

NEWSLETTER

LCPOA FOURTH QUARTER 2026 GENERAL MEETING

(Designated Dues/Budget Meeting)

GENERAL MEETING
WEDNESDAY OCTOBER 28, 2026
7:30 P.M.

MEETING AGENDA

FLAG SALUTE

MEETING CALLED TO ORDER

ROLL CALL

READING/APPROVAL OF MINUTES FROM MAY 27, 2026 GENERAL MTNG

PROPOSED BY-LAW CHANGES

OLD BUSINESS

NEW BUSINESS:

- ***Presentation & Vote on the 2027 Budget***
- ***Counting of Ballots for 2027-2028 Term***

PLEASE WEAR YOUR BADGES

BOARD OF DIRECTORS

President
Bret Graff

Vice President
David Festa

Secretary
Devin Welch

Treasurer
Lori Payeur

Legal Director
Tracey Smolder

Recreation Director
Susan Blanchard

Road Director
Carryl Daza

Buildings & Grounds Director
George Tadiello

Trustees
Katherine DeFabrizio
Joseph Geraci
Mark Whitman

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.

2026-2027 MEETING DATES

2026 Fourth Quarter General Meeting

Wednesday 10/28/2026 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

DAVID FESTA
VICE-PRESIDENT

Hello everyone

Hope everyone had a great summer. I want to thank all the lifeguards and Jay for doing an outstanding job this year at our beach.

Fall is here and I hope everyone enjoys the changing of the leaves. Everyone should have gotten a Ballot in the mail for the open positions for board members for 2027 & 2028. Good luck to everyone who is running!

I like to give a shout out to Jess and Arden ,they both had a lot of challenges this year, new and old. They both handled everything professionally and are always going above and beyond to help everyone in our community.

Keep up the good work ladies, we really appreciate everything you both do!

Now some BL news :

A new 5 year contract has been negotiated and approved by the Board members to keep Blue Diamond as our current garbage and recycling company.

Here is the breakdown for the next five years:

Year 1 -2027 -$33.00 per home NO increase.

Year 2- 2028- $33.82 per home .82 cent increase

Year 3- 2029 -$34.67 per home .85 cent increase

Year 4- 2030-$35.54 per home .87 cent increase

Year 5– 2032- $36.43 per home .89 cent increase

There was one other company that bid on the garbage & recycling pickup and they came in at $36.03 per home for all 5 years.

The total increase for BD over the next 5 years will be $3.43 per home.

By staying with Blue Diamond, rather than the other company, we will end up saving $46,562.40 over the next 5 years.

BD also will Provide a dumpster free of charge for large community events, and also do a community drop off day at the clubhouse once each year.
Watch for the date in 2027!

Thank you and have a great Holiday Season,

David

GEORGE TADIELLO,
BUILDINGS & GROUNDS

Hello Barry Lakers,
I hope everyone enjoyed their summer and all the events Sue had going on at the beach. I know my family and I did! Please remember that you still should have your beach badges and parking passes on you whenever you are on LCPOA property.

Just to let everyone know, I lowered the swim lake for the upcoming repairs on the spillway, which was required by the state. This should be completed this month, weather permitting.

If you have a boat or kayak stored at the beach they need to be removed by **November 30, 2026.**

As winter approaches I would like to remind everyone that when going out onto the ice, you do so at your own risk. So please take precautions, stay safe and enjoy the winter season!

Also a little late but a huge thank you to all who came out to help get our beach ready for the summer. Without all of your help we wouldn't be able to get it all done. So I hope I can count on you all again next year!

Peace out!

George Tadiello
Building & Grounds



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 24th from 5:30pm- 8:30pm

-**Indoor Movie Nights** Nov 6th & Dec 18th

-**Holiday Breakfast:** Sunday, Dec 6th from 10am-12pm

*** 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 more memories for a lifetime.

Sincerely,

Susan Blanchard,
Recreation Director

JOSEPH GERACI, TRUSTEE

Hello Everyone.
My name is Joseph, and it's been a pleasure to serve these past nine months as a member of the Board of Trustees. An issue that has come up at recent Board meetings by various members of the community is the condition of our roads. Depending on where you live and what roads you use, the status of the road might fall anywhere from pretty good to pretty bad. So you might not be concerned at all about this, or you might be worried about your family's safety and your car's shocks and struts.

Please know that the Board of Directors is aware of the worst spots and that they will be the first areas to be addressed with our available resources. Also know that the Board members are dedicated to the well being of the community. Road maintenance is often complicated and expensive.

Remember, you have a voice that matters. Talk to your neighbors. Bring your concerns, ideas, knowledge or expertise to the Board meetings, the General meetings, or the business office. Run for the next open position on the Board. More voices bring more possibilities for improvement.





FROM THE OFFICE:

The last payment for 2026 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 now have an added 3% processing fee! Payments may also be put in the drop slot in the front of the building, after office hours, as always we still accepts checks or cash in the office.

We now have an ONLINE payment system!!! Contact the office for details, or look at the back of your mailed statement for instructions!

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.

Please keep your property clear along the roads! Please cutback overgrown vegetation and keep our streets safe!

Ballots MUST be postmarked by 10/24/2026!
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, 2026!! Failure to do so WILL result in the loss of your deposit!!!

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
2026 RECYCLING SCHEDULE
OCTOBER 07 & 21
NOVEMBER 04 & 18
DECEMBER 02, 16, & 30

Barry Lakes L.C.P.O.A
www.barrylakes.org

	2026 DUES HOMES	2026 DUES LOTS	2027 DUES HOMES	2027 DUES LOTS
Administrative	171,400.00	171,400.00	183,000.00	183,000.00
Legal	4,400.00	4,400.00	4,600.00	4,600.00
Buildings & Grounds	32,900.00	32,900.00	46,700.00	46,700.00
Recreation	14,500.00	14,500.00	11,000.00	11,000.00
Sanitation	199,000.00	0.00	229,680.00	0.00
Roads	0.00	0.00	0.00	0.00
Reserve	219,000.00	219,000.00	177,728.00	177,728.00
Estimated Additional Income	(15,000.00)	(15,000.00)	0.00	0.00
TOTALS	**$626,200.00**	**$427,200.00**	**$652,708.00**	**$423,028.00**

Homes
2027 Yearly Dues $1036
W/Senior-Veterans Disc $932

Lots
2027 Yearly Dues $684
W/Senior-Veterans Disc $616

Second Lot
2027 Yearly Dues $547

	2027 DUES HOMES	2027 DUES LOTS
Admin	$290.48	$290.48
Legal	$7.30	$7.30
Buildings & Grounds	$74.13	$74.13
Recreation	$17.46	$17.46
Sanitation	$364.57	$0.00
Roads	$0.00	$0.00
Reserve	$282.11	$295.11
	$1,036.00	**$684.00**

ADMINISTRATIVE	2026 Budget	DUES	2027 Budget	DUES
R.E. Taxes	15,000.00	24.00	15,200.00	24.13
Corp. Taxes		0.00		0.00
Insurance	54,000.00	86.40	58,000.00	92.06
Accountants	3,000.00	4.80	6,500.00	10.32
Office Administration	51,000.00	81.60	59,700.00	94.76
Rec Payroll Expense	18,000.00	28.80	19,000.00	30.16
Payroll Taxes	5,000.00	8.00	5,000.00	7.94
Postage	3,600.00	5.76	3,000.00	4.76
Printing	4,700.00	7.52	500.00	0.79
Telephone/ internet		0.00		0.00
Bookkeeping Software	9,200.00	14.72	9,200.00	14.60
Office Supplies	200.00	0.32	200.00	0.32
Office Equipment / Computers	300.00	0.48	300.00	0.48
Repair / Maint.		0.00		0.00
Badges/garbage	1,300.00	2.08	1,300.00	2.06
Website	1,100.00	1.76	1,100.00	1.75
Donations / Misc	1,000.00	1.60	1,000.00	1.59
Credit Card Chgs	4,000.00	6.40	3,000.00	4.76
TOTAL	**$171,400.00**	**$274.24**	**$183,000.00**	**$290.48**

LEGAL	2026 Budget	DUES	2027 Budget	DUES
Legal Collection	1,200.00	1.92	1,200.00	1.90
Litigation	2,000.00	3.20	2,400.00	3.81
General	1,200.00	1.92	1,000.00	1.59
Misc.		0.00		0.00
Subtotal	**4,400.00**	7.04	**4,600.00**	7.30
Less add'l income			0.00	0.00
TOTAL	**$4,400.00**	**$7.04**	**$4,600.00**	**$7.30**

BUILDINGS & GROUNDS	2026 Budget	DUES	2027 Budget	DUES
Fuel Oil	8,300.00	13.28	8,500.00	13.49
Electric	5,100.00	8.16	7,500.00	11.90
Water	300.00	0.48	300.00	0.48
Janitorial (under Reserve)		0.00		0.00
Building Repair /Maint. (under Reserve)		0.00		0.00
Beach Repair / Maint. (under Reserve)		0.00		0.00
Grounds Main.	4,000.00	6.40	6,000.00	9.52
Dam Expenses (under Reserve)		0.00		0.00
Beaches and Docks		0.00	5,000.00	7.94
Lake Treatment / Test	14,400.00	23.04	14,400.00	22.86
Equipment & Supplies	800.00	1.28	1,000.00	1.59
Snow Removal		0.00	4,000.00	6.35
Subtotal	**32,900.00**	52.64	**46,700.00**	74.13
Less add'l income			0.00	0.00
TOTAL	**32,900.00**	**$52.64**	**46,700.00**	**$74.13**

RECREATION	2026 Budget	DUES	2027 Budget	DUES
Equipment	2,400.00	3.84	2,400.00	3.81
Labor Day Picnic	4,500.00	7.20	3,000.00	4.76
Childrens Events	1,800.00	2.88	1,800.00	2.86
Adult Events	5,000.00	8.00	3,000.00	4.76
Programs	300.00	0.48	300.00	0.48
Soda & Snacks	500.00	0.80	500.00	0.79
Subtotal	**14,500.00**	23.20	**11,000.00**	17.46
Less add'l income	0.00	0.00	0.00	0.00
TOTAL	**$14,500.00**	**$23.20**	**$11,000.00**	**$17.46**

SANITATION	2026 Budget	DUES	2027 Budget	DUES
Homes	199,000.00	318.40	229,680.00	364.57
Dumpsters		0.00		0.00
Recycling		0.00		0.00
Miscellaneous		0.00		0.00
TOTAL	**$199,000.00**	**$318.40**	**$229,680.00**	**$364.57**

ROADS	2026 Budget	DUES	2027 Budget	DUES
Pothole Repairs (under Reserve)		0.00		0.00
Drainage (under Reserve)		0.00		0.00
Tree Trimming (under Reserve)		0.00		0.00
Signs (under Reserve)		0.00		0.00
Capitol Improvements (under Reserve)		0.00		0.00
Sweeping (under Reserve)		0.00		0.00
SUBTOTAL	**0.00**	0.00	**0.00**	0.00
Less add'l income		0.00		0.00
Move to reserve study				
TOTAL	**0.00**	**0.00**	**0.00**	**0.00**

RESERVE	2026 Budget	DUES	2027 Budget	DUES
Pothole Repairs	5,500.00	8.80	44,528.00	70.68
Drainage	19,000.00	30.40	15,000.00	23.81
Roads Capitol Improvements	95,000.00	152.00	86,200.00	136.83
Sweeping	17,000.00	27.20	16,000.00	25.40
B&G Building Repair/Maintenance	2,600.00	4.16	3,000.00	4.76
B&G Beach Repair/Maintenance	2,600.00	4.16	3,000.00	4.76
Dam Expenses	10,000.00	16.00	0.00	0.00
B&G Capitol Improvements		0.00		0.00
Janitorial/Maintenance	8,000.00	12.80	10,000.00	15.87
SUBTOTAL	**159,700.00**	255.52	**177,728.00**	282.11
Mandatory Reserve Income	**219,000.00**	350.40		0.00
Less Add'l Income	**(12,000.00)**	(19.20)		0.00
Less Current Reserve	(192,700.00)	(308.32)		0.00
TOTAL	**197,200.00**	**315.52**	**177,728.00**	**282.11**



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