

# The Pine Needle

a service of the Lake Pine Colony Club

2016  
vol. 58, issue 1  
Jan, Feb, March

## President's Message...

Greetings Members and Happy New Year!

I hope everyone had a wonderful holiday and you're enjoying the New Year!

Our annual meeting on January 21st, featured this year's budget and election of all Board Officers and Trustees; meeting minutes and the approved budget are featured on the inside pages. There were many in attendance that signed up to volunteer and I want to thank everyone for the much needed and valued support!

After almost a decade of dedication to this community, Evelyn Moore, stepped down as our Board Secretary. She will be very missed by all of us! Many, many thanks for your selfless support and efforts Miss Evelyn!!

Following the meeting, the Board met and appointed Maylea Lamborn to Board, who volunteered to be the Board's Secretary - filling the much needed position.

This year's Lake Pine Days will feature a more robust schedule and budget, after merging the adult party with this season end celebration. Future correspondence will feature details of our event as the date gets closer.

If the groundhog is right this year, spring is just a few weeks away. Our lake lowering will be the last two weeks of April (17th through 30th). All construction must be approved by the board and the application is available on our website. No fill or sand is allowed to be placed in or on the lakebed. Please email me with any concerns or questions at [president@lakepinecolonyclub.com](mailto:president@lakepinecolonyclub.com).

With spring comes our Easter Egg Hunt, scheduled for March 19th at 11 am. Get your eggs ready!!

Best,  
Laura

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## Important Dates

Daylight Savings.....	March 13
St. Patrick's Day.....	March 17
Easter Egg Hunt .....	March 19
First Day of Spring.....	March 20
Palm Sunday.....	March 20
Purim Begins.....	March 23
Good Friday.....	March 25
Easter.....	March 27
LPCC Dues Deadline .....	March 31
Tax Day.....	April 15
Lake Lowering.....	April 17
Earth Day.....	April 22
Passover.....	April 22-30
LPCC Cleanup Day.....	April 23
LPCC Tag Pick Up.....	April 26   30
Lake Refill.....	April 30

## Medford Twp Meetings

**Medford Town Council Meeting**  
March 1 & 15, April 5 & 19 | 7:30 pm  
Public Safety Building

**Neighborhood Services Adv Comm.**  
March 2, April 6 | 7:00 pm  
Cranberry Hall Senior Center

**Zoning Board Meeting**  
March 16, April 20 | 6:00 pm  
Public Safety Building

**Economic Development Comm**  
March 28, April 25 | 7:00 pm  
Cranberry Hall Senior Center

**Environmental Affairs Committee**  
March 22, April 26 | 7:00 pm  
Cranberry Hall Senior Center

**Planning Board Meeting**  
March 23, April 27 | 7:30 pm  
Public Safety Building

## Book our Beautiful Club House for Your Next Event!



Our clubhouse has neutral, inviting decor to better suit your hosting needs! Hosting an event in your home can be stressful.

Eliminate some of the work and worry by renting our hall! Our clubhouse can accommodate up to 154 guests and offers plenty of off-street parking. Tables, chairs and use of the kitchen are all included in the rental fee. We also offer the use of a PA system.

Visit our website for more details:  
[www.LakePineColonyClub.com](http://www.LakePineColonyClub.com)

### Clubhouse Rental Fees • 2016

Friday & Sunday Members \$325 • Non-Members \$450 | Saturday Members: \$375 • Non-Members \$500

\* Week day and weekly rentals also available. Please call for more information:

T: 856-983-9758 | [RentalAgent@LakePineColonyClub.com](mailto:RentalAgent@LakePineColonyClub.com)

### Easter Egg Hunt!

The annual Lake Pine Easter Egg Hunt will take place Sat, March 19th at 11am in the field behind the Colony Club. Rain date: Sunday March 20. Please drop off 12 filled eggs for each participating child to 201 Falls Ct by March 18. Please, no peanut products due to allergies.

### 2016 - Your Year to Get Involved

As many of us know, Lake Pine's many annual festivities and activities rely on the hard work and dedication of neighborhood volunteers. We need your help! If you are interested in being a part of the exciting events that make Lake Pine fun please e-mail Laura Saunders for more information at [president@LakePineColonyClub.com](mailto:president@LakePineColonyClub.com).

## 2016 Lake Pine Board Members

### Officers

President	Laura Saunders	<a href="mailto:president@LakePineColonyClub.com">president@LakePineColonyClub.com</a>
Vice President	Mark Finley	<a href="mailto:vicepresident@LakePineColonyClub.com">vicepresident@LakePineColonyClub.com</a>
Treasurer	Open Seat	
Secretary	Maylea Lamborn	<a href="mailto:secretary@LakePineColonyClub.com">secretary@LakePineColonyClub.com</a>

### Trustees

Michael Dougherty	Mary Dagney	Pete Adams
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### Staff

Executive Administrator	Becca Finley	<a href="mailto:boardadmin@LakePineColonyClub.com">boardadmin@LakePineColonyClub.com</a>
Pine Needle Editor	Bernadette Godwin	<a href="mailto:pineneedle@LakePineColonyClub.com">pineneedle@LakePineColonyClub.com</a>
Clubhouse Rental Agent	Becca Finley	<a href="mailto:rentalagent@LakePineColonyClub.com">rentalagent@LakePineColonyClub.com</a>
Beach Mgr/Security Patrol	Tom McMullen	

### Lake Pine Colony Club Address:

PO Box 1091  
 Medford, NJ 08055

## Lake Pine Holiday Light Tour

This was the first year of the Annual LP Holiday Light Tour! Everyone in Lake Pine did such an incredible job of making the community a festive display of lights and decorations. The judges had a tough time picking just one winner for each category!

**Whimsical: Dan & Terry at 119 E. Lake Blvd**

**Traditional: Floyd & Leslie at 9 W. Lake Ave**

Thank you to our fantastic panel of judges who did the tough job of cruising around the neighborhood taking in all of the lights and decor (with a critical eye, of course): Becca & Mark Finley, Lara & Bob Benedetto, Eric Bernstein and Bernadette Godwin. Also, a **BIG thank you** to **Dilisi's Pizza** and **Wawa** for their very generous gift card donations!

## Medford Recycling Dates

MARCH 8, 22 APRIL 5, 19

Visit Our Website!

[www.LakePineColonyClub.com](http://www.LakePineColonyClub.com)

Please direct updates or suggestions for the website to:  
boardadmin@LakePineColonyClub.com

Lake Lowering is scheduled for April 17th. Lake refill will take place April 30th. Please submit all construction and repair plans to [President@LakePineColonyClub.com](mailto:President@LakePineColonyClub.com) for review and approval. Remember, all repairs and construction involving the lake must be approved prior to construction.

## Pine Needle Advertising Rates 2016

# of Issues	Full Page Ad 9.25"H x 7"W	½ Page Ad 4.5"H x 7"W	¼ Page Ad 4.5"H x 3.5"W	Bus. Card Ad 2"H x 3.5"W
1	\$70.00	\$40.00	\$25.00	\$15.00
4	\$225.00	\$125.00	\$80.00	\$45.00

Advertising in the Pine Needle is a real bargain for businesses and professionals who wish to target their advertising to the 400+ families of the Lake Pine Community! Contact for submission details:  
[PineNeedle@LakePineColonyClub.com](mailto:PineNeedle@LakePineColonyClub.com)

## Do You Want To Contribute To The Pine Needle?

The Pine Needle welcomes articles or other information which may be of interest to our members. Please submit all items to the Pine Needle via e-mail to [PineNeedle@LakePineColonyClub.com](mailto:PineNeedle@LakePineColonyClub.com).

Or you may mail to:  
Lake Pine Colony Club  
Pine Needle Editor  
PO Box 1091  
Medford, NJ 08055

**PHOTOGRAPHY FANS!** Submit your Lake Pine related photography to: [PineNeedle@LakePineColonyClub.com](mailto:PineNeedle@LakePineColonyClub.com) and be included in our next issue.

### Attention Lake Pine Members!!

Like our clubhouse on Facebook and \$AVE!  
Visit [www.facebook.com/LakePineColonyClub](http://www.facebook.com/LakePineColonyClub) & receive a discount on your next rental.

**For more information on clubhouse rentals e-mail**  
[RentalAgent@LakePineColonyClub.com](mailto:RentalAgent@LakePineColonyClub.com)

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Photo taken by Carl Vogel | Jan 24, 2016  
Share your captured moments! E-mail photos to:  
PineNeedle@LakePineColonyClub.com

### Breakfast with Santa

Ho Ho Ho! Santa and Mrs. Claus made a special trip to visit the very well behaved boys and girls of Lake Pine this past December. Breakfast was served and faces were painted! Thank you to all who helped make the magic happen!



Photos courtesy of Gretchen Taylor,  
Carlie Cattanea & Becca Finley



### **BUYING OR SELLING?** *When is the best time? Answer?* **ANYTIME !**

Provided, of course, that you engage a hard-working, well-informed and disciplined agent... a master strategist employing powerful technology techniques. That's what it takes to get the best price on the block if you are selling.

No matter what the season, selling is always more complicated than buying. Which is why you really need to think three times before choosing your quarterback... who helps to POSITION your home in the marketplace. And that involves much more than knowing what homes have sold for down the street.

I have a fresh, new authoritative article "The Naked Truth: 5 Real Reasons to Buy a Home in 2016" It is a must. Call for a copy. No obligation, of course.

**NANCY SCHUMACHER STEVENS, CRS,GRI,ABR**

856-797-1550

**RE/MAX CONNECTION**

609-519-0076

Medford, New Jersey 08055  
Email: Nancy@MedfordNJ.com  
Web site: [www.MedfordNJ.com](http://www.MedfordNJ.com)

**YOUR HOME'S VALUE... [www.southjerseyhomeevaluations.com](http://www.southjerseyhomeevaluations.com)**



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## 856-334-8741

HOURS:  
Monday-Saturday 9-10 Sunday 10-6



## Annual Budget & Board Election Meeting Minutes

- The annual meeting held on 01/22/16. The meeting commenced at 7:30PM.
- Laura Saunders reviewed the status of the LPCC financial accounts. Operating account has \$91,299.31. Lake and Dam Account has \$39,514.97. Debit Card Account for emergencies contains \$3,540.31. Total amount in all accounts is \$134,354.59.
- Mark Finley reviewed the final membership totals for 2015. The budget was based on a total of 358 members. Mark discussed the clubhouse rental income for 2015. The clubhouse earned \$30,415. Rentals have been strong for the first month of 2016.
- The proposed 2016 budget was disseminated to all members present at the meeting. The floor was opened for anyone to discuss line items in the budget.
- Pete Adams questioned the necessity of the amount listed for Geese Management. Laura Saunders confirmed that the amount was correct and the new contract will be unchanged. The general membership at the meeting agreed that Geese Management should continue.
- Pete discussed if the amount listed for attorney fees is sufficient. Mark Finley confirmed that less than \$1500 was spent on attorney fees in 2015 which accounted for the budgeted amount for 2016.
- Laura and Mark discussed the capital projects scheduled for 2016. New picnic tables will be purchased for the swimming beaches, playground equipment will be repaired as necessary, and benches around the clubhouse will be repaired or replaced as needed. The clubhouse will be in need of upgrades. Due to wear and tear, new tables and chairs will be purchased. The clubhouse will likely be scheduled for painting in 2017. In the meantime, paint will be purchased to touch up the facility. The sidewalk in front of the clubhouse is in need of repair. The sidewalk and current downspout configuration currently causes water to pool up and freeze during cold weather. This is creating a liability for the club. A quote has been received to repair the sidewalk and re-direct the water.
- Mark Finley and Laura Saunders discussed events to be held in 2016. The Board explained the decision to not have the Adult Summer Party in 2016 so that additional money could be spent on Lake Pine Days Weekend. Lake Pine Days will include a community wide picnic as it did last year. Members did ask questions about whether or not the Adult Party could still occur for a fee or if other budget items were less than anticipated.
- Laura moved to vote on the budget upon answering all questions. The budget was subsequently approved by unanimous vote.
- Laura presented the Board Members that were up for re-election. Laura was presented for a one year term as President. Mark Finley was presented for a one year term as Vice President. Mary Dagney was presented for a two year term as a Trustee, and Mike Dougherty was presented for a two year term as a Trustee. Laura Saunders moved to vote regarding those presented for re-election. All Board members presented for re-election were voted back into their positions by unanimous vote.
- Laura provided an update on the pedestrian light at the corner of Locust and Taunton. Construction has commenced on the light. The Board is hopeful it will be done before the summer.
- Laura also provided information about the brick wall on LPCC property near Falls Road. The county is requesting that part of the wall be removed as part of a guard rail study.
- Laura and Mark discussed the need for volunteers in the community. All of the events are primarily run by volunteers and will not occur without the community volunteers. A sign up list for volunteers was at the meeting.
- Laura explained that there is a need for Board of Trustees including a Secretary and Treasurer. Laura described the duties of these positions. The floor was then opened to questions.
- Tom McMullen brought up a concern that boats being brought from other lakes could be contaminating the lake and increasing LPCC costs to treat various weeds in the lake. He was going to look into some research on the topic and it will then be discussed further with the Board.
- Mark discussed the concern of vandalism on Lake Pine Property. This included broken benches, tables thrown in the lake, cars driving on the South Beach, and other vandalism around the clubhouse. The community was advised to contact the PD or Tom McMullen, Beach Manager, if any suspicious activity is observed. Tom McMullen advised the members to obtain license plate information if possible. Mark Finley advised members that if they see something, say something.
- A discussion was held regarding installation of a post blocking South Beach from vehicle traffic. It was ultimately determined that information would need to be obtained from the township and fire department as to whether or not this would be a safety hazard.

*continued on next page...*

## Continued... Annual Budget & Board Election Meeting Minutes

- Carlie Cattanea discussed an incident at the clubhouse in which she observed teenagers attempting to dislodge the BBQ grills as well as standing on the benches. She contacted the PD as a result.
- Laura discussed Evelyn Moore and her resigning from the Board after ten years. Laura commended Evelyn for her dedication to the community. She is a true advocate for the community.
- The meeting adjourned at 8:30PM.

### Approved 2016 Budget

**INCOME (based on 358 members)**

Membership Basic, 278 Non-Seniors(\$275):	\$ 76,450.00
Membership Basic, 80 Seniors (\$200):	\$ 16,000.00
<i>Note: basic member fees include \$25 which is deposited in the Lake and Dam Account.</i>	
Recreation fee (\$50 per 273 members):	\$ 13,650.00
Extra tags /boat decals/boat rentals:	\$ 2,200.00
Re-Activation fee (\$1,500):	\$ 1,500.00
Clubhouse rental:	\$ 30,000.00
Pine Needle Advertising	\$ 460.00
Field and Courts Rentals:	\$
Lake Pine Days:	\$ 500.00
Breakfast with Santa:	\$ 300.00
Halloween Party:	\$ 200.00
Interest Income (TD Bank):	\$ 400.00
Clubhouse deposit returns:	\$ 900.00
<b>TOTAL INCOME:</b>	<b>\$142,560.00</b>

**EXPENSES:**

Administrative:	
Beach Badges, Boat Decals, Year stickers:	\$ 1,500.00
Printing of Pine Needle:	\$ 1,500.00
Postage - Pine Needle:	\$ 500.00
Postage General:	\$ 140.00
Post Office Box Fee:	\$ 80.00
Bank (Checks)Expenses:	\$ 100.00
Office Supplies:	\$ 500.00
Telephone:	\$ 450.00
Legal Fees:	\$ 1,500.00
Accountant Fees (CPA tax prep):	\$ 600.00
Accountant (bank mgr)	\$ 4,400.00
Beneficial Bank loan repayment:	\$14,500.00
Easter Egg Hunt:	\$ 150.00
Halloween Party:	\$ 500.00
Breakfast w/Santa:	\$ 700.00
Lake Pine Days:	\$ 3,000.00
Clubhouse Advertising:	\$ 140.00
<b>Total Admin. Expenses:</b>	<b>\$ 30,260.00</b>

**Maintenance, Repair & Testing:**

Landscaping Grounds & beaches:	\$ 10,800.00
Snow Removal	\$ 2,500.00

Misc. landscaping grounds/beaches:	\$ 2,000.00
Clubhouse Repair/Maintenance:	\$ 1,500.00
Clubhouse Cleaning:	\$ 4,800.00
Clubhouse Supplies:	\$ 1,000.00
Fire System Inspection:	\$ 750.00
Beach Equipment, Phones, etc:	\$ 300.00
Lake Weed Treatment:	\$ 5,100.00
Water Quality Testing:	\$ 2,000.00
Geese Management:	\$ 1,500.00
<b>Total Maintenance, Repair &amp; Testing</b>	<b>\$ 32,250.00</b>
Insurance-Building and Liability:	\$ 15,000.00

**Staff Compensation:**

Admin. Exec. Assistant:	\$ 16,000.00
Clubhouse Rental Agent:	\$ 4,800.00
Rental Agent Bonus:	\$ 550.00
Pine Needle Editor:	\$ 700.00
Beach Cleanup Patrol:	\$ 4,000.00
Beach Manager:	\$ 5,000.00
Events Chairs (Easter \$150;	
Halloween \$200; Xmas \$200:	\$ 550.00
<b>Total Compensation:</b>	<b>\$ 32,050.00</b>

Real Estate Taxes:	\$ 200.00
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**Utilities:**

Heating & Electric:	\$ 8,000.00
Portable Toilets:	\$ 1,300.00
Water & Sewer:	\$ 1,000.00
<b>Total Utilities:</b>	<b>\$ 10,300.00</b>

Lake & Dam Transfer to L&D Account:	\$ 9,000.00
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**Capital Projects:**

Clubhouse Upgrades:	\$ 3,000.00
Beach upgrades:	
Replace tables, playground equip:	\$ 5,500.00
Sidewalk repairs:	\$ 5,000.00
<b>Total 2016 Capital Projects:</b>	<b>\$ 13,500.00</b>

<b>TOTAL INCOME:</b>	<b>\$142,560.00</b>
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<b>TOTAL EXPENSES:</b>	<b>\$142,560.00</b>
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Note: Traffic Light near Main Beach was approved last year	\$ 7,500.00
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**2016 BRUSH COLLECTION**

The Township will provide two brush collections during 2016; one in the Spring and one in late-Summer/early-Fall. The Spring dates for collection are as follows:

**Zone 4: Weeks of April 25 and May 2**

Each street will be collected once. Brush placed at the street for collection outside of these collection dates will not be collected.

Cedar Run Wildlife Refuge is fundraising to help cover the cost of caring for nearly 4,000 orphaned, injured and displaced baby animals each year. Caring for little ones is expensive and can exceed \$15,000 in the spring and summer months! Monetary donations will be accepted to help cover any necessary food, medication and other supplies and get the babies ready to be released.

[www.CedarRun.org](http://www.CedarRun.org)

**Medford Township School Closings:**

March 16 | 2 hour Delayed Opening  
March 25 - April 4 | Schools Closed for Spring Break

**2016 LPCC Tag Distribution:**

Members may collect their new 2016 boat tags, beach tags and membership signs during the following dates and times at the Colony Clubhouse:

**April 26th 6:30 pm - 8:30 pm**  
**April 30th 9am - 11am**

**Medford's Waste Drop Off:**

Saturday, March 19th  
Bring your large waste items to the Municipal Garage between 7 am and 12 noon.

**Medford FREE Shredding Event:**

Saturday, March 19th  
7:30 am - 12 noon at the Municipal Garage.  
2 Commonwealth Drive.

**2016 Membership Applications**

Applications are due for the 2016 season. Applications & payments are due by March 31st. Applications were mailed to each residence. If you need a new copy please download it from the [LakePineColonyClub.com](http://LakePineColonyClub.com) website or email [BoardAdmin@LakePineColonyClub.com](mailto:BoardAdmin@LakePineColonyClub.com)

# Just Between Friends

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# Lake Pine Colony Club Annual Maintenance Fees Assessment January 1, 2016 through December 31, 2016

Name(s) of Owners \_\_\_\_\_

Lake Pine Address \_\_\_\_\_

Phone/E-Mail Address \_\_\_\_\_

Owner Address (if different from above) \_\_\_\_\_

This property is Owner Occupied       This property is Tenant Occupied

In addition to listing the name(s) of the owner(s) above, please provide us with the names of everyone residing at this address including children:

1.	4.	7.
2.	5.	8.
3.	6.	9.

### Account Statement

2016 Non-Senior Basic Maintenance Fee ..... \$275.00

2016 Senior Basic Maintenance Fee (Age70+).....\*\$200.00  
*\*Requires a copy of your driver's license or other ID with proof of age (if not already on file)*

**Recreation Fee (optional)**.....\$50.00  
*(The recreation fee is optional but is required for use of lake, beaches, and facilities.  
 The fee includes 1 tag for each resident listed above, 5 guest tags, and decals for 1 boat)*

What type of boat do you own?  Canoe or  Kayak or  Raft/Paddle Board or  No Boat  
*\*Paddle Boards and Inflatable Rafts (seating 3 or more persons) now require a boat decal\**

Additional Guest Tags (**LIMIT 5, you must pay recreation fee in order to request additional tags**)  
 \_\_\_\_\_ Qty x \$3.00= \_\_\_\_\_ .00

Additional Boat Decals (**you must pay recreation fee in order to request additional decals**)  
 \_\_\_\_\_ Qty x \$3.00= \_\_\_\_\_ .00

Canoe/Kayak Slot Rental(s) (**you must pay recreation fee in order to request a boat slot**)  
 \_\_\_\_\_ Qty x \$20.00= \_\_\_\_\_ .00

**TOTAL AMOUNT DUE BASED ON ABOVE.....\$ \_\_\_\_\_ .00**

**Payments received after *March 31, 2016* will incur a late fee of 1% per month.**

If you rent a canoe/kayak slot and pay the full amount due as per your choices indicated above by **March 31, 2016**, every effort will be made to secure your current slot. However, LPPC reserves the right to move your slot as needed to fit the needs of the community. Failure to pay on time will result in slot reassignment/loss.

#### **PAYMENT INSTRUCTIONS:**

Please remit payment to: Lake Pine Colony Club, PO Box 1091, Medford, NJ 08055  
 Questions? Please e-mail – Becca Finley @ boardadmin@lakepinecolonyclub.com

#### **OTHER BUSINESS**

Preferred method of receiving the Pine Needle Newsletter (check one):  Email     USPS     Both  
*\*Choosing e-mail is the **GREEN** way to go and saves LPCC money that can be used to better the community\**

#### **TAG PICK UP DATES WILL BE:**

TUESDAY, APRIL 26, 2016 FROM 6:30PM-8:30PM AND SATURDAY, APRIL 30, 2016 FROM 9AM-11AM