

LAKE WALLKILL COMMUNITY, INC.

5 Lakeside Drive, Sussex, NJ 07461
973-875-5620

January, 2022

Dear Member,

On behalf of the Management Committee, Shawn & Violet, I wish you and your family a happy and healthy new year. We are all fortunate to have volunteers that staff our Management Committee responsibilities and employees that work daily to keep the community running efficiently and our properties and buildings looking good!

Key information about our community:

2022 Budget/Dues: The Management Committee met in open meeting on November 20th to discuss the budget for 2022. The Management Committee voted to implement dues of **\$1,200.00 for 2022**. The \$1,200.00 Dues for 2022 marks 3 years running that the Dues are maintained at this amount (Note: 2020 & 2021 also included a \$100 Dam Assessment. There are no assessments for the 2022 Budget)

We were fortunate to have 17 Members sign up for the Dam Loan program, lending Lake Wallkill \$145,000 to complete the funding of the Dam Repairs. This allows us to spread the cost of the Dam Construction over a Five-Year period beginning in 2022.

Dam Repairs: As of the writing of this letter the Dam Repairs have been completed as well as the desilting project at inflow areas around the Lake. Our construction partner (Ron Jon Construction) completed the project on schedule. The total cost of construction came to \$322,450 to replace the spillway, replace cracked boardwalk slabs and excavate accumulated silt from around the lake. Engineering, permitting and environmental studies added another \$80,300 to the cost of the Dam repair project. This concludes a 12-year period of planning to address Dam deficiencies in our State regulated Dam Inspection reports. Originally identified in 2010 as a long-term action, the spillway issues were subsequently identified in need of repair in our 2014 & 2018 Dam Inspections. While there will certainly be additional maintenance expenses with the Dam in the future, the completion of the Spillway replacement is a significant accomplishment for our Community.

Litigation with Vernon Township – Municipal Services Act

Lake Wallkill, together with five other private communities in Vernon, continue to litigate the issues with the way Vernon Townships reimburses Private Communities for snow, ice and other obstructions as required by the Municipal Services Act. We will keep the membership updated as the case progresses.

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 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. You may e-mail us at officemanager@lakewallkill.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.lakewallkill.com/pdfs/fcp.pdf>

If you are experiencing a financial hardship due to the Pandemic or any other life event, please contact the office for options to obtain a hardship payment plan and keep your Membership in Good Standing.

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	2022 Dues Due Date
March 31 st	End of grace period 2022 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 2020 Meeting Dates (Subject to confirmation, with details, at least 14 days in advance)

Saturdays April 2nd, May 28th, July 2nd, July 30th & September 3rd and the annual Budget meeting on Saturday November 19th .

Based on real estate taxes paid by our community, the amount allocated to each member in good standing is \$64.24 which may be used for income tax purposes.

Sincerely,

Bob

Bob Smith

President, Lake Walkill