

LAKE WALLKILL COMMUNITY, INC.

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January, 2018

Dear Member,

On behalf of the Management Committee, Shawn & Violet, I wish you and your family a happy and healthy new year.

Key information about our community:

2018 Budget/Dues: The Management Committee met in open meeting on November 18th to discuss the budget for 2018. The Management Committee voted to implement dues of **\$1,150.00 in 2018**. This dues amount represents NO increase versus 2017. The Management Committee also voted to implement a Dam assessment to begin setting aside funds for anticipated Dam repairs. The Dam assessment for 2018 will be \$250 for each Member Property. You will also note on your dues bill that each Member Property is receiving a \$250 credit for the excess income from our Collections Program for delinquent accounts. See the information below for details on planned Dam Repairs and projected cost estimates.

NEW – Initiation Fee: The Management Committee has approved a Resolution to implement an Initiation Fee. The Initiation Fee will be applied to all new owners of property in Lake Wallkill as of January 1st, 2018. New owner is defined as a property owner that has not owned property in Lake Wallkill in the previous 12 months. The Initiation Fee is in addition to the Transfer Fee and, like the Transfer Fee, the Initiation Fee is waived for property transfers between family members as defined in the By-Laws and Rules & Regulations.

Lawsuit Update: No News since the Lawsuit Update Letter sent in November. We are awaiting a decision from the New Jersey Supreme Court on the appeal filed by the Viscontis. Our insurance carrier is paying for the legal support related to the Supreme Court Appeal.

Irene Reimbursement: FEMA has denied the second appeal which draws to a close the FEMA reimbursement process. We have continued to discuss with Vernon Township their responsibilities under the Municipal Services Act to pay for the costs related to roads that were obstructed as a result of Irene damage. The Mayor and Business Administrator visited Lake Wallkill in October to personally view the repairs.

Planned Real Estate Development and Full Disclosure Act (PREDFDA): In July 2017 the NJ Legislature passed an amendment to PREDFDA and Governor Christie signed it into Law. Two key provisions of this law impact directly on Lake Wallkill:

- ❖ The Law states that for All Common Interest Communities (including Lake Wallkill), every property owner is required to be a member and must pay for the common expenses of the Community through Dues, Fees and Assessments determined by the Management Committee.
- ❖ Requires that each Common Interest Community hold elections for all Management Committee positions and that all Members in good standing have the opportunity to vote in Management Committee Elections. This provision requires a change to our By-Laws before we can implement a new elections process. The By-Law changes are in process and require a full vote of the Membership, which we anticipate will occur in 2018.

Dam Repairs:

Lake Wallkill uses a professional engineering company (Civil Dynamics) to provide Dam Engineering Services to monitor and inspect our Dam in accordance with State Regulations and the New Jersey Bureau of Dam Safety. Lake Wallkill's Dam was constructed in the late 1960's and is classified as a Class III Dam, which is the lowest risk class within the regulations. Our last Dam inspection occurred in 2014 and required certain monitoring of the auxiliary spillway as a result of water seepage that is evident on the downstream side of the spillway. This past fall, the Engineer recommended we open a section of the spillway crest to allow for a closer inspection. This work was completed and confirmed that water was passing across the crest and eroding the earthen portion of the spillway beneath the concrete slabs on the downstream side (beneath the concrete panels that run to the Dog Pond). The engineer noted that the concrete and steel support structure is in excellent condition for a ~50 Year old Dam. However, the seepage needs to be addressed and ultimately the auxiliary spillway needs to be replaced. The specifics of the repairs currently under evaluation are:

- ❖ Spring 2018 – Mitigate or eliminate the seepage condition. To accomplish this, holes will be drilled in the spillway crest and grout (concrete) will be pumped into the holes to fill the voids that create a path for the seepage. Engineering costs of ~\$12,000 and repair work of \$25,000-\$35,000 are anticipated. These will be funded from the Dam Assessment that will be set aside in 2018.
- ❖ Fall 2021 – Replace the Downstream Spillway. There is a scheduled Lake lowering in 2021 that will facilitate the work on the spillway. The Dog Pond will be drained to allow construction equipment access to the spillway. The existing panels will be removed and new panels will be constructed with modern Dam construction methods that will prevent reoccurrence of the current condition. The budgetary estimate of this work is \$300,000-\$400,000. The Management Committee is evaluating possible funding sources to complete this work. We will be keeping the Membership updated and plan for a more detailed information session in the summer of 2018.

(See the attached Dam Schematic for additional information)

Payment Plans – IMPORTANT INFORMATION:

For members that complete a signed payment plan by April 1st the payment plan fee is \$30. IF a payment plan is initiated after April 1st, the payment plan fee increases to \$60. In addition, late fees apply after April 1st. ALL Payment plans must be in writing and **signed** by the property owner by the April 1st deadline to be effective.

More members are finding **Payment Plans** a convenient and confidential way to manage their dues bill especially in a case of financial hardship. We have a Finance Committee to handle the administrative process confidentially. You may e-mail us at officemanager@lakewalkill.com or members may use the enclosed dues form to indicate they are interested and need to be contacted about a payment plan. If you need a payment plan, **please request it early to avoid any late fees**. For more information on payment plans you may stop by the office or find it on line at:

<http://www.lakewalkill.com/pdfs/fcp.pdf>

Dues Collections:

It is each member's responsibility to make sure their dues are paid, or a payment plan signed on time. The following dates are important milestones to be sure your dues are timely and you avoid extra cost/fees:

March 1st	2018 Dues Due Date
March 31st	End of grace period 2018 Dues Deadline
April 1st	Late fees applied; 1.5% per month on outstanding balance.
May 1st	Suspend Membership AND Initiate referral of all delinquent accounts to Collections*

*If your balance is unpaid and/or a signed payment plan has not been executed, your account will be referred to collections including collection fees up to 30% of your outstanding balance.

Planned 2018 Meeting Dates (Subject to confirmation, with details, at least 14 days in advance)

Saturdays March 24th, May 26th, June 30th, July 28th & September 1st and the annual Budget meeting on Saturday November 17th.

Based on real estate taxes paid by our community, the amount allocated to each member in good standing is **\$57.63** which may be used for income tax purposes.

Sincerely,



Bob Smith
President, Lake Walkkill