- P. Cariello asked if the markings all along Timberlake Dr meant it was being repaved. E. Hillier said it is his understanding per conversation with a town worker, that the town is getting bids to repave Timberlake Dr next year.
- D. Foltz noted that there is an abundance of random signs throughout Colony Lakes. The board noted that during the bylaws update, our sign policy will be brought into compliance with the current requirements.
- N. Willen motioned to close the meeting at 7:40 pm. Seconded by d. Tauro. All in favor / none opposed.

Adele Schock. Sec.

NOTICE OF ANNUAL BUDGET MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Declaration of Covenants and Restrictions and Bylaws of the Colony Lakes Homeowners Association, that the Board of Directors of the Association will present the 2025 Proposed Operating Budget for adoption, on the following date, time and place:

DATE: Saturday, December 7, 2024
TIME: 10:00 AM
PLACE: Bay Avenue Community Center, 775 East Bay Ave, Manahawkin

MEETING AGENDA

1. Call to order
2. Establish a quorum
3. Acceptance of November minutes
4. Discussion and approval of 2025 proposed operating budget.
5. Adjournment

By order of the Board of Directors

2025 Budget

Accounting Fees	\$1,600.00
Bank Charges	\$0.00
Capital Expenditures	\$20,000.00
Charitable Donations	\$200.00
Common Areas	\$21,462.00
Dues & Fees	\$1,048.00
Environmental Review Committee	\$7,895.00
Insurance	\$22,374.00
Lake Fund	\$58,000.00
Legal Fees	\$12,000.00
Lien Filings	\$200.00
Neighborhood Committee	\$0.00
Office Expenses	\$10,928.80
Property Taxes	\$7,049.24
Carry Over	\$3,000.00
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	\$165,757.04

Budget amounts are subject to change before or at the annual budget meeting. Should the proposed budget be accepted without changes, the enclosed copy shall serve as your copy of the 2025 approved budget. If changes are made to the proposed budget, you will receive the revised approved budget with your dues letter.

PLEASE MAKE EVERY ATTEMPT TO ATTEND AS A QUORUM IS NEEDED TO APPROVE THE ANNUAL BUDGET

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REMINDERS:

Please clean up all pet waste.

When leaving the Playground or Beach, Lock the Gates if you are the last to leave.

Help keep our lakes clean by not blowing debris into them.

Be sure to seek ERC approval BEFORE making alterations to your property.

Please remove all political signs the day following the election per Article VI Section 7 of our Regulations

*****BUDGET MEETING NOTICE Saturday December 7, 2024 at 10am*****