



CLHA NEWSLETTER

General Meeting Minutes for April 3, 2025

Next Executive Board Meeting May 1, 2025 at 5:30 pm

Next General Meeting May 1, 2025 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

VACANT

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

Maureen Magis

60-597-0004



Meeting called to order at 7:00 pm by Pres. R. Carlson. He thanked everyone for attending and led the Pledge of Allegiance

14 attendees representing 12 homes Quorum was achieved.

President: Rich Carlson:

- Asked for a motion to accept the newsletter/minutes for 3.6.25. M. Mahasky moved; N. Willen 2nd Motion passed with no opposition.

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for March 2025. D. Hillman moved, R. Hornig 2nd to accept the financial report as presented. All agreed, no objections.
- John noted approximately 20 homeowners still have outstanding dues balances.
- John noted the Association Annual Taxes have been filed.

Secretary: Adele Schock:

- Nothing to report at this time.

VP Ops: Ed Hillier:

- Lake testing and Flags will begin again mid-May

VP Lower Lake: Matt Mahasky:

- The Board is continuing to work on the Bylaws Update project. They have finished reviewing the recommendations made by the attorney and will be scheduling an in-person meeting with the attorney to discuss a first draft of the documents.
- Matt reviewed that we have contracted a new company for lake treatment this year, Tigris Aquatic Services, LLC. They will be doing a "pre-work" inspection during April.
- The Association will be creating an "Official" Facebook page accessible to current homeowners only.
- Padlocks for the gates in the common areas will be swapped out with new ones for the season. Combinations will remain the same.
- A homeowner requested a "Keep off the Weir Gate" sign be installed on the weir gate at the beach. Board will look into the feasibility of this.

VP Upper Lake: VACANT

- No Report

VP Lakeview: VACANT

- No Report

Old Business:

- None Pending

New Business:

- Rich asked the new homeowners Bob & Linda to introduce themselves.
- Rich asked for a motion to adjourn the meeting at 7:30 pm. N. Willen moved, A. Schock 2nd. No opposition.

Respectfully submitted,
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.

Please don't climb or stand on the Weir Gates.