



NEWSLETTER

LCPOA FOURTH QUARTER 2024 BUDGET MEETING (Designated Dues Meeting)

**GENERAL MEETING
WEDNESDAY OCTOBER 30, 2024
7:30 P.M.**

MEETING AGENDA

FLAG SALUTE
MEETING CALLED TO ORDER
ROLL CALL
READING OF THE MINUTES FROM MAY 22, 2024 GENERAL MEETING
STRUCTURAL INTEGRITY ACT
RATIFICATION OF VP AND ROADS DIRECTOR

OLD BUSINESS

NEW BUSINESS:

- *Presentation & Vote on the 2025 Budget*
- *Counting of Ballots for 2025-2026 Term*

PLEASE WEAR YOUR BADGES.

BOARD OF DIRECTORS

President
Scott Ghysels

Vice President (Interim)
Conrad Ricklefs

Secretary
Jess Crum

Treasurer
Eileen Sciscoe

Legal Director
Mark Whitman

Recreation Director
Susan Blanchard

Road Director (Interim)
Caryl Daza

Buildings & Grounds Director
Gabriel Grigonis

Trustees
Katherine DeFabrizio
Anthony Horler
Tracey Smolder

LCPOA 2024 FOURTH QUARTER NEWSLETTER

OFFICE INFORMATION

barrylakes.org

TELEPHONE NO. 973-764-6262

E-mail Addresses & Social Media Pages

OFFICE E-MAIL BarryLakesOffice@gmail.com

BOOKKEEPER BarryLakesBookkeeper@gmail.com

FACEBOOK: Barry Lakes - LCPOA

Barry Lakes Recreation

OFFICE HOURS

We are now in the office daily!

Monday through Friday from

9:00 a.m. - 4:00 p.m.

GARBAGE & RECYCLING

Garbage Collection: **Every Wednesday**

Recycling Collection: **Every Other Wednesday**

(see enclosed schedules)

Garbage & Recycling MUST be out by 6:30 a.m.

2024-2025 MEETING DATES

2024 Fourth Quarter General Meeting

Wednesday 10/30/2024 7:30pm

BOARD MEETINGS

3RD WEDNESDAY OF EACH MONTH

7:00 P.M at the Clubhouse

All meeting dates & changes are posted on the website, social media, emailed and posted on the clubhouse front door

SCOTT GHYSELS, PRESIDENT

DUES INCREASE ALERT! As discussed at the General Meeting on May 22nd, and in our last newsletter; be advised NJ Gov. Murphy signed a new law (The Structural Integrity Act) on January 8th, which is resulting in significant dues increases to all members. In response to the 2021 collapse of the Champlain Towers condominium building in Surfside Florida, Governor Murphy enacted this new legislation aimed at protecting and maintaining the structural integrity of residential condominiums and cooperative housing buildings here in NJ. But as written, this new law also broadly applies to all planned real estate developments, including all HOAs and private lake associations in NJ. The Structural Integrity Act puts in place procedures for inspecting, evaluating and maintaining the structural integrity of all common area properties (buildings, structures, roads, dams, etc), and requires we maintain adequate capital reserve funds for the necessary replacement, repairs & maintenance of all. All associations must develop a 30-year funding plan to have sufficient reserves for these without requiring any additional special assessments. This new law requires we have a formal Reserve Study Plan in place, that we begin funding this 30-year reserve account, and we have only until January 8, 2025 to comply! LCPOA hired a State approved, qualified engineering consultant firm, licensed by the CAI-NJ (Community Association Institute), to do our structural integrity inspections and develop a Reserve Study and Reserve Funding policy for our community. That study was (finally!) received and by itself would have resulted in a dues increase of over 70%, or about \$570 per year! This was then reviewed further in much detail by the Board at our September board meeting, with the help of the project manager from the Engineering Consultant firm we retained. We then consulted our attorney; The Structural Integrity Act falls under the Planned Real Estate Development Full Disclosure Act (PREDFDA), which supersedes our By-Laws, and so the requirements under the reserve part of the law (or any part) must be met, regardless of what our bylaws say about a 10% cap for dues increases. The Board can vote to exceed the 10% dues increase cap in our bylaws, only if that increase is done to be in compliance with PREDFDA law. Next, certain board members and bookkeepers (past and present) met and worked OT, and did (what I believe is) a fantastic job crunching & slashing LCPOA's budget as much as possible, to offset this Reserve Funding required by the Structural Integrity Act, to reduce as much as possible this significant dues increase for all our members.

What we came up with is the 2025 budget proposal (attached in this newsletter) which uses a one-time subsidy from LCPOA's own monies, to soften the blow of this large dues increase, for just this year. Using budget offsets and LCPOA savings to contribute to this Reserve Funding Plan, we can minimize the dues increase this year to less than 11%. But please know that next year LCPOA will not be able to subsidize this Reserve Funding again for our 2026 budget, so (unless someone in NJ changes this new law) we will need to increase our dues more significantly next year.

This 2025 Budget was reviewed with members at the Budget Informational Meeting on October 2nd.

Those members who may want to object to the requirements imposed upon LCPOA by this Structural Integrity Act are suggested to contact your legislator, State Senator Parker Space at (973) 300-0200 or <https://www.njleg.state.nj.us/legislative-roster/473/senator-space>

The Structural Integrity Act and the Planned Real Estate Development Full Disclosure Act (PREDFDA) are laws passed by our state legislature and signed by the Governor. Pursuant to the covenants recorded in your chain of home title and various court decisions, membership in LCPOA is mandatory, and annual dues and assessments are mandatory. LCPOA must abide by state law, as well as federal and local laws. LCPOA bylaws & rules cannot override state laws, and any rules that do would be unenforceable.

Please join us October 30th for the General Meeting, where this and the 2025 Budget will be discussed further. And by now you should also have received the nominations for open Board positions. Elections will be held (including the opening of mail-in ballots) at the Oct 30th General Membership meeting.

Board members are responsible for LCPOA's strategic direction, mission, and vision, and oversee our community's day to day existence. Board members are volunteers (your neighbors) who serve without compensation. Good board members are driven by a sense of community and commitment, and contribute their personal time, expertise, and passion to ensure the success and ongoing sustainability of LCPOA. Board members and Trustees hold office for a two-year term, and meet every third Wednesday of the month at 7:00PM in the clubhouse.

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Plus we hold General Membership meetings 2X per year. As a member in good standing, you're encouraged to attend both monthly board meetings and the biannual general meetings, for any questions you may have. Be advised each Board member's personal time volunteering is largely limited to these meetings. So we recommend members with any questions participate in these meetings.

The health of our lakes is critical for our association. But managing a lake is not easy. Its complicated and requires more than just occasional aquatic herbicide applications. Nutrients, such as nitrogen and phosphorus, are essential for the plants and fish/animal growth and nourishment, however the overabundance of these in our water can cause a number of adverse health and ecological effects. "Phosphorus drives major productivity of algae and weeds," to quote Dr Stephen Souza, owner of Clean Waters Consulting and founder of Princeton Hydro, who is widely recognized as one of the national leaders of lake water consultants. "You need enough nutrients to support a healthy lake, but too much leads to the demise in the overall ecology of those lake systems."

Phosphorus, while vital in limited quantities, leaches into lakes from surrounding septic systems and storm water runoff. It's introduced to the water from sewage, wastewater, fertilizers, manure, geese excrement, fish waste, weed & vegetation cuttings, shoreline soil erosion, leaf litter and other organic material that accumulates on the bottom of the lakes. And when there's too much phosphorus, bad things happen to lakes. Phosphorus is an essential element for plant life, but when there is too much of it in water, it can speed up eutrophication (a reduction in dissolved oxygen in water bodies caused by an increase of mineral and organic nutrients) in our lakes. Phosphorus is a key nutrient that can cause algae to grow too quickly in water. Too much phosphorus can cause harmful algal blooms (HABs). Despite several of our neighboring area lakes being closed this summer due to Harmful Algal Bloom (HAB), we have had none. We have seen some algal and water lily growth, but (thankfully) no harmful / toxin-producing algae blooms.

Experts say the majority of the phosphorus load to our lakes comes from adjacent developed lands and lakefront properties. These can be a substantial source of the nutrients and other pollutants to the lakes, and can contribute substantially more phosphorus per land area than other land uses in our community.

To prevent phosphorus runoff from reaching our lakes, I encourage our lakefront property owner neighbors to help by establishing buffer zones with native plants along the shoreline, limiting fertilizer use near the water's edge, using phosphorus-free fertilizers, properly maintaining their septic systems, collecting leaves and debris from their property, and avoiding disturbing the shoreline vegetation. We encourage lakefront property owners to create bioretention areas (or rain gardens) which use soil, plants and microbes to treat stormwater, capture sediment, leaf litter, debris, etc before entering the lakes. Bioretention areas act as a filter and excellent pollutant removal. They are shallow depressions filled with sandy soil, topped with a thick layer of mulch, and planted with dense vegetation. These green infrastructure designs along the shorelines can greatly reduce runoff, phosphorus and nutrients delivered to the lakes. Controlling both the nitrogen and phosphorus inputs to our lakes can help control toxic algae blooms and other symptoms of eutrophication. This is the primary way for us to get clearer and cleaner water, without chemical treatments.

All septic systems in lake communities should be pumped every 3–5 years, or when your tank is more than 25–30% full of sludge and scum. Maintaining the septic systems of a lakefront home is particularly critical because it is so close to our bodies of water. A failing or poorly maintained septic system can contaminate the lakes with pathogens, nutrients, and chemicals, which can have a number of negative effects on water quality, including causing algae blooms. Some chemicals in septic waste, like chlorines, hormones, and pharmaceuticals, can be harmful to humans, aquatic life, and plants alike. Pathogens from a failing septic system can cause illnesses that may lead to beach closures.

LCPOA hires professionals that provide proactive lake management solutions to help keep our lakes safe and a beautiful resource for the community. We also have biologists from independent laboratories that sample and test our lake waters regularly.

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Barry Lakes, at the second highest elevation in the State of NJ, is surrounded by Wawayanda State Park, is part of the Highlands Act, and plays an vital role in the ecosystem of the Highlands.

In 2023 Princeton Hydro, in accord with the New Jersey Highlands Council, was retained by Vernon Township to study the Township's lakes and watershed management plans. Princeton Hydro monitored the water quality of Barry Lakes (Upper Barry Lake and Lower Barry Lake), tested on multiple occasions our water quality, water chemistry, water clarity from the surface to the bottom, studied the dynamics of our lakes, and tested the inlet streams. I have obtained Princeton Hydro's findings on Barry Lakes, and to paraphrase their scientists' 28 page complex report in one word, our lakes are 'pristine' - despite aggressive internet posts online you may see by some claiming the contrary. Algae is normal in lakes, but not all algae is cause for concern. These are lakes – not pools, people. And no one is spraying Roundup in our lakes! Believe in the science, not the keyboard warriors. Let's all just work together to keep Barry Lakes beautiful!

Please note: We've switched phone / internet providers for the clubhouse & office to Planet Networks, so we've had to change our email accounts to BarryLakesOffice@gmail.com (Office) and BarryLakesBookkeeper@gmail.com (Bookkeeping).

Stay current with all our recreation events by visiting our user friendly website, BarryLakes.org and be sure to follow our pages on Facebook at Barry Lakes- LCPOA, and Barry Lakes Recreation.

As a reminder: Vernon Township DPW has taken over snow/ice removal on all Barry Lakes roads. Please direct all snow/ice related issues to the Vernon Police Department at [973-764-6155](tel:973-764-6155). The office can no longer dispatch trucks for salt/plowing requests.

Finally, I wish everyone a happy and healthy remainder of the year and Holiday Season.!

**MARK WHITMAN,
LEGAL DIRECTOR**

All meetings have been held in compliance with PREDFDA and according to our By-Laws. All requirements for board members and trustees' attendance have been met.

Good day to all,
Mark

There is "NO PARKING" permitted on our roads during a snow event. Vehicles are subject to towing at the owner's expense. All personal items, such as basketball hoops, must also be removed from the roadway during a snow/ice event.

Please put stakes up near any berms. Driveway snow removal should not result in leaving excessive amounts of snow in the roadway.

Do NOT leave vehicles parked along LCPOA roadways for extended periods of time, as it will be considered abandoned, and the township police may be notified to assist with removal!

Speed limit on all LCPOA roads is 25 mph!!



CONRAD RICKLEFS, VP (Interim)

Hello,

I hope this letter finds everyone well and that everyone had a really great summer. I would like to thank Susan Blanchard, our Recreation Director for organizing so many great activities for our community to participate in, and appreciate how well everything went. As I drove by the Beach each day on my way in from work I saw crowds I have not seen in years! I know we have an influx of young people moving in and starting their families in our community, which is a welcome sight, as I believe we live in one of the best neighborhood's in New Jersey!

And in reference to that I encourage everyone to get involved with these events as well as other LCPOA happenings/meetings and help us to make things even better. It takes your participation to make these things happen.

Lastly I am sad to announce that our Bookkeeper of 12 years, Beth Festa is moving on to a new endeavor in her life and would just like to thank her for her 12 years of loyal service to our community. That being said, please welcome our new Bookkeeper Jacquelyn Loeffler who will be working in the office with our Office Manager Jess Hatke. With these two people on board, we will be staffing the office daily from 9am-4pm.

Please know that your ALL VOLUNTEER Board is working hard to make Barry Lakes the place to live and your support will be greatly appreciated!

SUSAN BLANCHARD, RECREATION DIRECTOR

Goodbye Summer, Hello Fall!

Sad to see summer leave us as we had so much fun but I can't wait to start planning for next summer. I would like to highlight past activities: We kicked off our summer season LUAU Style... Dave and John Acoustic came to perform while we had tye-dying fun. During the month of July we had Swim Lessons, Crafts on the Beach; We held a Book Club on the beach as well. We had our very first BASEBALL clinic coached by Coach Matt! Huge Thank you to him and the parents who helped out. In August we hosted Kids Yoga, where they learned basic yoga poses and how to regulate their emotions, as well as Adult Yoga. We also had Movies on the Beach, Sunday Hikes, and tried to have moonlit paddles (it stormed every time). We closed out the summer season with our annual Labor Day BBQ. This year Labor Day was the biggest it has been in years with about 200 people attending. Guests had a blast

listening to Dug the Band while enjoying delicious food from Sussex Meatpacking. As always George and John mastered the grill and people were lined up for balloons and face painting by Pixie Pop. A huge thank you to everyone who helped set up and clean up and a congratulations to our chili cook off winners; 3rd place- Jen, 2nd place- Emily, and the winner Melissa. They were delicious and hard to pick just one.

In September we hosted FIREPIT FRIDAYS. These nights highlighted local acoustic bands, The DeLear Brothers and Dave and John Acoustic. Members enjoyed a fire, catching up with friends, and playing games. What better way to enjoy a crisp fall night.

Here are some more things to look forward to this fall and winter... For more information follow Barry Lakes Recreation on facebook. All events and activities are posted there, as well as, our website Barrylakes.org

-Book Club

-Community Yard Sale: weekend of Oct 19th/20th

-Halloween Dance: Saturday, Oct 26th from 5-8pm

-Bulk Pick Up: Oct 28th

-Indoor Movie Nights Oct 18th, Nov15th, Dec TBD

-Breakfast with Santa: Sunday, Dec 15th 10am-12pm

-Holiday Cookie Swap: Friday, Dec 20th

***** If you have any recreation ideas, interest in volunteering, or leading an activity please reach out to me at barrylakesactivities@gmail.com . We look forward to closing out this amazing year and making memories for a lifetime.**

Sincerely,

Susan Blanchard, Recreation Director



FROM THE OFFICE:

The last payment for 2024 was due by September 1st! Garbage service has been interrupted if payment was not received.

Please contact the office if you need to make your 4th quarter payment!

Credit and debit cards are now accepted! Please call the office to make a payment over the phone. Payments may also be put in the drop slot in the front of the building.

LCPOA 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 2025 Dues.

We also offer a 10% Veteran Discount. Proof of service must be provided to the office so it can be applied to your 2025 Dues.

Members are only eligible for one discount.

If you would like to receive e-mails about upcoming events, news, or community updates, please go to our website, barrylakes.org and sign up to receive future e-mails.

Please follow us on Facebook at Barry Lakes-LCPOA, and to keep up with all of our recreation activities, please follow Barry Lakes Recreation on Facebook as well!

Please help keep drains clear from leaves/debris! This will help cut down on flooding and ice build up on our roads once the temperatures drop.

The office has new email addresses! PLEASE update your contact list accordingly. If you need to contact the office or a Board Member, please email BarryLakesOffice@gmail.com. If you have questions regarding your account or billing, please email BarryLakesBookkeeper@gmail.com.

As many of you already know, our long time bookkeeper Beth has resigned. Thank you so much Beth for all of your hard work and dedication over the past 12 years. We will certainly miss you, and wish you nothing but the best in your next chapter! With that said, we would like to welcome Jackie to the office! Jackie has a long background in Bookkeeping and certainly will be an asset to the community. She will be in the office on Mondays, Thursdays and Fridays.

Ballots are due back before 10/28/2024! Only members in GOOD STANDING are eligible to vote, so, if you have not done so yet, please contact the office to bring your account current and have your vote counted!

*The office is now open daily (Mon-Fri)
from 9:00am-4:00pm*

*Please remove Kayaks/boats from the racks
no later than November 30, 2024!!
Failure to do so may result in a fine of
\$100.00!*

BARRY LAKES 2024 RECYCLING SCHEDULE

OCTOBER 09 & 23

NOVEMBER 06 & 20

DECEMBER 04 & 18

BARRY LAKES 2025 RECYCLING SCHEDULE

JANUARY 02, 15, & 29

FEBRUARY 12 & 26

MARCH 12 & 26

APRIL 09 & 23

MAY 07 & 21

JUNE 04 & 18

JULY 02, 16, & 30

AUGUST 13 & 27

SEPTEMBER 10 & 24

OCTOBER 08 & 22

NOVEMBER 05 & 19

DECEMBER 03, 17, & 31

	2024 DUES HOMES	2024 DUES LOTS	2025 DUES HOMES	2025 DUES LOTS
Administrative	145,534.35	145,534.35	162,800.00	162,800.00
Legal	(2,600.00)	(2,600.00)	4,400.00	4,400.00
Buildings & Grounds	55,600.00	55,600.00	35,000.00	35,000.00
Recreation	37,100.00	37,100.00	13,100.00	13,100.00
Sanitation	175,000.00	0.00	187,000.00	0.00
Roads	102,300.00	102,300.00	0.00	0.00
Reserve	0.00	0.00	167,000.00	167,000.00
TOTALS	\$512,934.35	\$337,934.35	\$569,300.00	\$382,300.00

Homes

2025 Yearly Dues \$911.00

W/Senior-Veterans Disc \$820.00

Lots

2025 Yearly Dues \$612.00

W/Senior-Veterans Disc \$551.00

2025 DUES HOMES	2025 DUES LOTS
\$260.48	\$260.48
\$7.04	\$7.04
\$56.00	\$56.00
\$20.96	\$20.96
\$299.20	\$0.00
\$267.20	\$267.20
\$910.88	\$611.68

ADMINISTRATIVE	2024 Budget	DUES	2025 Budget	DUES
R.E. Taxes	15,000.00	24.00	15,000.00	24.00
Corp. Taxes	0.00	0.00	0.00	0.00
Insurance	50,000.00	80.00	51,000.00	81.60
Accountants	4,500.00	7.20	5,000.00	8.00
Office Administration	54,334.35	86.93	44,500.00	71.20
Rec Payroll Expense	0.00	0.00	22,000.00	35.20
Payroll Taxes	5,000.00	8.00	5,000.00	8.00
Postage	3,600.00	5.76	3,600.00	5.76
Printing	2,700.00	4.32	2,700.00	4.32
Telephone/ internet	3,200.00	5.12	0.00	0.00
Bookkeeping Software			7,200.00	11.52
Office Supplies	800.00	1.28	800.00	1.28
Office Equipment / Computers	900.00	1.44	500.00	0.80
Repair / Maint.	0.00	0.00	0.00	0.00
Badges/garbage	1,000.00	1.60	1,000.00	1.60
Website	800.00	1.28	800.00	1.28
Donations / Misc / Credit Card Chgs	3,700.00	5.92	3,700.00	5.92
TOTAL	\$145,534.35	\$232.85	\$162,800.00	\$260.48

LEGAL	2024	DUES	2025	DUES
	Budget		Budget	
Legal Collection	1,200.00	1.92	1,200.00	1.92
Litigation	2,000.00	3.20	2,000.00	3.20
General	1,200.00	1.92	1,200.00	1.92
Misc.		0.00		0.00
Subtotal	4,400.00	7.04	4,400.00	7.04
Less add'l income	(7,000.00)	(11.20)		
TOTAL	-\$2,600.00	-\$4.16	\$4,400.00	\$7.04

BUILDINGS & GROUNDS	2024	DUES	2025	DUES
	Budget		Budget	
Fuel Oil	8,300.00	13.28	8,300.00	13.28
Electric	5,100.00	8.16	5,100.00	8.16
Water	300.00	0.48	300.00	0.48
Janitorial	8,000.00	12.80		0.00
Building Repair /Maint.	2,000.00	3.20		0.00
Beach Repair / Maint.	2,600.00	4.16		0.00
Grounds Main.	4,500.00	7.20	4,500.00	7.20
Dam Expenses	10,000.00	16.00		0.00
Dam Allocated	0.00	0.00		0.00
Lake Treatment / Test	16,000.00	25.60	16,000.00	25.60
Equipment & Supplies	800.00	1.28	800.00	1.28
Capital Improvement	2,000.00	3.20		0.00
Subtotal	59,600.00	95.36	35,000.00	56.00
Less add'l income	(4,000.00)	(6.40)		
TOTAL	\$55,600.00	\$88.96	35,000.00	\$56.00

RECREATION	2024	DUES	2025	DUES
	Budget		Budget	
Rec Payroll Expense (moved to admin)	22,000.00	35.20	0.00	0.00
Payroll Taxes (moved to admin)	3,000.00	4.80	0.00	0.00
Equipment	1,000.00	1.60	1,000.00	1.60
Labor Day Picnic	4,500.00	7.20	4,500.00	7.20
Childrens Events	1,800.00	2.88	1,800.00	2.88
Adult Events	5,000.00	8.00	5,000.00	8.00
Programs	300.00	0.48	300.00	0.48
Soda & Snacks	500.00	0.80	500.00	0.80
Subtotal	38,100.00	60.96	13,100.00	20.96
Less add'l income	(1,000.00)	(1.60)		0.00
TOTAL	\$37,100.00	\$59.36	\$13,100.00	\$20.96

SANITATION	2024	DUES	2025	DUES
	Budget		Budget	
Homes	175,000.00	280.00	187,000.00	299.20
Dumpsters		0.00		0.00
Recycling	0.00	0.00		0.00
Miscellaneous	0.00	0.00		0.00
TOTAL	\$175,000.00	\$280.00	\$187,000.00	\$299.20

ROADS	2024	DUES	2025	DUES
	Budget		Budget	
Pothole Repairs	4,300.00	6.88		0.00
Drainage	14,000.00	22.40		0.00
Tree Trimming	0.00	0.00		0.00
Signs	0.00	0.00		0.00
Capitol Improvements	76,000.00	121.60		0.00
Sweeping	8,000.00	12.80		0.00
SUBTOTAL	102,300.00	163.68		0.00
Less add'l income		0.00		0.00
<i>Move to reserve study</i>				
TOTAL	102,300.00	\$163.68		0.00

RESERVE	2024	DUES	2025	DUES
	Budget		Budget	
Pothole Repairs			4,300.00	6.88
Drainage			14,000.00	22.40
Capitol Improvements			76,000.00	121.60
Sweeping			8,000.00	12.80
B&G Building Repair/Maintenance			2,600.00	4.16
B&G Beach Repair/Maintenance			2,600.00	4.16
Dam Expenses			10,000.00	16.00
Capitol Improvements			2,000.00	3.20
Janitorial/Maintenance			8,000.00	12.80
SUBTOTAL			127,500.00	204.00
<i>Mandatory Reserve Income</i>			219,000.00	350.40
<i>Less Add'l Income</i>			(12,000.00)	(19.20)
<i>Less Current Reserve</i>			(192,700.00)	(308.32)
TOTAL		0.00	167,000.00	267.20



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