



WHITE MEADOW LAKE

Be a part of the important decisions in our community!

See page 15 for more details.

2nd Annual Meeting

October 11th at 12:00PM

Members in good standing can vote on the POA budget line by line.

VOTE!

October 11th starting at 9:00AM

Elections for Officers, Board of Director seats, and the Ballot questions.

YOUR
VOTE
COUNTS!

Join our E-mail List



Join WebML



President's Message

It's that time of year again when our members get to vote line by line on our budget on October 11th at the Second Annual Meeting. The budget portion starts at noon and all voting members in good standing are given the opportunity to have input on the POA budget and what will become our 2027 dues. Voting for the board seats will run from 9am-3pm and I hope to see a large turnout. The budget packet and candidate's bios are included in this newsletter. Please look them over and come to the meeting with your input. Note that we do receive a tax bill for the common properties that is included as part of our dues budget. Here in WML your voice is heard and the members get to vote on every line. By the end of the meeting, our budget is set with everyone's input.

Ilene Horowitz is sponsoring the free paper shredding event again this year in the Beach 1 parking lot on October 10th from 9am-12pm. A donation to the WML Fire department would be appreciated.

Any questions or concerns please contact me.

Michael Ilardi

Any comments: 973-479-7367,
president@whitemeadowlake.org



POA Office Hours

Tuesday, Thursday, Friday: 9am-5pm
Wednesday: 9am-8pm
Saturday: 9am-1pm
Sunday & Monday: CLOSED



POA Office Phone Numbers

Banquet: 973-494-5600
HR/Collections: 973-494-5615
Administrative Assistant/Board Specialist:
973-494-5616
Accounting: 973-494-5612
Security: 973-525-9075

2026 DUES

Homeowner \$970, Lot Owner \$242.50
For the full Explanation of Dues, please visit
www.whitemeadowlake.org/dues

WHITE MEADOW LAKE NEWSLETTER

Published monthly by

The White Meadow Lake Property Owners Association

100 White Meadow Road, Rockaway, NJ 07866
973-627-5300

Newsletter designer: Alyssa DeNora

www.whitemeadowlake.org

www.facebook.com/WhiteMeadowLakePOA

webmaster@whitemeadowlake.org

OFFICERS

President - Michael Ilardi
1st Vice President - Roger Crook
2nd Vice President - Michelle Cromwell
Treasurer - Nelson Vargas-Fuentes
Past President - Charlie Bogusat

NEWSLETTER GUIDELINES

When contributing anything to the newsletter, the following guidelines should be observed:

1. Name, date and phone number for contact must be included, in case of any questions.
2. Deadline is always before the 10th of the PREVIOUS month in which the material is intended for inclusion.
3. Advertisers are served on first come-first serve basis.
4. If material is submitted in an illegible form, it may not be printed.
5. Classified ads shall not be commercial in nature.

Thank you - your cooperation will help us produce a better newsletter for you, your family and your neighbors.

September Board Meeting

- Approved the meeting minutes from August 19, 2026 Board meeting
- PLANNING PHONE VOTE: Approved motion to hire Markovski Landscaping & Tree Service to install RubberMulch rubber tiles on the preschool outside play area and along the right side of the building at a cost of \$8,919.20. Money to come from Country Club.
- HOUSE OPS: Approved motion to hire B.A. Colella Heating & Cooling to install a cooling system and air handler at a cost up to \$37,000. Money to come from the Equalization Fund.
- LAKE & LAKE REC: Approved motion to engage Princeton Hydro to conduct a Fishery Survey (Fish Study) of our Lake in the fall of 2026 in the amount of \$11,025.00. Monies to come from line 522.07 (Lake Remediation). This will overspend the line.
- LAKE & LAKE REC: Approved motion to hire Lake Management Sciences to treat invasive Phragmites, Japanese Knot Weed and Water Lilies for \$3,388.54. Monies to come from line 521.01.
- LAKE & LAKE REC: Approved motion to purchase the leased geese control laser device system from Bye- Bye Birdie at a cost of \$6,900. Money to come from line 522.21. This will overspend the line.
- LAKE & LAKE REC: Tabled motion to purchase a handicap dock to replace the one at beach 2 from Custom Docks at a cost up to \$30,000. Money to come from the Equalization Fund.
- BEACH FYI: Purchased First Aid supplies for our beaches and pools from Amazon at a cost of \$1,347.52. \$1,000 to come from line 503.04 (medical supplies) and \$347.52 from line 503.05 (miscellaneous).
- BAR & RENTAL FYI: Purchased T-shirts for the car show from Davies Lakeside Printing at a cost of \$1,250. Money to come from Country Club.
- INSURANCE: Approved motion to hire Boswell at a cost of \$3,500 to complete the dam inspection that is required yearly for insurance. Money to come from 2026 budget line 519.01 and will not overspend the line.
- WOMEN'S CLUB: Approved REVISED motion to hire Pepper's Pony Express, LLC for their traveling petting zoo and pony rides at a cost of \$2,310. Money to come from Community Events 2026 line 539.09.

Attend Our Board Meetings

WEDNESDAYS - 8PM (unless otherwise noted)

October 11, 2026 - 2nd Annual Meeting

October 21, 2026

November 18, 2026

December 16, 2026

Committee Meetings

Committee Meetings are held monthly. To review previous committee meeting minutes and see when committees meet, visit whitemeadowlake.org/committees.



Friendship Club 55+

Come to our meetings and join in the fun. The club meets at the Clubhouse on the 2nd and 4th Thursday of every month at 1:30 pm. Pastries and light beverages are served free of charge. Membership is free. The two requirements are: (1) Must be 55 or older and 2) Must be a White Meadow Lake Member in good standing.

See you at the next meeting!
Lili, Rochelle, & Pat

Friendship Club

Upcoming Event Schedule

**OCT
3-10**

New England & Canada Cruise

- Majestic Princess
- Call Diane Pittel 800-352-8088 Ext. 140, dpittel@directlinecruises.com for her schedule, availability and pricing.
- Once booked email Rochelle Berman at restarr10@msn.com with booking number.

**NOV
9-13**

Woodloch Pines

- Five Days, Four Nights
- Residents: \$745.00 Double Occupancy, \$596.00 Three in Room, \$895.00 Single
- Non-Residents: \$765 Double Occupancy, \$616.00 Three in a Room; \$915.00 Single
- Bus leaves 10:00am

**DEC
10**

Holiday Party

- WML Members Only



White Meadow Lake Preschool

Preschool 2026-2027 Enrollment

Our WML Preschool is growing and thriving! WML Preschool provides academic, intellectual, social and emotional growth in a positive loving environment. With unparalleled faculty, the PS helps to set a foundation for future growth while still giving them the freedom to play and fostering their individual growth. Providing this early childhood experience, helps pave the road to a love of learning and sense of community driven by kindness, caring and safety.

All classes are **currently full**. To join our waitlist, visit our website at <https://app.amilia.com/store/en/white-meadow-lake/shop/programs/>

Looking ahead to next year? To schedule a tour, reach out to Mrs. Holly at wmlpreschoolabc123@gmail.com



MELANIE'S CUSTOM COVERINGS
Consult • Design • Fabricate • Install

"A Personal Touch in Decorating Since 1999"

CALL AND SHOP FROM HOME!
973-627-3021

**Custom Draperies
Top Treatments
Cornices
Bedspreads
Blinds & Shades
Shutters
Accessories
and More!**

MelaniesCustomCoverings.com

Up to
30% OFF
Custom Window
Treatments

Complete House
Installation for
\$100*

ADVANCED

PLUMBING & DRAIN CLEANING

P. DeNora - NJMPL #10364

Sewer & Drain Cleaning
High Pressure Water Jet
Video Inspections
Descaling
Jet-Vac (Vactor)
Septic & Grease Pumping
Plumbing

973-278-1948

office@advancedplumbinganddrain.com
www.advancedplumbinganddrain.com

**SERVING THE
COMMUNITY FOR
55+ YEARS**

**PROUDLY
WML RESIDENT
OWNED**

**WML
RESIDENT
EXCLUSIVE
DISCOUNT:**

10% OFF
ANY DRAIN CLEANING, SEWER CLEANING,
OR VIDEO INSPECTION SERVICE
VALID UNTIL 01/01/2028

Women's Club

2026-2027 DANCE & ACROBATICS

Dance & Acro classes begin
September 10th, 2026 - May 11th, 2027 (28 classes)

Registration is now open!

Members: \$420, Non-members: \$532

Recital Fee \$90, Additional costume \$75

Registration will be ongoing until classes are filled.

Registration:

<https://form.jotform.com/spalazzo/wmldanceandacroreg2026>

DANCE & ACRO

Day	Time	Class	Age
Tuesday	5:15-6:00PM	PS Combo - Ballet/Tap/Tumble	2.5-7
Thursday	10:30-11:15AM	PS Combo - Ballet/Tap/Tumble	2.5-5
Thursday	4:30-5:15PM	Acro I	4-6
Thursday	5:15-6:00PM	Kinder Combo - Ballet/Tap	5-7
Thursday	6:00-6:45PM	Ballet/Tap	7+
Thursday	6:45-7:30PM	Acro II	6-9
Thursday	7:30-8:15PM	Hip Hop	7+
Thursday	8:15-9:00PM	Acro III	9+

PARENT & ME FALL 2026

Our 2026 fall sessions of Parent & Me classes will be held
from September to November/December for 10 sessions:

Tuesday Classes run September 15th - December 1st

Thursday Classes run September 10th - November 19th

Registration is now open!

Members: \$150, Non-members: \$190

Registration will be ongoing until classes are filled.

Registration:

<https://form.jotform.com/spalazzo/parent-and-me-fall-2026>

Day	Time	Class	Age
Tuesday	6:00-6:45PM	Stories in Motion	12mo-5years
Thursday	9:00-9:45AM	Tumbling for Tots I	12mo-2.5years
Thursday	9:45-10:30AM	Tumbling for Tots II	12mo-5years

FOR MORE INFORMATION & TO REGISTER:

<https://www.whitemeadowlake.org/danceandacro>



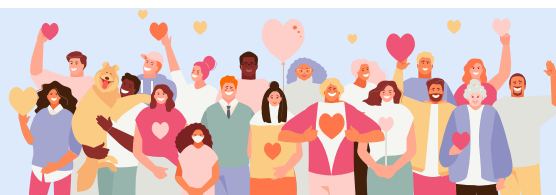
Dance & Acro



Parent & Me



Sponsored by the Women's Club



Volunteers Needed!

Do you like planning parties? Do you like having fun?
Then sign up today!

SIGN UP!

The Women's Club is always looking for new and fun ways to
celebrate this great community and raise funds for our
Scholarship!

We currently need someone to volunteer the following events:

Setup For Lights on the Lake (November 28th)

Kids Halloween Parties

Christmas Tree Lighting

And More!

We need adult and teen volunteers for our upcoming fall and
winter events! Teens can start banking those hours for
Scholarship starting in 9th grade and adults can have fun
and make new friends!

Sign up via the link below or
email at wmlwc.vp@gmail.com for more information!
<https://form.jotform.com/spalazzo/wmlwcvolunteer>



Calling all readers!

WML Women's Club Brand New Monthly Book Club:

Pages & Plot Twists

Join us as we select our reads from popular titles and dive into lively discussions.

We share our thoughts, insights, and opinions in a warm and inclusive space!

Please Contact Carissa

by email wmlwc.bookclub@gmail.com

or text: 908-798-1183 for our current read and
next meeting date and location!

Open to WML Members in good standing

Sponsored by the WML Women's Club



TOT & ME PLAYGROUP

Come on out and join White Meadow Lake's very own community
playgroup. Meet-ups are held every Tuesday at 9:30 am!
Group is open to members, caregivers, and children 0-5 years old.

Please reach out to

adrienneodendahl@gmail.com

with any questions and to request access to
their Facebook group "WML My Tot and Me"
for weekly meet up locations.

Sponsored by the Women's Club.



Activities

Upcoming Events:
Christmas Tree Lighting 12/4
Story time with Santa 12/6
Menorah Lighting 12/8
Noon Years Eve 12/31
5th Annual Winterfest 1/24

Adult Ballet Class

At the Clubhouse

Wednesdays from 7:00PM-8:00PM
 from October 7th - December 16th
 (No class 10/14 & 11/25)

Fees:

Members: \$180 for 9 classes,
 Guests of members: \$216 for 9 classes

*No 1 class option available, must register online in advance.

* 18 & over, no prior experience required.

(Payment due in full at time of registration. No refunds for missed classes)

Registration is open online at

<https://form.jotform.com/spalazzo/2026-fall-ballet-registration>



Sponsored by the Athletics Committee

THE CIVIC AFFAIRS COMMITTEE
 INVITES YOU TO

MEET THE LOCAL POLITICAL CANDIDATES

Monday, October 19th at 8PM
Street side of the Ballroom

Candidates will have between 3 to 5 minutes to speak. If time permits after all the candidates have had a chance to speak, we will have a question-and-answer period.



JOIN THE PACK! Grades K - 5

Scouting helps youth develop academic skills, self-confidence, ethics, leadership skills, and citizenship skills that influence their adult lives. It also helps children to overcome fears, build friendships, and develop useful skills in areas such as safety and public speaking.



For more information, visit our website
 or email pack160info@gmail.com

wmlpack160.com



Ilene's Community Paper Shredding Event

October 10th, 9 am - 12 pm

- Shred your old files and documents for free. You can watch them get safely shredded in the Shred-It truck.
- Support our local heroes who protect our homes, families, and community by donating to benefit the WML Volunteer Fire Co. (serving our community since 1963!).
- Let's beat last year's donations and show our appreciation to the firefighters who keep us safe.

You can also make a donation through Venmo. Please indicate that its for the fire dept. 100% of donations will go to the WML fire dept.



venmo

October is Fire Safety Month

Why It Matters:

- **80% of home fire deaths** occur where alarms aren't working.
- Fire prevention starts at home by keeping smoke detectors updated, one of the simplest ways to save lives.

ILENE HOROWITZ, Sales Associate



C: 973-229-0087 O: 973-263-0400
ilene@ilenehorowitz.com

Coldwell Banker
 91 Crane Rd., Mountain Lakes, NJ 07046



SERVING MORRIS & SUSSEX COUNTIES

Compassionate Services

GIVE PEACE OF MIND TO YOUR LOVED ONES

Pre-Need Planning,
 Funeral & Cremation Services

Serving All Faiths

Family Owned & Operated



Robert E. Kanapaux
 Manager - N.J. Lic. No. 3215

Melissa A. Kanapaux
 Funeral Director - N.J. Lic. No. 4523

GET STARTED TODAY BY
 CALLING TO SPEAK WITH
 A PRE-ARRANGEMENT
 PROFESSIONAL.



Whitham-KANAPAUX
 FUNERAL HOME

20 Keller Avenue, Rockaway, NJ
 973-627-0075
RockawayFuneral.com



MORGAN
 FUNERAL HOME

31 Main Street, Netcong, NJ
 973-347-0165
NetcongFuneral.com



Activities

Sponsored by the Women's Club

HALLOWEEN PARTIES!



Beansprouts (ages 0-4)

Join us on Saturday, October 24th from 3:00–5:00 PM for an evening of spooky fun with crafts, music, and entertainment. Pizza, beverages, and candy will be provided. Don't miss this night of dancing, costumes, and Halloween fun made just for our littlest members. All children must be accompanied by an adult and tickets are required for all attendees, including adults. There will be food and drinks for all attendees. Ticket Price: \$6.

<https://events.humanitix.com/beansprouthalloween2026>

Pre-K to 2nd Grade

Join us on Saturday, October 24th from 6:00 PM–8:00 PM for an evening of spooky fun, fun games, and awesome dance moves. Check-in begins at 5:45 PM. Pizza, beverages, and candy will be provided. Don't miss this night of games, costumes, and Halloween fun made just for grades Pre-K-2! All children must be accompanied by an adult and tickets are required for all attendees, including adults. There will be food and drinks for all attendees. Ticket Price: \$6.

<https://events.humanitix.com/littlekidhalloween2026>

Grades 3 to 5

Join us on Friday, October 23rd from 7:00–9:00 PM for another year of gaming truck action. Check-in begins at 6:45 PM. Don't miss this night of games, costumes, and Halloween fun made just for grades 3–5! Please note that no meals will be served—only popcorn, beverages and candy will be provided. This is a drop off event! Ticket Price: \$10.

<https://events.humanitix.com/bigkidhalloween2026>



Beansprouts (ages 0-4)



Pre-K to 2nd Grade



Grades 3 to 5

HALLOWEEN LIGHTS CONTEST



Registration Opens: October 1, 2026
Judging: October 25, 2026 | Dusk–Midnight
Rain Date: October 26, 2026
Winners Announced: October 27, 2026
Community Drive–By: October 30, 2026

NEW THIS YEAR! Categories! 3 prizes will be given out based on categories: Best Overall Theme, Spookiest, and Best Family-Friendly!

Prizes in each category will be awarded based on creativity, use of color, originality, ingenuity and theme. Judging will ONLY take place from the curb and/or sidewalk unless judges are instructed otherwise (you can indicate that when you register). If lights are not on or no decorations are on display at time of judging, your house will not be considered in the judging.

Winners will be highlighted on the Trick O' Treat map for our community to see your amazing displays and enjoy your hard work!

Register today at

<https://events.humanitix.com/wmlspookylights2026>

Questions? Contact Women's Club at womensclub@whitemeadowlake.org.

WML WOMEN'S CLUB IS SPONSORING OUR

Trick or Treat MAP



Trick or Treat, our Halloween map is back for another year! Tell us if you're welcoming trick or treaters this Halloween, and then use the map on Halloween to find the best spot for your kids to get their favorite treats. The map will be sent to all who register their homes and posted on the POA facebook page. Our Lights Contest registrants will also be listed so you can see all the spooky displays around our lake while you're loading up on candy and the Winners of the Halloween Lights contest will be indicated on the map too!



Register today!

<https://tinyurl.com/WMLHalloweenMap26>

Note: This is not the registration for the Halloween Lights contest.

If you wish to register for the lights contest, register here:

<https://events.humanitix.com/wmlspookylights2026>

AMERICAN BASEMENT

Basement/Foundation Specialist

973-319-2907

Basement/Crawlspace Waterproofing
 Foundation Repairs
 Egress Windows
 Pumps



Rockaway Twp. HIC#13VH10485100

Bar & Rental

GAME NIGHT

SAT, OCT 17TH, 4-9PM
FRI, NOV 27TH, 4-9PM

All gamers welcome! From casual beginners to heavy gamers, all are welcome! Feel free to bring classic games you like and some friends or just yourself and make new friends learning new games! We usually have a wide range of party and beginner games, and more advanced games.

Please enter via the Gold Bar and feel free to bring snacks! No outside beverages. Event open to members & non-members 18+. For questions, join us on facebook at <https://www.facebook.com/groups/wmlgamers>. Sponsored by Bar & Rental

October 17th Game Night * EXTENDED *

We are welcoming kids 10 and over with a responsible grownup to join us from 4pm-7pm on October 17th for some fun and games! We will have more family friendly games available for play or you can bring your own. Snacks are permitted, but all beverages must be purchased from the bar, water will be available. (Regular game night to follow)

GOLD BAR HOURS

Thursday: 7-11:30PM

Friday: 6PM-12AM

Saturday: 6PM-12AM

Sunday: 3-9PM

*Hours are subject to change & can be affected by rentals.
Check the calendar on page 19



No Smoking or Vaping in Bar or Clubhouse
No Gambling on Clubhouse grounds.

GOLD LOUNGE RENTALS

Gold Lounge Rentals are available on Saturday & Sundays, when the bar is not open to the public.

Rentals are \$225 for a 4 ½ hour period and can be booked 60 days in advance. Gold Lounge Rentals are first come, first served and must be reserved in person.

Please contact Patrizia Trento, Banquet Manager at 973-494-5600 or banquet@whitemeadowlake.org for more information.

WML GOLD BAR

HALLOWEEN DOG PARADE & YAPPY HOUR!

Dress your pup up for a family friendly parade!

MEET AT THE FLAGPOLE!

SATURDAY, OCTOBER 24TH AT 5PM

RAIN DATE: **SUNDAY, OCTOBER 25TH AT 5PM**

After the PARADE, humans are welcome to grab a drink in the bar and enjoy it with your pup on the deck!

DOGS MUST BE LEASHED!

Before You Sell... Know Your Number



Scan to see your estimated net proceeds

Most are Surprised



The Wolf Home Team
3 Generations of Sold Signs

WolfHomeTeam.com

kw METROPOLITAN
KELLER WILLIAMS REALTY

Each office independently owned and operated

White Meadow Lake POA

ELECTION PROCEDURES

The Board of Directors approved the following procedures for the Annual Elections.

1. An Election Committee shall be established as provided for in Section 36 of the Constitution. The President, with the approval of the Board, shall appoint the members. This Committee shall consist of at least four members and preferably seven. The members shall not be candidates currently running for office or their family members, nor shall they have served on the nominating committee for the same election year. Committee members must be in good standing with WML. The Election Committee shall be appointed after the Nominating Committee has announced its selections.
2. The election will start at 9:00 a.m. and end at 3:00 p.m. or as otherwise announced at a Board meeting.
3. The Election Committee will administer the election based upon the rules and procedures that have been developed. At least three members must be on the premises during the duration of the election. The Committee may make such rules and procedures provided they are not inconsistent with these procedures or the Constitution with the goal of making the election fair and objective.
4. Members of the Election Committee are to be familiar with section 26 and section 36 of the Constitution.
5. There are to be no signs or other campaign literature on POA property. The Committee may take such steps as they deem necessary in this regard.
6. On Election Day, candidates may not campaign on POA property or within 200 feet of the Club House. The Committee may take such steps as they deem necessary in this regard.
7. Candidates names will be listed alphabetically for each position. The ballot shall designate only the candidates name and shall not show any affiliation with any other candidates. However, those candidates selected by the Nominating Committee may be so noted.
8. At least one and preferably two members of the election committee shall be in control of the ballot box at all times.
9. Candidates who are elected to fill seats vacated by an incumbent board member being elected to an officer position would be determined by having the one with the highest votes fill the seats with the longest remaining tenure.
10. In accordance with NJ PREDFDA regulations, ballot counting shall be done publicly. One committee member will read each ballot aloud. Another member seated next to the reader will visually confirm that the ballot has been read correctly. At least two members will independently tally the votes as they are read so the two (or more) tallies can be compared to confirm the count. It is recommended that each tally sheet shall have no more than 30 votes counted. After 30 votes have been counted, the tally sheets will be compared. If the count is off on any line, that line will be reread and recounted until the two sheets match. The thirty ballots and two tally sheets will be stapled together and maintained for inspection for a period not less than 90 days.

Upcoming Election Procedures



ABSENTEE BALLOT PROCEDURE

1. An absentee ballot packet may be requested in person at the office, or by mail. An Absentee Ballot Request Form must be completed, and signed by the voter. If a voter is ill or confined, they may also send their signed request form to the office with their own chosen authorized representative.

The absentee ballot packet will consist of the ballot, a white envelope and a brown envelope. The ballot will be placed in the white envelope, which will be placed in the brown envelope. The outside of the brown envelope must have the voter's name and address, and a line for the voter's printed name, and another line for the voter's signature.

2. **Outgoing Procedure:** Whether requested by mail or in person said Absentee Ballot Request Form must be filled in and signed by the voter. An Absentee Ballot can only be picked up by the voter in person. If the request form is delivered by another person, ballot will be mailed to the address on record. If mailed out, the office staff member who mails the ballot will indicate "mailed" and date the Absentee Ballot Log Sheet. Each brown envelope that goes out (mailed or carried) will be numbered and each ballot embossed with the White Meadow Lake Seal.

3. **Incoming Procedure:** When the ballot is returned, the date will be written on the Absentee Ballot Log Sheet which is then signed by the voter (or the voter's spouse). If received by mail, the staff member who receives the ballot will indicate that on the Absentee Ballot Log Sheet.

The ballot in the white envelope will be placed in the lock box that will not be opened until the day of the election. The only three keys for the lock box will be possessed by a non-running Board member selected by the Election Committee, the Office Staff, and the Chairperson of the Election Committee. Absentee ballots will be accepted until an hour before the office closes for business, the day before the election.

The Voter Signature Log Book will be updated to match the final Absentee Ballot Log Sheet by crossing out the recipient's name and noting "Absentee Ballot" prior to the election.

4. On Election Day, the absentee ballots will be counted by the Election Committee starting at 3 p.m. The Election Committee has the discretion to start counting the absentee ballots earlier, if there are a large number of returns.

PROCEDURES FOR CHALLENGERS

1. A Challenger cannot be a candidate.
2. Anyone wishing to be a Challenger must submit their name to the Election Committee in writing seven (7) days, prior to the election, to get "credentialed", that is, their name will be recorded as well as the candidate and/or Question they are representing. If the Challenger is representing a Question, a maximum of two (2) Challengers per Question will be allowed, one representing the "Yes" Answer and the other representing the "No" Answer. Challengers must be POA members in good standing.
3. Each candidate is entitled to one Challenger.
4. Challengers will sit at long tables behind the Election Board workers and will follow the rules of a county/town election. That is, they are not to interfere with a voter in any way. Any questions must be directed to an Election Board worker, i.e. if they did not hear a voter's name.
5. Challengers may be present at the counting of votes for which they are challenging. Challengers and observers must stand 25 feet from the voting process.
6. Challengers must not disclose any details of their observations until after the Election Committee has reported the results of the election.
7. No recording is allowed during the election process.



2026-2027 ABSENTEE BALLOT REQUEST FORM

If you would like to receive your Absentee Ballot Packet by mail, please use this form. This form must be received in the POA office by mail no later than Friday, September 18th or you may request an Absentee Ballot Packet in person at the POA office until Saturday, October 10th at 11:00 am. 1 vote per household.

All ballots **MUST BE RETURNED** to the POA Office **NO LATER THAN 12:00 PM ON Saturday, October 10th** for your vote to count.

It is the sole responsibility of the property owner to ensure that the ballot is received by the office no later than 1 hour prior to the close of business on the last day prior to the election.

If not returned (filled or blank) the vote is forfeited, and the member will not be allowed to vote on the day of the election.

Ballot can only be picked up by the voter or mailed to the address directly. If anyone other than the voter is requesting your Absentee Ballot, please allow time for delivery by mail.

Please refer to Section 7 of our constitution for guidelines regarding the use of Absentee Ballots.

I, _____, a member in good standing
(PRINT NAME CLEARLY)

residing at (LAKE ADDRESS) _____

do hereby make an application for an absentee ballot to be voted at the election to be held on Sunday, October 11, 2026. I will, therefore, be unable to cast my ballot at the polling place on the day of the election. Please mail my ballot to me at:

(SIGNATURE OF MEMBER REQUESTING BALLOT)

White Meadow Lake POA

Upcoming Election Information



Positions to be Filled: President, 1st Vice President, 2nd Vice President, Treasurer, Director (Three-Year Term) – 4 seats, Director (One-Year Term) – 1 seat

Candidates for President:

The Nominating Committee nominates



Michael Ilardi

MICHAEL ILARDI resides at 19 North Brookside Drive with his wife Donna for 35 years. He has been attending meetings for 34 years and has been on the Board for over 23 years. He served as a Director, Treasurer for 3 years, President, Past President, and is currently President. He has attended committee meetings at all our committees and has been chairperson or officer in charge of Lake Rec, Security, Maintenance, Festival Day, Computer, Marketing, Wage & Salary, House Operations, Bar & Rental, Camp, House Activities, and Legal & By-Laws. Mike helps run our 6 annual blood drives. He was also on the sub-committees to hire our Board Attorney, Auditor, and General Manager.

Mike was on the sub-committee that renovated the Gold Bar and added tap beer to both bars, Mike worked on the replacement of the clubhouse windows and the renovation of the carport. Mike was on the sub-committee that planned the engineering and the renovation of the entire outside of the main mansion clubhouse and the outside of the ballroom side of the building. Mike was on site every day and worked hands-on doing many projects himself; including hand digging a 75 foot French drain to keep water out of the building, sanding, painting and much more so we didn't have to hire contractors and increase the cost of the renovation. Mike along with Kurt from our maintenance department painted the outside of our camp building at the A-Field before the 2022 camp season. Mike helped with the planning and expansion of the Drum pool deck.

During the difficult year of 2020 Mike worked with the committees, staff and legal counsel to follow the strict guidance to open our facilities as safely as possible. He had the office outfitted with safety protocols in place before opening to protect staff and visitors. Mike worked on the planning and the replacement of the preschool bathrooms and floors.

Mike worked with Athletics and the Tennis sub-committees on the new sports complex. He helped plan the ballot question and where the funds would need to come from. Mike was on site to oversee the work, including all new lighting and drainage.

Mike looks forward to continuing serving WML. Mike prides himself in knowing and following the constitution and guidelines. Mike has a great pool of board members to put on the right committees to get the most benefit for our members. Mike is available and at the office on a daily basis making sure everything is running smoothly. Come out on October 11th and vote line by line on our budget.

Mike asks for your vote to continue to serve as President in order to continue the improvements to our community that have been ongoing during his time as president. Thank you for your support as we continue to improve our community. If you have any questions, you can contact him at 973-586-1556.

Candidate for 1st Vice President:

The Nominating Committee nominates



Roger Crook

He actively assists with Festival Weekend, special events from Women's Club and House Activities, bar operations, technology and infrastructure direction, and he supports other committee events and activities throughout the year as well. Roger is proud of the annually increasing operating profits that the Bar & Rental team contribute to Country Club to lessen the pressure on costs and our dues levels.

Roger currently is the Regional Sales Director for the NY/NJ Metro Region covering Global Enterprises in IT Cybersecurity for AccessIT Group in Parsippany. He has been with them since their founding in 2001 and is responsible for \$40M in sales.

Roger is hoping to be re-elected to the First Vice President position. He has been living in WML since 2004 with Michele and two grown children. His volunteer experience over the past 20 years is comprised of 17 years of various committee memberships and participation; 11 years Chair/Co-Chair Bar & Rental Committee; 11 years Chair/Co Chair Computer Committee; 11 years Wage & Salary Committee member, 8 years as First Vice President, 8 years as Officer in Charge of Bar & Rental and 6 years as Officer in Charge of House Ops/Maintenance, 4 years on the Insurance Committee, 7 years on the Planning Committee and served as President for 6 months.



Nelson Vargas

My name is Nelson Vargas, and I have been a proud resident of WML since January 2020. My wife, Jasmine, and I have had the joy of raising our two boys in this wonderful community. Every season here offers something special, from crisp fall days and colorful leaves to the vibrant summers when our lake truly comes alive. Nothing compares to seeing our children's smiles as they paddleboard, kayak, and enjoy our pools. The wide range of amenities and sense of belonging were among the main reasons we chose to make WML our home.

Since 2022, I've had the privilege of serving on the Audit Committee, contributing my professional experience to uphold the highest standards of financial integrity and accountability for our community.

In my current role as POA Treasurer, I've worked to streamline internal processes to promote greater accountability and transparency in our payment systems. Contracts, motions, and payments are thoroughly reviewed by multiple people to ensure compliance. While there have been many challenges along the way, I believe the POA is in a stronger financial position today than in years past. Our enhanced monthly financial reports offer board directors detailed year-over-year comparisons. This supports deeper analysis and more informed decision making.

Beyond my Treasurer duties, I serve as Officer-In-Charge of several committees doing great work. At camp we are making every effort to reduce waste while not impacting the program quality that our children have come to love. At marketing we are making great strides to increase our digital newsletter delivery, thereby reducing costs of print and postage. Additionally, a few changes have come and will continue to come via a rollout of fundraising initiatives that will provide additional incentives to residents who support events, purchase products, and donate.

My goal is simple. I want to continue building a financially sound, transparent, and thriving community. I'm committed to finding new ways to help White Meadow Lake flourish for years to come.

Candidate for 2nd Vice President:

The Nominating Committee nominates



Michelle Cromwell

Michelle Cromwell has lived in WML on Sioux Ave since 2008 with her husband and two children. She has worked as a special education teacher and coached various sports for over 20 years. Michelle has served on the POA board for the last 5 years where she was co-chair of the Beach Committee and worked with the insurance committee. This past year she was OIC of Beach, Athletics, Insurance & Women's Club. While on the beach committee, she has spearheaded the swim lessons program which has grown tremendously over the last few years. Michelle also co-coordinates the WML Swim Team as well as chairs for the HUB

Lakes Swim League. Having grown up in a lake community similar to WML, she has a great deal of insight and ideas for strengthening our lake. As a teacher, she has been involved with many volunteer positions within the union and school community that also give her experience working to make change and the ability to understand why change cannot always occur. She hopes to continue her active role in the community next year.

Candidate for Treasurer:

No nominations.



Candidates for 3-Year Director Seats

The Nominating Committee nominates



Scot Desort

I have been a White Meadow Lake resident for 26 years. I started serving the community on the House Activities committee for several years. I have also been actively involved with the Festival Day committee for over 20 years including organizing and managing the annual 5K run. I have been on the board nearly continuously since 2018, and have chaired several committees including Technology, Security, and Bar & Rental. During recent years, our committees have completed many significant projects including a new POS system, and new state-of-the-art security cameras which have already helped us identify and prosecute individuals who have caused damage to our wonderful properties which we all value greatly. We have also renegotiated our internet access services at our various properties to bring a significant cost savings to the fees we pay to Optimum. I am extremely family oriented and value my family and close friends above all else. I am founder and part owner of a small technology company in Wayne established 38 years ago. I love technology, especially when it improves our lives and the lives of those around us. I love this community and welcome the opportunity to continue to make it better for all of us.



Kristen Neu

negotiation, and accountability required in both of her professions.

Kristen currently chairs the House Activities Committee and the Marketing & Communications Committee. During her time with House Activities, she has helped lead longstanding community events while introducing new programs, including Dueling Pianos, NJ Craft Beer Tasting, and Murder Mystery. She also introduced the popular annual community tradition of Food Truck Fridays, which she has organized for the community for seven years. Outside of WML, Kristen continues to volunteer with Eleventh Hour Rescue and supports the organization's annual Puptoberfest fundraiser, among others.

With another term on the Board, Kristen will continue to focus on transparent communication, effective governance, responsible operations, and meaningful community engagement. She believes WML benefits when its Board operates professionally, follows through on its responsibilities, and makes decisions with the interests of the entire community in mind.

The Nominating Committee nominates



Rudy Riveron

With a flexible work schedule and a deep appreciation for all that makes White Meadow Lake unique, I believe this is the right time for me to give back by serving on the board. Our community is a truly special place, one that offers a spirit of connection and quality of life that few others can match. I am committed to helping preserve and strengthen the traditions, benefits, and sense of togetherness that make White Meadow Lake such a wonderful place to live.

My name is Rudy Riveron, and I am a lifelong resident of Morris County. I have been proud to call White Meadow Lake my home for over 18 years, where I live with my wife, Ilene Horowitz a third-generation, lifelong WML resident.

Over the years, I've been actively involved in our community, serving on the Festival Days Committee since moving here and volunteering my time whenever opportunities arise. I attend POA committee and board meetings, both to support our board members and to stay informed about the issues and opportunities that impact our neighborhood.

The Nominating Committee nominates



Mike Emma

Professionally, Mike works as an Operations Manager for a nationwide flooring distribution company, with more than 25 years of experience in operations, logistics, transportation, and distribution. Throughout his career, Mike has developed a passion in establishing high performing and empathetic teams to increase productivity, improve internal employee and customer service experiences, with long term goals of improving safety and operational standards, decreasing excess spending and while problem-solving and working well with his colleagues.

Mike's holds a bachelor's degree in leadership & professional studies and is currently pursuing his MBA at William Paterson University. He is a certified Lean Six Sigma Black Belt. Mike believes there is always something new to learn, and is continuing to look for opportunities to grow both professionally and as a leader in the community.

The Nominating Committee nominates



MyChelle Perez

Professionally, MyChelle has 20 years of experience in education, counseling, and leadership in both secondary and higher education. She is excited about the opportunity to become more involved and contribute her time, experience and perspective to the community. She looks forward to meeting more of her neighbors, supporting WML initiatives, and working together to help keep White Meadow Lake the wonderful community she has been so proud to call home.

MyChelle W. Perez has been a White Meadow Lake resident for the past nine years and has truly enjoyed being part of the community. Over the years, she and her family have participated in and supported many WML programs, activities, and events. These experiences have given her a genuine appreciation for the community and the many volunteers who work behind the scenes to make WML such a wonderful place to live. After years of enjoying WML as a resident and parent, she feels that now is the right time to become more involved and give back to the community.

Candidate for I-Year Director Seat

The Nominating Committee nominates



Daryl Macellaro

Daryl has been a resident of White Meadow Lake for 25 years and is committed to giving back to the community he and his family call home. He and his wife, Erin, recently celebrated their 25th wedding anniversary and are proud parents of two sons, Brian and Andrew. We raised our boys in WML and love the community and all it has to offer. In his free time, Daryl enjoys playing ice hockey, cooking, and cheering on the New York Giants. He looks forward to the opportunity to serve the White Meadow Lake community and contribute to its continued success.



2026 Ballot Questions

Details of each question will be provided on election day on the tables.

QUESTION #1:

Motion to present a ballot question to the community to revise multiple sections of the WML Constitution referring to he and his.

DETAILS:

Motion to present a ballot question to the community to revise multiple sections of the WML Constitution referring to he and his.

1) In **Section 4**, "he" be changed to "**said member**."

2) In **Section 15**, "he" be changed to "**member**."

3) In **Section 36**, the following language:

"A **candidate** may select an agent to be present at the counting of the votes, involving a post for which he is a candidate."

be changed to:

"A **member** may select an agent to be present at the counting of the votes involving a post for which **the member** is a candidate."

4) In **Section 9**, the following language:

"Membership in good standing in the Association shall entitle the Home Owner and **his** immediate family residing in the premises or the Lot Owner and **his** immediate family ..."

be changed to:

"Membership in good standing in the Association shall entitle the Home Owner and **the Home Owner's** immediate family residing in the premises or the Lot Owner and **the Lot Owner's** immediate family ..."

5) In **Section 13**, the following language:

"Every Member, as a condition of membership, authorizes the Association the right to enforce the restrictions contained in **his** contract of purchase and **in his** deed, including the right to start suit for such purpose in **his** name."

be changed to:

"Every Member, as a condition of membership, authorizes the Association the right to enforce the restrictions contained in **the Member's** contract of purchase and **in his** deed, including the right to start suit for such purpose in **the Member's** name. . ."

6) In **Section 17**, the following sentence:

"Additionally, the results of any changes in the proposed budget that were made at the First Annual Meeting must be mailed or e-mailed to the membership at least 14 days prior to the Second Annual Meeting. Written notice of the Annual Meeting shall be mailed or e-mailed to each member at his registered address on the records of the Association at least seven (7) days prior to the meeting . . ."

be changed to:

"Additionally, the results of any changes in the proposed budget that were made at the First Annual Meeting must be mailed or e-mailed to the membership at least 14 days prior to the Second Annual Meeting. Written notice of the Annual Meeting shall be mailed or e-mailed to each member at **the member's** registered address on the records of the Association at least seven (7) days prior to the meeting . . ."

QUESTION #1 CONTINUED:

7) In **Section 39**, the following language:

"In the absence of the President, the 1st Vice President shall act as President **in his stead**; in the absence of the 1st Vice President, the 2nd Vice President shall so act. The Vice Presidents shall perform such duties as shall from time to time be assigned or delegated to them by the Board of Directors or the President."

be changed to:

"In the absence of the President, the 1st Vice President shall act as President ~~in his stead~~; in the absence of the 1st Vice President, the 2nd Vice President shall so act. The Vice Presidents shall perform such duties as shall from time to time be assigned or delegated to them by the Board of Directors or the President."

8) In **Section 42**, the following language:

"The Treasurer shall receive and disburse the funds of the Association as may be ordered and authorized by the Board of Directors, taking proper vouchers for such disbursement and shall render the President and the Directors at the Regular meetings of the Board and at such other times as the President of the Board may require, an account of all **his transactions as Treasurer** and of the financial condition of the corporation. The Treasurer with the President, or either Vice Presidents, shall sign all checks, notes and drafts. The Treasurer shall keep full and regular books showing all **his** receipts and disbursements made, which books shall be open at all times to the inspection of the President or any member of the Board of Directors or the Auditing committee and shall make such reports and perform such other duties as the President or the Board of Directors may require"

be changed to:

"The Treasurer shall receive and disburse the funds of the Association as may be ordered and authorized by the Board of Directors, taking proper vouchers for such disbursement and shall render the President and the Directors at the Regular meetings of the Board and at such other times as the President of the Board may require, an account of all **of the Treasurer's** transactions and of the financial condition of the corporation. The Treasurer with the President, or either Vice Presidents, shall sign all checks, notes and drafts. The Treasurer shall keep full and regular books showing all **his** receipts and disbursements made, which books shall be open at all times to the inspection of the President or any member of the Board of Directors or the Auditing committee and shall make such reports and perform such other duties as the President or the Board of Directors may require."

White Meadow Lake POA

QUESTION #2:

Motion to present a ballot question to the community to revise section 24 of the WML Constitution.

DETAILS:

In Section 24, the following language:

"The Board of Directors may appoint such other Officers and Agents and Employees as they may deem proper for such periods as in the judgment of the Board may seem best. Such Officers and Agents shall be subject to removal at the discretion of the Board. No employment or contract of any kind shall be entered into by the Board for a period of more than one year unless with the approval of the Association by a two-thirds (2/3) vote of those voting. No member of the Board shall directly or indirectly enter into any contract with the Association."

be changed to:

"The Board of Directors may appoint such other Officers and Agents and Employees as they may deem proper for such periods as in the judgment of the Board may seem best. Such Officers and Agents shall be subject to removal at the discretion of the Board. No contract of any kind, including employment, shall be entered into by the Board for a period of more than one year unless a minimum of 12 board members vote for approval of the board motion or unless with the approval of the Association by a two-thirds (2/3) vote of those voting. No member of the Board shall directly or indirectly enter into any contract with the Association."

QUESTION #3:

Motion to present a ballot question to the community to revise section 25 of the WML Constitution.

DETAILS:

In Section 25, the following language:

"The Board of Directors shall determine its own Rules of procedure, not inconsistent with this Constitution. Nine (9) members of the Board shall constitute a quorum but no action shall be voted by the Board without the affirmative vote of nine (9) members of the Board."

be changed to:

"The Board of Directors shall determine its own Rules of procedure, not inconsistent with this Constitution. Nine (9) members of the Board shall constitute a quorum but no action shall be voted by the Board without the affirmative vote of nine (9) members of the Board, ***unless the total number of Board members has fallen below nine (9), in which case a unanimous affirmative vote of all Board members shall be sufficient to constitute a quorum and to take action until the Board once again has at least nine (9) members.***"

QUESTION #4:

Motion to present a ballot question to the community to revise section 35 of the WML Constitution.

DETAILS:

In Section 35, the following language:

"No person shall be nominated for more than one (1) office, nor shall any person run ***for an office and as a member of the Board of Directors.***"

be changed to:

"No person shall be nominated for more than one (1) office, nor shall any person run ***concurrently for an officer and for a Board Directorship.***"

Upcoming Election Information



QUESTION #5:

Motion to present a ballot question to the community to revise section 52 of the WML Constitution.

DETAILS:

In Section 52, the following language:

"Any surplus in the current year's budget not appropriated to the Sinking Fund or the Capital Improvement Fund may either be included in a future year's budget, as part of anticipated revenues or reserved to be used against future years' collection shortfalls."

be changed to:

"Any surplus in the current year's budget not appropriated to the Sinking Fund or the Capital Improvement Fund may either be included in a future year's budget, ~~as part of anticipated revenues~~ or reserved to be used against future years' collection shortfalls."

QUESTION #6:

Motion to present a ballot question to the community to revise section 44 of the WML Constitution.

DETAILS:

In Section 44, the following language:

"The Secretary shall ***take care of all matters pertaining to the correspondence of the Association, send out all notices of Regular and Special meetings, shall keep a record of the minutes of the Board of Directors and of this Association and shall perform such other duties as may be required of him/her by the President or the Board of Directors.***"

be changed to:

"The Secretary shall ***keep a record of the minutes of the Board of Directors and of this Association and shall perform such other duties as may be required by the President or the Board of Directors. The Secretary's responsibilities pursuant to this Section may be delegated to employees of the Association, as the Board of Directors deems appropriate***"

QUESTION #7:

Motion to present a ballot question to the community to revise section 46 of the WML Constitution.

DETAILS:

Section 46

There shall be an Auxiliary of the Association. That Auxiliary shall be called the White Meadow Lake Women's Club and will have its own officers elected by the community, who are members of the Association in good standing.

The Auxiliary shall have its own Constitution, which shall be subject to approval of the Board of Directors of the Association and shall at no time conflict with that of the Association.

The Association Constitution shall at all times take precedence.

The function of the Auxiliary shall be to ***stimulate the use of the physical facilities of the Association for recreational, cultural, social and other useful purposes.***

be changed to: (change to last paragraph only)

The function of the Auxiliary shall be to ***promote and encourage the use of the WML Clubhouse and other POA properties for recreational, cultural, social, and community-oriented purposes. To act as responsible stewards of WML POA resources by effectively utilizing WML property to create opportunities that bring children, families and the broader community together. To raise and distribute scholarship funds to support eligible WML students in their educational journey.***

Special Insert - Budget

White Meadow Lake POA

2027 Preliminary Budget



		2025	2026	2026	2027	2027
	COMMITTEE / AREA	EXPENDED	APPROVED	Thru AUG	PROPOSED	NOTES
	1. ATHLETICS					
501.01	MEDICAL KITS	\$ 128	\$ 200	\$ -	\$ 200	
501.02	EQUIPMENT/SUPPLIES	\$ 1,549	\$ 2,000	\$ 779	\$ 4,000	1
501.03	INTERCOMMUNITY COMP.	\$ 4,514	\$ 3,000	\$ 2,196	\$ 5,000	2
501.05	SALARY	\$ 23,869	\$ 25,000	\$ 25,053	\$ 25,900	
501.06	UNIFORMS	\$ 1,395	\$ 2,000	\$ 1,432	\$ 2,000	
501.08	SWIM INSTRUCTOR/ASST.	\$ -	\$ -	\$ -	\$ -	
501.07	MISCELLANEOUS	\$ -	\$ -	\$ 6	\$ -	
501.09	REPAIR SWIM LANES	\$ 254	\$ 500	\$ 21	\$ 500	
501.10	MAINTAIN MULTI-SPORT COURT	\$ 772	\$ -	\$ -	\$ 1,000	
501.12	MAINTAIN ATHLETIC FACILITIES	\$ 11,098	\$ 6,000	\$ 4,247	\$ 10,000	3
501.13	TROPHIES/AWARDS	\$ -	\$ 1,350	\$ -	\$ 1,350	
501.14	UMPIRES	\$ 435	\$ 1,300	\$ 460	\$ 1,300	
501.15	PAYROLL TAXES	\$ 2,404	\$ 2,375	\$ 2,430	\$ 2,461	
	SUB TOTAL	\$ 46,417	\$ 43,725	\$ 36,624	\$ 53,711	
	2. BEACHES					
503.01	LIFEGUARDS/STAFF	\$ 176,039	\$ 203,000	\$ 191,656	\$ 220,000	4
503.01	Swim Lesson Revenue	\$ (17,815)	\$ (14,000)	\$ -	\$ (14,000)	
503.02	SAND MAINTENANCE	\$ 6,603	\$ 7,500	\$ 6,613	\$ 8,500	5
503.04	MEDICAL SUPPLIES	\$ -	\$ 1,000	\$ -	\$ 500	
503.05	MISCELLANEOUS	\$ 4,130	\$ 1,000	\$ 61	\$ 500	
503.06	LIFE SAVING EQUIPMENT	\$ 2,942	\$ 3,000	\$ 2,411	\$ 3,000	
503.07	COMMUNITY BEACH ACTIVITIES/ STAFF	\$ 1,917	\$ 2,500	\$ 2,777	\$ 2,500	
503.08	REPAIR EQUIP/STRUCTURES	\$ 8,629	\$ 13,000	\$ 12,299	\$ 5,000	
503.09	IMPROVE LANDS	\$ 12,776	\$ 10,000	\$ 5,774	\$ 12,500	6
503.11	CPO SERVICES	\$ -	\$ -	\$ -	\$ 5	
503.12	PAPER/CLEANING SUPPLIES	\$ 802	\$ 650	\$ 1,064	\$ 650	
503.14	FEES	\$ 985	\$ 1,200	\$ 1,448	\$ 1,500	7
503.15	UNIFORMS/ADS	\$ 4,125	\$ 6,000	\$ 493	\$ 6,000	
503.16	POOL SUPPLIES	\$ (344)	\$ 2,000	\$ -	\$ 2,000	
503.17	BEACH SUPERVISION	\$ 12,475	\$ -	\$ -	\$ -	
503.18	PAYROLL TAXES	\$ 18,781	\$ 19,285	\$ 18,457	\$ 20,900	
503.19	PROPANE	\$ 649	\$ 2,200	\$ 2,416	\$ 2,200	
503.20	POOL OPENING/CLOSING	\$ 5,483	\$ 6,500	\$ 1,900	\$ 7,000	
503.21	WATER TESTING	\$ 6,020	\$ 7,500	\$ -	\$ 8,000	
503.22	CHEMICALS	\$ 4,661	\$ 8,500	\$ 3,324	\$ 8,500	
503.23	BEACH OPERATIONS SOFTWARE	\$ -	\$ 1,500	\$ 723	\$ 1,500	
523.01	SWIM LESSON EXPENSE	\$ 202	\$ -	\$ 444	\$ 500	
	GEESE CONTROL (NEW ACCOUNT)	\$ -	\$ -	\$ -	\$ 20,000	
	Country Club offset	\$ (21,453)	\$ (31,900)	\$ -	\$ (30,000)	
	SUB TOTAL	\$ 227,605	\$ 250,440	\$ 251,860	\$ 287,255	
505.01	3. BOAT DOCKS/HOUSE	\$ 10,740	\$ 6,000	\$ 5,348	\$ 5	
515.00	4. CIVIC AFFAIRS	\$ 382	\$ 1,000	\$ 425	\$ 1,000	
507.00	5. COMM. PLAN & ENG	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	
	6. FESTIVAL DAY					
509.01	EXPENSES	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	
	SUB TOTAL	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	
511.01	7. FURNITURE/RENO		\$ 5	\$ -	\$ 5	
	8. GENERAL & ADMINISTRATIVE					
513.01	OFFICE SUPPLIES & POSTAGE	\$ 9,184	\$ 11,000	\$ 4,185	\$ 11,000	
513.02	COUNSEL RETAINER	\$ -	\$ 5	\$ -	\$ 5	
513.03	AUDIT & CONSULTING	\$ 25,810	\$ 30,000	\$ -	\$ 32,500	
513.04	VOICE/DATA	\$ 14,342	\$ 14,000	\$ 2,355	\$ 14,000	
513.05	MISCELLANEOUS	\$ 1,050	\$ 2,000	\$ 143	\$ 2,000	
513.06	BADGES/PASSES	\$ 320	\$ 5,000	\$ 3,173	\$ 5,000	
513.07	PAYROLL TAXES	\$ 20,218	\$ 36,034	\$ 12,469	\$ 28,462	
513.08	CONTRIBUTIONS/GIFTS	\$ 625	\$ 1,500	\$ 490	\$ 1,500	
513.09	OFFICE EQUIPMENT MAINT/CONTRACTS	\$ 28,801	\$ 33,000	\$ 20,178	\$ 33,000	
513.10	OFFICE EQUIPMENT REPAIR/REPLACE	\$ 232	\$ 4,000	\$ -	\$ 15,000	8
513.11	BOARD MEALS	\$ 2,182	\$ 3,200	\$ 1,121	\$ 3,200	
513.12	OFFICE/CLERICAL	\$ 235,843	\$ 372,000	\$ 130,004	\$ 290,000	
513.13	PAYROLL SERVICES	\$ 17,251	\$ 19,600	\$ 12,888	\$ 19,600	
513.14	OFFICE AUTOMATION/TRAINING	\$ 196	\$ 750	\$ 41	\$ 750	
513.15	ELECTION	\$ -	\$ 100	\$ -	\$ 100	
513.16	BLOOD BANK	\$ 1,359	\$ 1,500	\$ 1,160	\$ 2,000	9
513.18	ALARM SYSTEM/FIRE ALARM	\$ 4,029	\$ 5,000	\$ 3,413	\$ 5,500	
513.21	BANK CHARGES	\$ 300	\$ 300	\$ 626	\$ 300	
513.23	ADVERTISING	\$ 2,023	\$ 1,000	\$ 4,506	\$ 5,000	10
513.24	HOSTESS & HOSTS SALARIES	\$ 8,034	\$ 7,300	\$ 5,548	\$ 9,600	11
513.25	RENT FOR POA USE OF COUNTRY CLUB	\$ 60,000	\$ 60,000	\$ 40,000	\$ 60,000	
513.26	BACKGROUND CHECKS	\$ 1,306	\$ 2,500	\$ 491	\$ 2,500	
358.00	MGT FEE OFFSET	\$ (12,000)	\$ (12,000)	\$ (8,000)	\$ (12,000)	
547.00	CREDIT CARD FEES	\$ (2,824)	\$ 5	\$ 1,734	\$ 5	
360.01	CREDIT CARD REWARDS	\$ (7,667)	\$ (8,000)	\$ -	\$ (8,000)	
	Country Club offset	\$ (8,549)	\$ (21,450)	\$ -	\$ (18,000)	
	SUB TOTAL	\$ 402,064	\$ 568,344	\$ 236,525	\$ 503,022	
	9. HOUSE OPERATIONS					
517.03	EXTERMINATOR	\$ 4,102	\$ 4,000	\$ 2,577	\$ 4,000	
517.04	UTILITY MAINTENANCE & CONTRACTS	\$ 8,707	\$ 9,000	\$ 1,522	\$ 9,000	
517.06	BEAUTIFICATION/RESTORATION	\$ 2,987	\$ 10,000	\$ 1,663	\$ 10,000	
517.07	CLEANING/BATHROOM SUPPLIES	\$ 6,268	\$ 8,000	\$ 3,790	\$ 8,000	
517.08	REPAIR ROOF	\$ 111	\$ 1,000	\$ -	\$ 1,000	
517.09	MAINTENANCE/KITCHEN SUPPLIES/EQUI	\$ 4,733	\$ 4,000	\$ 2,117	\$ 4,000	
	SUB TOTAL	\$ 26,907	\$ 36,000	\$ 11,668	\$ 36,000	

		2025	2026	2026	2027	2027
	COMMITTEE / AREA	EXPENDED	APPROVED	Thru AUG	PROPOSED	NOTES
	10. INSURANCE					
519.01	P&C INSURANCE	\$ 339,332	\$ 415,000	\$ 246,913	\$ 420,000	
519.02	HEALTH/LIFE INSURANCE	\$ 88,845	\$ 90,000	\$ 73,040	\$ 90,000	*
519.03	401K	\$ 11,586	\$ 14,000	\$ 8,255	\$ 14,000	*
	Country Club offset	\$ (28,960)	\$ (71,000)	\$ -	\$ (65,000)	
	SUB TOTAL	\$ 410,803	\$ 448,000	\$ 328,207	\$ 459,000	
	11. LAKE					
521.01	LAKE TREATMENT/SUPPLY/TEST	\$ 74,851	\$ 84,000	\$ 42,326	\$ 80,000	
521.02	MISCELLANEOUS	\$ 3,630	\$ 2,000	\$ 649	\$ 2,000	
521.03	GAME FISH STOCK	\$ 6,376	\$ 7,000	\$ 2,806	\$ 7,000	
521.06	FISHING CLUB	\$ 574	\$ 1,400	\$ 793	\$ 1,400	
521.09	DAM MAINTENANCE	\$ -	\$ 5	\$ 640	\$ 5	
521.13	DAM INSPECTION	\$ -	\$ 3,500	\$ 1	\$ 5	
	SUB TOTAL	\$ 85,429	\$ 97,905	\$ 47,214	\$ 90,410	
	12. LAKE RECLAMATION					
522.07	LAKE REMEDIATION	\$ 3,560	\$ 15,000	\$ -	\$ 15,000	
522.12	INJECTION SYSTEM MAINTENANCE	\$ 854	\$ 2,500	\$ 1,511	\$ 15,000	12
522.13	COMMUNITY EDUCATION & AWARENESS	\$ (30)	\$ 500	\$ -	\$ 500	
522.15	ENVIRONMENTAL ATTORNEY	\$ -	\$ 5	\$ -	\$ 5	
522.17	LAKE MANAGEMENT	\$ 3,489	\$ 15,000	\$ -	\$ 15,000	
522.18	CONSULTANT FEES	\$ 29,240	\$ 25,000	\$ 21,763	\$ 40,000	13
522.21	GEESE CONTROL	\$ -	\$ 20,000	\$ 15,621	\$ -	
	SUB TOTAL	\$ 37,114	\$ 78,005	\$ 38,894	\$ 85,505	
	13. MAINTENANCE					
525.01	VEHICLE FUEL & MAINTENANCE	\$ 11,110	\$ 10,000	\$ 6,468	\$ 10,000	
525.02	LANDSCAPE MAINTENANCE	\$ 12,469	\$ 10,000	\$ 6,413	\$ 10,000	
525.03	GENERAL MAINTENANCE EQUIPMENT	\$ 1,290	\$ 2,000	\$ 900	\$ 2,000	
525.04	MAINTENANCE BUILDING MATERIALS	\$ 1,076	\$ 3,000	\$ 1,200	\$ 3,000	
525.06	PURCHASE MAINTENANCE EQUIPMENT	\$ 2,869	\$ 4,000	\$ 2,910	\$ 4,000	
525.07	UNIFORMS	\$ -	\$ 1,000	\$ 271	\$ 1,000	
525.10	MAINTENANCE SALARY	\$ 250,993	\$ 250,000	\$ 166,255	\$ 250,000	
525.11	COMMUNITY MAINTENANCE MATERIALS	\$ 4,552	\$ 6,000	\$ 3,206	\$ 6,000	
525.12	PAYROLL TAXES	\$ 20,689	\$ 23,750	\$ 14,439	\$ 23,750	
	Country Club offset	\$ (16,180)	\$ (55,550)	\$ -	\$ (55,550)	
	SUB TOTAL	\$ 288,867	\$ 254,200	\$ 202,062	\$ 254,200	
	14. NEWSLETTER/COMMUNICATIONS					
527.01	PRINTING & MARKETING SUPPLIES	\$ 17,031	\$ 17,500	\$ 10,829	\$ 17,500	
357.00	REVENUES	\$ (11,300)	\$ (13,000)	\$ (8,796)	\$ (13,000)	
527.02	COMMUNICATIONS SALARY	\$ 9,507	\$ 6,200	\$ 5,733	\$ 9,300	14
527.03	POSTAGE	\$ 12,762	\$ 15,500	\$ 10,978	\$ 17,000	
527.04	PAYROLL TAXES	\$ 929	\$ 589	\$ 554	\$ 884	
	Country Club offset	\$ (3,959)	\$ (9,300)	\$ -	\$ (9,000)	
	SUB TOTAL	\$ 24,971	\$ 17,489	\$ 19,298	\$ 22,684	
	15. PARKING LOTS					
529.00	REPAIRS & MAINTENANCE	\$ 24	\$ 1,000	\$ 797	\$ 1,000	
	SUB TOTAL	\$ 24	\$ 1,000	\$ 797	\$ 1,000	
	16. PLAQUES & AWARDS					
570.01	GIFTS/AWARDS	\$ 486	\$ 500	\$ -	\$ 500	
570.02	COMMITTEE APPRECIATION	\$ 301	\$ 500	\$ -	\$ 500	
	SUB TOTAL	\$ 787	\$ 1,000	\$ -	\$ 1,000	
	17. SECURITY					
531.01	SECURITY SALARY	\$ 47,258	\$ 100,000	\$ 47,896	\$ 115,000	15
531.03	EQUIPMENT	\$ -	\$ 1,200	\$ -	\$ 1,200	
531.04	VEHICLE MAINTENANCE & FUEL	\$ 5,092	\$ 4,000	\$ 3,017	\$ 4,000	
531.05	SECURITY CAMERAS	\$ 24,450	\$ 1,000	\$ -	\$ 2,500	16
531.06	PAYROLL TAXES	\$ 4,329	\$ 9,500	\$ 4,385	\$ 10,925	
531.07	MISCELLANEOUS	\$ 116	\$ 300	\$ -	\$ 300	
531.09	PATROL BOAT MAINTENANCE	\$ 257	\$ 750	\$ 9	\$ 750	
531.10	PATROL BOAT FUEL	\$ 147	\$ 400	\$ -	\$ 500	
531.11	INTERNET CONNECTION FEES	\$ 15,978	\$ 9,500	\$ 6,067	\$ 9,500	
531.12	OUTSIDE SECURITY	\$ -	\$ (1,650)	\$ -	\$ (1,650)	17
	Country Club offset	\$ -	\$ -	\$ -	\$ -	
	SUB TOTAL	\$ 97,625	\$ 125,000	\$ 61,374	\$ 145,025	
	18. REAL ESTATE TAXES					
533.00	REAL ESTATE TAXES	\$ 151,797	\$ 157,000	\$ 114,503	\$ 157,000	
	Country Club offset	\$ -	\$ -	\$ -	\$ -	
	SUB TOTAL	\$ 151,797	\$ 157,000	\$ 114,503	\$ 157,000	
	19. SENIOR CITIZENS					
535.01	BUS TRIPS	\$ 12,945	\$ 15,000	\$ 8,899	\$ 18,000	18
535.02	PARTIES/REFRESHMENTS	\$ 5,476	\$ 6,500	\$ 967	\$ 6,500	
	SUB TOTAL	\$ 18,421	\$ 21,500	\$ 9,866	\$ 24,500	
	20. UTILITIES					
537.01	FUEL-OIL/GAS	\$ 18,058	\$ 23,000	\$ 20,388	\$ 30,000	
537.02	LIGHT/POWER	\$ 40,861	\$ 38,000	\$ 25,224	\$ 38,000	
537.03	WATER	\$ 4,180	\$ 5,500	\$ 3,074	\$ 5,500	
537.04	REFUSE COLLECTION	\$ 19,701	\$ 18,500	\$ 11,060	\$ 18,500	
537.05	SEWERS	\$ 2,240	\$ 2,500	\$ 2,450	\$ 2,500	
	Country Club offset	\$ (672)	\$ (8,800)	\$ -	\$ (8,800)	
	SUB TOTAL	\$ 84,368	\$ 78,700	\$ 62,196	\$ 85,700	

Special Insert - Budget

White Meadow Lake POA

2027 Preliminary Budget



		2025	2026	2026	2027	2027
	COMMITTEE / AREA	EXPENDED	APPROVED	Thru AUG	PROPOSED	NOTES
	21. WOMEN'S CLUB					
539.01	HOSPITALITY	\$ 1,194	\$ 900	\$ -	\$ 900	
539.02	WELCOME NEW HOMEOWNERS	\$ -	\$ 4,500	\$ 3,110	\$ 5	
539.03	PROGRAMS	\$ 77	\$ 500	\$ 121	\$ 500	
539.05	DANCE RECITAL	\$ -	\$ 5	\$ -	\$ -	
539.07	MY TOT & ME (formerly mom's & tots)	\$ 137	\$ 100	\$ -	\$ 100	
539.09	COMMUNITY EVENTS	\$ 17,100	\$ 18,500	\$ 13,338	\$ 22,000	19
539.11	WE-PLAY	\$ -	\$ 5	\$ -	\$ -	
539.12	CHILDREN'S EVENTS	\$ 523	\$ 1,500	\$ 310	\$ 1,500	
539.13	COMMUNITY CENTER	\$ -	\$ 500	\$ -	\$ 500	
	SUB TOTAL	\$ 18,508	\$ 26,510	\$ 16,880	\$ 25,505	
528.01	23. PROPERTY RIGHTS - LEGAL FEES	\$ -	\$ 5		\$ 5	
	24. SPECIAL FUNDS					
542.01	CAPITAL IMPROVEMENT FUND		\$ -		\$ 50,000	
542.02	SINKING FUND		\$ -		\$ -	
542.03	COLLECTIONS RESERVE		\$ -		\$ -	
542.04	COUNTRY CLUB RESERVE FUND	\$ 400,000	\$ 150,000	\$ 75,000	\$ 30,000	
	SUB TOTAL	\$ 400,000	\$ 150,000	\$ 75,000	\$ 80,000	
	TOTAL	\$ 2,340,331	\$ 2,379,328	\$ 1,528,742	\$ 2,330,031	
	Dues		\$ 989		\$ 968	
	Dues Offset		\$ (21)			
	Offset Dues Amount		\$ 968			

2027 Notes	
1	To account for the increase in equipment costs across all our sports.
2	Increased expense for proposed Disc Frisbee nets(2) and Port o Potties for HUBS Swim Championship
3	Cost to adjust the beach volleyball lights, replace lights on the swim lanes and add lights to face the lawn.
4	Expected increase in NJ minimum wage
5	Avg price increase plus fuel surcharge
6	Spot lights at Drum Pool, Bottle Fill Station, Additional Shed at Beach 1
7	Increase in town permit fees
8	New copy machine, last updated 11 years ago
9	Increase cost food and giveaways
10	Increase cost in open job listings
11	Increase cost in NJ minimum wage and hours
12	Addition bubblers near swim lanes for circulation
13	To review increase in Princeton Hydro contract due to DEP regulations
14	Allocation of Newsletter preparation on a monthly basis
15	Addition of (1) PT and (1) FT employees
16	Cabling Issues to Repair + Additional Cameras
17	New Account: Hired Private security for special events
18	Increase cost in transportation costs
19	Increase in overall program costs associated with increased attendance
*	Possible change due to staff additions



Join a Committee!

One of the things that makes our community so special is that it truly offers something for everyone. Want to get more involved?

Join a committee and have a say in shaping the future of White Meadow Lake. All members in good standing are welcome. Just bring your badge and head to the clubhouse!

Athletics	Festival Days	Marketing &
Auditing	House Activities	Communications
Bar & Rental	House Operations/Maint	Planning
Beach	Insurance	Security
Camp	Lake/Lake Reclamation	Seniors
Civic Affairs	Legal & By-Laws	Technology
		Women's Club

Find meeting dates and times at whitemeadowlake.org/committees.
Let's build a stronger community — together!

WML 2027 Budget Process

July & August 2026

Committee Meetings

Committees build their budget requests through planning and research. Members are encouraged to attend! To see when committees meet, visit whitemeadowlake.org/committees.

August 19th, 2026 8pm

August Board Meeting

The input from committees is reviewed by the board. The board makes changes and the first draft of the budget is created and published in the September Newsletter.

September 9th, 2026 8pm

1st Annual Meeting

Each line of the budget is reviewed by the members who can ask questions and make suggestions. The board considers the input from residents and prepares a second draft of the budget. Changes from first draft are noted in the October Newsletter.

September 16th, 2026 8pm

September Board Meeting

The budget is not discussed at this meeting. A typical agenda is followed. Members are still encouraged to attend!

October 11th, 2026 12pm

2nd Annual Meeting

Each line of the budget is reviewed by the members again and proposed changes to each line are recorded. The members vote on each line to decide which changes to accept.

GET INVOLVED!

Make a difference in your community! Be a part of the planning, prioritizing needs, and making decisions!

MARK YOUR CALENDAR:

October 11th @ 9AM – VOTING

October 11th @ 12PM – 2nd Annual Meeting

Special Insert - Budget

White Meadow Lake POA

2027 Line by Line



TITLE DESCRIPTION

ATHLETICS

501.01 Medical Kits
501.02 Equipment/Supplies (multi-sport area, ping pong)
501.03 Intercommunity Competition (Hub Lakes Dues & Expenses)
501.05 Salary (Swim Coach & Assistants, Tennis Attendants)
501.06 Uniforms (Hub Lakes Teams)
501.09 Repair Swim Lanes
501.10 Maintain Multi-Sport Court
501.12 Maintain Athletic Facilities
501.13 Trophies/Awards
501.14 Umpires (Hub Lakes Teams)
501.15 Payroll Taxes

BEACHES

503.01 Lifeguards/Staff (Salaries)
503.01 Swim Lesson Revenue
523.01 Swim Lesson Expense
503.02 Sand Maintenance
503.04 Medical Supplies (Med Kits, AED batteries & supplies, etc)
503.05 Miscellaneous
503.06 Life Saving Equipment (Rescue Tubes, AED machine, Back Boards)
503.07 Community Beach Activities/Staff Expenses (July 4th Activities)
503.08 Repair Equipment/Structures
503.09 Improve Lands
503.11 CPO Services
503.12 Paper/Cleaning Supplies
503.14 Fees (Twp Permits, Operating Fees)
503.15 Uniforms/Ads
503.16 Pool Supplies
503.18 Payroll Taxes
503.19 Propane
503.20 Pool Opening/Closing
503.21 Water Testing
503.22 Chemicals
503.23 Beach Operations Software (Scheduling)

BOAT DOCKS/HOUSE

505.01 Boat docks, Racks & Boat House

CIVIC AFFAIRS

515.00 Host Community Events

COMM. PLANNING & ENGINEERING

507.00 Hiring of Expertise for Major Projects /Engineering

FESTIVAL DAY

509.01 Offset Costs for Entertainment, Activities, Fireworks, & Children's Games

FURNITURE & RENOVATION

511.01 Furniture

GENERAL & ADMINISTRATION

513.01 Office Supplies & Postage (Dues Statements, Regular Mailing, Receipt Books, Etc.)

513.02 Counsel Retainer

513.03 Audit & Consulting (Annual Audit & Tax Preparation)

513.04 Voice/Data (Phone & Internet)

513.05 Miscellaneous (Use Tax, NJ Annual Report, Mileage Reimb.)

513.06 Badges/Passes (Cards, Ink, Stickers, Etc)

513.07 Payroll Taxes

513.08 Contributions/ Gifts

513.09 Office Equipment Maintenance Contracts (Copy & Mailing Machines, Enumerate, Computer Svc, Etc)

513.10 Office Equipment Repair/Replace

513.11 Board Meals

513.12 Office/Clerical (Salaries)

513.13 Payroll Services

513.14 Office Automation/Training

513.15 Election (Nom. Comm)

513.16 Blood Bank (Drives)

513.18 Alarm System/Fire Alarm

513.21 Bank Charges (Includes Credit Card Processing)

513.23 Advertising (Job Listings)

513.24 Hostess & Hosts Salaries

513.25 Rent For POA Use of Country Club (Facilities)

513.26 Background Checks

HOUSE OPERATIONS

517.03 Exterminator (Monthly Svc & Treatments)

517.04 Utility Maintenance & Contracts (Heating , AC & Fire)

517.06 Beautification/Restoration (Not Regular Landscaping)

517.07 Cleaning/Bathroom Supplies

517.08 Repair Roof

517.09 Maintain/Kitchen Supplies/Equipment

TITLE DESCRIPTION

INSURANCE

519.01 P&C Insurance (Property & Casualty)

519.02 Health/Life Insurance

519.03 401K

LAKE

521.01 Lake Treatment/Supply/Test (Alum)

521.02 Miscellaneous (Boat Charts, Dock Lights, Etc.)

521.03 Game Fish Stock

521.06 Fishing Club (Contests)

521.09 Dam Maintenance

521.13 Dam Inspection (Mandated Bi-Annual Inspection)

LAKE RECLAMATION

522.07 Lake Remediation (Studies, Dredging/Raking)

522.12 Injection System Maintenance

522.13 Community Education & Awareness

522.15 Environmental Attorney

522.17 Lake Management (Water Treatments & Fish Stocking)

522.18 Consultant Fees (Lake Monitoring & Special Projects)

522.21 Geese Control

MAINTENANCE

525.01 Vehicle Fuel & Maintenance (Pickups, Dump Truck, Trailers, Kubota)

525.02 Landscape Maintenance (Tree Work, Fertilizer, Seeding, Mulch, Planting, Etc.)

525.03 General Maintenance Equipment (Lawnmowers, Power Tools)

525.04 Maintenance Building Materials (Maint. Shop & Supplies)

525.06 Purchase Maintenance Equipment

525.07 Uniforms

525.10 Maintenance Salary

525.11 Community Maintenance Materials

525.12 Payroll Taxes

NEWSLETTER/COMMUNICATIONS

527.01 Printing & Marketing Supplies

357.00 Revenues (Income from Newsletter Advertising)

527.02 Communications Salary

527.03 Postage

527.04 Payroll Taxes

PARKING LOTS

529.00 Repairs & Maintenance

PLAQUES / AWARDS

570.01 Gifts/Awards

570.02 Committee Appreciation

SECURITY

531.01 Security Salary

531.03 Equipment (Walkie Talkies)

531.04 Vehicle Maintenance & Fuel

531.05 Security Cameras

531.06 Payroll Taxes

531.07 Miscellaneous (Forms)

531.09 Patrol Boat Maintenance

531.10 Patrol Boat Fuel

531.11 Internet Connection Fees

531.12 Outside Security

REAL ESTATE TAXES

533.00 Real Estate Taxes (Twp. Property Taxes For All Common Properties)

SENIOR CITIZENS

535.01 Bus Trips (Shows, Trips-offset by fees)

535.02 Parties/Refreshments (Monthly Meetings & Special Luncheons)

UTILITIES

537.01 Fuel -Oil/Gas

537.02 Light/Power

537.03 Water (Pools & Facilities)

537.04 Refuse Collection

537.05 Sewers (Common Property)

WOMEN'S CLUB

539.01 Hospitality (Meetings, Refreshments)

539.02 Welcome New Homeowners (Bags/Event)

539.03 Programs

539.07 My Tot & Me (Weekly Program)

539.09 Community Events (Multiple)

539.11 We-Play (Weekly Program)

539.12 Children's Events (Spring & Halloween Parties)

539.13 Community Center (Book Club, Etc.)

PROPERTY RIGHTS-LEGAL FEES

528.01 Legal fees for protection of water rights and properties

SPECIAL FUNDS

542.01 Capital Improvement Fund

542.02 Sinking Fund

542.03 Collections Reserve

542.04 Country Club Reserve Fund

Lakefront Updates

BOAT REMOVAL

BOAT REMOVAL DATES

Boats and trailers must be removed no later than

Monday, November 2nd.

or a resident will incur a \$100 fine per boat,
in addition to a \$10 penalty per boat/per day.

WINTER BOAT STORAGE

All POA members in good standing are given the opportunity to keep their boats in the Beach 1 or Beach 2 parking lots over the winter.

Sign up at the POA Office.

Certain rules and restrictions apply:

1. Current dues, past dues, and penalty fees must be paid in full.
2. Storage spots will be assigned on a 1st come, 1st serve basis at the POA Office.
3. There is a \$250 storage fee. Trailers and boats must be removed no later than May 1, 2027, or a resident will incur a \$100 fine.
4. Valid registrations for both the boat and the trailer must be provided. POA Boat Stickers must be visible at all times (right rear).
5. A homeowners insurance certificate showing boat and trailer insurance coverage must be provided. The boat owner must sign a waiver absolving the POA of any liability.
6. Boats will be parked on the beach side of the Beach 2 parking lot or the Beach 1 lot along the trees.
7. Boats can be placed in the spot starting October 3rd.



WHITE MEADOW LAKE FISHING CLUB

Fall fishing is here, and October brings quiet shores, cooler water, and great action across the lake!

Congrats to Dave Kudelko, the winner of the Night Catfish Contest with a 20.5" channel catfish.

We had a great time during our Delaware kayak trip—lots of smallmouth and a great day out. We hope to do more club activities like this in 2027! If you have gear you'd like to donate, please contact me—we are especially looking for smaller spinning reels to pair with some rods we received. These come in handy when kids want to fish, but don't have the equipment.

Remember to join our next Lure Making event on October 10 at the Beach 3 Pavillion from 10 am -11:30 am. It is a great way for kids to make a special lure that might just be the one that catches the big one!

If you're interested in joining the White Meadow Lake Fishing Club, would like to share photos of your latest catch, or have any questions, comments, or suggestions, please send me an email or stop by one of our meetings. The Fishing Club meets on the last Thursday of each month at 8:00 p.m., and new members are always welcome.

See you on the lake!
Lauren Bianchi

Hey, Neighbor!

Are you ready to **make a move or refinance?**

I'm not just a mortgage professional - I'm **also your neighbor!** As a resident of this area, I am an expert in the Rockaway Township real estate market. Reach out for a quick, **no-obligation pre-approval or mortgage consultation** today!



Ertan Yavuz Loan Officer NMLS #2180622

c (973) 987-2200 | **o** (973) 200-1928

eyavuz@ahmcloans.com

eyavuz.ahmcloans.com

Branch NMLS #: 176743 | 165 Passaic Avenue, Suite 411, Fairfield, NJ 07004

[illegible]

**Scan to
apply for a
home loan
in minutes!**



Information

WML Employment Opportunities

Experienced Accountant: The Accountant is responsible for all financial and accounting aspects of two entities, one for profit and one not for profit. The responsibilities include, but are not limited to: Working with outside auditors. Transfers between the two entities. Accounts payable and accounts receivable. Bank reconciliations. Budgets for the board and committees. Monthly financial reports. Payroll. NJ Sales & Use tax filing. 1099 and 1096 filings. Maintaining general ledger. Meetings directly with the Treasurer to go over operations.

Must have expert skills in QuickBooks and Microsoft suite, particularly Excel. Knowledge of Enumerate (TOPS) preferred but not required. Bachelor's degree in Accounting required. If interested, please submit your resume to laurie@whitemeadowlake.org.

Banquet Facility Sunday Maintenance: The Banquet Facility Maintenance Staff is responsible for performing maintenance duties in the White Meadow Lake Clubhouse/Country Club building and grounds as necessary. Responsible for extensive cleaning of ballrooms, deck/lawn areas, kitchen, Trophy Room, foyer, Gold Lounge and Bar, Tiffany Bar, all Bathrooms, Bridal Suite, and miscellaneous tasks based on scheduled events. Must be able to lift 50 lbs. This position is for Sundays only. Floating hours (starting as early as 4 am – 10 am) based on scheduled events. Salary is \$25/hour.

Qualified candidates should e-mail Laurie at laurie@whitemeadowlake.org and include their resume and general COUNTRY CLUB job application found online at <https://www.whitemeadowlake.org/employment>.

Part-Time Bartender: White Meadow Lake is looking for an experienced, dependable Part-Time Bartender to join our bar staff!

We are looking for someone who:

- Has previous bartending experience
- Is friendly, outgoing, and comfortable interacting with residents and guests
- Is dependable, responsible, and able to work independently
- Has weekday and weekend availability
- Is available for both daytime and evening shifts
- Is willing to work at both the Gold Bar and Tiffany Bar, including special events and private rentals
- Can provide excellent customer service while maintaining a fun and welcoming atmosphere

This is a great opportunity for an experienced bartender looking for part-time, flexible work in a community setting.

Pay Rate – Minimum Wage plus tips / Event Pay plus Service Fees.

Qualified candidates should email Patrizia Trento at banquet@whitemeadowlake.org and include their resume and general COUNTRY CLUB job application found online at - <https://www.whitemeadowlake.org/employment>

Have Your Next Event at the
White Meadow Lake Country Club



**WEDDINGS
BAR / BAT MITZVAHS
ANNIVERSARIES
BIRTHDAYS**

*Make Your Dreams
Come True*
Call us for an appointment
to see our facilities and
discuss your special event.

Contact Patrizia
973-494-5600
banquet@whitemeadowlake.org
www.whitemeadowlake.org

Directory of Advertisers

Category	Company Name	Page #
Basement/Foundation	American Basement	6
Funeral Services	Whitman-Kanapux Funeral Home	5
Home	Melanie's Custom Coverings	3
Home Loans	Ertan Yavuz - Absolute Home Mortgage	17
Plumbing	Advanced Plumbing & Drain Cleaning	3
Real Estate	Ilene Horowitz - Coldwell Banker	5
Real Estate	Jodi Fishbane - Weichert	18
Real Estate	Wolf Home Team - Keller Williams	7



NEWSLETTER AD PROGRAM

Reaching 2,400 households by mail and e-mail, our monthly newsletter is a fantastic opportunity to let members know about your services. We offer various ad sizes and run times, plus custom ad design!

PLACE YOUR AD HERE!

Connect with your community today!
Email webmaster@whitemeadowlake.org for our ad package.

Jodi Fishbane, Realtor®
Sales Associate
C : (973) 349-8633
O : (973) 334-9400
PROPERTIESBYJODI@GMAIL.COM

Weichert REALTORS®
43 Bloomfield Ave,
Mountain Lakes, NJ 07046
Follow me on Facebook: [www.jodifishbane](https://www.facebook.com/jodifishbane)
at Weichert Realtors
Follow me on Instagram: [jodifishbanerealtor](https://www.instagram.com/jodifishbanerealtor)
Follow me on TikTok: [@jodi.fishbane](https://www.tiktok.com/@jodi.fishbane)

**I'M THE
KEY TO
YOUR
NEW
HOME!**



Scan me for a complimentary home evaluation!

From the playground at White Meadow Lake to the closing table, my heart has always been right here in Rockaway.

I've lived in WML since I was two years old. I know these streets not just as a Realtor, but as the place where I learned to ride a bike, spent my summers by the water, and built a lifetime of memories.

There's something incredibly special about helping neighbors- old and new - navigate the market in the town that raised me. If you're looking for a local perspective that goes back decades, I'm here to help you open the next chapter of your story!

Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
October 				1 D + A Lake & Lake Rec 7:30PM Boy Scouts 7-8:30PM Bar & Lounge 7-11:30PM	2 Rental 6-11PM Bar & Lounge 6:30P-12A	3 Rental 4-9PM Bar & Lounge 6:30P-12A
4 GL/TR Rental 10:30A-2:30P Swim Team TR 7PM Bar & Lounge 3-9PM	5 Athletics 7PM	6 D + A 5-7PM My Tot & Me 9:30AM Ping Pong 7:30-9:30PM	7 Adult Ballet 7PM Bar & Rental 7PM Security 7:30PM Planning 8PM House Ops 8:30PM	8 D + A Seniors Comm. 12:30PM Seniors 1:30PM House Activities 6:30PM Cub Scouts 6:30-8PM Bar & Lounge 7-11:30PM	9 Bar & Lounge 6:30P-12A	10 Rental 5-11PM Paper Shredding 9A-12P Bar & Lounge 6:30P-12A
11 Voting starting at 9AM 2nd Annual Meeting 12PM WC Fall Festival 12-3PM Bar & Lounge 3-9PM	12 Women's Club 8PM	13 D + A 5-7PM My Tot & Me 9:30AM Beach 7PM Camp 8PM Ping Pong 7:30-9:30PM	14 Re-Org Meeting 7PM Boy Scouts Comm. 7PM	15 D + A Boy Scouts 7-8:30PM Bar & Lounge 7-11:30PM	16 Bar & Lounge 6:30P-12A	17 Rental 9AM-12PM GL Rental 1-5:30PM Game Night 4-9PM Bar & Lounge 6:30P-12A
18 Rental 1-6PM GL Rental 10:30AM-3PM Bar & Lounge 3-9PM	19 Meet the Candidates 8PM Marketing & Comm 6:30P Legal & Bylaws 7:30PM	20 D + A 5-7PM My Tot & Me 9:30AM Ping Pong 7:30-9:30PM	21 Boy Scouts Comm 7PM Adult Ballet 7PM Board Meeting 8PM	22 D + A Seniors 1:30PM Boy Scouts 7-8:30PM Bar & Lounge 7-11:30PM	23 Grades 3-5 Party 7-9P Bar & Lounge 6:30P-12A	24 GL Party 12:30-5PM Dog Parade 5PM Beansprouts Party 3-5P PK-2nd Grade Party 6-8P Bar & Lounge 6:30P-12A
25 Rental 1-5PM Truck or Treat Beach 1 (2-4PM) Bar & Lounge 3-9PM	26 Yoga 7:30PM	27 D + A 5-7PM My Tot & Me 9:30AM Book Club 7PM (Board) Ping Pong 7:30-9:30PM	28 Adult Ballet 7PM	29 D + A Boy Scouts 7-8:30PM Hub Lakes Swim 7PM Fishing Club 8PM Bar & Lounge 7-11:30PM	30 Rental 6-9PM Bar & Lounge 6:30P-12A	31 Bar & Lounge 6:30P-12A 
1 WC Fall Market 11AM-4PM Bar & Lounge 3-9PM November	2 D + A 5-7PM Athletics 7PM Boats must be removed	3 My Tot & Me 9:30AM Ping Pong 7:30-9:30PM	4 House Activities 6PM Adult Ballet 7PM Bar & Rental 7PM Security 7:30PM Planning 8PM House Ops 8:30PM	5 Lake & Lake Rec 7:30PM Bar & Lounge 7-11:30PM	6 Bar & Lounge 6:30P-12A	7 Rental 4-9PM Bar & Lounge 6:30P-12A
8 Rental Bar & Lounge 3-9PM	9 Yoga 7:30PM Women's Club 8PM	10 D + A 5-7PM My Tot & Me 9:30AM Ping Pong 7:30-9:30PM	11 Beach 6:30PM Camp 7:30PM Adult Ballet 7PM	12 D + A Cub Scouts 6:30-8PM Bar & Lounge 7-11:30PM	13 Rental Bar & Lounge 6:30P-12A	14 GL Rental 12-4:30PM HAC Comedy Night Bar & Lounge 6:30P-12A
15 Bar & Lounge 3-9PM Rental	16 Marketing & Comm 6:30P Civic Affairs 7PM (GL) Legal & Bylaws 7:30PM Yoga 7:30PM	17 Blood Drive 1-7PM My Tot & Me 9:30AM Ping Pong 8-10PM	18 Boy Scouts Comm 7PM Adult Ballet 7PM Board Meeting 8PM	19 D + A Fishing Club 8PM Boy Scouts 7-8:30PM Bar & Lounge 7-11:30PM	20 Bar & Lounge 6:30P-12A Music Trivia 8PM	21 Rental 2PM Bar & Lounge 6:30P-12A
22 Bar & Lounge 3-9PM Rental 3-7PM	23 Yoga 7:30PM	24 D + A 5-7PM My Tot & Me 9:30AM Ping Pong 7:30-9:30PM	25 Office Closes at 12PM	26 Office Closed 	27 Office Closed Game Night 4-9PM Bar & Lounge 6:30P-12A	28 Rental Bar & Lounge 6:30P-12A
29 Bar & Lounge 3-9PM GL / TR 10:30AM -3PM Rental 6-11PM	30 D + A 5-7PM					

TRUNK OR TREAT

**OCTOBER 25TH 2-4PM
AT BEACH 1**

Come dressed in your favorite costume and enjoy trick-or-treating from creatively decorated cars, plenty of candy, and a fun-filled afternoon. Kids can show off their costumes, collect treats, and enjoy all the Halloween fun in a safe, family-friendly environment.

Your participation helps support the WML Preschool and the programs and activities we provide for our students.

Bring the whole family and get ready to TRUNK or TREAT! We can't wait to see you there!

**BUY TICKETS
FOR YOUR
TREATER HERE!**

CLICK HERE

**VOLUNTEER TO
DECORATE
A TRUNK HERE!**

CLICK HERE

<https://events.humanitix.com/wmltrunkortreat2026>

The White Meadow Lake Newsletter
White Meadow Lake
Property Owners Association
100 White Meadow Road
Rockaway, New Jersey 07866

PRE-SORTED STANDARD

US POSTAGE PAID

DOVER, NJ 07801

Permit #609



Join the WHITE MEADOW LAKE E-mail List!



- Bonus Pages
- E-mail Notifications
- Clickable Links
- Special Reminders
- and More!

WHITE MEADOW LAKE CRAFT & VENDOR *Market*

SUNDAY NOVEMBER 1ST, 2026

11:00 AM - 4:00 PM

**Location: 100 White Meadow Road (Clubhouse)
Rockaway, NJ 07866**

The Women's Club Craft and Vendor Markets are proud fundraisers supporting our local Scholarship Fund. We invite you to join us for our Fall Holiday Market, featuring a variety of handmade goods, unique gifts, and local vendors.

**Vendor registration has closed and
we have some exciting vendors!**

Questions?

Email us at: wml.wcmarket@gmail.com

Call us at: (551) 252-5176

Sponsored by the Women's Club

**WHITE MEADOW LAKE
HOUSE ACTIVITIES PRESENTS**

COMEDY NIGHT!



**SATURDAY,
NOVEMBER 14TH, 2026**

Doors open 6:30PM, Show starts at 8:00PM

**Tickets on sale October 3rd!
Members \$35, Guests \$45**

<https://events.humanitix.com/wmlcomedy>

**For questions, contact Kristen at
201-317-6397 or NeuHomes@kw.com.**