



CLHA NEWSLETTER

Next Executive Board Meeting

June 4 at 5:30 pm

Next General Meeting

June 4 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

John MacNeil
609-978-0421



General Meeting Minutes for May 7, 2025

Meeting called to order at 7:03 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:

- wished a Happy Mother's Day to those celebrating.

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for the period Jan 1- Mar 31, 2026. R. Hornig moved, N. Willen 2nd to accept the financial report as presented. All agreed, no objections.
- John noted 21 homeowners still have outstanding dues balances.
- End of Year Payroll taxes (four 1099's) filed with NJ & IRS. Filed for a 6 month extension for the 1120H to be submitted.
- Stafford Township, during the just completed townwide tax revaluation, has reclassified our common areas under the Condo Act thereby exempting the association from property taxes. This saves approx. \$7000 this year.
- We have received the first draft of the Capitol Reserve Study back for review. This is for us to be in compliance with the newer law that requires the association to set aside funds for common area item replacement etc. The company came out and surveyed what we have and is calculating what we will need to fund in order to be in compliance. We do have \$70k set aside in the 2026 budget earmarked for this fund.

Secretary: Adele Schock

- Nothing to report

VP Ops: Ed Hillier:

- Nothing to report

VP Lower Lake: Matt Mahasky

- Lake Report: Upper lake got treated this month, but the lower lake did not need it.
- New locks (same combination) and a new phone at the beach are being installed in preparation for the 2026 season.
- First draft of the By-laws has come back for Board Review for edits. A homeowner asked how much this project will cost in legal fees and mailing, etc. There is not a total amount available yet, but this project was accounted for in the 2026 Budget.

VP Upper Lake: VACANT

- No Report

VP Lakeview: VACANT

- No report

Old Business: None Pending

New Business:

- Homeowner asked about the status of the property at 280 Jennings Road. Was advised to call the Township for information
- Homeowner asked if we could get the Police Chief to speak at another meeting. Board will look into scheduling.
- Homeowner asked if roof work/replacement needed ERC approval since they no longer require a permit. Yes, ERC approval is needed.
- Rich noted that Timberlake Dr. will be getting the final topcoat and line painting.
- Matt discussed a trespassing incident at the beach and thanked the homeowner who reached out with the "Head's Up" so it could be addressed.
- The Board would like to give a HUGE THANK YOU to Jack Craig who has been picking up the association mail for the last 20 years. Thank you for your time!!
- N. Willen motioned to adjourn meeting at 7:58pm. D. Tauro 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.