



## **2024 THIRD QUARTER NEWSLETTER**

### **BOARD OF DIRECTORS**

*President..... Scott Ghysels*

*Vice Pres. (Interim)..... Conrad Ricklefs*

*Treasurer..... Eileen Sciscoe*

*Secretary..... Jess Crum*

*Legal Director..... Mark Whitman*

*Road Director (Interim)..Carryl Daza*

*Recreation Dir ..... Susan Blanchard*

*Buildings & Grounds... Gabriel Grigonis*

*Trustee..... Kat DeFabrizio*

*Trustee..... Anthony Horler*

*Trustee..... Tracey Smolder*

### **OFFICE INFORMATION**

**www.barrylakes.org**

Telephone No. 973-764-6262  
 Facebook: Barry Lakes - LCPOA  
 Facebook: Barry Lakes Recreation

### **Email Addresses**

OFFICE E-MAIL [lcpoa@warwick.net](mailto:lcpoa@warwick.net)  
 BOOKKEEPER E-MAIL [lcpoa3@warwick.net](mailto:lcpoa3@warwick.net)

### **OFFICE HOURS**

**TUESDAY, WEDNESDAY & FRIDAY**  
 9:00 a.m.– 4:00 p.m.

**GARBAGE COLLECTION:**  
 Every Wednesday

**RECYCLING COLLECTION:**  
 Every other Wednesday  
 (See enclosed schedule)

### **2024 MEETING DATES**

**GENERAL MEETING**  
**October TBA**

### **BOARD OF DIRECTORS MEETINGS**

**THIRD WEDNESDAY OF EACH MONTH**  
 7:00 p.m. at the Clubhouse

**All meeting changes and dates**  
**are posted on the clubhouse door, on the**  
**website, emailed, and posted on social media**

**SCOTT GHYSELS  
PRESIDENT**

Summer is here and such a wonderful time to enjoy our beautiful community, and all it offers!

After serving on the LCPOA board since 1987 (most recently as Vice President) Chris Cooke has resigned. Chris is retiring, he & his wife are selling their home and are moving south to be closer to their grown children. The Cooke family has lived in Barry Lakes for over 37 years, they've been an invaluable community staple, and will be greatly missed! I appointed and the Board has ratified Conrad Ricklefs to fulfill Chris' term as interim Vice President.

Jon Tversland has also unfortunately resigned from the Board. I appointed, and the Board has ratified Carryl Daza to fulfill Jon's position as Road Director. Thank you to both Jon & Chris for all your time serving on the Board!!

All appointments must be confirmed by the General Membership at the next General Meeting. Members may nominate an alternative to my appointments in writing to the Board, stating the name of the nominator, the name of the nominee and the office for which they are being nominated. Board members and Trustees hold office for (overlapping) two-year terms, with several terms ending this coming January 1<sup>st</sup>. A call for nominations will be mailed out the end of July/beginning of August for those positions. Ballots and notice of election will go out the end of August/beginning of September. Elections will be held (including the opening of mail-in ballots) at the 4<sup>th</sup> quarter General Membership meeting, which will be in October.

Did you know that all board member positions are volunteers? Volunteering is a meaningful way to give back to our community, connect with others, and make a positive difference. Whether you have just a few hours to spare, or are looking for a longer commitment, there are volunteer opportunities available for people of all backgrounds and interests. If you'd like to

help, please contact the office and let us know!

Since joining the Board in January, I've received several requests for us to have Board and General Meetings available online via Zoom webinars or through hybrid in-person / remote live stream meetings. I've done some research and consulted our attorney on this, but our By-laws require all meetings of LCPOA to be held at the Clubhouse. In the event the Board determines it would permit remote or hybrid meetings, we would need to amend our By-laws, so ultimately this is something that would need to be voted on and approved by a majority of the General Membership.

As discussed at the last General Meeting on May 22nd, the Governor has implemented a new law which could result in significant increase in our dues. On January 8<sup>th</sup> of this year Gov. Murphy signed into law the Structural Integrity Act, which applies to all private community associations in New Jersey. This new law requires us to have extensive property inspections, reserve studies, a 30-year reserve account funding plan, and to have sufficient monies in reserve to replace all our common area assets. The law comes as a result of the disastrous June 2021 collapse of the Champlain Towers South beachfront condominium high rise building in Surfside, Florida. NJ was the second state in the country to enact this legislation, behind Florida, designed to protect the structural integrity of condominiums and cooperative buildings. However NJ's Structural Integrity Act applies not only to condos, but to all private lake communities and HOAs (including LCPOA).

The law amends the Planned Real Estate Development Full Disclosure Act (PREDFDA) to require that all associations (including LCPOA) put in place procedures for inspecting, evaluating, and maintaining the structural integrity of all our common area



assets (buildings, structures, roads, dams, etc.). It also requires that Reserve Studies be prepared in conformance with the Reserve Study Standards of the Community Associations Institute (CAI). And it requires LCPOA to use these Reserve studies to determine the amounts necessary for all major repairs or replacement of all our common area elements, within 10 years. All studies must be performed or overseen by CAI qualified Reserve Specialist, licensed engineer or architect. Simply put, this new law requires LCPOA to establish a 30-year plan, plus maintain establish and fund a reserve account based on the value of all our assets (buildings, structures, roads, dams, etc). We need to fund this reserve account with at least 10% of these amounts per year, and we have only until January 8, 2025 to comply! We must obtain a capital reserve study and implement a funding plan “to ensure that the association has adequate reserve funds available to repair or replace the capital assets located on the common elements and facilities that the association is obligated to maintain without need to create a special assessment or loan obligation”. These new due diligence measures and funding mandates are very expensive.

I met with our attorney, The New Jersey Chapter of the Community Associations Institute (CAI-NJ), and the New Jersey Coalition of Lake Associations (NJCOLA) regarding this. I contacted and received bids from three approved, qualified engineer / reserve specialists. The LCPOA Board has reviewed these proposals and awarded our community’s Reserve Study to Kipcon Inc. LCPOA will work with Kipcon to align with this new State legislation. Kipcon engineers will do an analysis of our community assets. Kipcon will then present us with a Reserve Study, outlining what the Board’s financial obligations are to comply with this new law. If a reserve shortfall is identified, LCPOA must immediately begin making up the deficiency through dues increases and other budgeting methods. More information to come once Kipcon completes

their inspections and the Reserve Study for us.

Barry Lakes is a private lake community. The lakes are owned by L.C.P.O.A., which is governed by a Board of Directors and Board of Trustees, who are members in good standing of Barry Lakes. Note: all our lakes and the Barry Lakes beach are private and for use by members in good standing only. Beach Badges must be worn at all times to identify our members. Anyone else found using our private lakes will be considered trespassers and asked to leave. Beach badges and parking decals are available at the office in the clubhouse for pickup during office hours.

If you haven’t done so already, check out our completely new, revamped webpage at <https://www.barrylakes.org/> ! It’s much more user friendly, allowing you to easily find everything from trash & recycling schedules, to recreation activities & events, current and back issues of newsletters, bylaws, meeting minutes, local emergency contacts, and much more! You can also stay current on Barry Lakes news, upcoming events, clubs and recreation activities, meetings and more, by subscribing to our email list at [www.barrylakes.org](https://www.barrylakes.org/), and/or liking our official Facebook page “Barry Lakes – LCPOA”. And don’t forget to like the “Barry Lakes Recreation” Facebook page for great information on our many wonderful events and activities, and all that Barry Lakes has to offer!

**CONRAD RICKLEFS  
(INTERIM VICE PRESIDENT)**

Hello all,

I hope everyone is enjoying the summer so far. For those of you who may not know me I would just like to introduce myself. I am a proud member of this community since 1992. I have served on the board in the past as a Trustee and along with my wife Wendi, have raised three children here. I was asked to step in as interim Vice President to replace Chris Cooke

who is moving to be closer to his children. I would like to thank Chris for all he has done to serve our community in many positions such as President, Vice President, and Treasurer since 1988 as well as his wife Sue who served as Recreation Director in the past. Their efforts went a long ways to help make the Barry Lakes Community such a fantastic place to live and I for one will truly miss them and wish them the best for their future!

**CARRYL DAZA  
(INTERIM) ROADS DIRECTOR**

HI ALL!!! I'M BAAAACK!! First and foremost, I'd like to give our thanks to our previous Road Director, Jon Tversland. He did a fabulous job!! I had been the Road Director previously and when I learned that Jon needed to step down, I happily stepped up. While I plan to start looking at all of our road issues, please keep in mind that what can be accomplished is going to be determined by the budget and severity of the issue. Not everything will be able to be done. I'm truly sorry for this, but hope you can understand. The road budget covers not only paving, road sweeping, cutting back overgrown weeds that encroach on our streets and limit visibility when driving, but also drainage so if you are able to PLEEEASE keep the swale (if you have one) in front of your home clean, it would be a huge help. Barry Lakes should be a place that we are all proud to live in. We are all part of the Barry Lakes family.

**FROM THE OFFICE**

Bulk pick up will most likely be at the end of September. Once we have all of the details set in place with Blue Diamond, expect an email to be sent with all the information!

**Badges** – Don't forget to pick up your badges and parking permits! You will not be allowed entrance to the beach without them!! If you would like the badges mailed, please contact the office

**GARBAGE CUTOFF—September 18- Service will be interrupted if your 4th Quarter Dues are not paid.**

We are still having issues with the signboard out front, so please check your email, our website ([barrylakes.org](http://barrylakes.org)) and our facebook page, ([barrylakes-LCPOA](https://www.facebook.com/barrylakes-LCPOA)) for Upcoming Events and updates.

**SENIOR CITIZEN DUES DISCOUNT:**

Members who are 62 years of age or older are eligible for a 10% discount on the dues You must provide the office with proof of age to receive the discount. (license or birth certificate). This discount shall not be applied if the account is currently receiving a 10% Veteran's Discount.

**VETERAN/ACTIVE SOLDIER DISCOUNT**

Members in good standing that are Veterans or active soldiers shall be afforded a ten (10%) percent discount on their yearly dues. Proof of service must be provided. This discount shall not be applied if the account is currently receiving a 10% Senior Citizen Discount.

**DUES PAYMENT: The last Dues payment for 2024 is due on August 15th.** This payment will receive a late fee if it is not received in the office or postmarked by September 1st.

**WE ACCEPT DEBIT/CREDIT CARD PAYMENTS IN THE OFFICE!** Call the office for information.

**E-MAILS & FACEBOOK**

The office sends out email blasts for all upcoming events. If you would like to receive our email blasts, please go to our website, [barrylakes.org](http://barrylakes.org), and sign up to receive future emails and " Like" us on Face Book at: Barry Lakes — LCPOA, and also follow our new Barry Lakes Recreation page! Stay up to date with all of our events!

Do you own a business, or know of any local business that would like to advertise in our quarterly newsletter? Please contact the office for more information!

**FROM  
THE OFFICE (continued)**

Hope everyone is enjoying their summer so far! Just a reminder, the beach is open daily with lifeguards on staff, from 12p-5p. Members **MUST** have their badges with them!

**NEW ELECTION PROCEDURE:**

In order to be compliant with PREDFDA, our nomination and election procedure has changed. The call for nominations will be both, mailed as well as emailed, during the last week of July/ first week of August. You **MUST** be a member in Good Standing in order to be nominated! Once the nomination deadline ends, the Ballots will be created, and mailed out in the beginning of September.

The election will take place and Ballots will then be opened at the fourth quarter General Meeting in October.

The upcoming Open Board Positions for the 2025-2026 term are as follows: Vice President, Secretary, Roads Director, Buildings and Grounds Director, and ONE (1) Trustee.

Please help keep Barry Lakes safe and beautiful! If you can please make sure you keep the brush trimmed along your property, so that the road signs remain visible to drivers. Also if you could spare any time and please help trim around any STOP signs or corners that are overgrown, any and all help is greatly appreciated, and ensures our community remains a bit safer for all members!

**UPCOMING EVENTS:**

Our annual LABOR DAY BBQ is on Saturday, August 31.

Every Wednesday and Thursday, there will be crafts at the beach, while swim lessons are occurring.

We have so much more going on! Weekly baseball clinics, Movie nights, Hikes, Book club... the list goes on and on!

Please be sure to "Like" and follow our new "Barry Lakes Recreation" Facebook page so you do not miss out on any upcoming parties and events!

If you haven't had the chance yet, PLEASE go to our BRAND NEW website, BarryLakes.org! It is now mobile friendly, and has a plethora of information! Also be sure to stay in the loop with events, important dates and announcements from the office by signing up for our email blasts.

Have a healthy and Happy rest of the summer! See you around our beautiful community!!!

**BEACH RULES**

**Guests & Guest Passes:** Guest passes will be issued up to ten (10) guests per family with a refundable deposit.

1. A member NOT in good standing may NOT be a guest of a member in good standing.
2. Other non-members as described in the CONSTITUTION, ARTICLE III, Section B, may NOT be guests.

**PETS:** All pets must be properly licensed in accordance with the Vernon Township ordinances and must be leashed at all times. **NO** pets will be permitted in the beach area at any time.

**Beach & Boating Safety:** No fishing or boating at any time will be permitted in the designated swimming areas. All N.J. State boating regulations will be adhered to. **No motors other than a battery powered trolling motor will be permitted on any lake in the L.C.P.O.A.**



**BARRY LAKES  
2024  
RECYCLING SCHEDULE**

JULY 03, 17, & 31

AUGUST 14 & 28

SEPTEMBER 11 & 25

OCTOBER 09 & 23

NOVEMBER 06 & 20

DECEMBER 04 & 18



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