



THE PINE NEEDLE

Vol. 66 Issue 1 • April 2024

FROM THE PRESIDENT

2024 is going to be a great season! We have a second pair of pickleball courts painted, landscaping refreshed, Clubhouse painted new, and so many social events I don't want to list them all for fear of forgetting one (Scotty's got it covered later anyway). As volunteers distribute membership packets, join us as we welcome new families and members into the neighborhood. Meet them at Wet Wednesdays at East Beach and the other events that might be more your speed. With all of our social activities, be sure to let Scotty know if you can help out. We will also be looking forward to our first member meeting of 2024 on April 16 at 7pm, at the Clubhouse.

The lake lowering ran into Mother Nature's fury and didn't allow our landscapers to do a complete beach clean-up. Even so, most lakefront homeowner projects are going to be able to be completed in time. We are also getting ready for the fish stock this year, focusing on larger fish that will hopefully survive the pike's appetite better than the smaller fish from the last stocking.

Look through the newsletter and if you have any questions, contact the committee head for information. If you're not sure, email me and I can pass it along. Thank you, and we look forward to making a mile of memories this season.



Brian Schkeeper
President, Lake Pine Colony Club

IN THIS ISSUE

Contact Information
Page 02

Upcoming Events
Page 03

Meet our Advertisers
Page 05

Board Updates
Page 06

Upcoming Events
Page 07

A Mile of Memories
(Event Photos)
Page 08

Financial Report
Page 11

Clubhouse Information
Page 12



IMPORTANT CONTACTS

BOARD OFFICERS

Brian Schkeeper, President
president@lakepine.com

Lara Benedetto, Vice President
Membership Committee
lpccbenedetto@gmail.com

Amy Ruegsegger, Treasurer
lpcc.ruegsegger@gmail.com

Amy Paulus, Corresponding Secretary
lpccwelcome@gmail.com

Patrick McCourt, Recording Secretary
lpcc.rec.sec@gmail.com

BOARD TRUSTEES

Scotty Farrell
Social Committee
scottfarrell@kw.com

Sean Malady
Lakefront Committee
seanmalady@gmail.com

Lisa Mangen
mangen39@gmail.com

Robert Sheppard
shepsdad86@gmail.com

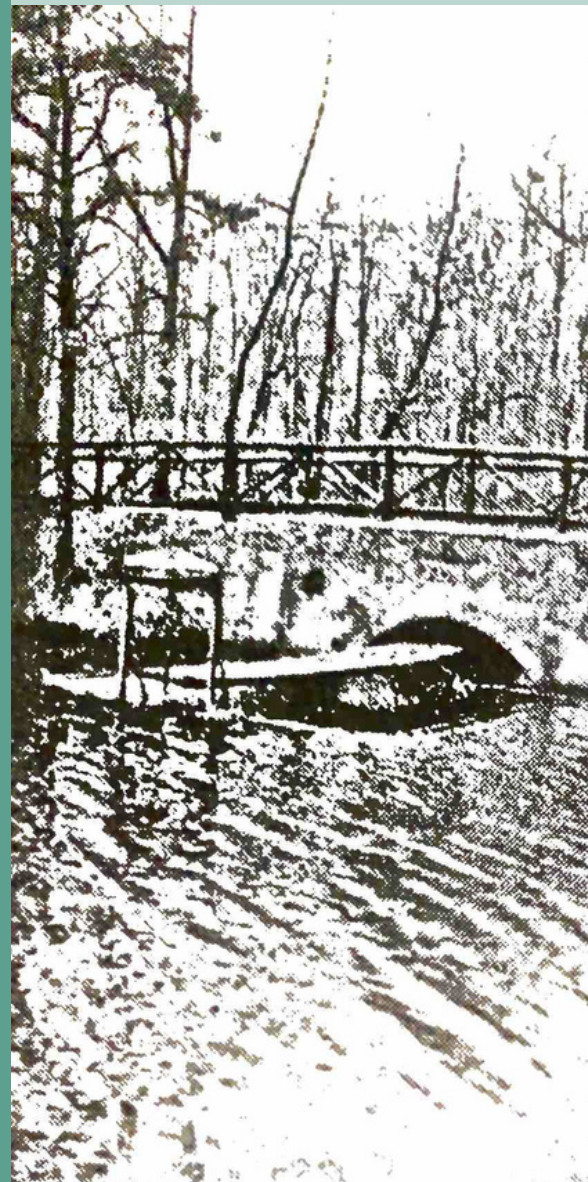
CLUBHOUSE RENTALS

Karen Dougherty, Rental Agent
lakepinerentals@gmail.com

THE PINE NEEDLE

Amanda Schkeeper, Editor
lpccpineneedle@gmail.com

LAKE PINE COLONY CLUB
609.975.9558
2 CHESTNUT RD.,
MEDFORD, NJ 08055
WWW.LAKEPINE.COM





UPCOMING MEETINGS AND EVENTS

<u>Event</u>	<u>Date/Time</u>	<u>Location</u>
Board of Trustees	4/9, 6:30p	Clubhouse
LP Historical Society	4/12, 7p	Clubhouse
General Member Meeting	4/16, 7p	Clubhouse
Book Club	5/1, 7p	South Beach
Cinco de Mayo party	5/3, 7p	Clubhouse
Board of Trustees	5/7, 6:30p	Clubhouse
Mother's Day Tea	5/11, 11a	Clubhouse
Lake Pine Yard Sale	5/18, 8a	Lake Pine at Large
Summer Kickoff Beach Party	6/8, time TBA	South Beach
Board of Trustees	6/11, 6:30p	Clubhouse
Father's Day Fishing	6/15, time TBA	South Beach
School's Out Party	6/20, 3p	Main & East Beaches
Board of Trustees	7/9, 6:30p	Clubhouse
Adult Party	7/12, 6:30p	South Beach
Lake Pine Days T-Shirt Contest Deadline	7/15	
General Member Meeting	7/16, 7p	Clubhouse
Christmas in July	7/27, 3p	South Beach
Board of Trustees	8/13, 6:30p	Clubhouse



MEETINGS AND EVENTS (CONT'D)

<u>Event</u>	<u>Date/Time</u>	<u>Location</u>
Lake Pine Days	8/30-9/2	Lake Pine at Large
Board of Trustees	9/10, 6:30p	Clubhouse
Lake Pine Campout	9/21, 4p	South Beach
Adult Pumpkin Painting	10/4, 7p	Clubhouse
Board of Trustees	10/8, 6:30p	Clubhouse
Dock or Treat	10/19, 2p	Lake Pine
Election of Officers & Trustees	10/24, 7p	Clubhouse
Halloween Party	10/25, 7p	Clubhouse
Board of Trustees	11/12, 6:30p	Clubhouse
Lake Pine Turkey Trot	11/27, 3p	East Beach
Thanksgiving Trivia Night	11/27, 7p	Clubhouse
Breakfast with Santa	12/7, 10a	Clubhouse
Lake Pine Craft Fair	12/8, 10a	Clubhouse
Board of Trustees	12/10, 6:30p	Clubhouse
Holiday Lights Contest & Caroling Party	12/21, 5p & 7p	Clubhouse
Annual Budget Meeting	1/7/25, 7p	Clubhouse

Hello Neighbor!

Hire the **Realtor®** that
LOVES living in **LAKE PINE!**



Scott Farrell

Realtor® in NJ and PA

Realtor® 2014

Lake Pine Resident 2019

Eagle Scout 1997

Medford Resident 1981

Contact **Scott Farrell** if you're considering
a move or know anyone looking to
BUY or **SELL** a **HOME** in **LAKE PINE!**

Cell (609) 439-2155
Office (856) 321-1212
scottfarrell@kw.com
RealtyKeepsItReal.com

kw 409 Route 70
Cherry Hill, NJ
KELLERWILLIAMS.

Call Chris for all your HVAC needs

Medford Resident/Lake Pine Member

Unity
Mechanical
Heating & Air Conditioning



856-651-9133

www.unitymechanical.com

NJMasterHVAC# 19HC00536900

NJHIC# 13VH11299500

15% off any repair service
or 8% off any full HVAC
system replacement
Not to be combined with any
other offers.

Offercode: LakePine2023
Exp: 12/31/2023



BOARD/COMMITTEE UPDATES

MEMBERSHIP UPDATE

Lake Pine Membership packets are being delivered right now!

Basic members will receive information about upcoming events and a Lake Pine Sign sticker. Recreational members will receive those, as well as their member tags, guest tags and optional boat decals and boat rack assignments!

If you requested a new LPCC sign, it will also be delivered this week.
If you'd like to request one, [sign up here!](#)

Stop by our OPEN MEMBERSHIP HOURS with any questions or to obtain additional boat decals:
LPCC CLubhouse (2 Chestnut Road):
Tuesday, April 9th 4:30 - 6:30 pm
Tuesday, April 16th 5:00 - 7:00 pm

Please remember that all members and guests should have 2024 tags at any time on LPCC property. Also, all boats/ canoes/ kayaks/ paddleboards/ etc. should have a 2024 boat decal visible as of April 1st.

ADVERTISE IN THE PINE NEEDLE

Advertise your business in the Pine Needle! Rates for 2024 are below - email your ad or any questions to lpccpineneedle@gmail.com.

# issues	Full Page	Half Page	Quarter Page	Business Card
1	\$70	\$40	\$25	\$15
4	\$240	\$135	\$80	\$40

MEMBER MEETING MINUTES

1/10/24



UPCOMING EVENTS

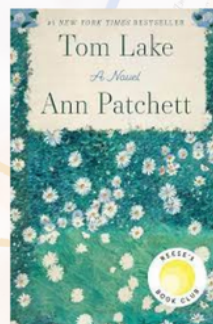
LAKE PINE HISTORICAL SOCIETY

Friday 4/12 7pm Clubhouse
Photos/Maps/Newletters
Slideshow on Taunton Forge
Share Your Memories BYOB



Questions? Scotty@609-439-2155

BOOK CLUB



May 1, 7p
South Beach



**CINCO DE
MAYO
FIESTA**

May 3rd @ Clubhouse 7pm

BYO BEVERAGES & MEXICAN POTLUCK
KIDS ACTIVITIES & MORE!!

Mother's Day Event



SAVE THE DATE!
Saturday, May 11th

a mile of memories

SOUPER BOWL



EASTER EGG HUNT



ST. PADDY'S DAY PARTY



MARCH 5, 2024 TREASURER'S REPORT

Lake Pine Colony Club - Financial Report			
Budget 2024 vs Actual 1/1/24 - 2/24/24			
Income	Final 2024 Budget	Actual 1/1/24 - 2/24/24	Variance
Membership Dues & Fees:			
Non-Senior Membership Basic	\$ 78,175	\$ 45,725	\$ 32,450
Senior Membership Basic	24,640	12,540	12,100
Recreation Fees	23,325	13,500	9,825
Dues from Prior Year	250	885	(635)
Cance Rack Rental/Decals	6,050	4,375	1,675
Re-Initiation Fees	500	800	(300)
Lakefront Construction Permit Fees	100	-	100
Late Fees	-	-	-
Membership Dues & Fees:	133,040	77,825	55,215
Clubhouse & Property Rentals	30,400	4,544	25,856
Clubhouse Rental	-	750	(750)
Rental Decals Returns	30,400	5,294	25,106
Clubhouse Rentals	30,400	5,294	25,106
Merchandise & Misc. Income	-	-	-
Merchandise Sales	-	-	-
Event Income	-	-	-
Interest Income	3,681	439	3,242
Restitution Payments	-	-	-
Pine Needle Advertisements	120	-	120
Misc. DI Adjust '22	-	-	-
Total Misc Income	3,801	439	3,362
Total Income	\$ 167,241	\$ 83,558	\$ 83,683
EXPENSES	2024 Budget Expenses	Actual 1/1/24 - 2/24/24	Variance
Insurance	\$ 25,472	\$ 6,900	\$ 18,572
Taxes	\$ 429	\$ -	\$ 429
Committee Budgets:			
Beach & Property Maintenance	\$ 3,500	\$ 1,309	\$ 2,191
Landscaping	16,200	-	16,200
Extra Landscaping Clean Up	3,500	800	2,700
Damn Weed Removal & Rip Rap Repair	-	-	-
Trash Removal	2,600	400	2,200
Beach Tag Checker (I.C.)	-	-	-
Beach Cleaners (I.C.)	2,600	-	2,600
Portable Toilets	2,900	-	2,900
Fish Stocking	3,000	-	3,000
Volunteer Clean-ups	-	-	-
Handy Person	1,000	-	1,000
Entrance Sign Decorating	361	-	361
Beach & Grounds Committee	\$ 35,661	\$ 2,509	\$ 33,152
Lakefront Committee	-	-	-
NICOLA w/Travel	\$ 400	-	\$ 400
Lake Weed Treatment	\$ 7,636	-	\$ 7,636
Water Quality Testing	\$ 4,488	-	\$ 4,488
Damn Inspection	\$ 7,000	-	\$ 7,000
Lake Front Committee	\$ 19,524	\$ -	\$ 19,524
Legal/Attorney Fees	\$ 5,000	\$ -	\$ 5,000
Governance/other	-	-	-
Legal/Professional Fees	\$ 5,000	\$ -	\$ 5,000
Finance Committee	-	-	-
Accountant (I.C.)	\$ 4,400	\$ 367	\$ 4,033
Tax Prep - 990 Filing (I.C.)	2,000	-	2,000
Bank Expenses (checks)	270	21	249
Finance Committee	\$ 6,670	\$ 388	\$ 6,282
Communication Committee	\$ 600	\$ 364	\$ 236
Social Committee	\$ -	\$ -	\$ -
Easter Party	0	0	0
Breakfast w/Santa	1,000	0	1,000
Halloween Party	0	0	0
Adult Party	1,500	0	1,500
Lake Pine Days	3,500	0	3,500
Misc/Additional events	3,000	54	2,946
Merchandise Sales	0	-	0
Social Committee	\$ 9,000	\$ 54	\$ 8,946
Membership & Hospitality Committee	-	-	-
Beach Badges/Decals/Annual Stickers/LPCG	\$ 1,800	\$ -	\$ 1,800
Printing / Mailing - All	200	90	110
P.O. Box	-	-	-
Postage (General)	200	-	200
Office Supplies/Software	3,250	320	2,930
Welcome baskets	125	-	125
Volunteer Acknowledgment	500	-	500
Membership/Hosp Comm.	\$ 6,075	\$ 410	\$ 5,665
Clubhouse Expenses	-	-	-
Rental Agent (I.C.)	\$ 6,080	\$ 560	\$ 5,520
Clubhouse Repairs & Maintenance*	5,000	1,355	3,645
WiFi Service*	1,250	180	1,070
WiFi Security Cameras*	-	-	-
Cleaning Supplies	750	178	572
Cleaning Fee	4,000	480	3,520
Fire Inspection*	1,050	331	719
Heating / Electric	6,700	1,614	5,086
Water / Sewer	800	174	626
Snow Removal @ Clubhouse Parking lot*	1,000	600	400
Handy Person	5,000	2,050	2,950
Clubhouse Expense	\$ 31,630	\$ 7,522	\$ 24,108
Total Operating Acct Exp.	\$ 140,061	\$ 18,147	\$ 121,914
Lake and Dam Fund Alloc.	\$ -	\$ 8,480	\$ (8,480)
Capital Account Alloc.	\$ 33,930	\$ 10,600	\$ 23,330
Total Income	\$ 167,241	\$ 83,558	\$ 83,683
Total Expenses	\$ 173,991	\$ 37,227	\$ 136,764
NET INCOME	\$ (6,750)	\$ 46,331	\$ (52,581)
CAPITAL ACCOUNTS Expense	2024	Actual	Variance
Lake and Dam Fund - Reserve Expense	\$ -	\$ -	\$ -
Capital Funds Expense	\$ 33,930	\$ -	\$ 33,930
Total	\$ 33,930	\$ -	\$ 33,930

CLUBHOUSE RENTALS



The Lake Pine Colony Club clubhouse is available for rent to both residents and non-residents. It is the perfect size for celebrating that special family occasion, hosting a company function, or for holding training classes such as karate or arts and crafts.

Tables and chairs and use of the kitchen which includes two refrigerators, two microwaves, and a brand new six-burner professional oven are included in the rental price.

CONTACT US TODAY

Karen Dougherty, Rental Manager
lakepinerentals@gmail.com

MEMBER RATES

Friday - \$375

Saturday - \$425

Sunday - \$375

M-Th - Contact Us

\$250 Security Deposit
Required

FEATURES

- ✓ 137 folding chairs
- ✓ 7 8'-long tables
- ✓ 16 58"-round tables
- ✓ PA System
- ✓ Parking
- ✓ Full kitchen