



CLHA NEWSLETTER

General Meeting Minutes for July 6, 2023

Next Executive Board Meeting **Aug 3, 2023 at 6:00 pm**

Next General Meeting **Aug 3, 2023 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

Kathy Scerbo

(609) 622-2016

VP LOWER LAKE

VP LAKEVIEW

Maureen Magis

(609) 597-0004



ERC MEMBERS

(For those items requiring
ERC written approvals)

Ed Hillier

(609) 713-0383

Maureen Magis

(609) 597-0004

Matt Mahasky

973-224-7630



Quorum reached and meeting called to order at 7:03 pm by V Pres. E. Hillier

13 attendees representing 12 homes Quorum was achieved. Pledge of Allegiance followed.

President: Rich Carlson:

- No report—not in attendance

Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits for the month. L. Keenan moved, E. Hillier 2nd to accept the financial report as presented with the one correction of the 2 check #'s that transposed). All agreed, no objections.
- There are 7 homeowners delinquent on their dues, liens to be filed.

Secretary: Adele Schock:

- Requested a motion to accept the 6/1/23 meeting notes/newsletter as presented. B. Keegan moved, K. Scerbo 2Nd. All agreed, no objections.

VP Ops: Ed Hillier:

- Reminded homeowners that there is no feeding of any waterfowl allowed.
- Lake testing for the week resulted in one spot with a large e.coli reading. A retest was ordered and we are waiting on those results, as it is believed this may have been an anomaly.

VP Lower Lake: VACANT: (E. Hillier gave report)

- Lake was checked on June 16th & 30th Treatment not needed.

VP Upper Lake: Kathy Scerbo:

- Upper Lake Clean & clear. There was a little bladderwort on the western end, but it was treated.
- Kathy complemented the various July fourth celebratory displays.

VP Lakeview: Maureen Magis:

- Second Annual Colony Lakes Boat Regatta & Picnic will be held Saturday August 26, with a rain date of August 27. Volunteers will be needed. Food & drinks will be provided. Hoping for many more boats to participate this year. RSVP's due by 8/14/23 see attached flyer.
- Beach Report: For Shore sprayed for weed overgrowth, but some remain at the waterline.
- Looking for volunteers to assist with a general pinecone/brush/pine needle clean up at the beach. Contact Maureen to assist. 2 homeowners expressed interest in helping.
- The common area locks need to be locked upon leaving the area.

Old Business:

- None Pending

New Business:

- A Homeowner expressed concern about lack of property maintenance on some homes in the community. It was suggested to consult the town's code enforcement office.
- Homeowner expressed concern that some dog owners continue not to clean up after their pets.

Meeting was adjourned by a motion from N. Willen and 2nd by E. Hillier at 8 pm with no objection.

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.

2nd Annual
BOAT PARADE
PICNIC & FIELD DAY

SATURDAY, AUGUST 26th
STARTING AT NOON!
RAIN DATE AUGUST 27TH

JOIN YOUR NEIGHBORS & DECORATE
YOUR KAYAKS, ROW, PADDLE & SAILBOATS
ON BOTH UPPER AND LOWER LAKES!

12:00PM - BOAT PARADE *(on both lakes)*

3:00PM - FAMILY PICNIC *(Timberlake Playground)*
Field Day of Relay Races / Games *(ages 5-12)*
Subs & soda provided! Bring your own chair & snacks.

RSVP TO PICNIC BY 8/14 & FOR ANY QUESTIONS EMAIL:
MAUREEN MAGIS - MMAGIS236@AOL.COM