



White Meadow Lake

www.whitemeadowlake.org • office@whitemeadowlake.org • No.707

October 2021 Newsletter

Vote!

SECOND ANNUAL MEETING

SUNDAY, OCTOBER 10

Come out to vote!

Majority rules!

Don't let a small percentage of members decide your dues.

Elections for Officers, Board of Director seats, and the Ballot question will take place between 9:00 am and 3:00 pm. Budget line voting begins at noon as long as a quorum of 50 people are present.

See pages 7 - 13 for 2nd Annual Meeting information.

YOUR BUDGET, YOUR DUES

The results from the 1st Annual Meeting show an increase of \$257,602 in the 2022 preliminary budget. The proposed 2022 budget totals \$2,093,016. The projected dues will be approximately \$872 based on no additional changes to this proposed budget.

The outcome of the community vote at the 2nd Annual Meeting can change these projected dues. The POA budget will be voted on line by line on Sunday, October 10 at the 2nd Annual Meeting starting at noon.

A budget summary can be found on page 12 & 13, with additional details on the WML Website www.whitemeadowlake.org.

Leave Your Mark in White Meadow Lake!



We are installing additional engraved bricks to the WML Gazebo Walkway! \$50 per brick

Forms are available at the POA office and online at www.whitemeadowlake.org!

Pay Your Dues to Use Your Facilities! Membership is Both a Right and an Obligation

Board & Committee News

Security 973 525 9075

2021 BOARD MEETINGS

Wednesdays • 8:00 pm

unless otherwise noted

Sunday, October 10	2nd Annual Meeting
October 20	Board Meeting
November 17	Board Meeting
December 15	Board Meeting

SECOND ANNUAL MEETING

Sunday, October 10

9:00 am - 3:00 pm:

**Voting for Board Positions &
Capital Questions**

Beginning at Noon:

Voting on Proposed Budget Line by Line

Annual Meetings are important and attendance by all members in good standing allows you to have a voice in the process.

POA OFFICE HOURS

Tuesday, Thursday, Friday: 9:00 am - 5:00 pm

Wednesday: 9:00 am - 8:00 pm

Saturday: 9:00 am - 1:00 pm

Sunday & Monday: CLOSED

ARE YOUR DUES IN ARREARS?

Contact the POA office to work out a payment plan

(973) 627-5300 • laurie@whitemeadowlake.org

**For the full Explanation of the Dues, please
go to www.whitemeadowlake.org/dues**

WHITE MEADOW LAKE NEWSLETTER

PUBLISHED MONTHLY BY THE

WHITE MEADOW LAKE PROPERTY OWNERS ASSOCIATION

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973-627-5300

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OFFICERS



President	Michael Ilardi
1st Vice President	Roger Crook
2nd Vice President	Glen Katz
Treasurer	Joanne Machalaba
Past President	Mark Kempner

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.

SYNOPSIS OF SEPTEMBER BOARD MEETING

- Approved motion to accept Patrizia Trento's resignation from the WML POA Board effective September 30, 2021.
- Approved motion to accept the 2020 auditor's report & financial statements for the POA & Country Club from Nisivoccia, LLP.
- Approved motion to accept the attached Confidentiality Policy for Board Members.
- Approved motion to accept the attached changes to the Conflict of Interest Policy for Board Members.
- Hired C Bar 6 Ranch Inc, Cloverland to supply 2 ponies and a petting zoo for the Family Fall Festival as a cost of \$1,495. Money to come from line 539.09
- Approved motion to hire All Access Landscape & Tree Service to cut & remove trees at the preschool, A-Field facilities, Clubhouse parking lot and the Maintenance parking lot. Cost for preschool & two parking lots to be applied to House Ops budget & cost for A-Field to be applied to Athletics. Cost not to exceed \$5,000. House Ops line 517.06 \$2,372.41, Athletics line 501.12 \$2,345.75. This will not overspend either line.
- Approved motion to hire T Harty Construction to frame & install door on the "dog house" HVAC area on the roof at a cost of \$3,620. Monies to come from Equalization Fund. \$2,620 due on signing & \$1,000 due at completion.
- Approved motion to hire Jacques Exclusive Caterers for New Year's Eve at a cost of \$2,420.16. Cost to be covered by ticket sales based on the sale of 80 tickets. Money to come from Country Club. Request permission from the board to sell both member & non-member tickets starting on the same date & waive the waiting period. Cost subject to change based on ticket sales.
- Approved motion to hire Antonio Camacho for the November 13 Comedy Night at a cost of \$3,000. Request permission from the board to sell both member & non-member tickets starting on the same date & waive the waiting period. Ticket sales to offset the cost.
- Approved motion to purchase 1 new AED for beach/pool locations. Cost not to exceed \$1,600. Money to come from line 503.06 & will overspend the line.
- Approved motion to purchase 3 new walkie talkies for beach/pool locations. Money to come from line 503.17 not to exceed \$2,000 & will not overspend the line.
- Approved motion to hire The Falcon Group to provide us with a Reserve Study at a cost not to exceed \$5,000. Monies to come from line 507.00. This will overspend the line.
- Approved motion to spend up to \$1,650 for Large Mouth Bass stocking from Zett's Fish Farm & Hatcheries, Inc. Funding to come from line 521.03
- Approved motion to spend up to \$1,650 for Tiger Trout stocking from Musky Trout Hatcheries, LLC. Funding to come from line 521.03.
- Purchased an Avantco 54" refrigerator from Facebook Marketplace for the liquor closet at a cost of \$1,400. Money to come from Country Club.

Badges Required

POA badges are required on POA property including Board and Committee meetings.

***The cost of a replacement badge is now
\$10 each or \$25 per family***

Board & Lakefront News

Presidents Message

Autumn is another beautiful time around the lake. It's also budget time, on Sunday, October 10 from 9:00 am - 3:00 pm. Voting will be held for the board seats and the ballot question to replace the 6 tennis courts with 5 tennis courts and 4 pickleball courts. Absentee ballots are available if you would rather vote that way. At noon the budget will be voted on line by line. The majority of the budget increase is due to the need to increase salaries and to staff our facilities with lifeguards and security. Cameras and our security staff have been preventing the continuation of speeding, loitering, abusive behavior, and littering. Offenders' cars have been ticketed and in some cases taken off the road. Thanks to our security team for making WML safer.

This is YOUR BUDGET so please come out and give your input and vote line by line to determine our 2022 dues.

It's been great serving as President this past year as we continue to make improvements and upgrades in our facilities, clubhouse, and preschool. A big thank you to our staff and volunteers who make White Meadow Lake the desirable community it is. The Gold Bar and deck are open, stop in and enjoy the lake.

Any questions or concerns please call me at 973-586-1556.

Michael Nardi

Reminder to all residents!

Certain privileges and permissions of POA owned property are reserved for POA members and guests who are accompanied by POA members. If a home is listed for rent, the renters are not permitted use of POA-owned facilities or the lake. Additionally, be sure to review POA rules in order to review same with any renters to ensure that none of these renters violate these rules.

PREVENT WATER CHESTNUTS Stop the Transport into our Lake!

Water chestnuts grow best in shallow lakes and rivers. With their rapid reproduction they can take over a small lake in a short amount of time. As they grow, the old leaves push further down the long stem, creating a thick cluster of leaves. Their dense growth makes navigation difficult and impedes the growth of other aquatic plants. The best way to eliminate the possible invasion of water chestnuts is simple: prevention. Follow the simple steps below to keep invasive plants out of our lake.

- Check your boat, trailer, equipment, clothing, wading boots, and buckets that have come in contact with the plant.
- Remove all visible mud, plants, fish or animals.
- Eliminate all water including water in small spaces.
- Before placing your boat back in the lake, wash it and let it dry in the sun for 2-3 days.
- NEVER transport plants or fish from one body of water to another.
- Clean your boat.



BOAT REMOVAL DATES

Boats & trailers must be removed by Monday, November 8 or the 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 now given the opportunity to keep their boats in the Beach 2 parking lot over the winter. Sign up at the POA Office starting Saturday, September 18. Certain rules and restrictions apply:

1. Current dues, past dues and penalties 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 yearly assessment fee. There is also a \$100 security deposit that will be refunded if the boat and trailer are removed from the parking lot by May 3, 2022 .
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 tree line of the Beach 1 lot.
7. Boats can be placed in the spot starting October 10.

The Lake Committee needs your help in planning for the 2022 summer boating season!

Scan the QR code and fill out the form to let us know what the demand for boat and kayak spaces will be in 2022.



White Meadow Fishing Club Creel Survey



The Fishing Club now has a live, digital creel survey. The survey is designed to help WML make more educated decisions regarding our stocking plan and fishery.

Simply go to <https://form.jotform.com/203194344057049> or use the QR code and fill out the form after each outing.

PERMITTED FISHING AREAS

Fishing is permitted along the clubhouse lawn from the corner of the dam railing to the boat docks. **NO FISHING IS PERMITTED ON THE DAM WALL, BOAT DOCKS, SWIM DOCKS, OR SWIMMING AREAS.**

- BEACH 1 – No fishing is permitted at any time.
- BEACH 2 – Fishing is permitted from the fishing dock south of the brook and the lawn area adjacent to the handball court. No fishing is permitted at beach areas or the north boat dock.
- BEACH 3 - Fishing is permitted from the lawn adjacent to the dock and from the areas of the dock that are marked for fishing.

Women's Club

Women's Club would like to give a big THANKYOU to our outstanding maintenance department. They have worked hard over the past 2 months to get our preschool ready to open. They have gone above and beyond our expectations and deserve a world of gratitude.

Patrizia Trento

Women's Club is happy to announce that we are bringing back our My Tot & Me (morning playdate group) and our We-Play (Evening playdate group)!

Follow the official White Meadow Lake POA Facebook page or www.whitemeadowlake.org/womensclub for information.

My Tot & Me
Wednesdays • 9:15 - 10:15 am
Starting October 6

We-Play
Tuesdays • 5:30 - 6:30 pm

WOMEN'S CLUB TEEN ROOM

Women's Club is proud to introduce our newly designed Teen Room. Inside you'll find a comfortable space to hang out with friends. We have a few seating areas, video games, board games, tv's, ping pong and foosball.

Our redesigned space is perfect for teens looking for a spacious place to come and hang out with their friends.

The Teen Room can be reserved on Thursday, Friday, and Sundays based on availability. Reservations require a \$50 refundable deposit. Registration forms are currently available in the POA Office.

WHITE MEADOW LAKE CELEBRATES! *Our Celebration Lawn Signs have been a hit!*

We have festive Birthday and Congratulations Lawn Signs available to rent. Residents can rent the signs easily using our signupgenius link found on www.whitemeadowlake.org/womensclub. Lawn Signs are only \$25 to rent and include 3 Add Ons! Rentals are limited to your White Meadow Lake Property. Signs cannot be placed on others property or outside of White Meadow Lake.



WML WOMEN'S CLUB CALENDAR

We regret that we cannot offer the 2022 Calendar. Thank you to those that did submit pictures. We hope to offer it for 2023. Thank you!

2021-2022 Dance & Acrobatics

Registration is ongoing until classes are filled/sessions begin.

28 weeks • September 23 - May 12, 2022*

POA Member Tuition \$336 • Non Member Tuition \$437

Costume Fee for all \$60

Payment is due in full at time of registration.

***Please note, dates have been adjusted.**

Program Director/Head Instructor: Christine Robinson

Parent Coordinator: Krista Santos • 908-425-0103

2021-2022 Tumbling for Tots

With caregiver Assistance

Thursdays • 9:00 - 9:45 am

Winter and Spring Session dates and tuition will be announced in the November 2021 and February 2022 newsletters as well as being announced in classes.

Program Director/Head Instructor: Christine Robinson

Parent Coordinator: Krista Santos • 908-425-0103

***Based on our operating principle to always put the safety of our dancers, tumbling tots, and families first, we will be requiring all participants who are not yet fully vaccinated to wear a facial covering.**

Thursday	
9:00 - 9:45	Tumbling For Tots. 12 months/Walking - 5 yrs old with caregiver assistance. (12 Max) CLASS IS FULL
9:45 - 10:30	Preschool Combo. 3-5 yrs old. Ballet/Tap/Tumbling. (12 Max)
10:30 - 11:15	Preschool Acro. 3-5 yrs old. (12 Max)
4:00 - 4:45	Kinder Combo. 5-7 yrs old. Ballet/Jazz/Acro (15 Max)
4:45 - 5:30	Acro I. 5-7 yrs old. (12 Max)
5:30 - 6:15	Acro II. 7-9 yrs old. (12 Max)
6:15 - 7:00	Advanced Hip Hop/Jazz. 8 yrs old and up. (15 Max)
7:00 - 7:45	Acro III. Ages 9+ (12 Max)

Be sure to check out

**www.whitemeadowlake.org/WomensClub
for Women's Club Information!**



Stephanie Blumert

**COMPLIMENT YOUR PROPERTY VALUE
WITH GREAT CUSTOMER SERVICE**

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211 South Street, Morristown, NJ 07960

READY TO MAKE A MOVE?

Women's Club

In recognition of National Domestic Violence Awareness Month, Women's Club is sponsoring a 2 part Zoom series in Dating Abuse Awareness.

Tuesday, October 12 • Dating Abuse Awareness for Parents

Tuesday, October 26 • Dating Abuse Awareness for Teens (ages 14-18)

Registration will be via google form posted on our official White Meadow Lake POA Facebook page and www.whitemeadowlake.org/womensclub. Zoom link will be emailed to registered participants. This is a free community resource.

Patrizia Trento • ptrento@gmail.com

Fall Pictures

Women's Club welcomes back Michelle Warren Photography for Fall Portraits on the Lake!

Saturday, October 16

15 minutes sessions from 9:00 am – 11:45am

Cost is \$150 and you will receive 5 digital images. Women's Club receives a portion of the proceeds towards our scholarship fund! Please visit www.whitemeadowlake.org/womensclub for more information and to sign up!

White Meadow Lake Holiday Market

Sunday, November 7

Registration for vendors will be available soon.

Please visit www.whitemeadowlake.org/womensclub or the official WML POA Facebook page for updates.

WOMEN'S CLUB IS BRINGING BACK THE SOUNDS OF THE 70S AND 80S WITH MUSIC BY DJ TOMMY TUNES!

Come dressed in your favorite outfits from the 70s or 80s! Fun Contests & Prizes will be awarded throughout the night! Whether you are a disco diva or a breakdancer! We want to see you there!

This event is open to guests 21 and over.

November 20

8:00 pm - Midnight

Tickets will be available on Eventbrite* or the POA Office.

Tickets on sale!

**\$20 Residents starting October 6
\$25 Non Residents starting October 20**

**Eventbrite fees apply if purchasing online.*

Limited tickets available at the door for \$25/\$30 using Eventbrite only (based on capacity).

Tickets will be limited to 175 guests and temperature checks may be required at entrance.

Please visit www.whitemeadowlake.org/womensclub or the official WML POA Facebook page for updates.

	<p>ILENE HOROWITZ Realtor, Sales Associate</p> <p>C: 973-229-0087 O: 973-263-0400</p> <p>Email: ilene@ilenehorowitz.com Web: www.ilenehorowitz.com www.Facebook.com/ilenehorowitzrealtor</p>	<p><i>If your question is Real Estate... The answer is Ilene</i></p> <p>I look forward to helping you with all your Real Estate Needs! 973-229-0087</p>
<p>A Culture of Excellence</p>		<p>Third Generation Resident of White Meadow Lake</p>
<p>Caring Character Community Commitment</p>		<p>Immediate Past President NJ Realtors 2020 NJ Realtors Circle of Excellence Award 1999-Curent CB Mtn. Lakes office #1 Agent for Listings CB Mtn. Lakes office #1 Agent for Sales</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>91 Crane Rd. Mountain Lakes, NJ 07046</p> </div>  </div>
<p>My goal is to always put my clients first by living the 4 C's!</p>		

	<p><i>Compassionate Services At Your Time Of Need</i></p>
<p>Whitham- KANAPAUX FUNERAL HOME</p>	<p>Pre-Need Planning, Funeral & Cremation Services</p>
<p>Robert E. Kanapaux MANAGER N.J. Lic. No. 3215</p> <p>Melissa A. Kanapaux DIRECTOR N.J. Lic. No. 4523</p>	<p>20 Keller Avenue, Rockaway, NJ 07866 973-627-0075 www.RockawayFuneral.com</p>

	<p>Joe Vankuren's Pet Spa and Salon</p>
<p><i>"Professional Grooming with an Affectionate Touch"</i></p>	
<p>165 Green Pond Road Rockaway, NJ 07866 Phone: (973)784-4640 Fax: (973)784-4639</p>	<p>Monday-Friday 8:30am-5:30pm Saturday 8am-12:30pm www.greenpondanimalcare.com</p>

WHITE MEADOW LAKE POA

2022 Budget/Election Packet

SPECIAL INSERT

ABSENTEE BALLOT REQUESTS

If you would like to receive your Absentee Ballot Packet by mail, please use the Absentee Request Form below. This form must be received in the POA office by mail no later than Friday, October 1 or you may request an Absentee Ballot Packet in person at the POA office until Saturday, October 9 at 11:00 am. 1 vote per household.

All ballots **MUST BE RETURNED** to the POA Office **NO LATER THAN 12:00PM ON Saturday, October 9** 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.

ABSENTEE REQUEST FORM

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

residing at _____
(LAKE ADDRESS)

do hereby make application for an absentee ballot to be voted at the election to be held on **Sunday, October 10, 2021**
My reason for requesting this ballot is:

- () I will be away from the White Meadow Lake area
- () I am unable to leave my place of confinement because of sickness or physical disability.
- () I will be observing a religious holiday pursuant to the tenants of my religion.
- () I will be serving in the Armed Forces of the United States or National Guard.
- () Because of the nature and hours of my employment.

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 PERSON REQUESTING BALLOT)

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 am and end at 3:00 pm 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 the sections 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 Clubhouse. 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.

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 Manager, 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. The Election Committee has the discretion to start counting the absentee ballots earlier, if there are a large number of returns. (Changes effective 12/20/17)

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.
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.

WHITE MEADOW LAKE POA

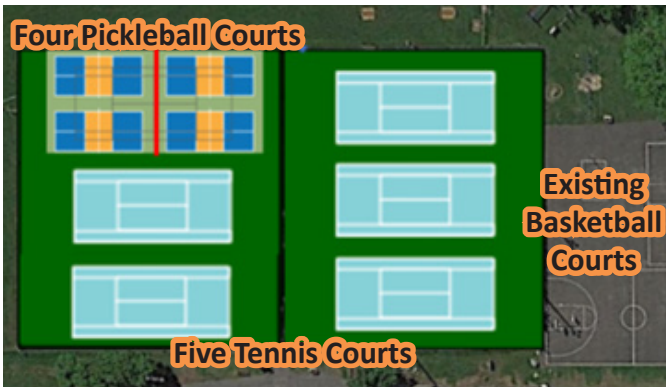
2022 Budget Packet

SPECIAL INSERT

BALLOT QUESTION

Question: Should the WML POA replace the existing 6 tennis courts with 5 tennis courts and 4 pickleball courts including fencing, net posts, nets and permit fees by spending up to \$500K. Monies to come from the Capital Improvement (\$350K) and Sinking Fund (\$150K).

Explanation: White Meadow Lake (WML) facilities such as pools, beaches, lake and tennis courts are major assets for the entire WML community and should be maintained. The tennis courts have been repaired and resurfaced numerous times over the years; however, this process is no longer a viable option due to the poor condition of the courts. Currently, only 4 of 6 courts are playable as the other 2 courts are beyond repair. Replacement is the recommended, cost-effective solution to provide a safe and playable surface for our WML community and our campers. We are now past the life expectancy of the courts based on the 2003 and 2018 WML Board Reserve Studies. The Reserve Studies are completed to identify life expectancy and estimated replacement costs so organizations like WML can responsibly plan finances to maintain all our assets. The money in the Capital Improvement Fund and the Sinking Fund has been accumulating over the years specifically for projects such as this. As of April 1, 2021, the Capital Improvement Fund had \$379K and the Sinking Fund had \$465K. If the proposed tennis court replacement is funded, \$344K will still be available for other worthy projects. The Capital Improvement Fund requires a simple majority of the community vote for use and the Sinking Fund requires 2/3 of the community vote for use. The Athletics Committee has done extensive research and recommends using the full footprint of the existing courts as the sub-base. The updated design (schematic below) has 5 tennis courts and 4 dedicated pickleball courts. Courts would be constructed using a post-tensioned concrete process providing long-term structural stability against cracking, adequate drainage, supported fencing, and a 25-year surface warranty. The proposed post-tension construction would mitigate against (1) cracks due to freezing and thawing and (2) cracks due to poor supporting soil structure under the existing courts. The continued maintenance of our facilities, including these courts, will add value while providing a cost-effective, long-term resource for our WML community. A range of competitions, classes, clinics, and racket parties are envisioned for all ages.



If this ballot question passes, it supersedes any other motion or question on the 2021 ballot related to the Tennis Courts at the A-Field.

Per the Motion approved by the POA Board on April 21, 2021, the following is included on all ballot questions related to the use of the Capital Improvement and Sinking Funds for your information:

Capital Improvement and Sinking Funds

Source of money: Comes from (a) surplus that occurs when the POA budget is underspent and (b) the specific POA budget lines voted on by the community.

Use: Can only be spent by community approval on a ballot question. Cannot be used to offset dues.

Dues Impact: No initial impact on dues because the money in the fund(s) covers this expenditure. Impact expected as funds are replenished for future expenditures. See "Source of money" above.

SINKING FUND

TOTAL UNENCUMBERED BALANCE

AS OF 08/31/21: \$484,759.71

THE SINKING FUND (SECTION 33) There shall be created a Sinking Fund. The Board of Directors are empowered to appropriate to such Sinking Fund up to eight (8)% of the current year's budget in the event of any surplus or unexpended funds. The account may also be funded from the annual budget at the amount not to exceed three (3)% of the current years budget. Regardless of the amount allocated in the budget line item, the total amount appropriated to the fund cannot exceed the eight (8)% cap. Money to the Sinking fund shall be invested in United States Government Securities or IN SUCH TYPES OF SAVINGS THAT ARE INSURED BY THE UNITED STATES GOVERNMENT, and no money shall be used or withdrawn from said Sinking Fund, except by a two-thirds (2/3) vote of the membership voting on said question. Any surplus in the current year's budget not appropriated to the Sinking Fund shall be included in the following year's budget, as part of anticipated revenues. The general treasury of the Association shall consist of all funds now belonging to the Association or that may become due and owing the Association. Any income derived from the Sinking Fund shall be added to the Sinking Fund.

CAPITAL IMPROVEMENT FUND

TOTAL UNENCUMBERED BALANCE

AS OF 08/31/21: \$399,751.62

CAPITAL IMPROVEMENT FUND (Section 50) There shall be created a Capital Improvement Fund. This Fund is to be separate from the Sinking Fund as established in Section 33. The Board of Directors shall appropriate into either fund as they deem most advantageous to this community. The Board of Directors are empowered to appropriate to such fund up to (8)% of the current year's budget in the event of any surplus or unexpended funds. The account may also be funded from the annual budget at an amount not to exceed 3% of the current year's budget. Regardless of the amount allocated in the budget line item, the total amount appropriated to the fund cannot exceed the 8% cap. Moneys appropriated to the Capital Improvement Fund shall be invested in United States Government Securities or IN ANY OTHER TYPE OF SAVINGS THAT ARE INSURED BY THE UNITED STATES GOVERNMENT and no moneys shall be used or withdrawn from said fund, except by a majority vote of the membership voting on said question. Any income derived from the Capital Improvement Fund shall be added to the Capital Improvement Fund.

WHITE MEADOW LAKE POA

2022 Budget Packet

SPECIAL INSERT

PRESIDENT



***MICHAEL ILARDI** resides at 19 North Brookside Drive with his wife Donna for 30 years. He has been attending meetings for 29 years and has been on the Board for 17 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, Computer, Marketing, Wage & Salary, House Operations, Bar & Rental, Camp, House Activities, and Legal & By-Laws. 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. Currently Mike is on the sub committee that is engineering the renovation of the entire outside of the main mansion clubhouse. 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 looks forward to again 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. If you have any questions, you can contact him at 973-586-1556.



BILL MALZAHN has lived with his wife in WML since 2005 when they moved here from New Orleans. He and his wife have raised three children here; they have all graduated from college and are working, with the oldest currently pursuing her Ph.D. Bill relocated here to work for NJ Transit, and after searching for a place to call home, he chose WML because of the amenities the community offered and the reputation of the school system. The corporate and community experiences Bill would like to bring to the position include his vestry membership at his church and his responsibilities handling yard maintenance. As NJ Transit Director of Rail Communication, Bill handled the design and installation of fiber cables and computer networks across the state for the Positive Train Control project to improve commuter rail safety for the people of NJ. Now, since the PTC project is completed and running smoothly, Bill has been attending some lake committee meetings and has more time to volunteer. Some of the issues Bill would like to address are improving the basketball and volleyball courts surfaces to improve safety and make them more enjoyable to play on for all age groups. He would also like to improve water management as this is important to the water quality of the lake and is a community effort. The POA needs to lead by example in this area. There are several low cost projects that would involve multiple committees, so collaborative leadership coming from elected members and committee members is very important to the community.

1st VICE PRESIDENT



***ROGER CROOK** has been living in WML since 2004 with Michele and two grown children. His volunteer Experience over the past 15 years is comprised of 12 years of various committee memberships; 7 years Chair/Co-Chair Bar & Rental Committee; 7 years Chair/Co-Chair Computer Committee; 6 years Wage & Salary Committee member; and 3 years as First Vice President. He has been Officer in Charge of, and supports our Committee Chairs, for Bar & Rental, House Ops & Maint, and the Computer Committee. He actively assists with Festival Weekend, Womens Club, Planning, and supports other committee events and activities throughout the year as well. Roger currently works with Global Enterprises in IT Cybersecurity for AccessIT Group in Mountain Lakes. He has been with them since their founding in 2001.

2nd VICE PRESIDENT



***GLEN KATZ** has lived in White Meadow Lake for 21 years on West Lake Shore Drive with Laura, his 5 boys, and 2 dogs. He currently serves as the 2nd Vice President. Glenn has been a Doctor of Chiropractic in Rockaway and Morris Plains in private practice for 24 years. Glen is very active in Rockaway Township sports as a coach and he was a long time board member of Rockaway Township Baseball. He enjoys playing sports and spending time out on the lake with friends and family. As your 2nd Vice President, Glenn will continue with his hands on approach to the position and getting things done. Glenn has enjoyed getting the opportunity to get included with various committees over the past year. He hopes you would consider voting for him in the upcoming election. Thank you and good luck to everyone!

TREASURER



***JOANNE MACHALABA** is running for a third term as Treasurer of the White Meadow Lake POA. She has served on the POA Board for the past 5 years, most recently as Treasurer, Co-Chair of the Budget Committee and Officer in Charge of the Lake Committee and Women's Club. Previously she was Chair of the Lake Committee. During this time, under her leadership:

- Won \$22,000 by insuring inclusion in a class action lawsuit for overcharging by our alum supplier. In addition, saved the POA >\$8,000 by negotiating pricing with alum suppliers.
- Automated processes such as the employee time clock and finance system upgrades.
- Vigilant review of financials with timely Board reports and oversight of Committee spending.
- Successful annual external financial audits. Prepare and lead annual budget meetings.
- Actively recruited, interviewed, and hired Preschool Staff to allow for a 2021 school opening.
- Streamlined boat registration, added POA boat spaces, hosted numerous lake education and boating safety programs for residents.

Joanne held senior leadership positions in healthcare, where she applied her Biology/Chemistry/MBA degrees and Project Management certification. She has extensive experience in budget management. Her track record of strong leadership, communication and people skills are evidenced in numerous awards, including the National Tribute to Women in Industry Award. She looks forward to further contributing to WML, where she has lived for nine years with her fiancé, John. You can find Joanne kayaking on the lake with her rescue pup, Bo, greeting residents and asking for ideas to make WML an even more wonderful place to live.

3 YEAR BOARD SEAT



***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. Having grown up in a lake community similar to WML, she has a great deal of insight and ideas for strengthening our lake. Michelle was secretary for the RSTA in 2020 and has volunteered countless hours for the WML

swim team over the last 8 years. 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. This past summer she was our lifeguards supervisor and is hoping to continue to make an impact behind the scenes as a member of the board.



TOM GARVEY Tom Garvey is a 35 year resident of White Meadow Lake. His family of four adult children, son in law and three grandchildren also live in and near our community.

Tom has over 40 years experience in various business management positions including over 32 years with Cigna. Roles included a number of board positions and committees related to the health care industry.

In addition, he has board/committee experience with organizations providing services and employment for people with special needs.

Past organizations include: YCS-Sawtelle Learning Center in Montclair and Employment Horizons in Cedar Knolls.

Current organizations include: Green Vision Inc. in Randolph and the Rockaway Township Police Athletic League.

With three generations of family living in White Meadow Lake, Tom is interested in a board position on the WMLPOA to support the present and future interests of our community.



***BEVERLY NEMIROW** is running for a 3-year board seat for the White Meadow Lake POA. She has served on the POA Board for six years in the capacity of Camp Chairperson and Beach Chairperson concurrently, completing her obligation in October 2020. During her term, camp enrollment was steadily over 200 campers, our morning care and after care program was thriving, with camp generating a

profit. She served as a Beach committee member and Beach Chairperson. With a 5-year return for our summer concessionaire, the beach committee responsibility covers all 3 beach areas, our two pools, working with the site manager, waterfront director, ensuring our lifeguards stay on top with routine and policies. My last summer season on the WML Board of Directors proved to be the hardest as life stopped as we all knew it 2020 COVID pandemic. We pushed on and did get the beach areas and Drum pool open that summer. Beverly was an active member of House Operations, Maintenance & Planning committees. She served on Wage & Salary and Chairperson of House Activities.

She is a long-time resident of WML, with her husband Stuart. As we continue to face changes and improvements, to maintain the common properties in our lake community it is for everyone to come out and enjoy this beautiful lake.

3 YEAR BOARD SEAT continued



***BARRY SILBIGER** Since moving to White Meadow Lake four years ago, Barry has become a voting member of the Athletics, Lake & Lake Reclamation, and Security Committees as well as several sub-committees. He played a role in recommending new ideas to help White Meadow Lake expand and maintain services. Barry was an appointed member of the 2020 Election Committee, which had a near record turnout and included a revised ballot and updated vote counting procedures.

In April of 2021, Barry was appointed to fill the board vacancy created when a board member resigned and assumed the roles of both co-chair of the Lake & Lake Reclamation Committee and the chair of the Civic Affairs Committee. Barry is currently working with the Boat Registration subcommittee to better the process for the future. As a current board member, Barry is always open to hearing from residents about issues and feedback and tries to work on resolving them to the best of his abilities.

Barry has a history of volunteerism beginning back in his college years serving as Chief of the Volunteer Ambulance Service. He continued this commitment responding to events and disasters as a volunteer EMT for 25 years and as a volunteer with the New York Chapter of the American Red Cross.

Working as a cybersecurity professional, Barry is constantly solving problems in an ever-changing technical landscape. He looks forward to bringing his vast knowledge from volunteer organizations and his real-world technical experience to help the POA and White Meadow Lake flourish as a growing community and integrate technology to help some of the current and emerging issues.

Barry lives on Lake Shore Drive with his wife, Stephanie and their two dogs, Haylee and Apollo. He has three children ages 15, 21 and 24. This winter, he played "boot hockey" on the ice for the first time. In the summer, you will find him fishing, kayaking, and enjoying "lake life".



***MIKE STOCKHOFF** is a 50-year WML resident. His wife Ann is a Health Care worker at Morristown Memorial Hospital. Mike and Ann have 2 daughters, Dani and Becca. Mike has volunteered his time for the last 12 years, chairing and co-chairing, attending committee meetings such as Bar & Rental, Planning, Wage & Salary, Security and House Ops. Mike was the direct contact to the contractors under the Site Manager for the

Gold Bar renovation. He also was part of the sub committee for the window and carport renovation. All these projects were finished under budget. Mike truly enjoys volunteering his time and looks forward to serving again at the pleasure of the residents of our community.

***Nominated by Nominating Committee**

WHITE MEADOW LAKE POA

2022 Budget Packet

SPECIAL INSERT

2022 PRELIMINARY BUDGET

Page 1 of 2

		2020 EXPENDED	2021 APPROVED	2022 Proposed			2020 EXPENDED	2021 APPROVED	2022 Proposed
	1. ATHLETICS				513.06	BADGES/PASSES	\$1,178	\$1,200	\$2,000
501.01	MEDICAL KITS	\$-	\$50	\$200	513.07	PAYROLL TAXES	\$20,849	\$27,479	\$30,780
501.02	EQUIPMENT/SUPPLIES	\$4,716	\$6,000	\$6,000	513.08	CONTRIBUTIONS/GIFTS	\$453	\$2,500	\$2,000
501.03	INTERCOMMUNITY COMP.	\$1,337	\$5,000	\$5,000	513.09	OFFICE EQUIPMENT MAINT/CONTRACTS	\$11,503	\$11,800	\$26,200
501.05	SALARY	\$19,802	\$14,500	\$20,000	513.10	OFFICE EQUIPMENT REPAIR/REPLACE	\$2,898	\$13,000	\$11,500
501.06	UNIFORMS	\$1,991	\$1,500	\$1,500	513.11	BOARD MEALS	\$1,462	\$2,300	\$2,300
501.09	REPAIR SWIM LANES	\$21	\$500	\$500	513.12	OFFICE/CLERICAL	\$248,163	\$285,000	\$320,000
501.10	MAINTAIN TENNIS COURTS	\$464	\$1,000	\$1,000	513.13	PAYROLL SERVICES	\$7,310	\$12,000	\$9,000
501.12	MAINTAIN ATHLETIC FACILITIES	\$4,773	\$6,000	\$1,000	513.14	OFFICE AUTOMATION/TRAINING	\$217	\$500	\$2,000
501.13	TROPHIES/AWARDS	\$-	\$500	\$500	513.15	ELECTION	\$106	\$100	\$100
501.14	UMPIRES	\$795	\$800	\$1,000	513.16	BLOOD BANK	\$620	\$700	\$1,200
501.15	PAYROLL TAXES	\$1,811	\$1,378	\$1,900	513.17	HANDBOOK	\$-	\$5	\$-
	SUB TOTAL	\$35,710	\$37,228	\$38,600	513.18	ALARM SYSTEM/FIRE ALARM	\$5,366	\$5,000	\$6,000
	2. BEACHES				513.19	LIT/DUES COLL.	\$-	\$5	\$5
503.01	LIFEGUARDS	\$61,249	\$98,371	\$200,000	513.20	LEGAL FILING FEES	\$-	\$30	\$5
353.01	Swim Lesson Revenue	\$-	\$(1,000)	\$(1,000)	513.21	BANK CHARGES	\$300	\$350	\$350
503.02	SAND MAINTENANCE	\$4,517	\$4,800	\$5,800	513.22	FEDERAL CORPORATE TAXES	\$-	\$5	\$5
503.04	MEDICAL SUPPLIES	\$187	\$200	\$700	513.23	ADVERTISING	\$20	\$200	\$200
503.05	MISCELLANEOUS	\$548	\$1,000	\$2,000	513.24	HOSTESS & HOSTS SALARIES	\$2,012	\$4,250	\$4,000
503.06	LIFE SAVING EQUIPMENT	\$132	\$1,000	\$1,500	513.25	RENT FOR POA USE OF COUNTRY CLUB	\$60,000	\$60,000	\$60,000
503.08	REPAIR/REPLACE EQUIP/STRUCTURES	\$5,531	\$5,000	\$5,000	358.00	MGT FEE OFFSET	\$(12,000)	\$(12,000)	\$(12,000)
503.09	IMPROVE LANDS	\$17,341	\$11,000	\$5,000	547.00	CREDIT CARD FEES	\$17,622	\$10,500	\$11,000
503.11	POOL MAINTENANCE/CPO SERVICE	\$3,412	\$10,000	\$14,000	360.01	CREDIT CARD REWARDS	\$(1,500)	\$(1,500)	\$(1,500)
503.12	PAPER/CLEANING SUPPLIES	\$60	\$500	\$500		Country Club offset	\$(11,002)	\$(26,200)	\$(27,250)
503.14	FEES	\$400	\$500	\$500		SUB TOTAL	\$401,396	\$438,529	\$494,900
503.15	UNIFORMS/ADS	\$1,148	\$2,000	\$4,000		9. HOUSE OPERATIONS			
503.16	POOL SUPPLIES	\$-	\$1,000	\$2,000	517.03	EXTERMINATOR	\$7,629	\$4,500	\$5,000
503.17	BEACH SUPERVISION	\$3,480	\$15,000	\$15,000	517.04	UTILITY MAINTENANCE & CONTRACTS	\$7,487	\$8,000	\$9,500
503.18	PAYROLL TAXES	\$5,771	\$10,770	\$20,425	517.06	BEAUTIFICATION/RESTORATION	\$21,494	\$12,200	\$12,200
503.19	PROPANE	\$-	\$1,200	\$1,500	517.07	CLEANING SUPPLIES	\$4,298	\$7,000	\$7,000
503.20	POOL OPENING/CLOSING	\$3,748	\$4,000	\$4,000	517.08	REPAIR ROOF	\$-	\$1,000	\$5
503.21	WATER TESTING	\$3,870	\$3,700	\$4,500	517.09	MAINTENANCE SUPPLIES/EQUIPMENT	\$856	\$2,000	\$1,500
502.22	CHEMICALS	\$3,480	\$4,000	\$5,000	517.10	CLEANING SERVICE	\$-	\$-	-
	Country Club offset	\$-	\$(22,500)	\$(26,000)		SUB TOTAL	\$41,765	\$34,700	\$35,205
	SUB TOTAL	\$114,874	\$150,541	\$264,425		10. INSURANCE			
505.01	3. BOATDOCKS/HOUSE	\$1,500	\$12,500	\$18,000	519.01	P&C INSURANCE	\$256,024	\$280,000	\$300,000
515.00	4. CIVIC AFFAIRS	\$-	\$800	\$300	519.02	HEALTH/LIFE INSURANCE	\$59,079	\$60,500	\$78,000
507.00	5. COMM.PLAN&ENG	\$2,258	\$18,000	\$5,000	519.03	401K	\$8,349	\$10,000	\$12,000
509.01	6. FESTIVAL DAY	\$4,124	\$5,000	\$5,000		Country Club offset	\$(24,659)	\$(55,000)	\$(59,000)
511.01	7.FURNITURE/RENO	\$-	\$500	\$500		SUB TOTAL	\$298,794	\$295,500	\$331,000
	8. GENERAL & ADMINISTRATIVE					11. LAKE			
513.01	OFFICE SUPPLIES & POSTAGE	\$10,643	\$13,000	\$11,000	521.01	LAKE TREATMENT/SUPPLY/TEST	\$43,421	\$70,000	\$77,000
513.02	COUNSEL RETAINER	\$-	\$5	\$5	521.02	MISCELLANEOUS	\$865	\$1,000	\$1,000
513.03	AUDITING	\$25,720	\$18,000	\$24,000	521.03	GAME FISH STOCK	\$-	\$6,500	\$7,000
513.04	VOICE/DATA	\$7,237	\$8,000	\$9,500	521.06	FISHING CLUB	\$5,998	\$5	\$1,000
513.05	MISCELLANEOUS	\$2,219	\$2,300	\$2,500	521.09	DAM MAINTENANCE	\$-	\$500	\$5

WHITE MEADOW LAKE POA

2022 Budget Packet

SPECIAL INSERT

2022 PRELIMINARY BUDGET

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		2020 EXPENDED	2021 APPROVED	2022 Proposed			2020 EXPENDED	2021 APPROVED	2022 Proposed
521.13	DAM INSPECTION	\$4,500	\$-	\$5,000		18. REAL ESTATE TAX			
	SUB TOTAL	\$65,282	\$78,005	\$91,005	533.00	REAL ESTATE TAXES	\$144,204	\$167,694	\$148,270
	12. LAKE RECLAMATION					COUNTRY CLUB OFFSET	\$-	\$-	\$-
522.07	LAKE DREDGING/RAKING	\$-	\$5	\$18,000		SUB TOTAL	\$144,204	\$167,694	\$148,270
522.12	ALUM SYSTEM MAINTENANCE	\$152	\$4,000	\$4,000		19. SENIOR CITIZENS			
522.13	COMMUNITY EDUCATION & AWARENESS	\$566	\$800	\$800	535.01	BUS TRIPS	\$2,050	\$8,000	\$8,000
522.15	ENVIRONMENTAL ATTORNEY	\$-	\$5	\$5	535.02	PARTIES/REFRESHMENTS	\$1,112	\$6,000	\$6,000
522.17	LAKE MANAGEMENT	\$3,307	\$7,500	\$7,500		SUB TOTAL	\$3,162	\$14,000	\$14,000
522.18	CONSULTANT FEES	\$14,675	\$16,000	\$16,000		20. UTILITIES			
	SUB TOTAL	\$18,700	\$28,310	\$46,305	537.01	FUEL-OIL/GAS	\$11,172	\$18,000	\$19,500
	13. MAINTENANCE				537.02	LIGHT/POWER	\$25,819	\$37,000	\$35,000
525.01	VEHICLE FUEL & MAINTENANCE	\$6,193	\$8,500	\$11,000	537.03	WATER	\$4,386	\$5,500	\$5,200
525.02	LANDSCAPE MAINTENANCE	\$3,946	\$9,750	\$9,750	537.04	REFUSE COLLECTION	\$9,551	\$12,000	\$12,500
525.03	GENERAL MAINTENANCE EQUIPMENT	\$710	\$2,000	\$2,000	537.05	SEWERS	\$1,734	\$2,300	\$1,900
525.04	MAINT BUILDING MATERIALS/SUPPLIES	\$458	\$1,500	\$1,500		Country Club offset	\$(1,939)	\$(5,000)	\$(5,100)
525.06	PURCHASE MAINTENANCE EQUIPMENT	\$4,871	\$8,500	\$5,000		SUB TOTAL	\$50,723	\$69,800	\$69,000
525.10	MAINTENANCE SALARY	\$173,859	\$210,000	\$225,000		21. WOMEN'S CLUB			
525.11	COMMUNITY MAINT MATERIALS	\$5,764	\$5,000	\$6,500	539.01	HOSPITALITY	\$425	\$500	\$600
525.12	PAYROLL TAXES	\$14,340	\$19,950	\$21,375	539.02	WELCOME NEW HOMEOWNERS	\$1,274	\$1,300	\$1,400
	Country Club offset	\$(15,939)	\$(43,000)	\$(44,750)	539.03	PROGRAMS	\$183	\$600	\$600
	SUB TOTAL	\$194,203	\$222,200	\$237,375	539.04	BEANSPOUTS AGE 3-5 PROGRAMS	\$-	\$700	\$700
	14. NEWSLETTER/COMMUNICATIONS				539.05	DANCE RECITAL	\$-	\$5	\$5
527.01	PRINTING & MARKETING SUPPLIES	\$13,416	\$19,000	\$19,000	539.06	K TO 2nd GRADE PROGS (was K - 1)	\$306	\$700	\$700
357.00	REVENUES	\$(9,723)	\$(20,000)	\$(20,000)	539.07	MY TOT & ME (formerly mom's & tots)	\$75	\$400	\$500
527.02	COMMUNICATIONS SALARY	\$10,800	\$10,800	\$0	539.08	3rd - 5th GRADE PROGS (was 2-3)	\$475	\$700	\$700
527.03	POSTAGE	\$7,140	\$10,000	\$10,000	539.09	COMMUNITY EVENTS	\$5,561	\$7,500	\$9,500
527.04	PAYROLL TAXES	\$963	\$1,026	\$-	539.11	WE-PLAY	\$75	\$300	\$500
	Country Club offset	\$(2,363)	\$(5,500)	\$(6,250)		SUB TOTAL	\$8,374	\$12,705	\$15,205
	SUB TOTAL	\$20,233	\$15,326	\$2,750		22. YOUTH ACTIVITIES			
529.00	15. PARKING LOTS	\$15,841	\$3,000	\$2,000	541.02	YOUTH EVENTS - GRADES 6-10	\$-	\$1,200	\$1,500
	16. PLAQUES & AWARDS				541.03	TEEN CENTER SALARY	\$1,125	\$5	\$500
570.01	GIFTS/AWARDS	\$0	\$500	\$500	541.04	PAYROLL TAXES	\$-	\$0	\$48
570.02	COMMITTEE APPRECIATION	\$0	\$500	\$500	541.05	Equipment/Services	\$-	\$5	\$300
	SUB TOTAL	\$0	\$1,000	\$1,000		SUB TOTAL	\$-	\$1,210	\$2,348
	17. SECURITY				528.01	23. PROPERTY RIGHTS	\$0	\$5	\$5
531.01	SECURITY SALARY	\$50,902	\$63,800	\$90,250		24. SPECIAL FUNDS			
531.03	EQUIPMENT	\$912	\$1,500	\$1,500	542.01	CAPITAL IMPROVEMENT FUND	\$50,000	\$20,000	\$25,000
531.04	VEHICLE MAINTENANCE & FUEL	\$3,605	\$4,000	\$5,400	542.02	SINKING FUND	\$30,000	\$20,000	\$25,000
531.05	SECURITY CAMERAS	\$5,430	\$2,500	\$2,500	542.03	COLLECTIONS RESERVE	\$-	\$-	\$-
531.06	PAYROLL TAXES	\$4,551	\$6,061	\$8,574	542.04	COUNTRY CLUB RESERVE FUND	\$50,000	\$100,000	\$100,000
531.07	MISCELLANEOUS	\$-	\$-	\$250		SUB TOTAL	\$130,000	\$140,000	\$150,000
531.09	PATROL BOAT MAINTENANCE	\$4,063	\$2,000	\$3,000		TOTAL BUDGET	\$1,620,492	\$1,835,414	\$2,093,016
531.10	PATROL BOAT FUEL	\$277	\$400	\$550					
531.11	INTERNET CONNECTION FEES	\$9,278	\$11,000	\$12,000					
	Country Club offset	\$(344)	\$(2,400)	\$(3,200)					
	SUB TOTAL	\$78,674	\$88,861	\$120,824					

Go to www.whitemeadowlake.org for more budget notes and details!

Over 55 Friendship Club

Senior Friendship Club President: Bruce Levy

DATES TO REMEMBER

October 14 Exec Meeting 12:30
 Gen Meeting 1:30
 October 28 Gen Meeting 1:30
 November 11 Exec Meeting 12:30
 Gen Meeting 1:30

TRIPS & EVENTS

Reservations:

Bruce Levy • 973-625-8513

Trip to Villa Roma

Theme is

Caesar's Extravaganza

Tuesday, October 26

\$50.00 Residents

\$60.00 Guest of Residents

Trip includes show and lunch. Bus
 leaves at 8:45 am.

Trip to Woodloch Pines November 15-18

\$380.00 for Double for Residents

\$460 for Single for Residents

\$405.00 for Double for Guest of
 Residents

\$480 for Single for Guest of Residents
 Bus leaves at 10:00 am.

Calling all Seniors! All White Meadow Lake Residents 55
 years & over are invited to come join us!

RYAN BUYS HOUSES! ANY CONDITION - ANY SITUATION

No Obligation Fair Cash Offer in 24 Hours!



- MAKE NO REPAIRS - I BUY "AS IS"
- PAY ZERO CLOSING COSTS
- YOU PICK THE CLOSING DATE
- NEVER PAY ANY COMMISSIONS!



RYAN PALIUKAITIS

ryan@ryanpal.com / 973-699-3804

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- Siding and Roofing
- Masonry Walls and Patios
- Replacement Windows and Doors



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Neighbor News

24th Annual BREAKFAST WITH SANTA

Sunday, December 5 • 9:00 am - Noon

**Sponsored by the Auxiliary of the White
Meadow Lake Fire Company #5
White Meadow Lake Co # 5 Firehouse
1 Pawnee Ave**

Pat • 973- 627-1732 or pattyannmarie64@yahoo.com

To place a classified ad in the newsletter please email your
ad to webmaster@whitemeadowlake.org

CO #5 FIRE DEPT

Clothing Donations Wanted

Please drop off clothing & Book donations in the bin located at
1 Pawnee Ave in the firehouse parking lot. Thank you for your
continued support!

HELP WHITE MEADOW GO GREEN!

**Would you like to see your
newsletter in color?!**

Send your name and address to webmaster@whitemeadowlake.org
to stop receiving the hard copy and instead receive
your newsletter through email.

**Not only will this help White Meadow go green by
reducing the use of paper and ink, but it will lower
costs of postage and printing! Online viewers will
have the opportunity to view the newsletter in color!**
Newsletters are available at www.whitemeadowlake.org

KEEP OUR COMMON PROPERTIES CLEAN AND APPEALING

The employees and volunteers work hard to keep our facilities
clean and appealing for all to use. Curb your dogs and clean up
after them. If you see anyone damaging POA property, report
it to the office or security.

Residents need to take responsibility and help to keep our
community the best it can be. We depend on each other to do
this. Thank you for your help to keep our properties in the best
shape it can be.



**Do you have Wedding News? Engagement Announcements?
Stork Stories? Email webmaster@whitemeadowlake.org to
have your announcement in the newsletter!**



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**Green Pond
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Rockaway, NJ 07866
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www.greenpondanimalcare.com

Athletics

TENNIS & PICKLEBALL COURTS

Welcome to the October Tennis and Pickleball news! Remember to vote on Sunday October 10 at the WML Clubhouse, 9:00 am - 3:00 pm.

Below you will find some useful information that will help you to understand some facts about the project from our Info Session 5 "Meet the Vendor".

On September 2, the proposed builder of the tennis court replacements, Mark Brogan of ProSport, joined members of the WML community for a question-and-answer session. Some of the key questions and answers from the session are listed below for your information. Comments were added for clarity:

1. What is the approximate time to complete construction? 7-8 weeks. Three weeks are required for construction, 4 weeks are required for the concrete to cure to full strength, and one week is required for the color coating of lines and court delineations.
2. How much above grade will the new courts be? The courts will be about 12-14" above the current grade. A border will be required for access around the court. (Access will be required on the A-field side for camp and along the road.)
3. What is the warranty for the new post-tensioned concrete courts and how does it compare to asphalt? Post tensioned concrete has a warranty of 25 years and should last generations. Asphalt has a warranty of 1 year and existing damage in the asphalt would be expected to transmit up through new asphalt resulting in cracked and damaged courts. The post-tension concrete on top of our existing courts is strongly recommended due to the swampy soil.
4. What is the track record of ProSport with this type of project? Mark Brogan has constructed many post-tensioned concrete courts over an old asphalt court. (The old asphalt surface makes a good subsurface, requiring less fill and associated \$\$.)
5. How will the new courts drain? The new replacement courts will be pitched for quick and effective drainage.
6. How flat will the new courts be? The surface of the replacement courts will be very planar (virtually flat for quick dry and safe play).
7. Why isn't asphalt being considered for the replacement courts? The cost of asphalt is less to start but more in the long run due to necessary crack repair. (This is the experience of WML)
8. What is the spacing of the courts on the side with pickleball and tennis courts? The pickleball courts can be spaced 7' apart. (With the current WML footprint, this will require that the tennis courts are spaced 10' apart, less than the current WML 12' distance between courts. The 10' feet separation is consistent with leisure play and less than the 12' recommended by the United States Tennis Association. According to the USA Pickleball Association, courts can be 5' feet apart but 10' feet between pickleball courts is recommended.)
9. How often will the new courts require repainting and what is the cost? The acrylic paint (resurfacing) will be required again in 7-10 years at a cost of \$4-5K per court. This is true for any court surface but with asphalt it will be required more often. The number of times of 25 years for post-tension will be 3 and the number of times with asphalt will be 8.
10. What is the current total cost of the project? The builder submitted a new bid based on current pricing. The 2021 price is higher than the 2020 price. (The WML proposed \$500K covers the 2021 construction cost.)

11. Does WML have the money to complete this project? According to WML treasurer Joanne Machalaba, there are adequate funds for the replacement court cost of \$500K. Remaining funds after the construction will be \$340K in the Capital and Sinking funds. The \$340K exceeds any currently proposed or anticipated expenses.
12. Can we do this project in pieces? Building over the existing court footprint is cost effective. Building in pieces is not cost effective. Building half the courts is not half the price – remediation of the area would be required and costly.
13. Why replace the current six-court footprint? Replacement of the current footprint would serve our campers and our community for generations to come. When the post-tension court is resurfaced in 7-10 years it can be changed to meet future needs such as adding more pickleball courts, etc.
14. Why are we putting in pickleball courts? Pickleball is a fast-growing sport, and the builder is adding pickleball courts in many places. Adding pickleball courts will greatly expand the recreational opportunities for the community.

The Tennis Sub-Committee of the Athletic Committee consists of volunteers who have spent over three years researching court surfaces, vendors, talking to camp folks about camper needs, running seminars and info sessions, holding pickleball clinics, and helping with games and our regular Tennis Round Robins. Our purpose is to improve the WML community by providing a new recreational facility that will benefit our community. We want the resulting tennis & pickleball court replacement to provide years of happy and healthy service to the community while improving our property values.

In other tennis and pickleball news, Sunday Tennis Round-Robins are more popular than ever with 16+ folks coming out to compete, make friends and stay healthy. Join us any Sunday with good weather at 8:30am. Adults 18 and up are welcome. We have several groups playing tennis and pickleball. We are using the GroupMe app to set up games. Please email: karbow4@gmail.com to tell us your availability and join a friendly game. We have many newcomers this year both in tennis and pickleball.

The increase in the number of tennis players at WML is consistent with the increasing popularity of tennis in the US, according to the United States Tennis Association:

"Tennis participation in the U.S. increased by 22% in 2020, with 21.64 million people hitting the courts, according to recent data from the Physical Activity Council's Participation (PAC) report produced by Sports Marketing Surveys. The survey and report monitor more than 120 different sports and activities participated in by Americans."

Similarly, in the US, pickleball has enjoyed a 650 percent increase in numbers over the last seven years according to USA Pickleball Association. The current proposed new pickleball courts will have regulation-height nets and no tennis lines. The increase in popularity of pickleball at WML is due in part to the free clinics.

Again, On Sunday, October 10 between 9:00 am - 3:00 pm it is most important that you come out with your WML friends and family (1 per household) to vote. Feel free to contact us at karbow4@gmail.com with questions, comments, or court needs. Sub-Committee co-chairs: Bob Fehon, Mark Didriksen and Joanne Karbowiczak. Come join us on the courts!

Athletics

TABLE TENNIS

Every Tuesday • 7:30 to 9:30 pm

Excluding holidays

Wilson • 973-668-7456

Dogs are prohibited on the tennis & pickleball courts!

CLEAN UP AFTER USING THE A FIELD

Please make sure that you and your children bring your garbage to the garbage cans when using the A field. Residents should take pride in the properties.

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Employment

Contact Laurie at laurie@whitemeadowlake.org

GENERAL

BOARD SECRETARY: Must be able to attend one board meeting per month, plus two meetings for two months in September and October. Recording Secretary will attend meetings, take minutes, and transcribe them as a recap of the meeting. Must be proficient in Microsoft Word and written communication comprehension.

SEASONAL COAT CHECK: October through April on some Fridays, Saturdays and Sundays. As needed with our rentals. Hourly wage plus tips. Contact employment@whitemeadowlake.org.

SECURITY GUARD: Provide a security presence at all POA facilities/property and within the Clubhouse. Assist members by contacting emergency personnel when necessary. Inform Site Manager of vandalism and any irregularities in a timely manner. Work multiple shifts on Festival weekend. Multiple shifts needed both day and evenings.

ATTENTION WML RESIDENTS!
Local Employment List Needs to be Updated

**Baby Sitting • Lawn Mowing
Party Helper • Mothers Helper
Leave Raking • Snow Shoveling**

Contact the POA office to put your name on the list.
(973) 627-5300 • office@whitemeadowlake.org

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House Happenings



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ZUMBA AT THE CLUBHOUSE

Tuesdays • 6:30 - 7:30 pm
September 14 - October 26

\$77 for 7 weeks

Sign up at the POA Office.

COMEDY NIGHT

Saturday, November 13

Bring your own food/snacks

Doors open at 7:30 pm, show starts at 9:00 pm

\$30 for members, \$35 for guests.

Due to Covid precautions, seating will be limited.

Tickets on Sale in office and on Eventbrite October 2.

**All beverages must be purchased from the
White Meadow Lake Country Club.**

**Interested in having an event here?
Want to share your experience and photos
from an event you had here?**

Contact us on our website

www.whitemeadowlake.org, facebook www.facebook.com/WhiteMeadowLakePOA, or email

banquet@whitemeadowlake.org.

We'd love to hear from you!

WML Residents:

Please be respectful of your Clubhouse and keep
the premises clean.



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YOUR GOLD BAR HOURS*

Thursday	7:00 pm – 11:30 pm
Friday	6:30 pm – 12:00 am
Saturday	6:30 pm – 12:00 am
Sunday	4:00 pm – 10:00 pm
Monday	7:00 pm – 11:30 pm

***Bar hours subject to change.**

MONDAY NIGHT FOOTBALL

Games start at 8:15pm

October 4	Raiders at Chargers
October 11	Colts at Ravens
October 18	Buffalo Bills at Titans
October 25	Saints at Seahawks
November 1	Giants at Chiefs
November 8	Bears at Steelers
November 15	Rams at 49ers
November 22	Giants at Buccaneers
November 29	Seahawks at Washington
December 6	Patriots at Buffalo Bills
December 13	Rams at Cardinals
December 20	Vikings at Bears
December 27	Dolphins at Saints
January 3	Browns at Steelers

**NFL Sports Package with Red Zone is
available in your Gold Bar & Lounge!**

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
October					1 Bar&Lounge 6:30p-12a	2 Rental 6:30-11:30 Bar&Lounge 6:30p-12a
3 WC Fall Festival 1-4 Bar&Lounge 4-10pm	4 Athletics 7:30 Bar&Lounge 7-11:30pm	5 We-Play 5:30-6:30 Lions Club 6:30 Security 7:30 Ping Pong 7:30-9:30	6 My Tot & Me 9:15-10:15 House Activities 6:00 Planning 7:15 House Ops/Maint 7:45	7 D+A 9-11:30, 4-8 Lake & Lake Rec 7:30 Bar&Lounge 7-11:30 pm	8 Rental 7-12 Bar&Lounge 6:30p-12a	9 WC Witches Paddle Bar&Lounge 2p-12a
10 2nd ANNUAL MEETING 9:00am - 3:00pm Budget Voting at noon Bar&Lounge 4-10pm	11 Women's Club 8:00 Bar&Lounge 7-11:30pm	12 We-Play 5:30-6:30 Bar & Rental 7:00 Ping Pong 7:30-9:30	13 My Tot & Me 9:15-10:15 Reorg	14 D+A 9-11:30, 4-8 Seniors Exec 12:30 Seniors 1:30 Marketing Comm 7:00 Legal & By Laws 8:00 Bar&Lounge 7-11:30 pm	15 Bar&Lounge 6:30p-12a	16 Rental 6:30-11:30 Bar&Lounge 6:30p-12a
17 Bar&Lounge 4-10pm	18 Meet the Candidates Night 7-9 Boy Scout Comm 7-9 Bar&Lounge 7-11:30pm	19 We-Play 5:30-6:30 (A) Girl Scouts 6:30-8 (B) Girl Scouts 6:30-7:30 Security Staff 7:00 Ping Pong 7:30-9:30	20 My Tot & Me 9:15-10:15 POA BOARD MEETING 8 PM	21 D+A 9-11:30, 4-8 Boy Scouts 7-8:30 Bar&Lounge 7-11:30 pm	22 WC Halloween Parties 5-10 Bar&Lounge 6:30p-12a	23 Rental 1-6 Bar&Lounge 6:30p-12a
24 Rental 2-7 Bar&Lounge 4-10pm	25 Bar&Lounge 7-11:30pm	26 We-Play 5:30-6:30 Ping Pong 7:30-9:30	27 My Tot & Me 9:15-10:15	28 D+A 9-11:30, 4-8 Seniors 1:30 Boy Scouts 7-8:30 Civic Affairs 7:30 Fishing Club 8:00 Bar&Lounge 7-11:30 pm	29 Bar&Lounge 6:30p-12a	30 Rental Bar&Lounge 6:30p-12a
31 HAPPY HALLOWEEN Bar&Lounge 4-10pm	1 Athletics 7:30 Bar&Lounge 7-11:30pm	2 Election Day Lions Club 6:30 (Trophy Room) Security 7:30	3 My Tot & Me 9:15-10:15 House Activities 6:00 Planning 7:15 House Ops/Maint 7:45	4 Lake & Lake Rec 7:30 Bar&Lounge 7-11:30 pm	5 Rental 7-midnight Bar&Lounge 6:30p-12a	6 Rental 5-10 Bar&Lounge 6:30p-12a
7 WC Holiday Market 10am-3pm Bar&Lounge 4-10pm	8 Women's Club 8:00 Bar&Lounge 7-11:30pm	9 We-Play 5:30-6:30 (B) Girl Scouts 6:30-7:30 Bar & Rental 7:00 Ping Pong 7:30-9:30	10 My Tot & Me 9:15-10:15 Beach 7:00 Camp 8:00	11 D+A 9-11:30, 4-8 Seniors Exec 12:30 Seniors 1:30 Cub Scouts 6:30-8:15  Bar&Lounge 7-11:30 pm	12 Bar&Lounge 6:30p-12a	13 HAC Comedy Night 7:30-11:30 Bar&Lounge 6:30p-12a
14 Bar&Lounge 4-10pm	15 Boy Scout Comm 7-9 Bar&Lounge 7-11:30pm	16 Blood Drive 1-7 (A) Girl Scouts 6:30-8 Security Staff 7:00 Ping Pong 8-10	17 My Tot & Me 9:15-10:15 POA BOARD MEETING 8 PM	18 D+A 9-11:30, 4-8 Boy Scouts 7-8:30 Fishing Club 8:00 Bar&Lounge 7-11:30 pm	19 Bar&Lounge 6:30p-12a	20 WC Disco Night 8-12 Bar&Lounge 6:30p-12a
21 Bar&Lounge 4-10pm	22 Bar&Lounge 7-11:30pm	23 We-Play 5:30-6:30 Ping Pong 7:30-9:30 Cub Scout Comm 7-8:30	24 POA Office Closed at Noon Bar&Lounge 6pm-1am	25 POA Office Closed 	26 POA Office Closed Bar&Lounge 6:30p-12a	27 POA Office Closed Bar&Lounge 6:30p-12a
28 Bar&Lounge 4-10pm	29 , Bar&Lounge 7-11:30pm	30 We-Play 5:30-6:30 Ping Pong 7:30-9:30				

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

PRE-SORTED STANDARD

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Permit #609

Grades K-5* Halloween Party

*Come join us in costume for
some spooky fun!
Pizza & Dessert will be served!
Entertainment by DJ Tom!*

October 22 • 7:30 - 9:00 pm

Tickets \$5 On sale at the POA Office starting October 2 or on Eventbrite

(check the official WML POA Page or www.whitemeadowlake.org/womensclub for the link)

Adults & Children (over age 1) require a ticket.

Tickets will be limited to 120 attendees.

Laura Eory • Eoryla@gmail.com &

Tangelin Rivera • Tangelinr@gmail.com

Beansprouts Halloween Party

*Come join us in costume for some
spooky fun!*

*Pizza & Dessert will be served!
Entertainment by Circle Time Live!*

October 22 • 5:30 - 7:00 pm

Tickets \$5 On sale at the POA Office starting October 2 or on Eventbrite (check the official WML POA Page or www.whitemeadowlake.org/womensclub for the link)

Adults & Children (over age 1) require a ticket. Tickets will be limited to 120 attendees

Laura Eory • Eoryla@gmail.com &

Tangelin Rivera • Tangelinr@gmail.com

**Women's Club is hosting the
2nd Annual**

Witches Paddle!

**Who will win the
Witches Broom this year!
Saturday, October 9**



Registration will be online using Eventbrite or by going into the POA Office.

Registration fee is \$10 per person and benefits our scholarship. Who will win the Witches Broom this year! This event will be limited to those 16 years of age and up with a Witches and Goblins contest on land for the kids! We are asking all boat owners to please keep clear of the kayaks / Paddle Boards and allow them space to safely cross from Beach 2 to Beach 1. Please visit www.whitemeadowlake.org/womensclub or the official POA Facebook Page for more information and to sign up!

WML Women's Club Halloween Decorating Contest is back!

*Use lights, props, sounds
and your imagination to
decorate your own home.*

Two members from Women's Club will drive around October 27

to judge. (Rain date October 28)

Judging will be based off creativity, originality and theme. Remember, more isn't always better. Please

be sure to have your displays on between 8:00 - 10:00 pm. Winners will be announced via Facebook

the following day and in the newsletter. We will also list the addresses of the participants on facebook.

Prizes will be given for 1st, 2nd and 3rd.

If you would like to register your home for the contest, please email Kelly at kelkel0416@yahoo.com.

The White Meadow Lake Newsletter