

# THE PINE NEEDLE

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## FROM THE PRESIDENT

Frost has arrived, the beaches are quiet, and families new and old are settling into the darkness of Fall. Lake Pine continues to be busy with preparations for Fall and Winter events and traditions. Before we move into the 'holiday' season, it is important to take this time to reflect on our Spring/Summer season. With a record level of membership, fantastic memories were made on the water and at the events you will see pictured in this issue, as well as the thriving Pickleball League. Several projects led by Handyman Andy, Volunteers, and the Board were completed including replenished sand at the beaches, new swingsets at South and East Beaches, new plantings at the dam, a refreshed Clubhouse including new blinds, and a cleaned tennis/pickleball court.

I will save some year-end reflection for the final issue when we prepare for the Annual Budget Meeting, but rest assured the Board is working hard to ensure Lake Pine's traditions are honored and that its facilities and finances are stronger than ever.



Brian Schkeeper  
President, Lake Pine Colony Club

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# IMPORTANT CONTACTS

## BOARD OFFICERS

Brian Schkeeper, President  
*president@lakepine.com*

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

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Vacant, Corresponding Secretary

Patrick McCourt, Recording Secretary  
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## BOARD TRUSTEES

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Social Committee  
*scottfarrell@kw.com*

Sean Malady  
Lakefront Committee  
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## THE PINE NEEDLE

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LAKE PINE COLONY CLUB

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## UPCOMING MEETINGS AND EVENTS

<u>Event</u>	<u>Date/Time</u>	<u>Location</u>
Trivia Night	11/22, 7-9p	Clubhouse
Turkey Trot	11/22, 3p	East Beach
Board of Trustees	12/5, 6:30p	Clubhouse
Book Club Holiday Get-Together	12/6, 7p	Clubhouse
Morning Nosh with Santa	12/9, 10a-12p	Clubhouse
Holiday Pop Up Shop	12/10, 11a-1p	Clubhouse
Annual Budget Meeting	1/9/24, 7p	Clubhouse

Congratulations Brayden Carpenter on the catch of a lifetime! Brayden caught this Bass at South Beach and it weighed in at over 5 pounds! What's his secret? Use hot dogs for bait!



# LAKE PINE TRIVIA NIGHT

HOSTED BY  
TRIVIAL THINGS  
WITH  
TONY ROMEO!



FUN FOR  
ALL  
AGES!

**THANKSGIVING EVE**  
Wednesday, 11/22  
7-9 pm  
BYO drinks & food for your team!

Members are permitted 5 additional guests per household

# TOYS FOR TOTS



**HELP LAKE PINE SPREAD JOY BY DONATING A TOY!**

<p>WE WILL BE COLLECTING NEW, UNWRAPPED TOYS UNTIL <b>DECEMBER 9TH</b></p>	<p><b>DROP-OFF BOX LOCATIONS:</b> 5 PINE BLVD or 105 FOREST AVE OR AT BREAKFAST WITH SANTA!</p>
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FOR MORE INFORMATION EMAIL [JSCHELLER32@GMAIL.COM](mailto:JSCHELLER32@GMAIL.COM)

# Lake Pine



SAVE THE DATE

## MORNING NOSH with SANTA

DECEMBER 9TH, 2023  
10 AM - 12 PM

### Details to follow!

# Fa-la-la-la Lake Pine

## HOLIDAY POP-UP SHOP

Sunday, December 10th  
10am - 1pm @ Lake Pine Clubhouse  
Lake Piners, Family & Friends Welcome!

UNIQUE GIFTS - CRAFTS - JEWELRY - CANDLES -  
TREATS - HOT COCOA STAND - BAKED GOODS -  
RAFFLES FROM EACH VENDOR!

**Hello Neighbor!**

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



# Scott Farrell

Realtor® in NJ and PA

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Lake Pine Resident 2019

Eagle Scout 1997

Medford Resident 1981

Contact **Scott Farrell** if you're considering  
a move or know anyone looking to  
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Office (856) 321-1212

scottfarrell@kw.com

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Cherry Hill, NJ

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other offers.

Offercode: LakePine2023  
Exp: 12/31/2023



# BOARD/COMMITTEE UPDATES

## COMMUNICATIONS COMMITTEE

The Communications Committee would like to remind members that announcements and events can be found through the Lake Pine website:<http://www.lakepine.com> and the private Facebook group titled Lake Pine Colony Club.

## WELCOME SUBCOMMITTEE

The Lake Pine Welcome Committee is back! So far, we have welcomed five new families into the neighborhood with a welcome bag and Lake Pine gift. Please feel free to reach out to [lppccwelcome@gmail.com](mailto:lppccwelcome@gmail.com) with any questions.

## 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](mailto:lpccpineneedle@gmail.com) to be included in the 4th issue of 2023, which will be published in late December or early January.

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

## CONGRATULATIONS TO THE 2024 BOARD OF TRUSTEES

Please welcome the incoming board of Trustees, whose terms begin (or continue) at the Annual Budget Meeting in January 2024.

President (in-term) Brian Schkeeper

Vice President (re-elected) Lara Lara Weitsen Benedetto (29 Yes votes)

Treasurer (newly elected) Amy Ruesegger (29 YES votes)

Corresponding Secretary (newly elected) Amy Paulus (28 YES votes)

Recording Secretary (in-term) Patrick McCourt

Trustee (re-elected) Scotty Farrell (29 YES votes)

Trustee (re-elected) Sean Malady (29 YES votes)

Trustee (newly elected) Bob Sheppard (28 YES votes / 1 NO vote)

Trustee (newly elected) Lisa Mangen (26 YES votes / 3 NO votes)

**Lake Pine Colony Club**  
**Financial Summary as of October 10, 2023**

Cash Balances			
\$000			
	at 12/31/2022	at 10/10/2023	Change
Operating	\$ 79.8	\$ 134.0	\$ 54.2
Lake & Dam Fund	6.6	22.0	15.4
Capital Projects Account	11.4	2.7	(8.7)
	\$ 97.8	\$ 158.7	\$ 60.9

*Cash balance at 10/10/2023 includes \$2.4k of rental deposits*

**Profit & Loss – Actual vs Budget**

Profit & Loss				
	Actual 1/1/23 - 10/10/23		2023 Budget	Year to Go
<b>INCOME</b>				
Membership Dues & Fees *	\$ 134.9	\$ 137.5	\$ 2.6	
Clubhouse Rentals	\$ 27.6	\$ 34.0	\$ 6.4	
Total Misc Income	\$ 1.8	\$ 0.8	\$ (1.0)	
<b>Total Income</b>	<b>\$ 164.3</b>	<b>\$ 172.3</b>	<b>\$ 8.0</b>	
<b>LESS:</b>				
Total Operating Expenses **	\$ 80.2	\$ 138.5	\$ 58.3	
<b>ALLOCATION TO SPECIAL FUNDS:</b>				
Lake & Dam Fund Allocation	\$ 15.3	\$ 15.0	\$ (0.3)	
Capital Projects Allocation	\$ 18.9	\$ 18.8	\$ (0.1)	
<b>NET Operating Income</b>	<b>\$ 49.9</b>	<b>\$ 0.0</b>	<b>\$ (49.9)</b>	

\* Includes re-initiation fees, lakefront construction permit fees and prior year dues paid in 2023.  
 \*\* Additional detail of operating expenses shown in Actual vs Budget Analysis below.

**Detail of Expenses - Actual (thru 10/10/23) vs 2023 Budget**

See detail following for operating expense and expenses from special funds

**Lake Pine Colony Club - Financial Report**  
**Actual 2023 (1/1 - 10/10/23) vs. 2023 Budget**

**Expenses – Actual vs Budget**

	Actual 1/1/23 - 10/10/23	2023 Budget	Variance Over (Under)
<b>OPERATING EXPENSES</b>			
<b>Insurance</b>	\$ 17,513	\$ 22,792	\$ (5,279)
<b>Taxes</b>	\$ 218	\$ 285	\$ (67)
<b>Beach &amp; Grounds Committee:</b>			
Beach & Property Maintenance	\$ 706	\$ 3,500	\$ (2,794)
Landscaping	\$ 14,295	15,500	\$ (1,205)
Extra Landscaping Clean Up		3,500	\$ (3,500)
Damn Weed Removal & Rip Rap Repair		-	\$ -
Trash Removal	\$ 2,000	2,600	\$ (600)
Beach Cleaners (I.C.)	\$ 2,600	2,600	\$ -
Portable Toilets	\$ 2,243	2,000	\$ 243
Fish Stocking		1,500	\$ (1,500)
Volunteer Clean-ups	\$ 76	592	\$ (516)
Handy Person	\$ 1,000	6,000	\$ (5,000)
<b>Beach &amp; Grounds Committee</b>	<b>\$ 22,920</b>	<b>\$ 37,792</b>	<b>\$ (14,872)</b>
<b>Lakefront Committee:</b>			
NJCOLA (w/Travel)		\$ 800	\$ (800)
Lake Weed Treatment	6,111	\$ 7,400	\$ (1,289)
Water Quality Testing	4,274	\$ 4,106	\$ 168
Dam Inspection		\$ 7,000	\$ (7,000)
<b>Lake Front Committee</b>	<b>\$ 10,385</b>	<b>\$ 19,306</b>	<b>\$ (8,921)</b>
<b>Legal &amp; Professional Fees:</b>			
Legal/Attorney Fees		\$ 8,300	\$ (8,300)
Governance/other		250	\$ (250)
<b>Legal/Professional Fees</b>	<b>\$ -</b>	<b>\$ 8,550</b>	<b>\$ (8,550)</b>
<b>Finance Committee:</b>			
Accountant (I.C.)	\$ 3,667	\$ 4,400	\$ (733)
Tax Prep - 990 Filing (I.C.)		1,500	\$ (1,500)
Bank Expenses (checks)	\$ 105	400	\$ (295)
<b>Finance Committee</b>	<b>\$ 3,772</b>	<b>\$ 6,300</b>	<b>\$ (2,528)</b>
<b>Communication Committee</b>	<b>\$ 800</b>	<b>\$ 600</b>	<b>\$ 200</b>
<b>Social Committee</b>			
Breakfast w/Santa		1000	\$ (1,000)
Adult Party	1295	1500	\$ (205)
Lake Pine Days	2973	3500	\$ (527)
Misc/Additional events	1444	3000	\$ (1,556)
Merchandise Sales		0	\$ -
<b>Social Committee</b>	<b>\$ 5,712</b>	<b>\$ 9,000</b>	<b>\$ (3,288)</b>
<b>Membership &amp; Hospitality Committee</b>			
Beach Badges/Decals/Annual Stickers/LPCC	\$ 1,653	\$ 1,800	\$ (147)
Printing / Mailing - All	\$ 42	250	\$ (208)
Postage (General)	\$ 120	250	\$ (130)
Office Supplies/Software	\$ 735	2,100	\$ (1,365)
Welcome baskets	\$ 54	100	\$ (46)
<b>Membership/Hosp.Comm.</b>	<b>\$ 2,604</b>	<b>\$ 4,500</b>	<b>\$ (1,896)</b>
<b>Clubhouse Expenses</b>			
Rental Agent (I.C.)	\$ 3,950	\$ 5,100	\$ (1,150)
Clubhouse Repairs & Maintenance	\$ 1,017	5,000	\$ (3,983)
WIFI Service	\$ 910	1,200	\$ (290)
WIFI Security Cameras		-	\$ -
Cleaning Supplies	\$ 577	500	\$ 77
Cleaning Fee	\$ 3,910	5,440	\$ (1,530)
Fire Inspection		1,000	\$ (1,000)
Heating / Electric	\$ 5,316	8,245	\$ (2,929)
Water / Sewer	\$ 553	928	\$ (375)
Snow Removal @ Clubhouse Parking lot		2,000	\$ (2,000)
<b>Clubhouse Expense</b>	<b>\$ 16,233</b>	<b>\$ 29,413</b>	<b>\$ (13,180)</b>
<b>Total Operating Expenses</b>	<b>\$ 80,157</b>	<b>\$ 138,538</b>	<b>\$ (58,381)</b>
<b>EXPENSES of SPECIAL FUNDS</b>			
Lake & Dam Fund - Reserve Expense	\$ 180	\$ 12,000	\$ (11,820)
Capital Funds Expense	\$ 27,584	\$ 30,000	\$ (2,416)
<b>Total</b>	<b>\$ 27,764</b>	<b>\$ 42,000</b>	<b>\$ (14,236)</b>



# a mile of memories



# mother's day tea



# fishing with fathers



# SUMMER

# kickoff party



it's gonna be a hot one! why not make it a wet one?

# wet wednesdays



# christmas in july



# adult party





# lake pine days



**fishing derby**





# water sports & boat races



# sunday funday - kiddie carnival, softball, parades, and a picnic!



# dock or treat



# halloween party



# 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