



CLHA NEWSLETTER

Next Budget Meeting

December 6th at 10:00 a.m.

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 VACANT

VP LOWER LAKE

Matt Mahasky
(973) 224-7630

VPLAKEVIEW VACANT



ERC MEMBERS

*(For those items requiring
ERC written approvals)*

Ed Hillier
(609) 713-0383

Matt Mahasky
973-224-7630

Maureen Magis
60-597-0004



NOTICE OF COLONY LAKES HOA ANNUAL BUDGET MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Declaration of Covenants and Restrictions and Bylaws of the Colony Lakes Homeowners Association, the Board of Directors of the Association will present the 2026 Proposed Operating Budget for adoption, on the following date, time and place:

DATE: Saturday, December 6, 2025

TIME: 10:00 AM

PLACE: Bay Avenue Community Center, 775 East Bay Ave, Manahawkin, NJ. 08050

MEETING AGENDA

- 1.Call to order
- 2.Establish a quorum
- 3.Discussion and approval of 2026 proposed operating budget.
- 4.Adjournment

By order of the Board of Directors

CLHA Proposed 2026 Budget

Accounting Fees	\$2,500.00
Capital Reserves & Expenditures	\$40,500.00
Charitable Donations	\$200.00
Common Areas	\$10,962.00
Dues & Fees	\$1,068.00
Environmental Review Committee	\$56,795.00
Insurance	\$23,084.00
Legal Fees	\$12,000.00
Lien Filings	\$200.00
Neighborhood Committee	\$500.00
Office Expenses	\$10,928.80
Property Taxes	\$7,049.24
Carry Over	<u>\$3,000.00</u>
Total Expenses	<u>\$168,787.04</u>

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 2026 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**