



CLHA NEWSLETTER

General Meeting Minutes for October 2, 2025

Next Executive Board Meeting Nov. 6, 2025 at 6:00 pm

Next General Meeting Nov. 6, 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.

16 attendees representing 14 homes Quorum was achieved.

President: Rich Carlson: Asked for a motion to approve the August 7 meeting minutes. P. Flannelly moved, M. Mahasky 2nd. All in favor, none opposed.

- Rich presented the information from the township administrator regarding the Timberlake paving project: "Timberlake is being paved from Jennings to Tahoe as part of a DOT grant the township received. The company Earle Asphalt is doing the curb and drainage repairs and will be paving. I don't have a date for paving yet, expected in next couple of weeks. Residents will be notified when date set. We have another grant to pave the rest of Timberlake, but that will be a few more months away as we need NJDOT approvals to be able to bid that job."

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for August & September 2025. R. Hornig moved, N. Willen 2nd to accept the financial report as presented. All agreed, no objections.
- John noted 5 homeowners still have outstanding dues balances. Notice of Intent to File Lien will be sent.
- John discussed that the Executive Board passed the motion to renew the contract with For Shore Weed Control to service the common areas in 2026.

Secretary: Adele Schock:

- Nothing to report

VP Ops: Ed Hillier:

- Nothing to report

VP Lower Lake: Matt Mahasky:

- Lake Report: Water testing and treatment almost done for the year. One more visit in October is expected. E-coli testing is done for the year.
- Matt noted much better results with the new company this year.
- Later in October, the Invasive Phragmites will be treated from the water side. This wasn't done last year so it is necessary to be treated.
- The By-Laws project continues to move forward, board will be reviewing the first draft upon receipt.

VP Upper Lake: VACANT

- No Report

VP Lakeview: VACANT

- No Report

Old Business:

- None Pending

New Business:

- Homeowner asked if we test the fish. The last fish study was in 2013. Our efforts in maintaining the lakes have not made it necessary to fish study as of late.
- Rich Reminded everyone that the BUDGET MEETING will be Saturday, December 6 at 10 am. Please plan to attend
- P. Flannelly motioned to adjourn meeting at 7:35pm. C. Constanzo 2nd. Passed 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.

BUDGET MEETING SATURDAY, DECEMBER 6, 10 am. PLEASE PLAN TO ATTEND.