



# CLHA NEWSLETTER

General Meeting Minutes for April 4, 2024

Next Executive Board Meeting **May 2, 2024 at 6:00 pm**

Next General Meeting **May 2, 2024 at 7:00 pm**

**BAY AVENUE COMMUNITY CENTER**

775 East Bay Avenue - Manahawkin • [ColonyLakesHOAnj.org](http://ColonyLakesHOAnj.org)

COLONY LAKES HOMEOWNERS ASSOCIATION

P.O. Box 270 • Manahawkin, NJ 08050 • Email: [ColonyLakes@outlook.com](mailto: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**  
Matt Mahasky  
(973) 224-7630

**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



Meeting called to order at 7:00 pm by Pres. R. Carlson  
14 attendees representing 13 homes Quorum was achieved.

### President: Rich Carlson:

- Rich greeted, thanked everyone for attending and lead the Pledge of Allegiance.

### Treasurer: John MacNeil:

- Financial Report. John presented the debits & credits thru 3/31/2024 M. Krupp moved, R. Preissman 2nd to accept the financial report as presented. All agreed, no objections.
- John noted that the 1120H Federal tax form has been completed and will be submitted. There is \$155 owed in taxes due to not spending 90% of inflows in 2023.
- 236 owners have paid 2024 dues, leaving 29 still unpaid. Reminder letters to be sent.
- John also noted the Annual Compilation has been completed, with no changes needing to be implemented going forward.

### Secretary: Adele Schock:

- Rich requested a motion to accept the 4/4/24 meeting notes/newsletter as presented. A. Krupp moved, N. Willen 2Nd. All agreed, no objections.
- The Board will be submitting a letter to the Stafford Township Administrator expressing the poor condition of the roads in Colony Lakes.

### VP Ops: Ed Hillier:

- Ed noted the brush pile at a home on Timberlake that missed bulk pick-up. The town was called and it was removed.

### VP Lower Lake: Matt Mahasky:

- Matt reported that no lake testing or treatments have begun at this point in the year.

### VP Upper Lake: Kathy Scerbo

- Upper Lake is visually clear and clean.
- REMINDER: Do Not blow/rake debris into the lakes.

### VP Lakeview: Maureen Magis:

- Flores Landscaping is cleaning and raking up Jennings Beach in preparation for the summer.
- A Baby swing is to be ordered and replaced at the beach.
- We are considering a Community Fall Festival instead of the Boat Regatta/HOA Picnic for this year. Date to be determined.
- N. Willen asked if the trash cans at the playground can be put out for collection on a more regular basis.

### Old Business:

None Pending.

### New Business:

- None noted
- The meeting was adjourned by a motion from B. Keegan and 2nd by R. Preissman at 7:22 pm with no objection.

**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.**