

Vol. 65 Issue 1 • January 2023

THE PINE NEEDLE

FROM THE PRESIDENT

Settling into 2023, we reflect on some accomplishments of 2022: completion of the Dam Project, record rental income and membership numbers, lining of one tennis court for pickleball, Clubhouse kitchen renovation, and the bylaws revision that ensures a member-majority in decision making. We then look ahead with the member-approved 2023 budget that includes sand refurbishment, improved community sign areas, swingset repair, new member portal, and the development of a strategic plan that will guide us through the next five or so years. Some of this is accomplished by hiring professionals, some of our planned efforts will need member engagement to be realized. As you renew your membership, kindly list the committees that you are interested in joining.

As you consider areas in which you might be helpful, consider the standing committees and any skills you have to lend to Lake Pine's needs. In addition, I am calling for a new subcommittee of the Property Committee tasked with developing and implementing the beautification of the Lake Pine community signs and the immediate area of the Clubhouse. The first meeting will be on February 27 at 6:30pm. If you are interested, contact president@lakepine.com Not forgetting the strategic plan, member input will be sought after the Board has some initial steering conversations in the next month or two. We will be putting out a survey in the Spring and hope to have significant member involvement so we can collect the most informative data possible. Any further steps will be communicated in a timely manner.

We are confident that 2023 will be a year of continued progress as we all make a mile of memories.



Brian Schkeeper, President

IN THIS ISSUE

Contact Information

Page 02

Upcoming Events

Page 03

Board Updates

Page 05

Event Photos

Page 07

Budget Information

Page 10

Clubhouse Information

Page 11



IMPORTANT CONTACTS

BOARD OFFICERS

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Membership Committee
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Joanne Powell, Treasurer
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njjustis@yahoo.com

Patrick McCourt, Recording Secretary
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BOARD TRUSTEES

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Sean Malady
Lakefront Committee
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June Windmuller
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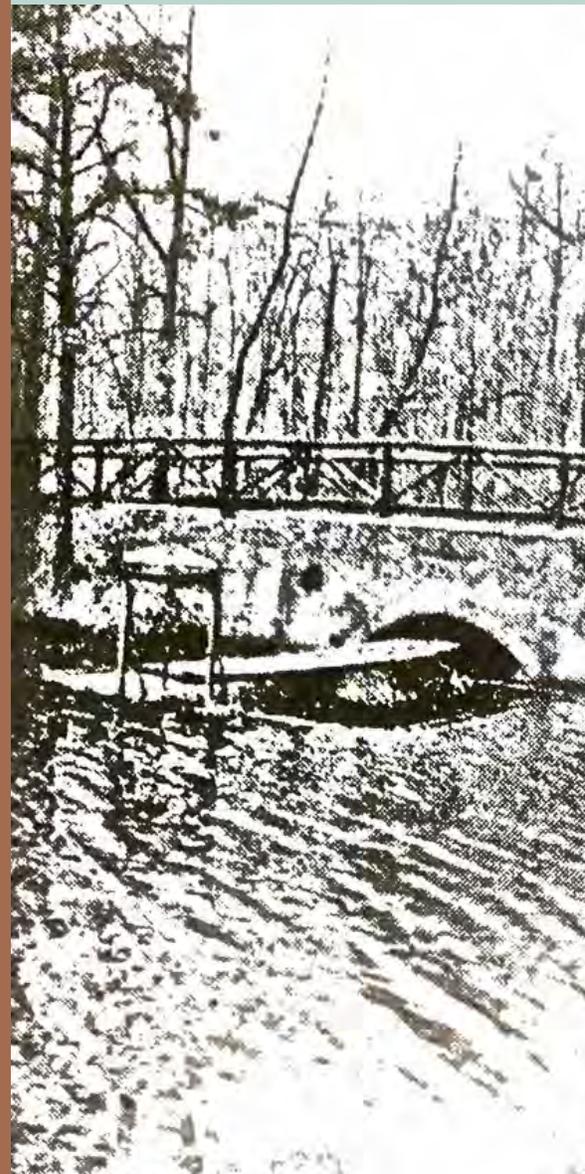
CLUBHOUSE RENTALS

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THE PINE NEEDLE

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UPCOMING MEETINGS AND EVENTS

<u>Event</u>	<u>Date/Time</u>	<u>Location</u>
Board of Trustees	2/7, 6:30 pm	Clubhouse
'Souper' Bowl Party	2/12, 5:00 pm	Clubhouse
Book Club	2/28, 7:00 pm	Clubhouse
Board of Trustees	3/1, 6:30 pm	Clubhouse
General Member Meeting	3/7, 7:00 pm	Clubhouse
Social Committee Meeting	3/14, 6:30 pm	Clubhouse
St. Patty's Day Party	3/17, TBD	Clubhouse
Easter Egg Hunt	4/1, 10:00 am	Clubhouse Field
Board of Trustees	4/4, 6:30 pm	Clubhouse
Board of Trustees	5/2, 6:30 pm	Clubhouse
General Member Meeting	5/9, 7:00 pm	Clubhouse
Mother's Day Tea	5/13, TBD	Clubhouse
Board of Trustees	6/6, 6:30 pm	Clubhouse
Summer Kickoff Party	6/10, TBD	TBD
Board of Trustees	7/6, 6:30 pm	Clubhouse
General Member Meeting	7/11, 7:00 pm	Clubhouse
Board of Trustees	8/8, 6:30 pm	Clubhouse

COOK YOUR FAVORITE SOUP
TASTE THEM AND VOTE FOR THE BEST
WATCH THE BIG GAME!



**LAKE PINE
SOUPERBOWL
PARTY**

FEBRUARY 12, 5PM AT CLUBHOUSE
SOUP TASTING AND FOOTBALL
TROPHY FOR BEST SOUP AT HALFTIME
BRING YOUR OWN BEER/DRINKS
SIGN UP SHEET FOR SOUP AND FOOD TO SHARE
CANNED SOUP DONATIONS FOR CHARITY
Questions email scottfarrell@kw.com
[HTTPS://FORMS.GLE/CF9XXUS9UYUWBZQ29](https://forms.gle/CF9XXUS9UYUWBZQ29)

LAKE PINE

**St. Patty's
Day Party**

March 17 | 6 PM at Clubhouse
Adult Beverage Tasting Contest
Vote for Best, Worst, and Irish Drinks
Kids Treasure Hunt with Movie Night
Bring Your Own Drinks and Food to Share
Questions email scottfarrell@kw.com

FEBRUARY IS NATIONAL HEART MONTH

Do you have high cholesterol or high blood pressure? Have members of your family suffered from these ailments? Do you have a poor diet? If you answer "yes" to any of these questions, you may want to consider being screened for your risk of stroke through the services of Life Line Screening. Life Line Screening uses ultrasound technology to view the plaque build-up in your carotid arteries, the main arteries that carry blood to the brain. Blockages in these arteries are a leading cause of stroke. We are pleased to host this Life Line Screening event 2/22/2023 at Lake Pine Colony Club Clubhouse . All screenings take 60-90 minutes to complete. Your Health is in Your Hands, so call 1-888-653-6441 or go to <https://llsa.social/HC> or text the word circle to 216-279-1607 for more information or to pre-register.

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



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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.



BOARD/COMMITTEE UPDATES

TRUSTEE VACANCY

The Lake Pine Colony Club Board has a vacant Trustee position for the remainder of 2023. Interested candidates should contact president@lakepine.com by February 13, 2023.

PROPERTY COMMITTEE UPDATE

Do you have a green thumb? Do you have landscaping ideas? The Property Committee needs your help as we look to beautify the Clubhouse and Lake Pine signs areas. Meeting on February 27 at 6:30pm at the Clubhouse.

GOVERNANCE COMMITTEE UPDATE

After the by-laws revision, the committee moved to an internal Board committee for the purposes of revising the Rules and Regulations. In accordance with the by-laws, the Board is tasked with creation and upholding the Rules and Regulations of LPCC. We are also looking at building out a list of needed policies and procedures. If an external committee is needed, we will publish a call for interested members. I'd like to again thank the members that spent many hours in researching and revising the now current by-laws. Your service is appreciated.

PICKLEBALL IS NOW AT LAKE PINE!

Over the past four years, pickle ball has become the fastest-growing sport in America, with nearly five million playing. Pickleball has been around since 1965 when families on Washington's Bainbridge Island created the game to entertain their children. With hundreds of tournaments annually, the sport is a combination of tennis, badminton and ping pong.

There are now two Pickleball (PB) Courts in the fenced in area near the Clubhouse. The PB courts use blue lines while the tennis court use the traditional more dominant white lines; making the court closest to Taunton Blvd. a multi-use set up. Portable PB nets with locking wheels can easily be moved on and off the tennis court, and the tennis net serves as the divider between the two PB Courts.

Bring your own paddles and balls and come enjoy this new game! The code is "1939" on the gate's lock - please be sure to lock the gate when you leave. All guests must have tags, and children under 16 must be supervised by adults.

Look for announcements in the spring where a few experienced players will host some free introductory lessons!!



LAKE PINE IS GOING DIGITAL

WELCOME TO ASSOCIATIONSPHERE

The new portal will allow members to complete their annual membership forms, sign up for boat tags and boat racks, pay dues, sign up for events, record volunteer hours, view balances, and much more! We hope this new portal will become your go-to place to access Lake Pine information (and of course, we have a procedure in place for members that don't have email access.) Payments can be made directly through the portal or by dropping off a check at the Clubhouse if you prefer! And did we mention that we'll have the ability to text in addition to emailing?

As a reminder, the revised By-Laws now require members to pay annual dues by February 15th to remain in good standing. Please note, if you would like to keep your current boat rack(s), we'll need your payment by the 15th or you'll forfeit your guaranteed spot. After February 15th, unclaimed boat racks will be allocated on a first-come, first-served basis and unpaid members will need to move their boats.

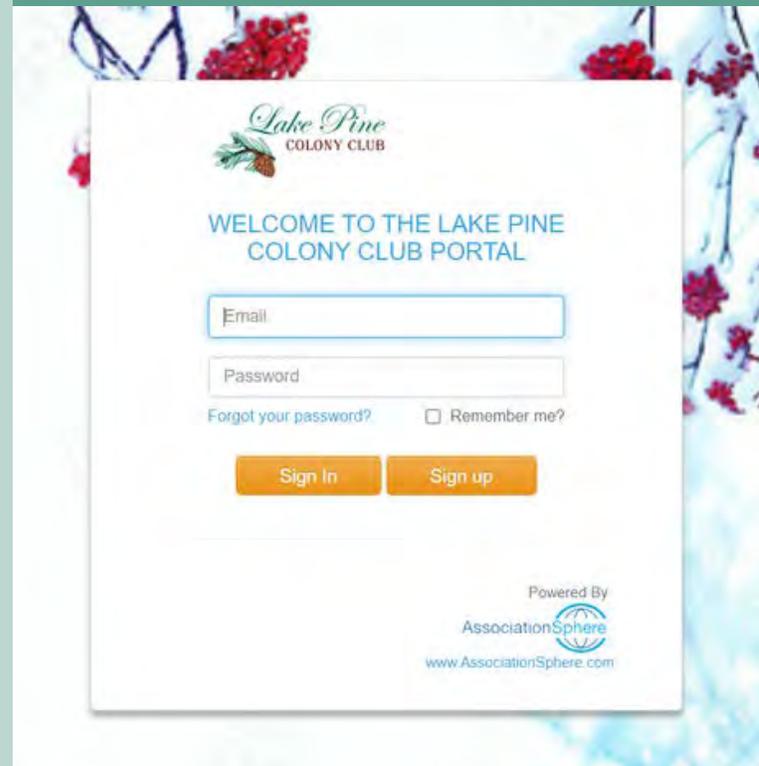
We will begin sending paper reminders to members in February, so to reduce costs, we ask you to pay your dues as soon as you are able.

Click [HERE](#) to sign up for the Lake Pine Portal and complete your annual membership registration.

CONTACT THE MEMBERSHIP COMMITTEE

WITH ANY QUESTIONS:

LPCCMEMBERSHIP@GMAIL.COM



CLICK [HERE](#) TO VIEW DRAFT MINUTES FROM THE ANNUAL BUDGET MEETING

a mile of memories



new year's eve



holiday lights contest



morning nosh with santa



turkey trot



halloween party & dock or treat





lake pine days





Lake Pine Colony Club - Financial Report

	2022 Actual	2022 Budget	Variance	2023 Budget - Approved
Income				
Membership Dues & Fees	\$ 131,192	\$ 126,220	\$ 4,972	\$ 137,538
Clubhouse Rentals	\$ 35,015	\$ 31,000	\$ 4,015	\$ 34,000
Total Miscellaneous Income	\$ 3,397	\$ 2,895	\$ 502	\$ 750
Total Income	\$ 169,604	\$ 160,115	\$ 9,489	\$ 172,288
Deductions				
Operating Expenses				
Insurance	\$ 21,109	\$ 19,931	\$ 1,178	\$ 22,792
Taxes	\$ 212	\$ 210	\$ 2	\$ 285
Beach & Grounds Committee	\$ 27,231	\$ 27,134	\$ 97	\$ 37,792
Lake Front Committee	\$ 10,885	\$ 17,400	\$ (6,515)	\$ 19,306
Legal/Professional Fees	\$ 3,548	\$ 5,000	\$ (1,452)	\$ 8,550
Finance Committee	\$ 8,010	\$ 7,810	\$ 200	\$ 6,300
Communication Committee	\$ 1,048	\$ 927	\$ 121	\$ 600
Social Committee	\$ 6,323	\$ 7,000	\$ (677)	\$ 9,000
Membership/Hospitality Committee	\$ 5,326	\$ 4,646	\$ 680	\$ 4,500
Clubhouse	\$ 27,391	\$ 26,857	\$ 534	\$ 29,413
Total Operating Account Expenses	\$ 111,083	\$ 116,915	\$ (5,832)	\$ 138,538
Allocations to Funds				
Lake and Dam Fund Allocation	\$ 33,352	\$ 32,625	\$ 727	\$ 15,000
Capital Account Allocation	\$ 9,475	\$ 9,375	\$ 100	\$ 18,750
Total	\$ 42,827	\$ 42,000	\$ 827	\$ 33,750
Total Expenses & Allocations	\$ 153,910	\$ 158,915	\$ (5,005)	\$ 172,288
Net Income	\$ 15,694	\$ 1,200	\$ 14,494	\$ -
Capital Accounts Expenses				
Lake and Dam Fund - Reserve Expense	\$ 129,418	\$ 158,000	\$ (28,582)	\$ 12,000
Capital Fund Expense	\$ 7,016	\$ 10,000	\$ (2,984)	\$ 30,000
Total	\$ 136,434	\$ 168,000	\$ (31,566)	\$ 42,000

2022 Actual vs Budget:

- Income was greater than budgeted by \$9.5k
- Operating expenses were less than budget by \$5.8k
- Dam and capital project expenses were less than budget by \$31.6k

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

\$200 Security Deposit
Required

FEATURES

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