

# LAKE WALLKILL COMMUNITY, INC.

January, 2026

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:

**2026 Budget/Dues:** The Management Committee met in open meeting on November 29<sup>th</sup> to discuss the budget for 2026. The Management Committee voted to implement dues of **\$1,300.00 for 2025**. In addition, the Management Committee approved two assessments; a \$100 Dam Assessment that represents year 5 of 5 to repay the loans we received from Members to complete our Dam repairs in 2021, and a \$65 Tree Removal assessment to fund what has become a significant annual expense in our budget to deal with the impact of the Emerald Ash borer on our Ash Trees. In 2024 we completed work on a Reserve Study that was required by the State of NJ that changes the way HOA's plan and reserve funding for the maintenance and replacement of Community assets over a 30-year time horizon. The study (available for review on our website) provides the information the Management Committee must use to implement a Capital Reserve Fund. The Reserve Fund Charge for 2026 is \$150.00. **For 2026, the total due for each property is \$1,615.00.** (3.5% increase over 2025)

For the 2026 Budget, the Management Committee has authorized funding of the following projects from the Capital Reserve Fund:

Beach Sand Replenishment – was planned for 2030 but will be accelerated for implementation in 2026

Leaf Blower Replacement – was planned for 2029 but will be accelerated to 2026.

Replace the beach rope and buoys – planned for 2026

Replace the Boardwalk Drop Box cover – Planned for 2026

Conduct Dam Inspection – Planned for 2026 (every 4 years)

**Non-Pumping Septic Fee:** Members who have not delivered proof (copy of bill) of septic pumping or the inspection report for new septic systems will be assessed a \$400 fee on the 2026 dues bill. The Management Committee authorized a grace period to April 30<sup>th</sup>, 2026 for these members to get their septic pumped and deliver proof to the office to get a credit for any fees paid. We will not issue refunds, only credit to your account. Any income from the Non Septic Pump fee will be dedicated to Lake Water Quality improvement projects.

**Billing System:** Your Dues bill this year is being generated by our billing system. Lake Wallkill is partnering with PayHOA to provide support to many of our administrative functions. PayHOA allows us to modernize our Information Technology and lower the amount of manual administrative tasks our staff needs to perform. It will automate simple tasks of sending payment reminders to Members and provide members the option of paying online by Credit Card or ACH Bank Transfer (convenience fees apply: Credit Cards 3.25% +50 cents or Bank ACH Transfer \$1.95 per transaction. Fees go directly to the banks executing the transactions).

Did you know that you can check your account balance on line with PayHOA and even make payments through the PayHOA Portal? If you have not signed up for PayHOA please take the time to do that. Please check your email for an invitation to register and sign in. The system also automatically sends account statements on the first of each month if you have an open balance. We need every members email address to send these monthly account statements...if we do not have your email, there is an orange slip in this mailing for you to return to the office...or you can send Violet and email at [INFO@LakeWallkill.com](mailto:INFO@LakeWallkill.com).

A note on the monthly notices that are generated by the system...you will receive an email each month that you have a balance on your account. The system calls these "Active" or "Outstanding" which only means you have a balance not that payment is late or overdue...check the Due Date to see when they need to be paid.

**District Representative Elections:** 2026 is an Election year for all Even Numbered District Reps. Any Member in Good Standing, that owns in an Even numbered district can nominate themselves or any other Member in Good Standing (from the district). The operation of our community depends on Volunteers to staff Management Committee positions. The election process will run from May through July. Members will receive notices and call for nominations, please consider participating in the Even Numbered District 2026 Election.

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**Payment Plans – IMPORTANT INFORMATION:**

**NEW for 2026** – If you had a pay plan last year we will automatically enroll you in a pay plan for 2026. Payments will be due January through October (10 equal payments based on your account balance). You only need to contact the office if you no longer want a pay plan or need an alternative payment plan.

**If you are experiencing a financial hardship due to any 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 <sup>st</sup>	2026 Dues Due Date
March 31 <sup>st</sup>	End of grace period 2026 Dues Deadline
April 1 <sup>st</sup>	Late fees applied; 1.5% per month on outstanding balance.
May 1 <sup>st</sup>	<b>Suspend Membership AND Initiate referral of all delinquent accounts to Collections*</b>

**\*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 and an administrative fee of \$250.**

**Planned 2026 Meeting Dates (Subject to confirmation, with details, at least 14 days in advance)**

Saturdays March 29th, May 24<sup>h</sup>, June 28<sup>th</sup>, July 26th & August 30<sup>th</sup> and the annual Budget meeting on Saturday November 22<sup>nd</sup>.

Based on real estate taxes paid by our community in 2024, the amount allocated to each member in good standing is \$38.41 which may be used for income tax purposes.

Sincerely,

*Bob*

Bob Smith  
President, Lake Walkkill

**PUBLIC SERVICE ANNOUNCEMENT:**

