

THE PINE NEEDLE

VOLUME 63 ISSUE 1, JANUARY - MARCH 2021



FROM THE PRESIDENT

Lake Piners, we have survived, knock on wood, the worst of winter. Spring is rolling in and with that comes projects. The lake is being lowered through the end of March, committees are hard at work planning events and working out best practices, membership renewal is finishing up as we welcome even more new members to the community, and the Clubhouse is reopening with higher capacity based on Gov. Murphy's most recent Executive Order.

I'd like to outline the scope and general responsibilities of our committees as several of them are recently formed. The Membership/Hospitality Committee is looking at ways to smoothly execute tag distribution and welcoming new members, as well as creating a process for neighborly acts. The Beach and Property Committee is hosting a Community Clean-Up Day, scheduled for April 17 from 8am-10am, as well as looking at planning general upkeep and improvements to our properties and facilities. The Social Committee is in the process of developing a calendar of events that will engage the full breadth of our members, and begins with the Easter Egg Hunt on March 27th at 11am. The Lakefront and Governance Committees are looking at the various discrepancies and inconsistencies in our documents to better align our governing and stewarding of the lake and property. The Communications Committee is looking at establishing a consistent social media presence, regularly updating the website, and publishing The Pine Needle newsletter.

While many of the committees have had their first meeting already, it is never too late to join in the planning. We all have unique perspectives that can help shape Lake Pine to better reflect and serve our members. Additionally, in every communication you will find a list of events so that you can plan well-ahead of time.

With Governor Murphy's Executive Order 230, we are able to operate the clubhouse at 50% capacity while observing the 6 foot social distancing guidelines and up to 50 people outdoors. The Board has approved rentals beginning March 19th and pursuant to any Executive Order that may further open or restrict capacity and other Covid-related measures. This is a welcome sign for many reasons, but diligence with following CDC guidelines while enjoying our facilities is important.

Finally, you will notice this edition of The Pine Needle has Board and Staff contact information. If you have a question or idea that you feel falls within the scope of an existing committee, I encourage you to contact that committee's facilitator. My hope is this lessens the email chains that are inevitable when information is flowing through a single source.

I look forward to seeing you around the neighborhood and at our next meeting!

Thank you and Happy Spring!

IN THIS ISSUE

2 BOARD & STAFF

Contact Information for Your Trustees, Key Committee Volunteers, and Staff Information

3 UPCOMING MEETINGS/EVENTS

5 COMMUNITY CORNER

Acknowledgements, Announcements, and Other Information from Our Neighbors

6 COMMITTEE UPDATES

7 FINANCIAL REPORTS

8 CLUBHOUSE INFORMATION

9 MEMBERSHIP INFORMATION



IMPORTANT CONTACTS

BOARD OFFICERS

Brian Schkeeper, President
president@lakepine.com

Danielle Rose, Vice President
lpccvp@gmail.com

Brad Ginter, Treasurer
bginter@genmech.net

Lara Benedetto, Secretary
lpccbenedetto@gmail.com

BOARD TRUSTEES

Martha Curren Kin
m.curren14@gmail.com

Eric Moore
lmls@verizon.net

Joyce Scheller
lpccscheller@gmail.com

Jim Shiffer
jims128@comcast.net

Bryan Shirley
bryan@bryanshirley.com

COMMITTEES

Beach/Property
Brad Ginter, Board Liaison

Communications
Lara Benedetto, Board Liaison
Amanda Schkeeper, Pine Needle Editor

Finance
Brad Ginter, Board Liaison

Governance
Martha Curren Kin, Board Liaison

Lakefront
Bryan Shirley, Board Liaison

Membership/Hospitality
Lara Benedetto & Joyce Scheller, Board Liaisons

Social
Danielle Rose, Board Liaison

SERVICE PROVIDERS

Clubhouse Rentals
Carlie Cattanea, Rental Manager
lakepinerentals@gmail.com

Beach Patrol/Property Manager
Tom McMullen
609.405.3583



UPCOMING MEETINGS & EVENTS

<u>DATE</u>	<u>TIME</u>	<u>MEETING/EVENT</u>	<u>LOCATION</u>
3.15-3.31	N/A	Lake Lowering	Lake Pine
3.24	6:30pm	Governance Committee	Zoom
3.24	7pm	Beach/Property Committee	Zoom
3.27	11am	Annual Easter Egg Hunt	Clubhouse Grounds
3.31	7pm	LPCC Board Meeting	Clubhouse
4.12	6pm	Social Committee	Zoom
4.14	7pm	LPCC Board Meeting	Clubhouse
4.17	8-10am	Community Clean-Up Day	Lake Pine at Large
4.22	7pm	General Membership Meeting	Zoom
April TBD	7:30pm	Lake Pine Book Club	TBD
5.12	7pm	LPCC Board Meeting	Clubhouse
6.16	7pm	LPCC Board Meeting	Clubhouse
6.22	1pm	School's Out Party	Main Beach
6.24	7pm	General Membership Meeting	TBD
9.3-9.5	ALL DAY	Lake Pine Days	Lake Pine at Large
9.23	7pm	General Membership Meeting	TBD
10.30	TBD	2nd Annual Dock-or-Treat	Lake Pine at Large

Visit <https://lakepine.com/calendar/> for more information.

**THE LAKE WILL REMAIN LOWERED UNTIL MARCH 31. PLEASE SEE
[HTTPS://LAKEPINE.COM/LAKEFRONT-CONSTRUCTION/](https://lakepine.com/lakefront-construction/)
FOR INFORMATION ABOUT LAKEFRONT PROJECT REQUIREMENTS.**



Easter Egg Hunt



March 27th at 11:00 am

Join the Easter Bunny for our Annual Egg Hunt. Children will be divided into groups by age and eggs will be spread out on the Lake Pine Colony Club fields. Masks are required and space is limited per state COVID guidelines.



Reservations are closed at this time. Please contact lpccvp@gmail.com for more information.

LAKE PINE COMMUNITY CLEAN-UP DAY



Photo Courtesy of Bryan Kelly

**APRIL 17, 2021 | 8:00 AM
MEET AT CLUBHOUSE PARKING LOT**

Email bginter@genmech.com for more information.

JOIN THE LAKE PINE BOOK CLUB FOR OUR NEXT READ:

THE CLOCKMAKER'S DAUGHTER by Kate Morton

MEETING TBD LATE APRIL - OUTDOORS IN PERSON
(WEATHER PERMITTING)

[Sign Up Here](#)



COMMUNITY CORNER

ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND MORE FROM YOUR NEIGHBORS

Thank you to Breyana Kelly for organizing this year's Lake Pine Valentine's Exchange! More than 20 children participated in this socially - distant Valentine's event, and there were even some amazing treats on display!

**THANK
YOU**



The Lake Pine Welcome Committee was created last year and welcomed more than 25 new families (or new LPCC members) to our neighborhood! The Welcome Committee would like to thank the following businesses who kindly donated gift cards or coupons: Illiano Cucina, Leo's Yum Yum, Powerhouse Yoga, Reilly's Candy, Riviera Pizza, and Roast Coffee. The LPCC Trustees would like to thank our Volunteers for making this group a success and we look forward to welcoming more families in 2021! If you would like to get involved, or would like to donate items as a business owner for 2021, please email lpccscheller@gmail.com for more information.



Scott Farrell
Realtor Associate®
Cell: (609) 439-2155
Office: (856) 321-1212
Realtykeepsitreal.com
scottfarrell@kw.com



KELLER WILLIAMS
REALTY

409 Marlton Pike East
Cherry Hill, NJ 08034
Each Office is Independently Owned and Operated

MINUTES FROM THE JANUARY 21, 2021 ANNUAL MEETING, AS APPROVED BY THE MEMBERSHIP AT THE FEBRUARY 25, 2021 MEETING, CAN BE VIEWED [HERE](#).

COMMITTEE UPDATES

Beach & Property Committee

- Kick-off Meeting – March 24th @ 7:00pm via Zoom
- Volunteer Beach Clean-up Day – Saturday April 17th from 8:00-10:00am. Meet @ Clubhouse Parking Lot (weather permitting).

Communications Committee

The Communications Committee is dedicated to keeping members informed: Are you the person that catches a spelling mistake? Do you have experience with web design or social media? Are you a high school/college student thinking about a job in Public Relations or Media? We need you! The committee met last week and created the following goals for our group: to manage and update the Pine Needle, the lakepine.com website, and our social media pages, in addition to LPCC emails and mailings. If you'd like to join, please sign up [here](#).

Governance Committee

The governance committee will be holding its first meeting on March 24 at 6:30pm via Zoom.

Social Committee

The Social Committee had its first meeting and is excited to get started with LPCC events this year. We have a lot of ideas for fun events for all ages! If you would like to join in the fun of planning these events email lpccvp@gmail.com. Our next meeting will be on Monday, April 12, 2021 at 6PM via Zoom. Hope to see you there!

Lakefront Committee

The Lakefront Committee had its first meeting on March 8th. There were some great ideas and inputs from the group. This committee is planning to work closely with the Governance Committee in an effort to create consistencies among the lakefront project/repairs documents. The tree in the lake was discussed and further action will be discussed at an upcoming LPCC board meeting. We are committed to assisting all members to enhance your community experience.

Membership & Hospitality Committee

The Membership & Hospitality Committee met earlier this month and has begun generating new ideas for increasing LPCC membership and community involvement! As you have probably noticed, the membership drive went digital this year. We have had over 150 members complete forms online, reducing our mailing list by almost half! Our team met last weekend to stuff paper envelopes for those members that don't check email and with the help of our volunteers, we estimate that we'll be able to reduce our membership mailing budget by almost \$500. The committee currently welcomes new neighbors/members and is creating new ways to celebrate neighbors who have a long tenure in our community. We'd love to hear your ideas about how we can do this – please email lpccmembership@gmail.com with suggestions, or better yet, if you'd like to join this committee, our next meeting will be in mid-April.

FINANCIAL STATEMENTS

AS REPORTED AT THE GENERAL MEMBERSHIP MEETING ON
FEBRUARY 25, 2021

2021 LPCC Annual Operating Budget vs. Actual			
	<u>2021 Budget</u>	<u>2021 Actual</u>	<u>Diff</u>
Income			
Total Income	\$92,175.00	\$4,227.50	\$87,947.50
Total Administrative	\$10,770.00	\$845.37	\$9,924.63
Total Maintenance, Repair, and Testing	\$29,250.00	\$0.00	\$29,250.00
Insurance (Building and Liability)	\$20,000.00	\$2,294.16	\$17,705.84
Total Compensation	\$13,145.00	\$1,566.68	\$11,578.32
Real Estate Taxes	\$210.00	\$0.00	\$210.00
Total Utilities	\$9,800.00	\$1,358.06	\$8,441.94
Operating Account Contingency (~10%)	\$9,000.00	\$0.00	\$9,000.00
Total Income	\$92,175.00	\$4,227.50	\$87,947.50
Total Expenses	\$92,175.00	\$6,064.27	\$86,110.73
2021 LPCC Lake & Dam Fund - Income/Expense Report			
Budgeted Annual Income	\$18,550.00	(\$50/household)	
Starting Cash Balance	\$32,683.45		
Actual Income to date (2-19)	\$200.00		
Interest Income to date (2-19)	\$3.20		
Actual Expenses to date (2-19)	\$0.00		
Current Cash Balance	\$32,886.65		
2021 LPCC Capital Fund - Income/Expense Report			
Budgeted Annual Income	\$9,275.00	(\$25/household)	
Starting Cash Balance	\$15,000.00		
Actual Income to date (2-19)	\$100.00		
Interest Income to date (2-19)	\$0.00		
Actual Expenses to date (2-19)	\$0.00		
Current Cash Balance	\$15,100.00		

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.

Per current COVID guidelines, the clubhouse can accommodate up to 75 people, depending on use and configuration. Tables and chairs and use of the kitchen which includes two refrigerators, two microwaves, and a six-burner professional oven are included in the rental price.

CONTACT US TODAY

Carlie Cattanea, Rental Manager
lakepinerentals@gmail.com

MEMBER RATES

Friday - \$375

Saturday - \$425

Sunday - \$375

Other Days - Contact Us

\$200 Security Deposit
Required

FEATURES

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



DUE MARCH 31
SUBMIT FORM & COMMITTEE SIGN UP TO
LPCCMEMBERSHIP@GMAIL.COM

2021 MAINTENANCE FEES

HOUSEHOLD MEMBER INFORMATION

Name(s) of Owners _____

Lake Pine Street Address _____

Phone Number(s) (____) ____-____ (____) ____-____

E-mail Address(es) _____ I do not have an e-mail address

This Property is Owner-Occupied

This Property is Tenant-Occupied

Owner Address (if different from above) _____

Names of All Residents at This Address:

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

MEMBERSHIP STATUS SELECTIONS

	Amount	Qty	Total
2021 Basic Maintenance Fee	\$275.00		
2021 Senior Maintenance Fee - Age 70+ Proof of age (if not already on file)	\$200.00		
Recreation Fee - required for use of lake, beaches, and facilities. Fee includes 1 member tag for each resident listed above, 5 guest tags, and 1 boat decal. <input type="checkbox"/> Decal <input type="checkbox"/> No Decal	\$50.00		
Additional Boat Decals - Recreation fee is required for purchase.	\$3.00		
Adult Canoe/Kayak Slot Rental - Recreation fee is required for purchase. Maximum one slot per household; subject to waitlist/lottery.	\$20.00		
Kid Kayak Slot Rental - Recreation fee is required for purchase. Maximum two slots per household; subject to waitlist/lottery.	\$20.00		
Total Amount Due - Sum of All Total Fields.			

Payments Received after March 31, 2021 will incur a late fee of 1% per month and will result in boat slot reassignment/loss.

Remit payment to: Lake Pine Colony Club
 PO Box 1091
 Medford, NJ 08055

Or Venmo: @LakePineColonyClub

Questions can be sent to lpccmembership@gmail.com

Member Committee Interest Form

Please mark any committees you would like to join.

More information and initial meeting dates coming soon.

_____ **Membership and Hospitality Committee**

Develop practices and mechanisms for Annual Membership Drive

Ensure Membership Drive efforts are completed according to timeline

Develop best practices for welcoming new members and other neighborly hospitable acts

_____ **Social Committee**

Develop and maintain a comprehensive activities calendar

Develop a variety of social gatherings and activities for each member category

Facilitate Lake Pine events sub-committee

Recruit and oversee volunteers for activities and gatherings

_____ **Beach and Property Maintenance Committee**

Evaluate maintenance needs of buildings and grounds owned and operated by LPCC

Ensure proper functioning and recommend needed improvements of same

Ensure the smooth operation and maintenance of the three beaches

Oversee Beach opening certification

_____ **Communications and Public Relations Committee**

Assist in content creation, editing, and proofing of Pine Needle

Develop social media and website content and posting calendar

_____ **Lakefront Committee**

Ensure relevant topics for Lakefront members are heard and discussed

Manage Receipt of Lakefront permit applications prior to Board Approval

_____ **Governance Committee**

Looking for LPCC Members who are interested in understanding, and improving our governance practices. You will be helping LPCC review and update our By-laws, Rules and Regulations, and policies and practices to ensure alignment with members expectations, and our Charter as a 501(c)7 Social Club. And, if you have legislative, environmental, real-estate and/or process improvements experience, that would be very helpful.