



CLHA NEWSLETTER

General Meeting Minutes for August 7, 2025

Next Executive Board Meeting **Sept. 4, 2025 at 6:00 pm**

Next General Meeting **Sept. 4, 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 7:02 pm by Pres. R. Carlson. He led the Pledge of Allegiance and thanked everyone for attending.

17 attendees representing 14 homes Quorum was achieved.

President: Rich Carlson:

Asked for a motion to approve the June meeting minutes. R. Kelman moved, R. Hornig 2nd. All in favor, none opposed.

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for June & July 2025. There was a homeowner question regarding what was paid for the beach cleanup vs. what was done. The board will look into this further and follow up. R. Kelman moved, R. Hornig 2nd to accept the financial report as presented. All agreed, no objections.
- Homeowner asked if additional sand was to be added to the beach. At this time we are waiting on additional expenditures until we have more info on the cost of the by-laws project currently underway.
- John noted approximately 9 homeowners still have outstanding dues balances. Final Letters to go out prior to liens being filed. A homeowner asked if members needed to be "in good standing" to vote on the new by-laws. Board to confirm with the attorney for answer.

Secretary: Adele Schock:

- 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/>

Please log on and answer the membership questions to be added to the page.

VP Ops: Ed Hillier:

- Remember, Docks, pools, Sheds, additions, etc. need HOA/ERC approval PRIOR to the start of the project and before any construction occurs.

VP Lower Lake: Matt Mahasky:

- Lake Report: The treatment company was out in July and treated and aggressively treated some shorelines and for some algae.
- The water tests have been good.
- The By-Laws project continues to move forward, board met with the law firm and are anticipating receipt of a first draft of the new documents soon.

VP Upper Lake: VACANT

- No Report

VP Lakeview: VACANT

- No Report

Old Business:

- None Pending

New Business:

- Homeowner noted she wrote a letter to our Assemblyman to have Jennings Road repaved.
- Homeowner asked if the new by-laws would be available online. They will, as the current by-laws are already on our website.
- D. Tauro motioned to adjourn meeting at 7:26pm. 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.
