



# CLHA NEWSLETTER

General Meeting Minutes for May 4, 2023

Next Executive Board Meeting

June 1, 2023 at 6:00 pm

Next General Meeting

June 1, 2023 at 7:00 pm

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

Karen Connolly  
(201) 919-5419

### VP LAKEVIEW

Maureen Magis  
(609) 597-0004

### NEIGHBORHOOD COMMITTEE



### ERC MEMBERS

(For those items requiring  
ERC written approvals)

Ed Hillier  
(609) 713-0383

Maureen Magis  
(609) 597-0004

Matt Mahasky  
973-224-7630



Meeting called to order at 7:00 pm by Pres. Rich Carlson

16 attendees representing 14 homes Quorum was achieved. Pledge of Allegiance followed.

#### President: Rich Carlson:

- Thanked all for attending

#### Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for the month. B. Keegan moved K. Scerbo 2nd to accept the financial report as presented. All agreed, no objections.
- John noted 252 households have paid their annual dues, leaving 13 delinquent
- John also discussed that the company who currently writes our Umbrella Insurance Policy, will no longer be in that business going forward. That means there will most likely be changes to our coverage due to enormous price increases. Quotes are still being sought.

#### Secretary: Adele Schock:

- Requested a motion to accept the 4/6/23 meeting notes/newsletter as presented. M. Magis moved, R. Carlson 2nd All agreed, No objections.

#### VP Ops: Ed Hillier:

- Reminded homeowners that ERC approval is required BEFORE doing specific alterations to your home/property. Please see HOA Bylaws for specifics. (also available on our website)
- B. Sanchez asked about "slime" seen on the lake, Ed noted it would be addressed with the 1st lake treatment as yet the water temp has been too cold. Water needs to be above 60 degrees for effective treatments

#### VP Lower Lake: Karen Connolly:

- No Report, not in attendance

#### VP Upper Lake: Kathy Scerbo:

- The lake company came on 4/2 but was unable to launch due to weir gate repair, however, with the cold temps of the water they would not have been able to treat anyway.
- Reminder: Please do not blow leaves or landscaping debris into the lakes. Homeowners are responsible for the conduct of any vendors they hire as well.

#### VP Lakeview: Maureen Magis:

- Second Annual Colony Lakes Boat Regatta & Picnic will be held Saturday August 26, with a rain date of August 27. Volunteers will be needed
- The new gate has been installed at the waterside of the playground. We are waiting on the landscaper to finish the sand and the rocks. We still need to move the climbing dome to maintain airboat access
- Reminder: NO dogs, other than service dogs, are allowed on the beach or playground

#### Old Business:

- None



**New Business:**

- N. Willen asked to read the Reminders to the newsletter
- B. Keegan noted a phone scam going around asking you to post bail for a family member in trouble. Please notify The Stafford Township P.D. if you receive Scam phone calls.
- J. MacNeil noted that Board Elections will be held in June. The positions available are: President, Vice President, Upper Lake, and Treasurer. Please email your intention to run to the association.

Meeting was adjourned by a motion from M. Mahasky and 2nd by M. Krupp at 7:34 pm with no objection.

Adele Schock. Sec.

**REMINDERS:**

**Please clean up 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.**