

Welcome to the LAKE



THE GUIDE TO LAKE WALLKILL COMMUNITY INC.

❖ EST. 1929 ❖

VERNON, NEW JERSEY



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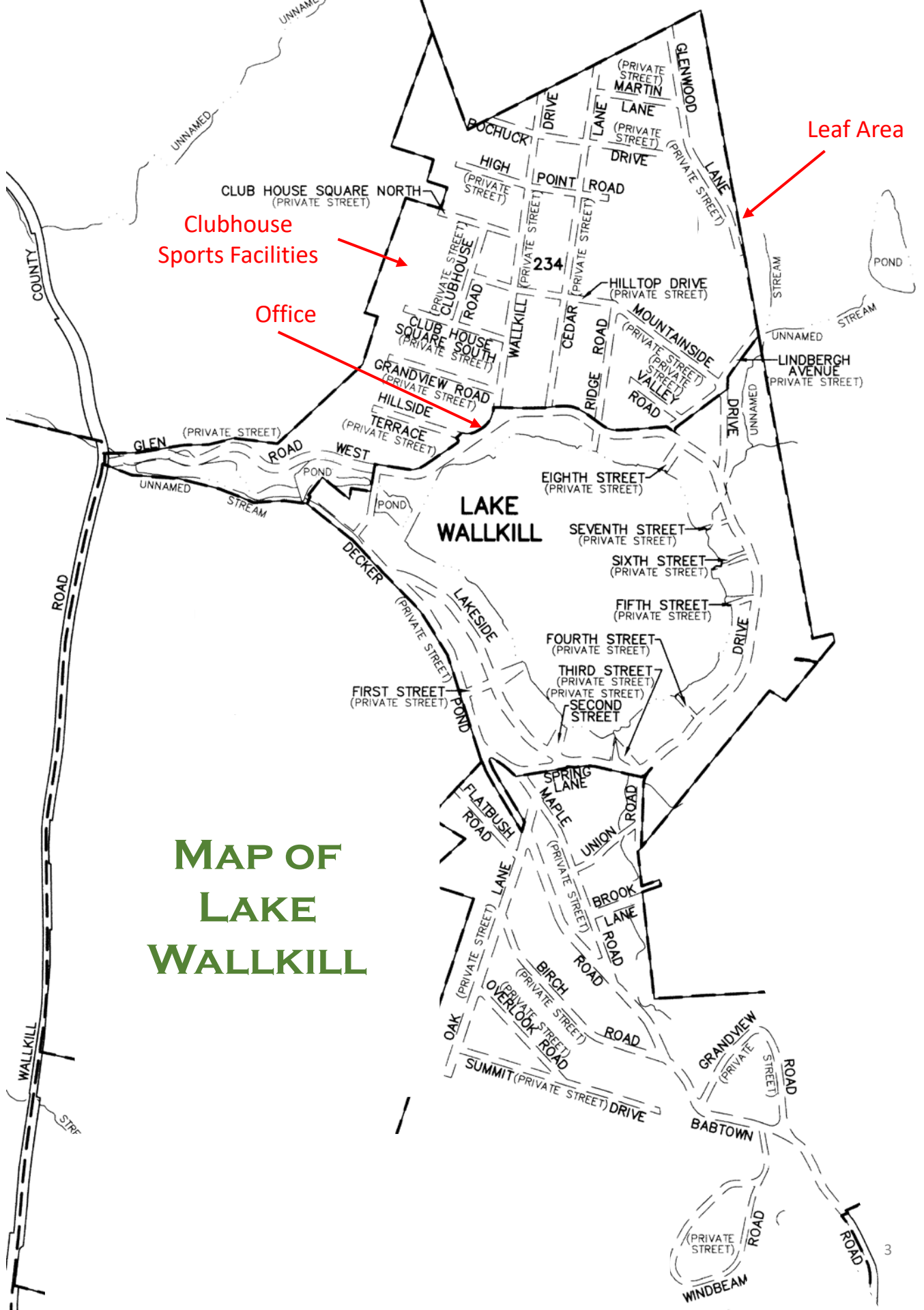


MAP OF LAKE WALLKILL

Clubhouse
Sports Facilities

Office

Leaf Area



History of Lake Walkkill

Lake Walkkill was started by Rennesler Banks whose principle business was logging for the New Jersey Zinc Co. To obtain financial assistance, they interested Clarkson A, Potter and William H. Dailey in the creation of a Lake on a portion of the property owned by New Jersey Zinc Co. New Jersey Zinc Co. later sold property to Potter and Dailey, and they became sole owners.

Lake Walkkill derives its name after the Walkkill Valley, which is mostly comprised of lowlands surrounding the Walkkill River. However, the range of mountains in that area is known as Pochuck Mountain. The name Pochuck comes from the Lenape Indians and means “out of the way place”.

In 1929, John R. Seckler and S. Clayton Shepperd were home builders in Paterson, NJ. At that time, credit was being over- extended in order to sell homes. It was necessary to sell at low down payments and take a second mortgage.

In the spring of 1929, there was a building at the corner of Main and Market Street in Paterson, where Seckler and Shepperd had their office. At that time, traffic duty was performed by a traffic policeman at the middle of the intersection. Seckler & Sheppard were quite friendly with the traffic officer and one day he called Mr. Seckler aside and mentioned to him that a lot of people passing through made inquiries as to how they could reach Sussex County. With that information, Seckler & Sheppard started exploring locations, particularly around the Vernon area, for Lakes or lake beds.

They were told about plans for development of Lake Walkkill, and after they looked at it, they concluded it had strong possibilities for development. Potter and Dailey were not anxious to sell it, but became interested in an arrangement for them to handle the entire project, and to do so on a 50% basis of sales and expenses. The first sale was made in June of 1929.

Lake Walkkill is a man-made lake that was dug with steam shovels between 1928 – 1929. An earthen dam was constructed to contain water in the lake bed carved out by the steam shovels. When the lake is lowered for maintenance tree stumps are still visible in the lake bed from that early development.

Development of properties at Lake Walkkill included the construction of log cabins. American Chestnut was the choice of builders with an abundant local supply as a result of the American Chestnut Blight. The free standing (dead) Chestnut trees were ideally suited for cabin construction as they grew straight with limited branches. American Chestnut was naturally resistant to rot and insect damage, a good choice to pair with horse hair mortar and local granite for foundation supports and fireplaces.

It is interesting to note, that in September of 1929, the stock market crashed and the Great Depression started. Despite the Depression people were looking for places to “get away” from the cities and suburbs and development of Lake Walkkill continued. It has been said that for a \$5 down payment a cabin could be built and paid off in installments. Lake Walkkill was marketed as “ Not just a Lake, but a Beauty Spot.”

In 1935 Seckler, Sheppard, Dailey and Potter moved their Sales office from Lake Walkkill to Highland Lakes to begin Development of Highland Lakes INC.

Life at Lake Walkkill in the early days included the use of chemical toilets as there was little indoor plumbing and no community water system. A pump well was available next to the Office and a number of natural springs around the lake that supplied water to residents. At that time, automobiles had running boards (used as a step to get into the car). The people purchased milk cans from farmers, filled the milk cans with water, and placed them on the running boards to take to their cabins as their water supply. Kerosene and gas lamps were the norm as there was no electricity.

The Clubhouse and Office were constructed in 1930.

First Caretaker, Artie Mitchell lived upstairs in Office.

Electricity came to Lake Walkkill in 1934. (9 cents per kilowatt hour)

Upper Reservoir constructed by Seckler & Sheppard 1935 (cost of \$1,500)

Developers turn Control of Lake Walkkill over to Board of Members 1938

Community Properties transferred from Developers to Lake Walkkill 1940

The Lower Reservoir was put in service in 1965 to provide water service

The NEW Dam was constructed in 1969 by Salmon Brothers Construction

A well was drilled on Flatbush Road for water service supply in 1990

First Regatta was held in 1944

First Lifeguard – Godfrey Novotny

Swim Team

The original Lake Walkkill Swim Team was organized in June of 1933. The Coaches were Red Novotny and Bill Dailey .The team consisted of junior and senior swimmers who gallantly fought for the laurels of the Lake. Due to lack of competition there were only Saturday afternoon meets with Franklin. Seckler and Shepperd, developers of the Lake, donated a beautiful loving cup to be awarded to the team who won two meets out of three for the year. The swim team kept very active until World War II when interest in competitive swimming diminished.

In 1962, Howard “Fudge” LeFurge and a small group of interested parents, decided to try organizing a swim team. This was not an easy job, but with a fine Coach, Tom Lynch, it was accomplished. By the end of the summer a foundation was laid for future years. The year 1963 was another year of building and teaching, with some competitive meets. By 1964, the teaching was paying off and the team started to look real good. In 1965, the team entered the Bi-County Swim League and competed for the league championship most years.

Baseball Field

In early July 1947 a group of ambitious young men decided the Lake should have a baseball field. This group looked around for a suitable piece of property. After discovering that the Lake owned the property behind the tennis courts, they decided to go to the Officers and request permission to build a baseball field. Within a week, permission was granted and work began immediately.

Everyone pitched in, clearing away the underbrush and cutting down all of the trees. This was completed in three weeks. One problem arose...how to remove some very large stumps and grade the playing surface. They decided to solicit around the Lake for donations to hire a bulldozer. Over two weeks they collected \$100 and hired the bulldozer. The stumps were removed and the playing field was graded. On Labor Day weekend of 1947, the first single vs. married men baseball game was played.

In early spring of 1948, the Lake Walkkill Club purchased the backstop which still stands today. They also had the playing field regraded and planted grass seed.

Baseball Field Construction circa 1947



Beach

During WWII ships were departing ports in New Jersey bound for Europe. On their return they needed ballast so they filled the ship hulls with sand from the beaches of France. Al Dinter, a member of Lake Walkkill, had relationships with people at the ports and was able to arrange truckloads of the "French" sand to be delivered to Lake Walkkill. While the sand has been replaced since the 1940's somewhere in that sand mix is some of the original sand from France!

Governance of Lake Walkkill

Lake Walkkill is governed by a Management Committee consisting of:

President

Secretary

Treasurer

Six (6) Vice Presidents

Chair of the Trustees

Four (4) Trustees

Ten (10) District Representatives (One for each geographic District)

Meetings of the Management Committee are open to Members in Good Standing. There are five (5) regularly scheduled meetings of the Management Committee each Year and one (1) Annual meeting. The Meeting schedule is initially published in the Annual President's letter that is delivered with the Dues Bill each January. Meeting agendas are published 14 days before a meeting and posted on the Website and Bulletin Boards.

Lake Walkkill has ten (10) Geographic Districts each represented by an Elected District Representative. Members may contact their District Representative with any suggestions, concerns or complaints for review by the Management Committee.

Elections for Officers and Trustees are held every three years beginning in 2018. Elections for District Representatives are held each year...on even years, even Numbered Districts and odd years, odd numbered Districts. Elections are conducted By the Chair of the Election Committee and their Committee Members in accordance with the By-Laws. The Chair of the Election Committee is appointed by the Chair of the Trustees.

The By-Laws and Rules & Regulations, documents that define the Governance, can Be found on our website (www.lakewalkkill.com) or can be picked up at the Office during Office hours that are posted on the Website.

Committees:

There are a variety of Committees that provide opportunities for Members to share their talents on behalf of the Community. Our community depends on the Membership to step up and fill roles so that we can offer a full complement of activities for the children and keep the Lake looking beautiful. Please consider being a Lake Walkkill Volunteer!





Living at the **LAKE**



Dues, Assessments and Fees

As a private community, Lake Walkkill relies on the timely payment of Dues, Assessments and Fees for the operation of the community. This includes paying employee salaries, insurance, maintenance of roads, facilities and buildings, property taxes and garbage collection. The By-Laws make the obligation to pay a fair share of expenses a requirement upon taking title to property in Lake Walkkill.

Dues are billed in January each year and Due on March 1st. There is a grace period that permits members to pay by March 31st with no penalty. Dues that are not paid or on a signed pay plan by April 1st incur Late Fees of 1.5% per month on the outstanding balance and have their Membership Privileges Suspended. Dues that are not paid by May 1st are referred to Collections and incur Collection Fees of up to 30% of the outstanding balance.

Pay plans are available for any Member that wishes to spread their Dues bill over a number of months. Members that would prefer a pay plan are encouraged to contact the office as early as possible and not later than April 1st to avoid late fees. Members experiencing a financial hardship can request a confidential hardship payment plan that will be tailored to the Member's needs.

Communications

Lake Walkkill communicates through various mediums. Dues Bills and other critical communication are sent via the US Postal Service. Members are responsible to make sure their mailing address is provided to the Lake Office. We encourage members to take advantage of the other communication methods by registering your e-mail address on our Website (www.LakeWalkkill.com) , signing up to our FaceBook page and consulting community bulletin boards at the Mail Boxes, Office and Well.

Member Property

Members are encouraged to get surveys when they purchase property in Lake Walkkill. Members should make note that the Private roads of Lake Walkkill include a right of way that is wider than the paved surface of the roads. Members should not obstruct the road right of way.

Members are encouraged to keep their property in a clean and well kept condition and to always be considerate of your neighbors.

Building and construction are administered by the Township of Vernon and the County Board of Health.

Fences require review and approval of the Management Committee. Fence applications can be found on the Website (Forms Tab) or picked up at the office.

For Lakeside properties, any construction at the Lake edge for retaining walls or docks require the review and approval of the Management Committee. Construction Applications can be found on the Website (Forms Tab) or picked up at the office.

Community Property

Lake Walkkill Community INC. owns the 5 Miles of Private Roads, the 26 acre Lake and a number of other properties that are maintained for the enjoyment of Members in Good Standing.

The majority of Community Property was transferred from the Developers in 1940 and contain deeded restrictions that preclude a sale, transfer or mortgage of Community Property.

Septic Systems

As a Lake Community, all Members have an obligation to have their septic systems maintained including regular pumping & inspection to be sure they are operating as designed. Septic Systems should be pumped every three (3) years. All year round residents and those on Lakeside should consider more frequent pumping (recommended annually) to keep their septic systems in good working order.

Any septic found to be suspect of failing will be reported to the County Board of Health for the health and safety of our Members and the quality of our Lake Water.

Garbage Collection

Garbage Collection is included in your Annual Dues. Collection is made by a Sanitation Company contracted by Lake Walkkill Community. Collection is normally scheduled for Monday mornings. On Holiday Mondays, Members will be notified if the Sanitation Company changes our pick-up day. Garbage volume is limited to three (3) cans per property. Arrangements for excess garbage can be made with the Sanitation Company. All garbage should be deposited in cans and placed on the roadside no earlier than Sunday evening. Members are encouraged to use bear-proof cans to dissuade Bears from visiting your garbage as a source of food. Members are responsible for immediately cleaning up any garbage that is opened/strewn by animals.

Bulk garbage or construction waste should be removed by private haulers or Members can take it to the Sussex County Municipal Utilities Authority disposal facility at Route 94 South in Lafayette.

Recycling

Recycling is coordinated by the Township of Vernon. The recycling facility is located at Vernon's DPW yard on Church Street. Please consult the Vernon Township Website for materials accepted and facility hours. (<http://www.vernontwp.com/services/recycling/>)

Brush, Leaves, Grass Clippings

Lake Walkill Community INC maintains a conservation/composting area at the end of Glenwood Lane (see Map). Brush, Leaves and grass clippings can be deposited in this area for composting. Follow all of the rules and instructions on posted signs.

No solid waste can be disposed of in this area as it puts out compost area at risk of being identified as an illegal solid waste facility and being shut down. Please strictly follow the list of acceptable and NOT acceptable materials. (See next Page)

Members may help themselves to any compost or wood chips in the leaf compost area.

Members that use landscapers or tree services need to make sure their provider is registered with the Office.

Litter

At the Lake we live in a proverbial bowl. When it rains, the runoff travels from the mountains and hills towards the Lake. Anything left along the roads has a high probability of making it into the Lake. Traditional forms of litter including garbage, wrappers, plastics, dog waste/droppings and such do damage to our Lake and endanger the wildlife.

What can we do?

- Encourage use of trash receptacles.
- If you take a walk, bring a bag and pick up litter you find and dispose of it properly—you may become a role model for others.
- When walking your dog, bring the waste home with you to discard. Plastic bags and waste left on the side of the road could end up in our lake.
- Use bear-proof cans for garbage. If an animal has gotten into a neighbor's garbage, make sure they are aware of it or be neighborly and pick it up.
- Simply pick up any litter in front of your home no matter how it arrived.

We all need to do our part to reduce litter. From bear-proof garbage cans to cleaning up after your dog (and taking the bag home to put in your own garbage), it all matters.

Seasonal Potable Water

The Community provides potable water supply to those members that do not have their own wells. The Community Water System was upgraded in 2020 to repair certain parts and to bring our system up to current regulatory standards.

The Water Supply is regulated by the State of New Jersey Department of Environmental Protection and inspected by the Sussex County Board of Health.

The Community contracts with a licensed Water Purveyor to stay current with regulations and reviews compliance of our Operating Procedures.

The potable water system is not intended for car washing, lawn watering or hose connections. Please do your part to conserve water.

The State and County Health Department prohibit cross connections of any type between the Community Potable water system and a private well.

LAKE WALLKILL

LEAF COMPOSTING AREA

RULES & REGULATIONS

The facility is available to **members in good standing** to use for the disposal and composting of leaves and light brush.

Commercial landscapers and tree services may only use this area for acceptable materials from a property of a member in good standing. **All commercial users MUST BE REGISTERED with Lake Wallkill.**

Acceptable Materials:

Leaves, grass clippings, plant material, brush (not to exceed four inches (4") in diameter), wood chips

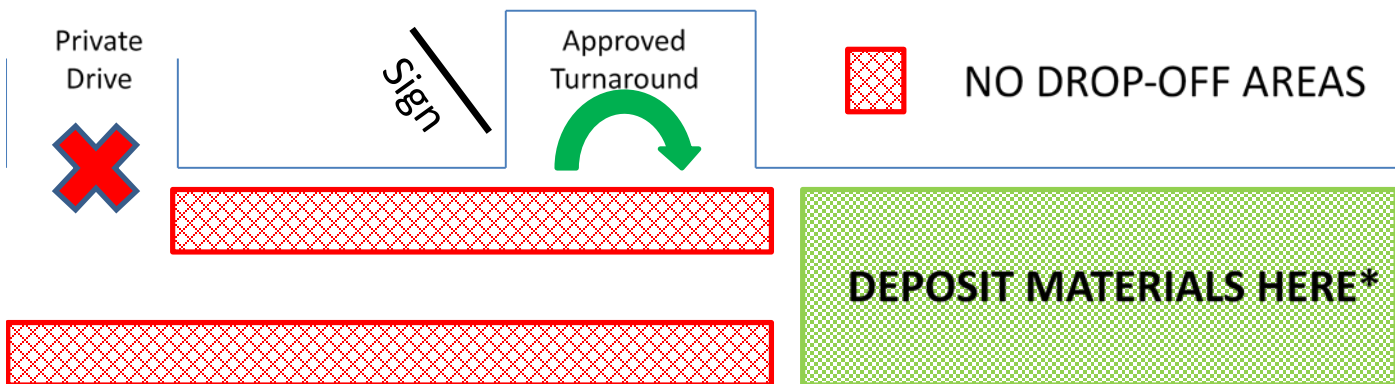
NOT ACCEPTABLE:

Stumps, logs (greater than four inches (4") in diameter), construction debris of any kind (wood, metal, concrete), household trash or any other debris that is not in the Acceptable Materials list above. Any questions on acceptable materials should be directed to the Lake Manager.

ACCESS and USE:

Members are reminded to respect the private property and roads on the access route and near the facility. Obey speed limits and do not use private driveways for turnaround.

LEAF COMPOSTING AREA SCHEMATIC



***PLEASE** place materials as far back as possible in the disposal area. Thanks!

Lake Water Quality

Lake Water Quality is every Member's responsibility to actively participate in activities that preserve water quality:

- Maintain your septic system
- Refrain from using fertilizers (they mix with rain runoff on it's way to the Lake)
- Pick Up after your pet
- Rake your leaves and deposit them in the Leaf Area

Consider taking a rainy day survey: During a heavy rain, get out with an umbrella and survey your property. How is rain runoff leaving your property? Can it be better controlled? Slowing runoff with a rain garden is a great example.

Lake Walkkill dedicates a considerable part of the budget for active management of our Lake. We hire a licensed Water Management firm to assess, track and treat the water to optimize conditions for all of the recreational activities...swimming, boating, fishing. All treatments are in accordance with Federal, State and local regulations designed to keep the water quality high and safe for use.

Parking

The Rules & Regulations of Lake Walkkill require cars to be parked off of the paved road surface. When parking near the road, the tires of the vehicle must be off the paved road surface. The private roads include the paved portion of the road and the right-of-way on each side of the paved road. The full road width is typically 5-10 feet wider than the paved surface. Members should always be considerate of their neighbors if they are parking in areas other than in front of their own property. When parking on road sides, it is always important to ensure emergency vehicles can pass safely on the road and your vehicle is not blocking access.

Members that need additional parking can obtain a day or overnight parking permit from the office which allows parking member/guest vehicles in community lots.

Winter Storms

Roads must be clear of all vehicles so the plow can clear the roads and apply salt & grit. Members must also make sure any other obstructions (i.e.. garbage cans) are not in the road.

Lake Walkkill reserves the right to have vehicles removed that are disrupting the efficient removal of snow.

Members are prohibited from shoveling, blowing, plowing or otherwise placing snow/ice in the roadways.

Mail Boxes

USPS Mail boxes are located under the pavilion at the top of Glen Road (adjacent to the Maintenance Garage). The mail boxes are managed by the Postmaster of the Sussex New Jersey Post Office.

New Members should contact the Post Master to have a mail box assigned.

Security

Lake Walkkill contracts with a security company to man the guard booth at the entrance and patrol community property. There is a regular presence on weekends during the summer season as well as select holidays. Members will be stopped at the entrance and asked for their name and address so the guard can confirm your membership. We appreciate your cooperation with the hired security personnel.

Members play an important role in the security of our community and they should report suspicious activity to the Vernon Police and to the Lake Office.

The SPEED LIMIT on all roads in Lake Walkkill is 10 MPH. Kindly obey the speed limit.

Members are required to wear badges/wristbands when on Community Property so they can be easily identified and those that don't belong in the Community can be identified and asked to leave.

Maintenance

Lake Walkkill employs a full time Lake Manager to care for the Community property and facilities. The Lake Manager hires helpers and contractors to complete the wide range of work that is needed to keep the Community looking good!

The Lake Manager also performs snow removal on the Community Roads during the winter months.

Office Manager

The Lake employs a part time Office Manager to take care of all of the administrative activities of the community including Dues billing and processing of receipts.

Office hours are posted on the Office door and the community Website (www.LakeWalkkill.com).

Public Docks

Public Docks are located around the Lake for boat access for Members not on Lakefront. Docks are available May through October. All boats must be removed from Public Docks by October 31st to allow Fire Lane/Dock maintenance. All boats must display a Lake Walkkill boat sticker (available from the Lake Office).

Any boats transported into Lake Walkkill must be cleaned prior to entering the Lake to be sure no invasive plant, algae or organism contaminates Lake Walkkill particularly when the boat has been in another body of water.

Activities

The Ladies of the Lake publish a calendar of events prior to each summer season. The calendar will detail all of the activities planned for all ages. A typical summer will include Card Parties run by the Ladies of the Lake, Zingo (our version of Bingo), Dances/Sock Hop run by the Teen Canteen, Arts & Crafts, Story Hour and many more! The Ladies, through their fundraising sponsor a selection of trips for each age group during the season visiting such favorites as The Land of Make Believe (little ones), Mountain Creek (Pre-teens), Seaside (Teens).

You'll find community events including Dinners, Barbecues, Pancake Breakfasts that are supported by various committees and advertised on bulletin boards, Facebook and our Website.

Regatta is the first full weekend in August, an epic celebration of the Lake Walkkill Community with a variety of events running over two days. During the month of July, children are busy rehearsing their routines for Regatta. Save this date on your calendar!

The Lake has a Swim Team that competes in the North Jersey Small Lakes League. Swim meets are included on the Ladies calendar. Home Meets are held in the swim lanes on the boardwalk where you can purchase dinner and cheer on the Lake Walkkill Warriors!

Lake Walkkill sponsors a Sports Club that runs on weekday mornings and evenings in July. It's designed to get children experience of a variety of sports and some friendly competition with their peers. The Sports Director will post a schedule at the beginning of the Summer Season.

Lake Walkkill offers a great walking track (Lakeside Drive) for exercise and a variety of sports facilities centered around the Clubhouse. Ball Fields, Basketball Court, Tennis/Pickle Ball Court that are available for both organized and ad-hoc use.

Beach

The beach season opens the weekend prior to the 4th of July and concludes Labor Day Monday. Lake Walkkill employs lifeguards and the swim area is regulated by the New Jersey Sanitary Bathing Regulations. On occasions, we are unable to staff lifeguards and switch to an "Exempt Facility" where bathers must follow the Exempt Facility rules posted at the beach.

Members should follow the directions of lifeguards at all times and support them. Rules posted on the Lifeguard stands state the requirements of State Regulators and must be followed by all Members using the beach and swim facilities.

Clubhouse Rentals

The Community Clubhouse is available for rental by any Member in Good Standing. The Clubhouse rental program is offered as an additional benefit to Members as an alternate venue for private parties for a nominal fee.

Detailed information about rentals is included on Lake Wallkill's Website (www.LakeWallkill.com) including contract templates and the requirements for renters or you can stop by the office with any questions.

Renters have the option to have a alcohol or non-alcohol event. If you are interested in an alcohol event please be sure to fully read and understand all of the requirements including the insurance required for your event.

Rental availability is subject to other community events that may be scheduled to use the Clubhouse. Keep in mind, during the summer season, the Clubhouse has many activities that would make scheduling a private event difficult.

Clubhouse rentals include the interior "great room" and the back porch with options to use the adjacent lawn area beyond the back porch. Please consult the fee schedule for the rental pricing for the different options.



Community Clubhouse circa 1930
1 Clubhouse Road

Wallkill, We Love You

*Wallkill, we love you,
Truly we do!*

*You are our inspiration
Everything we do, do, do, do.*

*Friendship's our motto,
The word so good and true.*

*We will always do our best,
for dear Wallkill!*

J. Novotny

(Traditionally sung each time you enter the Lake and drive up the Glen)