



Lake Arrowhead Easement Fee and Membership Campaign

2023

Lake Arrowhead Photo Credits counter-clockwise from top left:
Winter by Dave Blinder, Spring by Grant Salmon, Summer by Linda Hackman, Autumn by Peg Feyl

2023

LAC Board of Trustees



President,
Bar Chair

Seth Yen Johnson



Vice President,
Clubhouse Chair

Chris Karcher



Treasurer,
Lakes Chair
(Great Bay & BDW)

Sheila Mansfield



Recording Secretary,
Easement Chair

Grace Chun, Esq.



Docks Chair,
Lakes Chair (Arrowhead),
Project & Strategic Planning

Bill Transue



Rentals
Chair

DeAnn Schofield



Dam
Chair

Mike Martinez



Beach
Chair

Jeff Eades



Grounds
Chair

Michael Bertram



Membership
Chair

Bridget Bendo



Recreation
Chair

Brianne Marshall

Individual e-mail addresses at: <https://LakeArrowheadClub.com/Board/>



DUE DATE: March 31, 2023

3 OPTIONS FOR PAYMENT: See Page 16

**2023
Easement-
Holder Fees:**

\$309

(\$284 for Forest section)

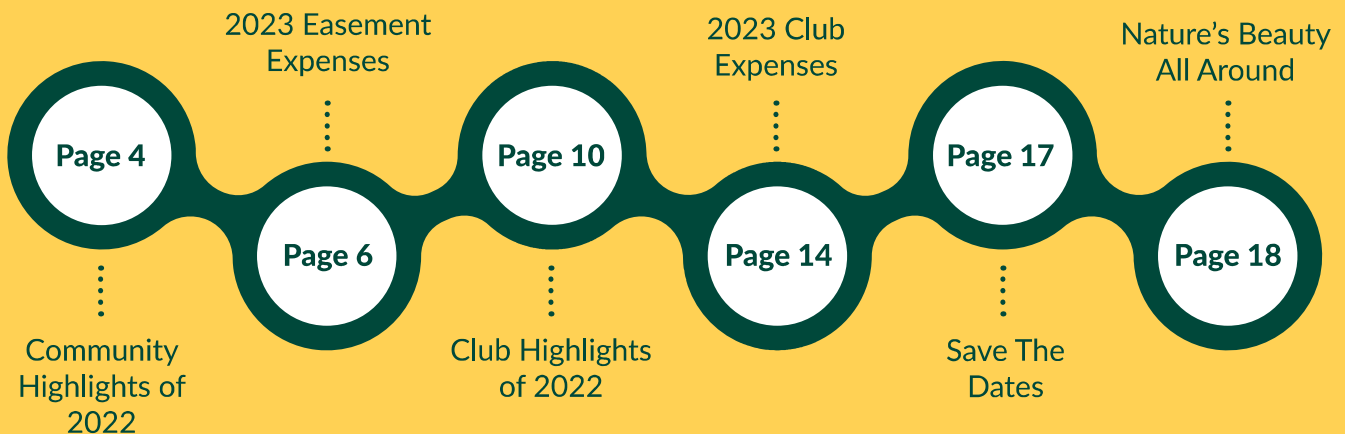
**2023 Club
Membership
Dues:**

\$191



Photo Credit: Ellen Ruban, 2022

WHAT'S INSIDE:



**For Community Discussion and Survey:
CENTENNIAL CELEBRATION IN 2027**

February 16, 2023

Dear Lake Arrowhead Neighbor,

As we start the new year, we hope this message finds you and yours in good health and spirit - enjoying the beauty that the winter season brings to the hills and lakes of our neighborhood. If you are new to our community, we are glad that you found us and we welcome you with open arms. If you are no stranger to our community, we celebrate that you have chosen to stay here. Whether you are in Mountain Lakes or Denville, in the Great Bay or Bay of Deep Waters or Lake Arrowhead area, or in the Forest section of our little gem of a neighborhood, we are grateful to have you as a part of the Lake Arrowhead community.



Photo Credit: Dave Blinder

2022 Highlights

Highlights of last year include:

Phragmite Eradication Project

We have listened to your concerns over the past few years regarding the rapid growth of the invasive, non-native phragmites that have been taking over certain areas on the border surrounding Lake Arrowhead. After much research, discussion and open community meetings with Lake Management experts, we decided at the end of last summer, to hire our Lake Management company to spray the first of at least three applications of safe treatments to kill the phragmites.

The first application proved very effective, leaving us with the next step which is to cut and remove the dead stalks. This is an ongoing important process that preserves the health, usage and view of Lake Arrowhead for all. Thanks to **Sheila Mansfield** and **Bill Transue** for management of this project.

Before



After





The Entranceway Beautification Project

The Entranceway Beautification project, made possible by your generous donations, has made significant progress. The three pillars have been fortified and restored to their original glory. The masons are currently forming the bell structures which will be affixed to the top of the pillars in the coming months.

Hopefully, this gives all of us a smile as they welcome us home. Thanks to **Michael Bertram** for leading this project. As for the entranceway sign, this has deteriorated more than initially expected, and a volunteer working group led by **Rob Gude** is researching best options for repair or replacement.

The Mosswood Trail Tree Project

On your next drive down Mosswood Trail, take note of the newly-planted trees on the LAC-owned berm. No less than forty giant arbor vitae have been planted on the berm this past Fall. This exciting Mosswood Tree project was proposed by new residents **Steve and Jean Smith**. What followed was a group effort by several residents on Mosswood Trail with their making personal donations to fund the project, taking time to work with the contractor to plan and execute the project, and spending all summer and fall watering the trees to ensure they rooted.

This was a proactive effort, with board approval, to improve the look of Mosswood by lining it with trees to block the backs of businesses along Route 46, while also reducing the sound for all of us from Rt-46 and I-80. This represented Phase I of the project. We look forward to hearing more about Phase II in the near future.



Where does my share of Easement Fees go?

2023 Easement Expenses

\$83,481



28.2%	Maintenance of lakes
27.2%	Property Taxes
18.9%	Liability Insurance
9.4%	Lawn maintenance
5.2%	Replace dock/dam decking
3.9%	Phragmite remediation
3.6%	Dam
3.0%	Administration
0.6%	Property maintenance



Bay of Deep Waters in all its magnificence,
Fall 2022

Photo Credit: Larry Heisler

Clubhouse improvements



In efforts to continually maintain and improve our shared asset for our renters and clubhouse members, **DeAnn Schofield and Pete VanHouten** have been hard at work attending to the details.

The Clubhouse "Lake Lounge" now enjoys new loungey chairs and tables, mounted speakers and a freshly painted fireplace wall. In addition, in response to the countless requests by almost every renter over the past few years, the clubhouse now has internet access! Renters and club members alike can now easily access their favorite dance music on their playlists or play a movie on the projector. The LAC club dues are funding this upgrade.

BENEFITS OF MEMBERSHIP:

EASEMENT:

- * Access to all 3 lakes for boating and fishing
- * Use of Butterfly Field
- * Private facebook group
- * Lakes and Easement Committee member potential
- * Rental of the Clubhouse for private events (\$125 for 3 hours; \$225 for full day; \$375 for 3 days)
- * Access to the Resident Directory
- * Community & Friendship

CLUB MEMBERSHIP:

Additional benefits of:

- * Daily beach access with summer lifeguards
- * Club events and activities
- * Happy Hours (including fun non-alcoholic drinks)
- * Hub Lakes Recreational Sports



Lake Maintenance

We hear your concerns and constructive criticism regarding the state of our lakes – particularly the phragmites and amount of muck in coves and shallow areas around the edges of our three LAC lakes. Maintaining the health and use of lakes remains one of our priorities and we are researching options to determine the best path forward to address this issue.

As you will see from the budget, we are very tight on funding for the necessary costs to maintain our assets. We ask for your patience as well as your voice and ideas at our monthly meetings on this topic.



Concept only, for ease of visualizing.

Waterfront Renewal Project Update

Thanks to the overwhelming generosity of 40% of our 238 homes, we have just shy of \$170,000 in funding (including an unbelievable \$156,000 of targeted donations, \$10,000 in an unrestricted endowment and \$4,000 from easement) to launch the Waterfront Renewal Project into action. The goal of the project is to replace the apron platform behind the clubhouse as well as improve the entrance from the street, and construct a new L-shaped fixed dock with composite-decking to provide easy access, inclusivity and usage of the lake and waterfront by all Easement-holders, for generations to come.

The LAC Waterfront Committee - led by **Seth Johnson, Grace Chun, Esq., Bill Transue, Chris Karcher** and **Steve Bendo** - is currently working to ensure that LAC meets the town's requirements and are in compliance with all relevant ordinances surrounding our new construction. Meeting these requirements does come with unexpected additional costs; however, LAC has found a way to complete them at half the amount than had been initially projected. The timing is still being estimated with some aspects out of LAC's control. We will provide realistic projections as we have them. We remain optimistic about the future success of the Waterfront Renewal Project and believe that the end result will have been worth this effort. In the interim, we thank you for your patience.

Some additional funding has been identified, but to help close the gap of a few thousand dollars to complete the project, **we ask that you consider a donation during your annual membership mailing.** As for the smaller aspect of the project - being the improvement of the entrance ramp from the street to the lake (by the garbage area) - the permits have been secured and we expect that work to start by early-Spring.

Onwards and upwards! We'll get there and update you along the way.



2027 LAC Centennial Celebration: For Community Discussion and Survey



Board update

Lake Arrowhead Club, Inc. is governed by an elected Board of Trustees who volunteer their time in service of the Lake Arrowhead community of Denville and Mountain Lakes. Board meetings are held monthly and are open to all Easement-holders. We invite you to become involved; why not attend a few meetings and let your opinions and ideas be heard?

There have been some tweaks to Board Chair positions, as seen on page 2 of this brochure and on the LAC website page: <https://lakearrowheadclub.com/board/>

We thank **Joe Sarnoski** for his three years of service on the Lake Arrowhead Board of Trustees as Dam Chair and Docks Co-Chair – in particular for sharing of his professional knowledge and passion for lake health and local marine life, as well as the wit and lightheartedness that he brought to our monthly meetings.

The Sarnoski family: Joe, Robyn, Alyssa and Emma
Photo Credit: Joe D'Amelio



The Martinez family: Mike, Sara, Mason and Mikey

We welcome **Mike Martinez** to the Board as the new LAC Dam Chair. We appreciate his volunteering his valuable time and we are eager to benefit from his contribution.

We appreciate all volunteers – whether they serve on the Board, start passion projects, donate time or money for the benefit of the Lake Arrowhead community, run traditional events, create new events, help set up and put away chairs, or add a friendly wave and smile as they walk around the lake.

2022 CLUB MEMBER EVENTS



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Lake Arrowhead. Where Your Neighbors Are Your Friends.



LAKE ARROWHEAD WARMLY WELCOMES TWO NEW BABIES IN 2022



Welcome, Baby Ellie!

Kyle and Sherilyn Soden welcomed their baby girl Eleanor Rose on July 17, 2022. Ellie is their first child.



Welcome, Baby Zoe!

Matt and Sydney Allen welcomed Baby Zoe in early-2022. Zoe joins her proud Big Brother Max. Here is the family at Lake Arrowhead Day, August 27, 2022



CALLING ALL FUTURE PIRATES!

The only requirement is ability to swim the length of a lane (which is 25 yards at some nearby lake facilities and 25 meters at others). The not-too-long practice for the PIRATES Swim Team has traditionally been held at Rainbow Lakes 4 days a week (but not mandatory), with meets scheduled one day a week. There are usually 5 swim meets end-June to end-July, plus the can't-miss event of the year: the Hub Lakes Championships.

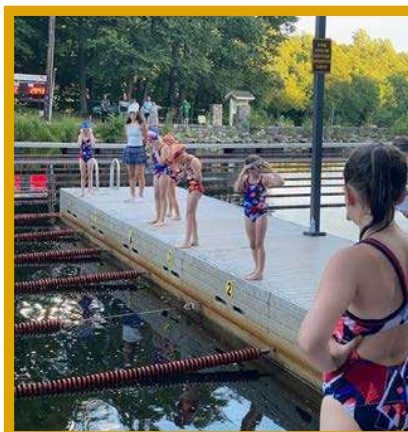
GET OFF THE SCREEN AND BE PART OF A TEAM WITH THE PIRATES!

You'll find new friends from nearby lakes and build camaraderie as you cheer for each other. You'll enjoy the physical activity and mental challenges as you find the grit to finish the race - all while having fun and learning water safety and even some life skills along the way. If you think you might possibly be interested in learning more about the PIRATES, reach out to:

Brianne Marshall, LAC Recreation Chair, at: BNmarshall4@gmail.com

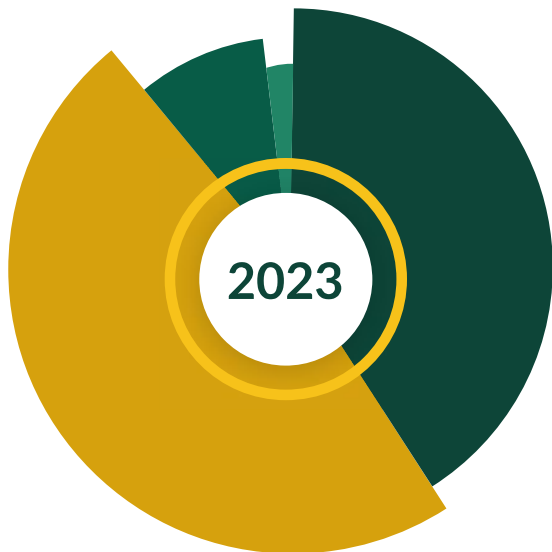
PIRATE swim team joins 6 lakes on one team:

- PARSIPPANY
- INTERVALE
- RAINBOW
- ARROWHEAD
- TELEMAR &
- ESTLING LAKES



2023 Club Expenses

\$30,195



49.3%

Building Maintenance (Fire safety, snow removal, awning, pest control, electric, gas, water, sewage, garbage)

37.2%

Beach (Lifeguard wages and taxes, water quality testing, sand, maintenance)

8.7%

Recreation (Hub Lakes dues, recreation events and equipment)

4.8%

Financial and membership administration



The Formidable LAC Darts Team of 2022

EASEMENT

This is a mandatory upkeep fee for properties in our community.
(\$284 for Forest Section)

\$309

+

CLUB MEMBERSHIP INCLUDING BEACH ACCESS

Dues of only \$0.52 a day!

\$191

+

OPTIONAL

Donation of any level of time, money or service sincerely appreciated.

AT YOUR DISCRETION



Photo Credit: Casey Lauver

Easement-Holder Fee (Required)

With privileges come responsibility. Costs to maintain the 96-year-old shared assets of the Lake Arrowhead community continue to increase. In addition to the timely payment of property taxes and liability insurance premium and lake maintenance costs, these fees provide the needed upkeep for our lakes, lake access points, dam, docks and other common properties.

A portion of the easement fees is attributable to property taxes, and your pro-rated share may be tax-deductible. Please talk with your accountant for advice. For 2022, the property taxes within the easement fees amounted to 27.2% of the easement amount.

The 2023 Easement-Holder fee is \$309 for properties on the north side of Rt-46, and \$284 for homes in the Forest section of our community. This annual amount is a mandatory fee for all 238 properties in our community and was increased by CPI.

If you find yourself in a financial hardship and would like to explore a payment plan, please reach out to Sheila (Treasurer) at SMansf@gmail.com or Bridget (Membership) at birdUSA@hotmail.com

Two new events this year were created and run by some of our newest residents. Thank you for stepping up and for your great ideas and execution!



Ladies of the Lake GAL-entines' Day
Thanks, Erica Gormley, for all of your monthly events!



LAC's inaugural Lakesgiving
Thanks, Sara Martinez!

REGISTER AT:
<https://lakearrowhead.wufoo.com/forms/2023-lake-arrowhead-easement-fees-membership-dues/>

DUE DATE: March 31, 2023

Club Membership Dues (Optional)

If you choose to renew your membership in the Lake Arrowhead Club for 2023 or join for the first time – and we hope you do! – the 2023 annual Club membership dues are \$191. It does amaze us that this \$0.52 a day per home can bring so much fun from so many opportunities to connect at club events throughout the year including daily beach access in the summer! If you're on the fence, we want you to know that we've been waiting for you and assure you that it's worth it. We are grateful to have gained 14 new club memberships in 2022 compared to 2021, and we look to keep on welcoming new members this year.

Two of our new residents and club members stepped up by creating their own events, for which there was a great deal of enthusiasm. Thank you to **Erica Gormley** who reignited Ladies-of-the-Lake who held happy hour, card night and GAL-entines' Day! Thank you to **Sara Martinez** who created and ran the first annual Lakesgiving "Board Party" which will be a new tradition for years to come.

ANNUAL CLUB MEMBERSHIP DUES OF \$191

To register with your 2023 details, please click on this link (preferable!) or mail in your form:
<https://lakearrowhead.wufoo.com/forms/2023-lake-arrowhead-easement-fees-membership-dues/>

To remit your annual payment, your THREE options are:

OPTION 1.

Pay from your bank online via Zelle to:
LakeArrowheadNJ@gmail.com

OPTION 2.

Or Pay from your bank online via BILL-PAY feature to: Lake Arrowhead Club, Inc., P.O.Box 450, Denville, NJ 07834
Set up LAC, Inc. as a new payee first.

OPTION 3.

Or Mail a check payable to: Lake Arrowhead Club, Inc. Mail to: LAC, Inc., P.O.Box 450, Denville, NJ 07834

We thank you for your involvement and support and look forward to a year of enjoying the people and places of our beautiful, unique and welcoming community.

Sincerely,

Seth Yen Johnson

President

✉ sethyen@gmail.com
☎ (973) 229-8358 (cell)

Sincerely,

Bridget Bendo

Membership Chair

✉ birdUSA@hotmail.com
☎ (646) 678-0753 (cell)

[Facebook.com/groups/lakearrowheadNJ](https://www.facebook.com/groups/lakearrowheadNJ)
Lake Arrowhead, Denville/Mountain Lakes

P.O. Box 450, Denville, NJ 07834

2023

LAC Calendar of Events

FEB

12 Pancake Breakfast
4, 11, 18, 25 Pictionary
16 Ladies Galentines' Day

MAR

4, 11 Pictionary
16 Ladies of the Lake
17 St. Paddy's
25 BUNCO Dice Game

APR

8 Beach Easter Egg Hunt
20 Ladies of the Lake
27 Spring Birds of LAC

MAY

6 Kentucky Derby
18 Ladies of the Lake
28 Beach Yoga
28 Memorial Day Games

JUNE

10 LobsterBash
15 Ladies of the Lake
TBA School's Out!
Ice Cream and Tie-Dye

JULY

TBA Beach Movie Night
15 Ladies of the Lake
TBA Clubhouse Open Mike

AUG

10 Ladies of the Lake
TBA Sunfish Sailing
TBA Clubhouse Open Mike

SEPT

3 Labor Day BBQ & games
7 Ladies of the Lake
23 Beach Campout

OCT

12 Ladies of the Lake
28 Pumpkin-Carving
28 Haunted Hayride
29 Dock-or-Treat

NOV

11 Lakesgiving
22 Turkey Trot

DEC

TBA Wreath Creations
TBA Holiday Kids' Craft
TBA Caroling

Dates of Lake Arrowhead Recreation league sporting events posted on the calendar at:

www.LakeArrowheadClub.com/calendar/

2023 Board of Trustees Meetings:

At the clubhouse at 7:30PM
Open to all Easement-holders:

- Tues, 1/31 & Tues 2/21
- Then the 3rd Wednesday of every month: March to Oct and Dec except:
- The Annual Membership Meeting which is Wed, 11/15 at 8PM

All LAC events are suggested and run by LAC Club Members!

These events are every-other year: Pictionary, Lake Arrowhead Day

ARROWHEAD'S NATURAL BEAUTY



Photo Credit: Kyle Soden



Photo Credit: Dave Blinder



Photo Credit: Kyle Soden



Photo Credit: Casey Lauver



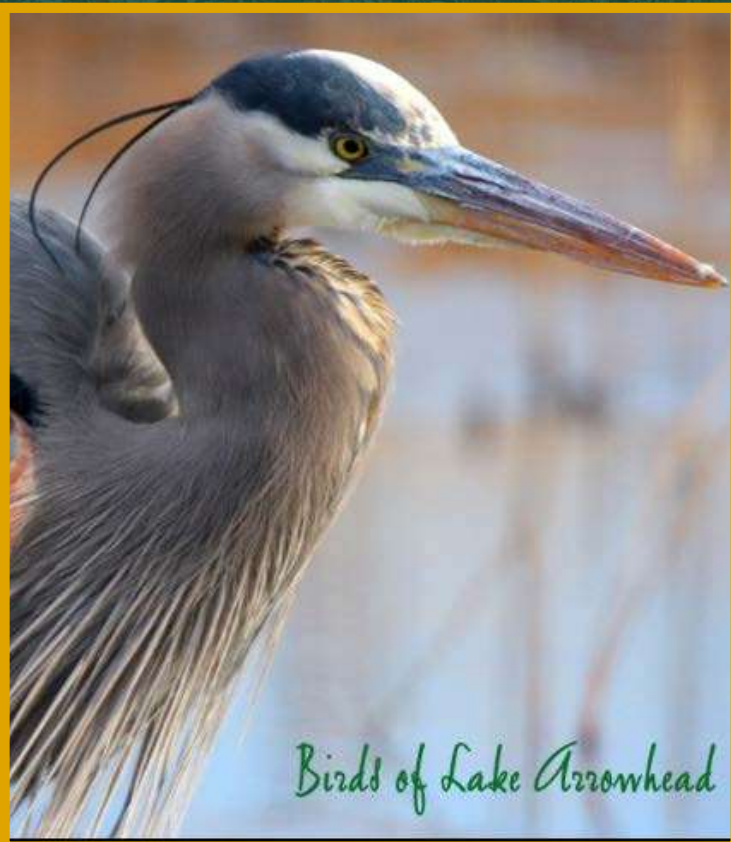
Photo Credit: Dave Blinder



Photo Credit: Dave Blinder

"We don't inherit the earth from our ancestors;

ALL AROUND US



Birds of Lake Arrowhead

Photo Credit: Dave Blinder



Photo Credit: Bridget Bendo



Photo Caption: Kyle Soden



Photo Credit: Janice Blinder

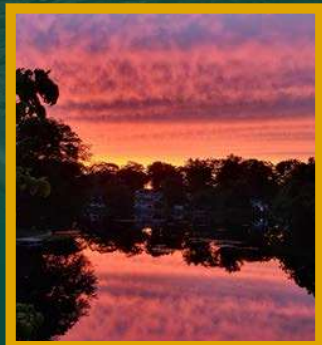


Photo Credit: Pete Rand



Photo Caption: Dave Blinder

We borrow it from our children”.

Native American proverb

Photo Credit: Alexandra Eveland Photography



**Lake
Arrowhead**

ESTABLISHED 1927

2023

Congratulations, Rob & Ellen! 10/15/2022

May you be poor in misfortunes and rich in blessings, forevermore.

Love, Your Lake Arrowhead Community xo



Lake Arrowhead, Denville/Mountain Lakes



www.lakearrowheadclub.com



12 Lakewood Drive, Denville, NJ 07834