



**BUDGET MEETING  
FOURTH QUARTER GENERAL MEETING  
WEDNESDAY, NOVEMBER 16, 2011  
7:30 P.M.**

**MEETING AGENDA**

**FLAG SALUTE  
MEETING CALLED TO ORDER  
ROLL CALL  
READING OF THE 12/8/10 MEETING MINUTES**

**OLD BUSINESS:**

- Municipal Services Snowplowing Reimbursement Update

**NEW BUSINESS:**

- Nomination of President, Treasurer, Legal Director, Recreation Director, Road Director & 2 Trustees
- Presentation & Vote for 2011 Budget
- Emergency Dam Repair

## **BOARD OF DIRECTORS**

President.....Philip Schneider  
Vice President.....Dave Festa  
Treasurer.....Linda Geary  
Secretary..... Carryl Daza  
Legal Director.....  
Road Director.....  
Recreation Dir..... Charlene Van Vugt  
Buildings & Grounds..... George Tadiello  
Trustee.....Sylvia Osmolowski  
Trustee..... Scott Ghysels  
Trustee.....Conrad Ricklefs

## **OFFICE INFORMATION**

**[www.barrylakes.org](http://www.barrylakes.org)**

Telephone No. 973-764-6262  
Fax No. 973-764-6290

### **e-mail Addresses**

OFFICE E-MAIL	lcpoa@warwick.net
ROAD DIRECTOR	blroads@hotmail.com
TRUSTEES	bltrustee@hotmail.com

### **OFFICE HOURS**

MONDAY 9:00 a.m.— 5:00 p.m.  
WEDNESDAY & FRIDAY  
9:00 a.m. – 2:00 p.m.

GARBAGE COLLECTION:  
WEDNESDAYS  
RECYCLING COLLECTION:  
EVERY OTHER WEDNESDAY—  
SEE SCHEDULE

## **2011 MEETING DATES**

### **GENERAL MEETINGS**

Wednesday, November 16, 2011  
7:30 p.m.

### **BOARD MEETINGS**

3<sup>RD</sup> WEDNESDAY OF EACH MONTH  
7:30 p.m.

**All meeting changes & dates  
are posted  
on the signboard**

## PHIL SCHNEIDER – PRESIDENT

As we approach the end of another year, we need to ask you, the membership, to attend this General Meeting so we can pass the budget for 2012. There are many things to understand about what is going on in our Community. And I stress, we are a Community. Without membership attendance at the meetings, we cannot move forward. Using last year's budget will not be of much use. I'll explain more about why later. Not only do we need you, the members, to attend the General Meeting, but we need several members to step up and join the Board. We have several positions open and without volunteers it is extremely difficult to operate efficiently and in everyone's best interest. The few that are on the Board just do not have the time to do all the work that could be easily done by several. If you can attend 1 or 2 Board meetings for a few hours a month and answer some e-mail questions, that is much of what it takes to help out. Please consider it.

Last year's ongoing saga with the old Town Council about our reimbursement of snow plow money under the Municipal Services Reimbursement Act, a/k/a Kelly Bill, have disappeared with the new Mayor. We received the balance of a difficulty factor for 2009. We have not yet received the 2010 reimbursement. The Town's problem is their cash flow. I won't go into Town politics here, but there is some history there. The delay is not about the acceptance of a difficulty factor, but of Township budget. Some real good news is a joint agreement for the Town to supply the Communities with the salt and grit. This will mean we will not have to lay out the money to purchase salt and grit, and a large savings to the Town since they purchase it at a much lower cost per ton, under the Municipal purchase, than we can. This Administration is trying hard to work with us.

Although we did receive reimbursement for 2009, the shortfall and delays for 2010 put us behind in needed road repairs. We would like the members to approve reallocating unused restricted beach house money into the road and emergency accounts.

We had an emergency with the dam between the lakes this past summer. The down side dirt started to wash away. We contacted our engineering firm to evaluate the area and they felt it was severe enough that they had to contact the State Dam Emergency Department. They responded the next day and declared it an "emergency". This meant we had to make repairs right away. Our engineering firm submitted repair plans to the State Bureau of Dam Safety and they were approved right away. We then went out to bid and chose a contractor. We were able to pay for this repair with money from our dam account. The major rebuild is on track to begin next fall. This will be a major task and expense. This will be paid for through a state loan that is co-signed by the Township. The Township will assess all members. More details on the amount and the payment schedule as we

get closer to finalizing the program. Our engineering firm has finished the plans and has submitted them to the Bureau of Dam Safety and we are waiting for their approval. Once the State approves the plans, we can go out on bid.

This is my last newsletter, as my term is up. I hope I have made a positive contribution to the Community and hope some new members will step up and help out. Anything that has been accomplished in the last 4 years has been a joint effort by all my fellow board members. I thank them, past and present, for all their efforts and support.

## DAVE FESTA , VICE PRESIDENT

Winter has come way too fast. Our Garbage Contract is up next year. The bids went out and I'm proud to say that Blue Diamond has agreed to a 5-year contract that will save the Community around \$50,000 a year. This will add up to around \$250,000 over the life of the contract.

The only change will be recycling. Blue Diamond will start with what they call Single Stream Recycling. This is when they pick up all recyclables, cans, bottles, paper, cardboard, etc., at the same time. It is then separated at a different facility at no cost to us. This will be a big savings to both Blue Diamond and us. **This all-at-once recycling will be picked up every other Wednesday starting on January 4, 2012.** That is the first time you will put out everything at once. Garbage will stay as it is, every week on Wednesday.

Also, we still don't have a Road Director, but we have addressed a lot of long-time issues with roads and homeowners. I'd like to thank Carryl Daza for really staying on top of these issues. We have met with the Town about snowplowing and salt and grit. I believe we are moving in the right direction.

We have 4 Board members whose terms are up and one who moved out of state. I'd like to thank the following Board members for their hard work and dedication—Phil, Charlene, Linda and Jeff. This was one of the best committees I have had the opportunity to work with. You guys have taken an unbelievable amount of time out of your lives to volunteer for a job that sometimes seems thankless. But with your time and effort, you helped to keep our Community going in the right direction. Great job!

Again, if anyone has any questions or concerns, please call the office and leave your full name, address, phone number, and issue or idea, and I will return your call ASAP.

## **CARRYL DAZA, SECRETARY**

Since our Community currently doesn't have a Road Director, I have been overseeing the roads. After meeting with some of you, I realized that many people don't know what is entailed with having road work done. First, we get at least three bids, which means meeting with each contractor and showing him exactly what needs to be done. Mind you, we try to get a few areas to be completed at one time to keep the costs down. Then, we wait for the bids. Next we have a Board meeting so the bids can be opened and awarded to whom ever. Finally, the road work can be done. This process occurs several times dependant on the work need to be done.

I would like to remind everyone that swales and drains need to be kept clean by you. Also, bushes need to be trimmed back from the road edge. Thank you to those of you who do!! Let's face it, we all want to keep our lake dues from going up.

All of our Board members are volunteers. Please do your part so we can do our part. Also, PLEASE attend the General Meeting so you can know what's going on and we can make decisions. Anyone wanna be Road Director?

Winter is here! Please do not park on the roads during a snow/ice event!

## **CHARLENE VAN VUGT, RECREATION DIRECTOR**

This will be my last newsletter article, my term is up in December. It has been my pleasure organizing events and parties for our Community, and I thank everyone who has helped with the parties and events, you know who you are, a sincere Thank You!

Barry Lakes is our home, let's keep it a great Community to live in and raise our families in.

Mary Ferreri is interested in taking over my position. Mary is a long-time Barry Lakes resident, and was the Recreation Director 15 years ago. She is the person responsible for our Cabin Fever event. At the next General Meeting we need to have a quorum of 30 people so that Mary can be nominated and voted in.

If anyone is interested in Yoga or Zumba at the clubhouse, please contact us a 973-764-6262 or e-mail, lcpoa@warwick.net . If there are any other activities that you would like to see at the clubhouse, please let us know. We are always open to suggestions.

## **DECEMBER**

**Pancake Breakfast with Santa**—Saturday, December 17th 9:00 a.m.—11:30 a.m.

We will be serving hot delicious pancakes right off the griddle, with OJ, coffee, tea and hot chocolate, etc...Bring your cameras, Santa is stopping by to visit all the good little boys and girls of Barry Lakes.

**Barry Lakes Santa Float**—Keep your eyes and ears open for Santa driving around our Community. Date to be announced—weather permitting. Santa loves it when the children come out to see him, so say hi to Santa, he will be giving out candy canes.

## **Dance Classes at the Clubhouse**

Mondays

4:30 p.m.—5:15 p.m.—ages 7 and under.

5:15—6:00 p.m. Boys Hip Hop

6:00—7:15 Teen technique (ages 8 & up).

Only \$46.00 for an 11 week session—classes started Monday, September 19th and end Monday, December 5th, it's not too late to join. For more information, e-mail pizazzdanceacad10@yahoo.com or call Miss Sherry at 201-452-4282.

## **CONRAD RICKLEFS, TRUSTEE**

### **BY-LAW & CONSTITUTION CHANGES**

1. Since it is difficult to get a quorum of 30 members to conduct a General Meeting, and it is costly to rescheduled the meetings, the Board would like to reduce the number of members necessary for a quorum at a rescheduled meeting to 20 so a meeting may take place to conduct LCPOA business. The following is the proposed By-Law which will be voted on at the General Meeting.

#### **BY-LAWS**

Article II: Meetings:

Section B: Quorum

1. General or Special Meetings—The presence of thirty (30) Members in good standing as defined in Article III, Section A-1 of the CONSTITUTION, one (1) per family, at least eighteen years of age, and the presence of a majority of the then Board of Directors and at least one (1) Trustee shall constitute an opening quorum. Should a quorum of thirty (30) members in good standing not be met for the General or Special meeting, the meeting shall be rescheduled and the quorum for the rescheduled meeting shall be twenty (20) member in good standing as defined in Article III, Section A-1 of the CONSTITUTION.

2. Please also review the following changes and additions to the Constitution & By-Laws. These changes/additions were recommended by our Attorney so that we are able to collect Dues after a home is foreclosed on. We will be voting on the changes/addition at the General Meeting, so

please come and cast your vote on this and other important issues.

## CONSTITUTION

### ARTICLE III MEMBERS

#### SECTION A: Definition of Members

Ownership of property in the L.C.P.O.A. constitutes membership pursuant to covenants recorded in the owners' chain of title. These properties are designated in the Vernon Township Tax Maps pages 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10I, 4A, 4B, 4C and all un-subdivided properties within the region. The effective date of membership shall be the effective date of ownership acquisition of the title by a new owner, and membership shall continue for the entire duration of property ownership. Each member agrees, by virtue of owning property in the L.C.P.O.A., to abide by and comply with this Constitution and the By-Laws, and any Rules and Regulations promulgated, by the L.C.P.O.A.

### ARTICLE III MEMBERS

#### SECTION A: Definition of Members

##### Member in Good Standing

A member in good standing is one who has fulfilled the financial obligations imposed by the L.C.P.O.A. on the property(ies) past and current, and who has not been found to be in violation of the LC.P.O.A.

CONSTITUTION AND BY-LAWS. A member in good standing shall be entitled to all privileges of membership for so long as he or she shall remain in good standing. Membership privileges will be not granted to any new property owner, either by-resale or any other transfer of property ownership, until all dues, assessments or other charges in arrears against that property are paid in full, no matter when or by whom those charges were incurred.

## BY-LAWS

### ARTICLE I: PURPOSE

#### SECTION A: Effective date

This Constitution and By-Laws will go into effect immediately upon its adoption and will supersede all other existing By-Laws previously in effect. This Constitution and by-laws have been adopted as of December, 1997, and such subsequent amendment dates as set forth on the first page hereof.

### ARTICLE XI: FINANCES

#### SECTION C: Dues Payment (add new)

8. The L.C.P.O.A. shall have a lien on any members' real property within the L.C.P.O.A. for all unpaid membership dues, assessments, and/or fees, including attorney's fees, together with late payments charges thereon, for the collection thereof, which lien shall be effective and may be foreclosed in the following manner:

a. Such lien shall be effective from the date of filing in the Sussex County Clerk's office, until discharged;

b. Such lien shall set forth the name and address of the record owners, a description of the property, and the sums due and payable to the L.C.P.O.A. as of the filing date. Upon making full payment of all amounts secured by the lien, the property owner shall be entitled to a recordable satisfaction of lien;

c. Lien for unpaid dues, assessments and/or fees, including attorney's fees, together with late payment charges thereon, may be foreclosed by the L.C.P.O.A. in the same manner as a foreclosure of a mortgage on real property;

D. Any suit brought to recover a money judgment for unpaid dues, assessments and/or fees, including attorney's fees, together with late payments charges thereon, shall not be construed as a waiver of part of the lien securing same.

## **SYLVIA OSMOLOWSKI, TRUSTEE**

Hi, my name is Sylvia Osmolowski. My family and I moved to Barry Lakes in 1998 and have enjoyed the beautiful, peaceful serenity Barry Lakes has to offer.

After years of raising small children I found myself with a little extra time on my hands and decided to get involved with our great Lake Association as a Trustee.

I hope to see every member in good standing at all the General Meetings, and please come to this meeting because it is time to pass the budget. Remember these are your dollars, it's nice to know how it's being used.

## **FROM THE OFFICE**

Garbage cutoff was October 5th. You should be displaying a white 4th Quarter sticker if your Dues are paid in full for the year.

As Dave explained in his Article, Blue Diamond will now be collecting all recycling (glass, plastic, cans, aluminum, paper & newspapers) every other Wednesday beginning January 4, 2012. Included in this newsletter is the 2012 Recycling Schedule. Please mark your calendars.

If your garbage or recycling is not picked up, please call the office Wednesday night and leave a message, and put it out again on Thursday morning. Blue Diamond will come back up to collect it. Remember trash collection starts at 6:30 a.m.

The Association offers a 10% Senior Citizen Discount on the Dues. If you are 62 or older, please forward proof of age to the office (copy of driver's license or birth certificate) and we will apply the discount to your 2012 Dues.

The office staff would like to take this opportunity to say "THANK YOU" to Phil Schneider, Linda Geary, Jeff Blank & Charlene Van Vugt, whose terms are up this year, for all the time and effort they have put into the Community. During your term on the Board we have seen many changes and improvements such as the new beach house, new website, and an updated clubhouse and office. Phil and the Board were also instrumental in organizing the lake communities in Vernon and forming a coalition to work with the Township on such matters as snowplowing reimbursement.

I am sure we speak for the entire community when we say that you will be missed and we thank you for putting in so much of your time to volunteer to make Barry Lakes a wonderful Community to live in!

Diane & Tracey

## 2012 RECYCLING SCHEDULE BARRY LAKES

**JANUARY 4 & 18**  
**FEBRUARY 1, 15 & 29**  
**MARCH 14 & 28**  
**APRIL 11 & 25**  
**MAY 9 & 23**  
**JUNE 6 & 20**  
**JULY 4 & 18**  
**AUGUST 1, 15 & 29**  
**SEPTEMBER 12 & 26**  
**OCTOBER 10 & 24**  
**NOVEMBER 7 & 21**  
**DECEMBER 5 & 19**

PACK 189 is looking for adult volunteers to work with 1st & 2nd graders now, den meetings are at the Barry Lakes Clubhouse or somewhere more convenient, time negotiable, our pack needs your help. Contact Diane at 973-764-7431 any time. WE ARE ACCEPTING BOYS INTERESTED IN SCOUTING YEAR ROUND

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**LCPOA PROPOSED BUDGET 2012**

**Dues 2012**

Homes:	\$716.00	Homes-SC Discount	\$644.00
Lots	\$556.00	Lots-SC Discount	\$500.00
2nd Lots			

ADMINISTRATIVE	2011		ADMINISTRATIVE	2012	
	Budget	DUES		Proposed Budget	DUES
R.E. Taxes	\$23,000.00	\$36.80	R.E. Taxes	\$16,500.00	\$26.40
Corp. Taxes	\$250.00	\$0.40	Corp. Taxes	\$250.00	\$0.40
Insurance	\$48,500.00	\$77.60	Insurance	\$48,500.00	\$77.60
Accountants	\$4,000.00	\$6.40	Accountants	\$4,000.00	\$6.40
Office Administration	\$41,000.00	\$65.60	Office Administration	\$47,500.00	\$76.00
Payroll Tax	\$4,300.00	\$6.88	Payroll Tax	\$4,500.00	\$7.20
Postage	\$4,500.00	\$7.20	Postage	\$3,700.00	\$5.92
Printing	\$2,450.00	\$3.92	Printing	\$3,000.00	\$4.80
Telephone	\$2,700.00	\$4.32	Telephone/ internet	\$2,900.00	\$4.64
Office Supplies	\$3,000.00	\$4.80	Office Supplies	\$2,000.00	\$3.20
Office Equipment	\$2,500.00	\$4.00	Office Equipment	\$2,200.00	\$3.52
Repair / Maint.	\$500.00	\$0.80	Repair / Maint.	\$300.00	\$0.48
Badges	\$400.00	\$0.64	Badges/garbage	\$1,800.00	\$2.88
Website	\$700.00	\$1.12	Website	\$700.00	\$1.12
Misc	\$1,500.00	\$2.40	Misc	\$1,500.00	\$2.40
<b>TOTAL</b>	<b>\$139,300.00</b>	<b>\$222.88</b>	<b>TOTAL</b>	<b>\$139,350.00</b>	<b>\$222.96</b>

BUILDINGS & GROUNDS	2011		BUILDINGS & GROUNDS	2012	
	Budget	DUES		Proposed Budget	DUES
Fuel Oil	\$9,500.00	\$15.20	Fuel Oil	\$9,500.00	\$15.20
Electric	\$3,000.00	\$4.80	Electric	\$3,000.00	\$4.80
Water	\$500.00	\$0.80	Water	\$500.00	\$0.80
Janitorial	\$7,500.00	\$12.00	Janitorial	\$7,500.00	\$12.00
Building Repair /Maint.	\$3,000.00	\$4.80	Building Repair /Maint.	\$3,000.00	\$4.80
Beach Repair / Maint.	\$2,000.00	\$3.20	Beach Repair / Maint.	\$2,000.00	\$3.20
Grounds Main.	\$2,000.00	\$3.20	Grounds Main.	\$2,000.00	\$3.20
Dam Expenses	\$10,000.00	\$16.00	Dam Expenses	\$10,000.00	\$16.00
Lake Treatment / Test	\$15,000.00	\$24.00	Lake Treatment / Test	\$15,000.00	\$24.00
Equipment	\$1,000.00	\$1.60	Equipment & Supplies	\$1,000.00	\$1.60
Capital Improvement	\$8,000.00	\$12.80	Capital Improvement	\$18,000.00	\$28.80
<b>Subtotal</b>	<b>\$61,500.00</b>	<b>\$98.40</b>	<b>Subtotal</b>	<b>\$71,500.00</b>	<b>\$114.40</b>
Less add'l income	-\$4,000.00	-\$6.40	Less add'l income	-\$4,000.00	-\$6.40
<b>TOTAL</b>	<b>\$57,500.00</b>	<b>\$92.00</b>	<b>TOTAL</b>	<b>\$67,500.00</b>	<b>\$108.00</b>

2011			2012		
SANITATION	Budget	DUES	SANITATION	Proposed Budget	DUES
Homes	\$114,684.00	\$183.49	Homes	\$96,576.00	\$154.52
Dumpsters	\$1,800.00	\$2.88	Dumpsters	\$0.00	\$0.00
Recycling	\$30,180.00	\$48.29	Recycling	\$0.00	\$0.00
Miscellaneous	\$1,000.00	\$1.60	Miscellaneous	\$3,424.00	\$5.48
<b>TOTAL</b>	<b>\$147,664.00</b>	<b>\$236.26</b>	<b>TOTAL</b>	<b>\$100,000.00</b>	<b>\$160.00</b>

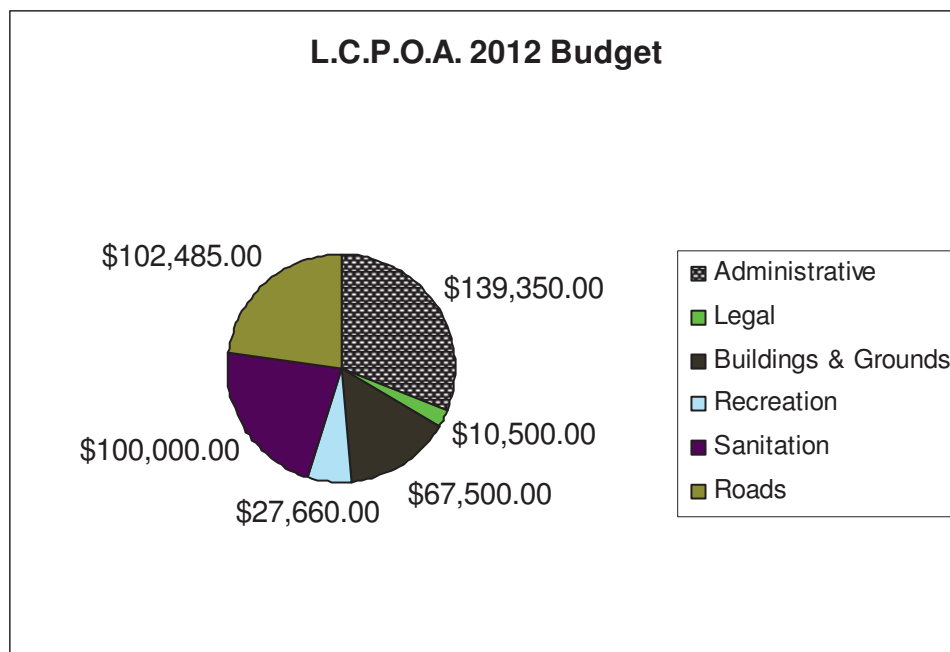
2011			2012		
ROADS	Budget	DUES	ROADS	Proposed Budget	DUES
Snow Removal	\$80,000.00	\$128.00	Snow Removal	\$65,000.00	\$104.00
Road Salt	\$15,000.00	\$24.00	Road Salt	\$0.00	\$0.00
Pothole Repairs	\$10,000.00	\$16.00	Pothole Repairs	\$5,000.00	\$8.00
Drainage	\$5,000.00	\$8.00	Drainage	\$5,000.00	\$8.00
Tree Trimming	\$0.00	\$0.00	Tree Trimming	\$5,000.00	\$8.00
Signs	\$2,600.00	\$4.16	Signs	\$2,485.00	\$3.98
Capitol Improvements	\$0.00	\$0.00	Capitol Improvements	\$52,000.00	\$83.20
Sweeping	\$4,500.00	\$7.20	Sweeping	\$4,000.00	\$6.40
<b>SUBTOTAL</b>	<b>\$117,100.00</b>	<b>\$187.36</b>	<b>SUBTOTAL</b>	<b>\$138,485.00</b>	<b>\$221.58</b>
<i>Less add'l income rec'd</i>	<i>-\$61,000.00</i>	<i>-\$97.60</i>	<i>Less add'l income</i>	<i>-\$36,000.00</i>	<i>-\$57.60</i>
<i>Less Kelly Bill rec'd</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>Less Kelly Bill</i>	<i>\$0.00</i>	<i>\$0.00</i>
<b>TOTAL</b>	<b>\$56,100.00</b>	<b>\$89.76</b>	<b>TOTAL</b>	<b>\$102,485.00</b>	<b>\$163.98</b>

2011			2012		
LEGAL	Budget	DUES	LEGAL	Proposed Budget	DUES
Legal Collection	\$11,500.00	\$18.40	Legal Collection	\$12,500.00	\$20.00
Litigation	\$6,500.00	\$10.40	Litigation	\$3,000.00	\$4.80
General	\$1,500.00	\$2.40	General	\$2,000.00	\$3.20
Misc.		\$0.00	Misc.		\$0.00
	<b>\$19,500.00</b>	<b>\$31.20</b>	<b>Subtotal</b>	<b>\$17,500.00</b>	<b>\$28.00</b>
<i>Less add'l income</i>	<i>-\$14,000.00</i>	<i>-\$22.40</i>	<i>Less add'l income</i>	<i>-\$7,000.00</i>	<i>-\$11.20</i>
<b>TOTAL</b>	<b>\$5,500.00</b>	<b>\$8.80</b>	<b>TOTAL</b>	<b>\$10,500.00</b>	<b>\$16.80</b>

RECREATION	2011		RECREATION	2012	
	Budget	DUES		Proposed Budget	DUES
Rec Payroll Expense	\$12,500.00	\$20.00	Rec Payroll Expense	\$14,000.00	\$22.40
Payroll Taxes	\$1,600.00	\$2.56	Payroll Taxes	\$2,000.00	\$3.20
Equipment	\$3,000.00	\$4.80	Equipment	\$1,500.00	\$2.40
Labor Day Picnic	\$4,000.00	\$6.40	Labor Day Picnic	\$4,500.00	\$7.20
Childrens Events	\$1,500.00	\$2.40	Childrens Events	\$1,500.00	\$2.40
Adult Events	\$4,000.00	\$6.40	Adult Events	\$4,000.00	\$6.40
Beach Activities	\$700.00	\$1.12	Programs	\$700.00	\$1.12
Soda & Snacks	\$500.00	\$0.80	Soda & Snacks	\$500.00	\$0.80
	<b>\$27,800.00</b>	<b>\$44.48</b>	<b>Subtotal</b>	<b>\$28,700.00</b>	<b>\$45.92</b>
Less add'l income rec'd	-\$200.00	-\$0.32	Less add'l income	-\$1,040.00	-\$1.66
<b>TOTAL</b>	<b>\$27,600.00</b>	<b>\$44.16</b>	<b>TOTAL</b>	<b>\$27,660.00</b>	<b>\$44.26</b>

	2012 BUDGET HOMES	2012 BUDGET LOTS	2012 DUES HOMES	2012 DUES LOTS
<b>Administrative</b>	\$139,350.00	\$139,350.00	\$222.96	\$222.96
<b>Legal</b>	\$10,500.00	\$10,500.00	\$16.80	\$16.80
<b>Buildings &amp; Grounds</b>	\$67,500.00	\$67,500.00	\$108.00	\$108.00
<b>Recreation</b>	\$27,660.00	\$27,660.00	\$44.26	\$44.26
<b>Sanitation</b>	\$100,000.00	\$0.00	\$160.00	\$0.00
<b>Roads</b>	\$102,485.00	\$102,485.00	\$163.98	\$163.98
<b>TOTALS</b>	<b>\$447,495.00</b>	<b>\$347,495.00</b>	<b>\$715.99</b>	<b>\$555.99</b>

NOTE -- Rounded to nearest dollar  
NOTE -- Lot owner dues without garbage removal.  
NOTE -- Based on 625 Homeowners



LAKE COMMUNITY PROPERTY  
OWNERS ASSOCIATION, INC  
POST OFFICE BOX 627  
HIGHLAND LAKES, NJ 07422  
CHANGE SERVICE REQUESTED

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