

LAKE WALLKILL COMMUNITY, INC.
5 Lakeside Drive, Sussex, NJ 07461
973-875-5620



January, 2019

Dear Member,

On behalf of the Management Committee, Shawn & Violet, I wish you and your family a happy and healthy new year. **2019 marks the 90th anniversary of the founding of Lake Wallkill!!!** We will look for ways to celebrate this important milestone throughout the year.

Key information about our community:

2019 Budget/Dues: The Management Committee met in open meeting on November 24th to discuss the budget for 2019. The Management Committee voted to implement dues of **\$1,150.00 in 2019**. This dues amount represents **NO increase** versus 2018 and the fourth consecutive year that dues have been held constant at this amount. In 2018, The Management Committee voted to implement a Dam assessment to begin setting aside funds for anticipated Dam repairs. The Dam assessment for 2019 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.

Lawsuit Update: In 2018, the lawsuit *Visconti vs Lake Wallkill* came to a conclusion with Lake Wallkill prevailing at the appellate and New Jersey Supreme Court. On the strength of the outcomes of this case and the changes in NJ Law (PREDFDA) Lake Wallkill has reaffirmed its mandatory membership and the obligation of all property owners to pay their fair share of the expenses to run the community.

Dam Repairs: In Spring of 2018 we completed Phase 1 of the repairs to our Dam. This included the engineering and work to control the seepage that has been eroding the earthen portion of the Dam below the spillway. The work was completed and effectively mitigated all visible seepage. The cost of the Phase 1 portion of the Dam project were \$36,432.23 in line with the estimates for this work.

Phase 2 of the repairs are planned for 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 including the multi-year assessment that was initiated in 2018. We will be keeping the Membership updated on the planning and cost of this important maintenance project.

Boat Storage/Identification: Over the past several years the good practices for member storage of boats and use of Community Property at the Public Docks has become lax. The Management Committee has authorized the purchase of Boat Stickers so that all Member boats may be identified that are stored and used on Lake Property. Please include the number of Boat Stickers you need for all your boats whether you store them on Community property or your private property with your information for badges and car stickers. (note: there is no charge for boat stickers). **All boats stored on Community Property must have a boat sticker affixed by May 31st, 2019.** Any boat located on community property without a boat sticker, after May 31st will be removed from Community Property. Any confiscated boat may be claimed by a member prior to August 15th, after August 15th, Lake Wallkill will dispose of any unclaimed Boats at their discretion.

Enforcement of good practices:

- The public docks adjacent to the beach are for daily use only. There shall be no overnight storage of boats at the Beach Public Docks.
- Use of the Public Docks shall be from May through October. All boats shall be removed from the Public Docks by October 15th to allow for the annual maintenance of the Public Docks. Any boats not removed by October 31st will be removed by Lake Wallkill.
- All boats should be secured by the owner when stored on Community Property. Lake Wallkill is not responsible for any loss or damage when an owner decides to store their bot on Community Property.

We appreciate members helping to tidy up the Public Dock spaces by neatly storing their boats as well as adhering to the rules and best practices established to manage boat storage and identification. The Management Committee will be researching options to improve boat storage in the Public Dock areas.

Rules & Regulation Updates: The Management Committee plans to take up discussion on updates to the rules and regulations. These will include the current Renter Pilot Program as the Pilot Program is scheduled to conclude in July 2019. After a successful 2-year program the management committee will consider if this should be formally added to the rules & regulations. Likewise, for the past two years we have been evaluating the rules changes for the use of alcoholic beverages on community property. There have been several community and private events that have been able to use the community facilities in accordance with the new rules. We have had requests from Members that wish to use the property adjacent to the back porch of the Clubhouse for a wedding or other function as well as the potential for a community event on this property. The Management Committee will consider these requests at the March Meeting and schedule a vote for these proposals at the May meeting.

Management Committee Elections: Lake Walkkill conducted the first election under the new By-Laws in 2018 in accordance with NJ State Law (PREDFDA) in a full democratic election process. Since that time we have had vacancies open on the Management Committee and we are conducting an Election to fill those vacancies in accordance with the new By-Laws. ANY member may nominate themselves or another Member in Good Standing for a vacancy. We are looking for one (1) Trustee as well as District Representatives for Districts 9 & 10. Nominations are due by February 23rd by dropping a nomination form off to the office or e-mailing the nomination form to INFO@LakeWalkkill.com. Nomination forms can be picked up at the office or from our website www.lakewalkkill.com.

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@lakewalkkill.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.lakewalkkill.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 1 st | 2018 Dues Due Date |
| March 31 st | End of grace period 2018 Dues Deadline |
| April 1 st | Late fees applied; 1.5% per month on outstanding balance. |
| May 1 st | 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 30th, May 25th, June 29th, July 27th & August 31st and the annual Budget meeting on Saturday November 23rd.

Based on real estate taxes paid by our community, the amount allocated to each member in good standing is \$57.36 which may be used for income tax purposes.

Sincerely,



Bob Smith

President, Lake Walkkill