



# CLHA NEWSLETTER

**Next Executive Board Meeting**

**Oct. 1 at 6:00 pm**

**Next General Meeting**

**Oct. 1 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 September 3, 2026

Meeting called to order at 7:03 pm by Vice Pres. E. Hillier. He led the Pledge of Allegiance and thanked everyone for attending.

14 attendees representing 12 homes Quorum was achieved.

### President: Rich Carlson: Not in attendance: no report

### Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for May thru September 2026. R. Hornig moved, W. Walsh 2nd to accept the financial report with the 1 correction (category mislabel). All agreed, no objections.
- John noted 4 homeowners still have outstanding dues balances. There is an ownership question on one of them, research is being done to try to determine legal ownership.
- John discussed that since the township reassessment, our common areas are now property tax free.
- The Capitol Resource Study has been completed, and we have been found to be "In Compliance". We are moving ahead with the 10% funding plan as recommended by the engineer. There will be reoccurring studies as required, every 5 years.
- Our taxes have been completed and filed

### Secretary: Adele Schock

- Nothing to report

### VP Ops: Ed Hillier:

- Requested a motion to accept the May 7, 2026 meeting minutes. W. Walsh moved, D. Tauro seconded. Vote: All in favor/None opposed. Motion passed

### VP Lower Lake: Matt Mahasky

- Lake Report: Only 1 lake treatment was required for the previous 3 months, 2 weeks ago for a small algae bloom. Treatment was performed.
- Matt noted that our lakes were listed in the Asbury Park Press as being treated.
- Red, White & Blue flags have been installed at the beach. Their sole purpose is to keep geese/waterfowl off the beach so their feces does not accumulate in that area. They do not prohibit swimming or the use of the water. You can step over or untie and let down the flags to access the water. Please replace when done.
- There have been some small amounts of sand remitting from the bulkhead at the beach. It is being looked into to determine what next steps will need to be taken.
- There is no fishing at the beach. A homeowner asked if additional signage is needed, the board will discuss to determine if this is necessary.
- There have been no "fence-jumping" reports recently.
- A homeowner asked if the common area gate locks change combinations to limit access to only current members. Yes, and there will be a code change for the 2027 season.
- The water testing/fecal counts have been good all summer, there was only 1 elevated reading (in 1 spot only) all summer
- You may see some Biofilm on the water. DO NOT attempt to DIY treat it. It is the normal

breakdown of plant matter due to factors including the professional lake treatments, rain, wind, heat, etc.

- John added to the Lake Report: We were found "In Compliance" at our Ocean County Health Department recreational beach sanitary inspection August 3.
- The Emergency Box/First Aid Kit at the beach was tampered with resulting in a few items needing to be replaced.

**VP Upper Lake: VACANT**

- No Report

**VP Lakeview: VACANT**

- No report

**Old Business:**

- The house on Jennings Rd. across from Jane Dr that was in a state of disrepair was in the process of going through probate. The zoning office/code enforcement had been notified of the condition by the board. It is believed the property sold and work has been seen taking place on the lot.
- The By-laws project continues to move forward; board members met in person with the attorney to review the first draft. There will be a "Town Hall" type meeting for all homeowners scheduled with the attorney (Date TBD) to field questions after the documents have been made available, but prior to the voting process taking place.

**New Business:**

- M. Mahasky motioned to adjourn meeting at 8:10 pm. A. Schock second. All in favor, none opposed.

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.**