



## ***2025 THIRD QUARTER NEWSLETTER***

### ***BOARD OF DIRECTORS***

*President..... Scott Ghysels*

*Vice Pres..... Dave Festa*

*Treasurer.....*

*Secretary..... Devin Welch*

*Legal Director..... Mark Whitman*

*Road Director ..... Carryl Daza*

*Recreation Dir..... Susan Blanchard*

*Buildings & Grounds.... George Tadiello*

*Trustee..... Kat DeFabrizio*

*Trustee..... Anthony Horler*

*Trustee..... Tracey Smolder*

### ***OFFICE INFORMATION***

***www.barrylakes.org***

**Telephone No. - 973-764-6262**

**Facebook: Barry Lakes - LCPOA  
&  
Barry Lakes Recreation**

**Office e-mail:**

**BarryLakesOffice@gmail.com**

**Bookkeeper e-mail:**

**BarryLakesBookkeeper@gmail.com**

### ***OFFICE HOURS***

**MONDAY through FRIDAY**

**9:00 a.m.– 4:00 p.m.**

**GARBAGE COLLECTION:**

**Every Wednesday**

**RECYCLING COLLECTION:**

**Every other Wednesday**

### ***2025 MEETING DATES***

**GENERAL MEETING  
October TBA**

### ***BOARD OF DIRECTORS MEETINGS***

**THIRD WEDNESDAY OF EACH MONTH**

**7:00 p.m. at the Clubhouse**

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

## **SCOTT GHYSELS PRESIDENT**

Welcome to our summer newsletter! We hope you're enjoying the sunshine and warm weather. This edition includes important updates and community news. You can also check out our new and improved webpage [www.barrylakes.org](http://www.barrylakes.org) and join our email distribution list to receive updates, fun events happening in our community this summer, news, and more, delivered directly to your inbox! Join now and never miss out! Thanks to our recreation director Susan Blanchard and all who helped with our Summer Kickoff on the beach on June 21<sup>st</sup>. It was a wonderful way to kick off the summer!

Our lake waters look great, thanks to our new lake management vendor! Maintaining good water quality is essential for a healthy and aesthetically pleasing environment for our members to enjoy. Lake water management is a science including not only water quality, but aquatic vegetation, fish populations, ecosystems, etc. LCPOA is responsible for the upkeep and management of all common areas and elements, including our lakes. This responsibility is a fundamental part of the Association's role and is outlined in our governing documents. Common areas include properties, spaces and amenities shared by all members, such as our roads (including LCPOA paper roads!), lakes, dams, beach area, playgrounds, clubhouse, etc. Your dues are the primary source of our funding for common area maintenance. Individual members have a shared ownership interest in our common areas but not exclusive control. Any unauthorized use of and/or encroachment upon our common areas by individual LCPOA members can lead to consequences like fines, restrictions, or even legal action. The LCPOA board is responsible for all common areas and elements.

Dumping is illegal in New Jersey and is taken very seriously! Violators can face significant fines, potential jail time, and other penalties. Illegal dumping refers to the act of disposing waste without permission in unauthorized locations, such as on public lands or on LCPOA properties. Waste includes everything from leaves to small amounts of trash to large

quantities of debris like construction waste or even discarded boats. LCPOA has installed numerous security cameras, and we will contact the authorities if someone is illegally dumping, and we may pursue legal action. Plus Wawayanda State Park surrounds Barry Lakes, and New Jersey is now also actively combating illegal dumping on NJ state lands. The Department of Environmental Protection (DEP)'s "Don't Waste Our Open Space" initiative was begun to deter illegal dumping and protect natural resources. So State Park Police & Conservation Officers are out in full force, and perpetrators can face fines up to \$50,000 and arrest.

It has been the longstanding position of the LCPOA board that maintaining road drainage swales are the responsibility of the homeowner where the swales are located between a roadway and the home owner's property. This includes tasks such as removing vegetation and debris such as leaves, branches or any litter found in the swales. These responsibilities are part of the rules & regulations voted upon by the Board and published in previous newsletters. The LCPOA board has the authority to impose rules and regulations, as outlined by our governing documents. If however a swale fails for any reason, other than it not being properly maintained by the homeowner, please contact the LCPOA office so it can be inspected. The LCPOA will take action to address any issues that are not due to lack of maintenance. See our legal director (Mark Whitman)'s article for more on this topic.

The Barry Lakes beach is private and for members in good standing only. Beach Badges must be worn at all times. Guest passes are available at the clubhouse. But anyone who is not a member in good standing, or who does not have a valid guest pass, will be asked to leave. It is considered trespassing if a person who is not a member uses our lakes or beach (or any other common areas). Therefore LCPOA can charge those violators with trespassing. Parking permits must be visible on all vehicles parked in the beach parking lot. Please do not park in the Fire Lanes or block access lane to the lakes.

## **SCOTT GHYSELS** **PRESIDENT (continued)**

Be advised New Jersey has a new mandatory cold weather life jacket law; Between November 1 and May 1st, anyone using rowboats, canoes, kayaks, or stand-up paddleboards (basically all recreational vessels under 26 feet) must now wear a securely fastened, U.S. Coast Guard-approved life jacket. Why Is This Law Important? Cold water significantly increases the risk of hypothermia and drowning. Even strong swimmers can lose mobility within minutes of falling into near-freezing water. For example just this past April, a 55 year old Denville man drowned after flipping his kayak on Cedar Lake. Sadly he was not wearing a life jacket.

In January 2024, Governor Phil Murphy signed new legislation in NJ called the Structural Integrity Act, designed to protect the structural integrity of condominiums and cooperative buildings in response to the June 2021 collapse of the Champlain Towers South beachfront condominium in Surfside, Florida. Unfortunately, this legislation was written so broadly that it applies to all planned real estate developments in NJ, which includes HOAs and private lake associations such as LCPOA. This law implements capital reserve study requirements to ensure common interest communities maintain adequate funds for the repair and/or replacement of all capital assets. All planned real estate community associations must now conduct reserve studies to ensure they have sufficient funds for maintaining and replacing all common area elements. These studies must be updated at least every five years. The reserve study must be performed by a CAI-accredited Reserve Specialist, and then the association must comply with a 30-year funding plan. LCPOA had these inspections performed by Kipcon, a CAI-accredited Reserve Specialist and licensed structural engineering firm, and received our reserve study plan (it is available to members online at [www.barrylakes.org](http://www.barrylakes.org)), which amounts to over \$10 Million! As a result, LCPOA must impose significant dues increases to comply with this 30-year funding plan mandated by the NJ Structural Integrity Act. Our 2026 annual budget

(including the necessary increases) will be presented to the membership for approval at the next General Meeting in October. At the General Meeting, members vote on approval of the budget. Of course, only members in good standing may attend the General Meetings and are entitled to vote.

## **DAVE FESTA** **VICE PRESIDENT**

Hello Everyone

Hope everyone's summer has been enjoyable and safe so far. With that said, please drive slow -our children are playing! Don't be that person... (SLOW DOWN!!!!)

A huge thanks to George for getting the beach ready and also Jayson for hiring and preparing our lifeguards for the 2025 season.

The beach hasn't looked this good in a long time thanks G! Also thank you to Susan for planning all these great community events at the beach. It is so nice seeing new and old members getting to know each other and enjoying a wonderful night out at our beach.

I need to ask for everyone's help in regards to the amount of garbage and recycling put out for Blue Diamond. Garbage is collected weekly, and recycling bi-weekly.

All members should only be putting out regular house hold garbage and recycling!! Not Air Conditioners, refrigerators, old dressers, etc. These items should be brought to the bulk drop off service in Lafayette.

This is slowly becoming an issue with Blue Diamond ,so I need everybody's help with this on-going issue .

Your support will be highly appreciated!!!

And finally thank you Jess and Arden for running the office with great leadership and teamwork. Remember please be respectful when dealing with the office staff. If you need to vent reach out to me, I'm a great listener.

Thank you, enjoy the summer and be safe!  
David

## **CARRYL DAZA ROADS DIRECTOR**

Happy Summer, Everyone!

I'm pleased to share some great news—pothole repairs have officially begun, and additional paving work is underway. The updated paving includes sections of Barry Drive South, Pond, Jordan, Juniper, and the dam access road off Lakeshore. This covers approximately half a mile of roadway at a total cost of \$95,000, which represents a significant savings which I'm sure you're aware of from the discussion at our recent General Meeting. At this time, the entire road maintenance budget has been allocated for the season.

A quick reminder: All drainage maintenance is the responsibility of individual homeowners, similar to sidewalk upkeep in city environments. Please ensure your property's drainage is properly maintained.

House Numbers Matter! I can't emphasize this enough—please make sure your house number is clearly visible. It's essential not just for deliveries (your Amazon driver will thank you!), but also for emergency services. A clearly marked address can make all the difference in critical moments.

Wishing you all a safe, sunny, and relaxing summer!



**Michael Kidd**

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## **SUSAN BLANCHARD RECREATION DIRECTOR**

Hello and Happy Summer!

As we gear up for summer fun, I want to remind members to have their badges with them for all community events, as well as, when using the lakes. Having badges ensures that only Barry Lakes members are using our facilities as we tend to get overflow from Wawayanda State Park when they become filled to capacity. We also ask that if you are planning to have a large group meet at the lake, to please inform the office well in advance so that we can schedule enough lifeguards. Thank you for your cooperation in these matters. Now onto the good stuff!

Here are some of the great activities coming this summer... For more info follow our Recreation Facebook Page: Barry Lakes Recreation. All programs and events will be posted there, as well as, our Barry Lakes-LCPOA page and our website Barrylakes.org

- Summer Swim Lessons: Our beach manager, Jayson Crum, and swim instructors have put together a great swim program for the youth in our community. Swim lessons will start July 8th and will be held on Tuesdays and Wednesdays in July. All participants must have completed a placement test. If you missed registration or have questions, please contact our beach manager at [jaysoncrum@gmail.com](mailto:jaysoncrum@gmail.com).

- Crafts on the beach: On swim lesson days, we will have a variety of crafts for kids to do while they wait for their lesson. We ask that parents/guardians monitor their child while making the craft. Crafts will be announced weekly.

- Movies on the Beach: July 11th, 25th, and Aug 15th
- Fridays Unplugged: July 18th, Aug 8th, and 22nd
- **Water Carnival: August TBD**

- Barry Lakes is LIT (Book Club): The BL Book Club will meet on July 7th at 7pm. Please sign up using the link below.  
<https://forms.gle/TRh1QbiTogj8G2QR6>



**SUSAN BLANCHARD**  
**RECREATION DIRECTOR (continued)**

**SAVE THE DATE: LABOR DAY PICNIC** will be held on Saturday, August 30th (rain date Aug 31st). Be on the lookout for volunteer opportunities with setting up and breaking down this event. Many hands are needed with this event. Especially those who can move tables and chairs to and from the club house.

If you have any recreation ideas, interest in volunteering, or leading an activity please reach out to me at [barrylakesactivities@gmail.com](mailto:barrylakesactivities@gmail.com). We look forward to a fantastic summer filled with exciting activities and making memories for a lifetime.

Sincerely,  
 Susan Blanchard, Recreation Director

**MARK WHITMAN,**  
**LEGAL DIRECTOR**

I hope everyone is having a wonderful summer! All Board and General meeting held this year have been conducted according to our by-laws and PREDFDA rules.

Recently, there have been some questions regarding road drainage -

To clarify the position of the LCPOA for Road Drainage and related maintenance within the community roadways, the policies below were made to provide clear direction in the roles and responsibilities between the LCPOA and individual members.

- If a pipe currently exists underneath a driveway, it is the **responsibility of the homeowner to maintain it** and ensure the free flow of water through that pipe.
- Pipes that are used primarily for providing drainage across community roadways are the responsibility of the LCPOA. Most of these pipes are found at intersections and funnel the flow of water from one side of the road to the other.
- Maintaining Rip Rap / Swales is the **responsibility of the homeowner**. This includes such tasks as cutting the grass and removing debris, such as leaves, branches, or litter found in the swales.

**MARK WHITMAN**  
**LEGAL DIRECTOR (continued)**

The entire LCPOA Policy regarding Road Drainage Services and Maintenance can be found on our website, [www.BarryLakes.org](http://www.BarryLakes.org). If after reading the full policy, you still have any questions or concerns regarding drainage, please contact the office. The LCPOA board will investigate and determine if any action is required. Also, please feel free to attend our next General meeting in October to discuss any concerns you may have. Stay safe and enjoy our community!

**BARRY LAKES**  
**2025**  
**RECYCLING SCHEDULE**

JULY 02, 16, & 30  
 AUGUST 13 & 27  
 SEPTEMBER 10 & 24  
 OCTOBER 08 & 22  
 NOVEMBER 05 & 19  
 DECEMBER 03, 17, & 31



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## **FROM THE OFFICE**

Bulk pick up will most likely be **Monday September 22, 2025**. Once we have all of the details finalized with Blue Diamond, expect an email to be sent with all the information!

**Badges** – Don't forget to pick up your badges and parking permits! You will not be allowed entrance to the beach without them!! If you would like the badges mailed, please contact the office

Hope everyone is enjoying their summer so far! Just a reminder, the beach is open daily with lifeguards on staff, from 12p-5p. Members **MUST** have their badges with them!

### ***Just a reminder regarding elections:***

The call for nominations will be both, mailed as well as emailed, during the first week of August. You **MUST** be a member in Good Standing in order to be nominated! Once the nomination deadline ends, the Ballots will be created, and mailed out in September.

The election will take place and Ballots will then be opened at the fourth quarter General Meeting in October.

The upcoming Open Board Positions for the 2026-2027 term are as follows: President, Treasurer, Recreation Director, Legal Director, and TWO (2) Trustees.

Please help keep Barry Lakes safe and beautiful! If you can please make sure you keep the brush trimmed along your property, so that the road signs remain visible to drivers. Also if you could spare any time and please help trim around any STOP signs or corners that are overgrown, any and all help is greatly appreciated, and ensures our community remains a bit safer for all members!

**GARBAGE CUTOFF—September 17- Service will be interrupted if your 4th Quarter Dues are not paid.**

We are still having issues with the signboard out front, so please check your email, our website (barrylakes.org) and our official Facebook page, (barrylakes-LCPOA) for Upcoming Events, announcements, and important updates.

### **SENIOR CITIZEN DUES DISCOUNT:**

Members who are 62 years of age or older are eligible for a 10% discount on the dues. You must provide the office with proof of age to receive the discount. (license or birth certificate). This discount shall not be applied if the account is currently receiving a 10% Veteran's Discount.

### **VETERAN/ACTIVE SOLDIER DISCOUNT**

Members in good standing that are Veterans or active military shall be offered a ten (10%) percent discount on their yearly dues. Proof of service must be provided. This discount shall not be applied if the account is currently receiving a 10% Senior Citizen Discount.

**DUES PAYMENT:** The last Dues payment for 2025 is due on August 15th. This payment will receive a late fee if it is not received in the office or postmarked by September 1st.

### **WE ACCEPT DEBIT/CREDIT CARD**

**PAYMENTS IN THE OFFICE!** Call the office to make a payment over the phone!

### **E-MAILS & FACEBOOK**

The office sends out email blasts for all upcoming events. If you would like to receive our email blasts, please go to our website, barrylakes.org, and sign up to receive future emails. "Like" us on Face Book at: Barry Lakes — LCPOA, and also follow our Barry Lakes Recreation page! Stay up to date with all of our events!

Do you own a business, or know of any local business that would like to advertise in our quarterly newsletter? Please contact the office for more information!

Have a healthy and Happy rest of the summer! See you around our beautiful community!!



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Nick DeAlto  
PRESIDENT

P.O. Box 1018  
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