



NEWSLETTER

LCPOA FOURTH QUARTER 2025 GENERAL MEETING (Designated Dues/Budget Meeting)

**GENERAL MEETING
WEDNESDAY OCTOBER 22, 2025
7:30 P.M.**

MEETING AGENDA

FLAG SALUTE
MEETING CALLED TO ORDER
ROLL CALL
READING/APPROVAL OF MINUTES FROM MAY 28, 2025 GENERAL MTNG
ELECTRONIC NEWSLETTER DELIVERY
BY-LAW COMMITTEE

OLD BUSINESS

NEW BUSINESS:

- *2025 Office Update*
- *Presentation & Vote on the 2026 Budget*
- *Counting of Ballots for 2026-2027 Term*

BOARD OF DIRECTORS

President
(Open)

Vice President
David Festa

Secretary
Devin Welch

Treasurer
(Open)

Legal Director
Mark Whitman

Recreation Director
Susan Blanchard

Road Director
Caryl Daza

Buildings & Grounds Director
George Tadiello

Trustees
Katherine DeFabrizio
Anthony Horler
Tracey Smolder

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 in the office daily!

Monday through Friday

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.

2025-2026 MEETING DATES

2025 Fourth Quarter General Meeting

Wednesday 10/22/2025 at 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 and posted on the clubhouse front door

*** **IMPORTANT ANNOUNCEMENT** ***

As of 09/30/2025, Due to personal reasons, Scott Ghysels has resigned as the LCPOA Board President, and will not be accepting a second term. Since Ballots, containing Scott's nomination, have already been mailed out, LCPOA will be holding a special election for the

PRESIDENT POSITION ONLY.

Nominations will be accepted on the floor at the 4th Quarter General meeting, on 10/22/2025. So, please attend the General meeting if you, or someone you know, would like to run for President and fill the 2026-2027 term.

Thank you Scott for all of your dedication and all the tireless hours spent supporting the community!

COMMUNITY NEWS

Several LCPOA board member terms are ending plus we have had some resignations, so there are a number of Board positions that need to be filled. Nominations for board members were sent out in August, and those ballots will be opened on October 22nd at the General Membership meeting. We will also need to vote on our 2026 LCPOA budget, as proposed and included in this newsletter.

The primary purpose of LCPOA general meetings are to provide a chance to engage with the board, review past concerns, discuss finances and future projects, update members on current events, and elect new board members. These meetings are mandated by our bylaws but also allows members to voice opinions and concerns, creating a more informed and involved community. The success of our association relies on the dedication and commitment of its board volunteers. Board members are responsible for LCPOA's strategic direction, mission, vision, and oversee our community's day to day existence. They consist of your neighbors and friends who serve without compensation 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. Plus they hold General Membership meetings 2X per year.

Onto the next topic, as you all are aware, LCPOA hired Lake Management Sciences (LMS) to manage and control aquatic weeds and algae in our lakes. The lakes are living / breathing eco-systems - not sterile swimming pools! Our lakes are man-made containing organic material which provides nutrients to the eco-system. Aquatic plants form the base of the food chain that support fish, frogs, salamanders, and in turn supports the native turtles, snakes, birds, herons, and mammals. Our lakes have organic bottoms and shallow water levels, therefore becoming

very "temperamental" and difficult to treat. Shallow waters allow sunlight to penetrate easily and heat up quickly, providing an optimal growth environment for algae and aquatic plants. Managing our lake water is an ever-changing science, and we must rely upon on our experts. Every lake is different and there is no simple "fix" to treat everything— it is quite a balancing act, and a game of 'give and take'. Our lakes are also regulated by the NJDEP , who provide strict guidelines and determine which treatments can be done and when. But this year some members, on their own accord, decided to hire an outside company to Hydro-Rake (a boat that removes vegetation from lakes) without obtaining any authorization from LCPOA or permits from the NJDEP. If done properly, and NOT during prime growth season, hydro-raking can be very beneficial. However, since proper precautions were not taken (as in this case), fragments of plants were dispersed throughout the waterbody, leading to new infestations, while also exacerbating the existing conditions. In addition, as a direct result of these unauthorized actions we experienced a rapid growing algae bloom. LCPOA then had to have additional emergency treatments done to curb the algae growth and prevent it from spreading. This treatment is why the fishing (Large) lake turned blue/turquoise for a brief time. Not only was our lake water quality compromised, but spawning fish and fish beds were destroyed in the process, and organic waste was dumped on the island in the middle of the lower lake.

LCPOA reserves all rights in equity and in law to take any and all actions against anyone trespassing and/or directing others to trespass or perform any services upon LCPOA common area properties without explicit authorization by the LCPOA Board.

Reminder: Please attend the General Membership meeting on October 22nd !

DAVID FESTA, VICE PRESIDENT

Hello everyone,

I hope everyone had a great summer and is enjoying everything Barry Lakes has to offer!

Our 4th quarter General meeting is coming up on Wednesday, October 22 at 7:30pm. I hope everyone can and will attend. It should be an interesting meeting! We have the 2026 Budget to review and vote on, Ballots to open for the 2026/2027 term, plus additional important information regarding our community.

We're trying to get a bylaw committee together including board members as well as BL members in good standing, who will meet in early 2026 to review and update the by-laws. Something which hasn't been done in quite a while.

I would like to thank Jay and all of the lifeguards for the awesome job they did this year! I had stopped down at the beach a few times this summer to hear from our members, and I always received positive feedback. The only issue brought to my attention was the goose poop. Which everyone has been trying to work on. Any ideas/suggestions for these beach friends would be greatly appreciated.

Last, but not least, thank you to Jess and Arden for their great support to all board members and the BL membership.

See everyone at the General Meeting on 10/22!!!

-Dave

MARK WHITMAN, LEGAL DIRECTOR

Hello Barry Lakes!

I hope everyone has a great year so far and is out enjoying the beautiful fall weather.

Just a quick note, that all 2025 meetings held so far, 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

SUSAN BLANCHARD, RECREATION DIRECTOR

HAPPY FALL!

Here are some 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

- **Halloween Dance:** Saturday, Oct 18th from 5:30pm- 8:30pm

- **Indoor Movie Nights:** 10/24, 11/14, Dec TBD

- **Breakfast with Santa:** Sunday, Dec 14th from 10am-12pm

SAVE THE DATE: *CABIN FEVER* will be held on February 28th from 7pm-11pm!

*** 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 2025 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 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, after office hours.

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).

We also offer a 10% Veteran/Military Discount. Proof of service must be provided to the office so it can be applied to your 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 temperature drops.

Ballots MUST be postmarked by 10/20/2025!

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!

Please remove Kayaks/boats from the racks no later than November 30, 2025!! Failure to do so may result in a fine of \$100.00!

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!!

BARRY LAKES 2025 RECYCLING SCHEDULE

OCTOBER 08 & 22

NOVEMBER 05 & 19

DECEMBER 03, 17, & 31



	2025 DUES HOMES	2025 DUES LOTS	HOMES	2026 DUES LOTS
Administrative	162,800.00	162,800.00	171,400.00	171,400.00
Legal	4,400.00	4,400.00	4,400.00	4,400.00
Buildings & Grounds	35,000.00	35,000.00	32,900.00	32,900.00
Recreation	13,100.00	13,100.00	14,500.00	14,500.00
Sanitation	187,000.00	0.00	199,000.00	0.00
Roads			0.00	0.00
Reserve	167,000.00	2,025.00	219,000.00	2,026.00
Additional Income			(15,000.00)	0.00
TOTALS	\$569,300.00	\$217,325.00	\$626,200.00	\$225,226.00

Homes

2026 Yearly Dues \$1002.00
W/Senior-Veterans Disc. \$902.00

Lots

2026 Yearly Dues \$684.00
W/Senior-Veterans Disc. \$616.00

	2026 DUES HOMES	2026 DUES LOTS
Admin	\$274.24	\$274.24
Legal	\$7.04	\$7.04
Buildings & Grounds	\$52.64	\$52.64
Recreation	\$23.20	\$23.20
Sanitation	\$318.40	\$0.00
Roads	\$0.00	\$0.00
Reserve	\$350.40	\$350.40
Additional Income	(\$24.00)	(\$24.00)
	\$1,001.92	\$683.52

ADMINISTRATIVE	2025 Budget	DUES	2026 Budget	DUES
R.E. Taxes	15,000.00	24.00	15,000.00	24.00
Corp. Taxes	0.00	0.00		0.00
Insurance	51,000.00	81.60	54,000.00	86.40
Accountants	5,000.00	8.00	3,000.00	4.80
Office Administration	44,500.00	71.20	51,000.00	81.60
Rec Payroll Expense	22,000.00	35.20	18,000.00	28.80
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	4,700.00	7.52
Telephone/ internet	0.00	0.00		0.00
Bookkeeping Software	7,200.00	11.52	9,200.00	14.72
Office Supplies	800.00	1.28	200.00	0.32
Office Equipment / Computers	500.00	0.80	300.00	0.48
Repair / Maint.	0.00	0.00		0.00
Badges/garbage	1,000.00	1.60	1,300.00	2.08
Website	800.00	1.28	1,100.00	1.76
Donations / Misc			1,000.00	1.60
Credit Card Chgs	3,700.00	5.92	4,000.00	6.40
TOTAL	\$162,800.00	\$260.48	\$171,400.00	\$274.24

LEGAL	2025	DUES	2026	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			0.00	0.00
TOTAL	\$4,400.00	\$7.04	\$4,400.00	\$7.04

BUILDINGS & GROUNDS	2025	DUES	2026	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		0.00		0.00
Building Repair /Maint.		0.00		0.00
Beach Repair / Maint.		0.00		0.00
Grounds Main.	4,500.00	7.20	4,000.00	6.40
Dam Expenses		0.00		0.00
Dam Allocated	0.00	0.00		0.00
Lake Treatment / Test	16,000.00	25.60	14,400.00	23.04
Equipment & Supplies	800.00	1.28	800.00	1.28
Capital Improvement		0.00		0.00
Subtotal	35,000.00	56.00	32,900.00	52.64
Less add'l income			0.00	0.00
TOTAL	35,000.00	\$56.00	32,900.00	\$52.64

RECREATION	2025	DUES	2026	DUES
	Budget		Budget	
Rec Payroll Expense (moved to admin)	0.00	0.00		0.00
Payroll Taxes (moved to admin)	0.00	0.00		0.00
Equipment	1,000.00	1.60	2,400.00	3.84
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	13,100.00	20.96	14,500.00	23.20
Less add'l income		0.00	0.00	0.00
TOTAL	\$13,100.00	\$20.96	\$14,500.00	\$23.20

SANITATION	2025	DUES	2026	DUES
	Budget		Budget	
Homes	187,000.00	299.20	199,000.00	318.40
Dumpsters		0.00		0.00
Recycling		0.00		0.00
Miscellaneous		0.00		0.00
TOTAL	\$187,000.00	\$299.20	\$199,000.00	\$318.40

ROADS	2025	DUES	2026	DUES
	Budget		Budget	
Pothole Repairs		0.00		0.00
Drainage		0.00		0.00
Tree Trimming		0.00		0.00
Signs		0.00		0.00
Capitol Improvements		0.00		0.00
Sweeping		0.00		0.00
SUBTOTAL		0.00	0.00	0.00
<i>Less add'l income</i>		0.00		0.00
<i>Move to reserve study</i>				
TOTAL		0.00	0.00	0.00

RESERVE	2025	DUES	2026	DUES
	Budget		Budget	
Pothole Repairs	4,300.00	6.88	5,500.00	8.80
Drainage	14,000.00	22.40	19,000.00	30.40
Roads Capitol Improvements	76,000.00	121.60	95,000.00	152.00
Sweeping	8,000.00	12.80	17,000.00	27.20
B&G Building Repair/Maintenance	2,600.00	4.16	2,600.00	4.16
B&G Beach Repair/Maintenance	2,600.00	4.16	2,600.00	4.16
Dam Expenses	10,000.00	16.00	10,000.00	16.00
B&G Capitol Improvements	2,000.00	3.20		0.00
Janitorial/Maintenance	8,000.00	12.80	8,000.00	12.80
SUBTOTAL	127,500.00	204.00	159,700.00	255.52
<i>Mandatory Reserve Income</i>	219,000.00	350.40	219,000.00	350.40
<i>Less Add'l Income</i>	(12,000.00)	(19.20)	(15,000.00)	(24.00)
<i>Less Current Reserve</i>	(192,700.00)	(308.32)	0.00	0.00
TOTAL	167,000.00	267.20	363,700.00	619.04



Nick DeAlto
PRESIDENT

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