

MARCH | 2019



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Greetings Members,

It's been a long, wet and cold winter – but the birds are singing and confident spring will be here sooner or later. Apologies for the late edition of this first quarter newsletter for this new year, but our editor recently had to leave and we're looking for a new volunteer to assist with our future editions. I want to thank Bernadette for her creative and valued dedication with our newsletter over the past few years and wish her all the best! If you're creative, enjoy writing and have an interest in supporting our community newsletter – please reach out to me for further details at [president@lakepinecolonyclub.com](mailto:president@lakepinecolonyclub.com).

We rang in the New Year with our January 31<sup>st</sup> member meeting, unanimously voting in Board officers and trustees as well as approving this year's operating budget (meeting minutes & budget are featured on the following pages).

As we prepare for the summer season, we've secured a new landscaping company (thanks to our VP, Mark Finley), due to our former landscaper Merit - being acquired and cancelling our account at the last minute because we were too small of an account for them to continue serving us – *unbelievable...Thanks again Mark!*

We've paid off our construction loan from LPCC's 2010 clubhouse and tennis court renovation this past December – allowing us to be debt free. As we move into the final stretch of modifying our dam, per the NJDEP due to the floods experienced in 2004, we are anticipating some significant costs to construct and finalize the over decade's long effort to comply with the state for flood safety mandates by the end of this year; permits are pending.

Last year the Burlington County Health Dept. had threatened closing our beaches if we did not hire lifeguards, due to public safety issues associated with our diving board and slides. After asking members to take a survey LPCC circulated, the majority of the members voted to remove the diving board and slides to avoid the increased costs to our recreational fees if we were to keep them. We've removed the diving board and slides to comply with County regulations and anticipate a smooth opening for this season.

As the summer season approaches, we've already seen numerous non-residents trying to access our lake and surrounding property. Our lake is positioned in a transient area that makes it impossible to hide from trespassers – regardless of how many signs we feature on our private community status. Therefore, we ask you to bring/wear your badges to our beaches and affix the decals on your boats to prevent being asked if you are a member.

Our Beach Mgr., Tom McMullen, continues to surveille our beaches for trespassers but we need all members in our community to be aware of suspicious people and call Tom at 609-405-3583 or 911/police for assistance. If you're able to take a photo of the person or license plate with your phone – this will support reporting the incident to be addressed.

Additionally, it is required that everyone take all belongings with them when they leave our beaches. Unless you have an assigned boat slip – all toys, kayaks/canoes and other items cannot be left overnight. Please be considerate to all members visiting our beaches and dispose of your garbage in the receptacles provided and assure that you've not left anything behind.

**All the best wishes for a safe and memorable summer!** Laura

## Important Dates

**Vernal Equinox**   
"SPRING"

Thursday,  
March 20<sup>th</sup>

**Easter Egg Hunt** 

Saturday, April 13<sup>th</sup>  
at 11 a.m.

**LPCC**  
**Member Meeting**

Tuesday, June 4<sup>th</sup>  
at 8 p.m.

**Memorial Day**  
Monday, May 27<sup>th</sup>

**SUMMER**   
Friday, June 21<sup>st</sup>

  
**Independence Day**  
Thursday, July 4<sup>th</sup>

# 2019 Lake Pine Colony Club Budget

## Income

Non-Senior Membership Basic	\$66,841.75
Senior Membership Basic	\$15,750.00
Recreation Fees	\$16,109.00
Anticipated Dues owed from 2018	\$4,000.00
Canoe Rack Rental	\$1,640.00
Re-Activation Fees	\$7,500.00
Field and Courts Rental	\$250.00
Clubhouse Rental	\$29,258.00
Pine Needle Advertising	\$80.00
Miscellaneous Income (events/other)	\$1,000.00
Interest Income (TD Bank)	\$111.14
<b>Total Income</b>	<b>\$142,539.89</b>

## Expenses (Administrative)

Beach Badges/Decals/Annual Sticker	\$1,700.00
Annual Dues Mailings	\$800.00
Pine Printing/Mailing	\$1,850.00
Postage (General)	\$500.00
Post Office Box Fee	\$96.00
Bank Expense (checks)	\$200.00
Office Supplies	\$500.00
Email Server (Constant Contact)	\$168.00
Website Maintenance Contract	\$120.00
Telephone	\$475.00
Legal Fees	\$1,500.00
Easter Egg Hunt	\$150.00
Halloween Party	\$500.00
Breakfast with Santa	\$900.00
Adult Party	\$500.00
Lake Pine Days	\$3,000.00
<b>Total Administrative</b>	<b>\$12,959.00</b>

## Maintenance, Repair, and Testing

Landscaping Maintenance Contract	\$10,800.00
Snow Removal	\$3,000.00
Misc. Landscaping Grounds/Beaches	\$2,568.32
York Raking of South Beach	\$1,150.00
Beach and Clubhouse Maintenance/Repair	\$4,500.00
Clubhouse Cleaning Supplies	\$1,500.00
Clubhouse Cleaning Fees	\$5,000.00
HVAC Contract	\$500.00
Fire Inspection	\$500.00
Lake Weed Treatment	\$5,550.00
Water Quality Testing	\$3,975.00
Geese Management Contract	\$1,589.02
<b>Total Maintenance, Repair, and Testing</b>	<b>\$40,632.34</b>

## Insurance (Building and Liability)

**\$18,341.75**

**Staff Compensation**

Admin. Exec Assistant	\$16,000.00
Clubhouse Rental Agent	\$4,800.00
Rental Agent Bonus	\$450.80
Accountant Fee (Tax Prep)	\$680.00
Accountant (Bank Manager)	\$4,400.00
Beach Manager	\$5,000.00
Beach Cleanup Patrol	\$3,000.00
Event Chairs (Xmas/Halloween \$200, Easter \$150)	\$550.00

**Total Compensation** **\$34,880.80**

**Real Estate Taxes****\$201.00****Utilities**

Heating and Electric	\$7,200.00
Portable Toilets	\$1,200.00
Water and Sewer	\$900.00

**Total Utilities** **\$9,300.00**

**Lake and Dam Fund****\$8,925.00**

\*NOTE: \$25/household is deposited into this acct

**Capital Projects**

Removal of Slides/Diving Board at East/Main Beaches	\$450.00
Kid Kayak Racks Installed at Each Beach	\$2,100.00
Construct New Swim Platform at Main Beach	\$2,700.00
New Rain Gutters/Covers at Clubhouse	\$3,500.00
New Shrubs/Mulch for Garden Beds Along Taunton and Chestnut	\$6,500.00
Repair Basketball Backboard	\$550.00
Privacy Screen for Tennis Courts	\$500.00
Ballfield Maintenance	\$1,000.00

**Total for Capital Projects** **\$17,300.00**

**Total Income** **\$142,539.89**

**Total Expenses** **\$142,539.89**

## 2019 Election/Budget MEMBER MEETING

LPCC Member Meeting Minutes: 1/31/2019

Meeting commence at 7:30pm

Board members in attendance: Laura Saunders- President (P), Mark Finley- Vice President (VP), Secretary- Maylea Lamborn; Trustees: Brian Schkeeper- Ben Clark, Maria Gamble

Treasure position remains open.

Mark Finley (VP) reviewed member status currently: 351 Full Members, 90 Senior members, 31 Maintenance Only. 17 Non Paid Members, 42 Inactive Members predating 2017

Lake Pine Financials:

Operating Acct:	\$103,624.72
Lake & Dam Acct:	\$525,09.99
<u>Debit Acct:</u>	<u>\$4,393.44</u>
Total Balance:	\$160,528.15

Dam Modification: Plans to raise the curb 12 inches approved, waiting on permit by engineer to start construction in spring. Final cost unknown. Members will be updated via email and Pine Needle.

\$80,000 Loan for 2007 clubhouse renovations/upgrades has been paid off.

\$150,000 in savings- held as reserve/ emergency fund.

\$10,000 under budget last year for capital projects, as there were a few projects that could not be completed.

There was a lot of damage and clean up from last years' storm damage, which effected our operating account budget.

Lifeguard committee: Obtained quotes from local beaches for lifeguard and insurance costs. To have a lifeguard at one beach would cost \$20000-\$25000 a year out of LPCC budget. This would cause and increase in recreational fees by raising the cost an additional \$75. A survey poll was sent out to members-68% of response said "No," on raising recreational fee. A total of 124 members responded to the survey. Board decided, based on the response, not to increase cost and remove beach equipment (beach slides from both beaches and diving board). There were several comments on the survey and good input. The plan is to have the beach equipment removed by April 1<sup>st</sup> in preparation for state beach inspection.

New protocol for Guest Tags and Boat decals: Only 5 guest tags will be available for purchase. If there is a planned party at any beach that exceeds the limited guest tags, member is to contact Tom McMullen. There will be a fee of \$2 for additional guests. No additional tags will be given, but fee will allow for additional guests to be on the beach and provide funds for beach cleanup and maintenance.

Parties greater than 8 people are not suitable for East Beach. Consider South or Main Beach  
Guests must be accompanied by member when fishing.

Only 1 boat decal will be needed for each boat

Capital Projects:

Kid kayak racks will be placed on each beach.

Platform where the diving board was will match the dock and have a new ladder placed

Backboard for basketball net will be replaced.

Security system has been set up and signs posted.

Advised LPCC members to please call 911 to report any suspicious activity or vandalism prior to notifying the board. This will allow for prompt action to be taken.

Review of Budget and open forum:

Member asked whose responsibility it is to have trees removed that falls in the lake.

Board discussed if the tree is on a member's property that falls into the lake the member is responsible for the removal as, board cannot trespass to have tree removed.

\*\*Reminder there is a mandatory buffer for lake property regarding vegetation. Please call the board regarding planned tree or vegetation removal to make sure the property is in compliance with the required buffer.

\*\*There is a bi-Law modification, ratified 7/21/18 meeting. This has not yet been published. Rules and Regulations specific to lake bed can be found in the bi laws on the website.

Discussed there is still an opening for Treasure, but this position is being managed by the LPCC accountant who is managing the financials and there are multiple layers in place to assist with financials and audits.

Member noted there is a plastic kiddie slide in the water near the damn that needs to be removed.

This was noted by the board and will address.

LPCC members and board unanimously approved the budget.

LPCC members unanimously voted in current board members with the addition of Brad Ginter as Trustee

Member asked if the slide at East beach can be repurposed for a land slide.

Due to condition of slide, there is no plan to repurpose slide.

Member asked if we get different quotes for projects.

Informed at least 3 quotes are obtained for each project.

Member offered to assist with project quotes. Board is greatly appreciative of ANY volunteer and assistance from members for projects.

Board informed members we cannot precede with new playground equipment project this year until we know the final cost of the dam project.

Member brought to our attention that there is a light out that shines on the LPCC sign at Falls Rd.

This was noted by the board and will address.

No further business. Meeting adjourned at 8:50 PM