CLHA NEWSLETTER

General Meeting Minutes for June 5, 2025

Next Executive Board Meeting **NO JULY MEETING**

Next General Meeting **INDEPENDENCE DAY**

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 7:02 pm by Tres. J. MacNeil. He thanked everyone for attending. There was no flag in the room so no Pledge of Allegiance

18 attendees representing 16 homes Quorum was achieved.

President: Rich Carlson: Not in attendance—no report

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for April & May 2025. L. Mahon moved, R. Hornig 2nd to accept the financial report as presented. All agreed, no objections.
- John noted approximately 15 homeowners still have outstanding dues balances. Last Year at this time there were 22. Letters to go out.
- John noted that the board will be meeting with the Bylaws attorney via zoom to get a first draft of the updates in process.

Secretary: Adele Schock:

- Requested a motion to accept the newsletter/meeting minutes from the April 3rd meeting. N. Willen moved; M. Mahasky 2nd All agreed; no objections.
- There will be NO JULY MEETING due to the Independence Day holiday.
- The HOA has created an "Official" Colony Lakes HOA Facebook page open exclusively to homeowners. It can be found at: https://www.facebook.com/share/g/1FiC4qGH9p/

VP Ops: Ed Hillier:

- Ecoli tests for the previous two weeks have all resulted in green flags. Please continue to NOT feed the geese/water fowl
- Remember, Docks and Sheds need HOA/ERC approval PRIOR to the start of construction.

VP Lower Lake: Matt Mahasky:

- Lake Report: At the last appointment, no treatment was needed. The water contained moderate levels of "Good" algae. Water temps in the 60's. As the water warms up, we anticipate the possibility of treatment being needed. Water is clear and fishing is good.
- The "Floaties" at the beach were reattached by Matt and Ed and are now functioning as they should.

VP Upper Lake: VACANT

- No Report

VP Lakeview: VACANT

- No Report

Old Business:

- None Pending

New Business:

- Homeowner asked about the possibility of repaving of Jennings Rd. We are only aware of pending repaving on Timberlake Dr.
- Homeowner expressed concern about truck traffic on Jennings Road. Was advised to notify the township.

• J. Macneil motioned to adjourn meeting at 7:55pm. A. Schock 2nd. Passes unanimously.

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.