

# The Pine Needle

A Service of the Lake Pine Colony Club  
Medford, NJ

JULY 2007

VOLUME 49 ISSUE 7

## From the President's Desk

July will have proven itself a great month. It's a culmination of all the hard work, hours spent, and effort of volunteers in our community, committees, Board members, and those inside and outside companies and personal sources, who were kind enough to donate or offer free labor, materials, or discounts to the Lake Pine Colony Club for our Lake Pine Community.

Look around you at the changes. Take South Beach for example. We have repaired and re-configured the beach after the bad storm several weeks ago, erected a new and larger life guard box and station, erected a wonderful, brand new swing set for the wee ones and for older ones too. We even have a volley ball net and poles available for when the day is done. You bring the ball. Share the beach and respect the others there too.

East Beach and Main Beach also have new life guard stands/boxes. And the new sign at our entrance reflects the quality of life that we offer to our residents and to those who want to move here too.

New beach rule signs at the entrances of all of our beaches...with life guards there at posted hours for safety. (They have been re-instructed to enforce safety regulations for very good reasons.)

Tom McMullen will continue to be seen patrolling the lake for poachers (Yes, poachers.) Even before the additional stocking of our lake recently, the reputation of Lake Pine has been known as a great place to fish. If you and your guests do not wear your badges and your boat does not have a current sticker, you will be asked to leave. Come back with your badge and sticker, and you'll be welcomed back.

Those who trespass will be asked to leave politely the first time. The second time the police will be called.

Unfortunately, a very few of our lake side owners are not members yet. Tom has been instructed that if he observes any waterside activity where the property does not display a Lake Pine Member shield with a current sticker, that he is to make note of it, and politely will ask the owner(s) if they are members. (He carries proof of who has joined.)

Not meaning to embarrass you or your guests, but if you are not, he has been instructed to advise you that you will unfortunately not be able to use the lake, until you become a member. I have stated the obvious reasons on numerous occasions. He also carries membership applications with him to make it easy.

Our dam has weathered the worst of storms especially

well over three years now. We took the necessary precautions, repairs, and updates over the last several years on the advice of our dam engineers and/or requests from governmental agencies. We didn't even lose a rock, where others were damaged or destroyed. We should be proud of that.

Keep in mind that your newly renovated Lake Pine Colony Club building is available to you for those parties that will be too much for your house, at a very reasonable rate. (At a reduced rate if you are a Lake Pine member.) You can now do your own cooking on our professional stove and two full-sized microwaves, or you can have your own caterer. We have two refrigerator/freezers available too. Just call our rental agent for reservations.

One last note: We want to thank all those who have already signed up for the Commerce Bank Affinity Program that I detailed in the last few months' Pine Needles. Even though we don't know who you are or anything about your accounts, when you do, you are helping our Lake Pine community meet current and future needs and expenses without any cost to you, through Commerce Bank's generous donation to us annually...as long as you take "literally" 20 to 30 seconds to sign their bank form.

Something new, they just advised me that they will now allow your family, friends, relatives, and co-workers to be part of this Affinity Program, wherever they are in the country, as long as they bank with Commerce Bank. It could be Florida, New York, wherever.

Thank you for your good wishes, nice comments, support, and help.

Regards,  
Wayne Hunter  
[President@lakepine.com](mailto:President@lakepine.com)

**General Membership  
Meeting**

**Thursday, July 26th  
@7:30 PM**

The Search For the Perfect Hair Color Ends Here

# Serenity Salon

Men and Women if you leave your salon always feeling the cut or color is not what you expected, Then **NOW** is the time for **SERENITY SALON**. We brought together one of the worlds top color lines (**Davines**) from Italy and some of the areas greatest stylist/colorist to bring you perfection in Color service with a **100% guarantee**. In a small relaxed atmosphere your stylist works With you from consultation to final style to assure Perfection EVERY TIME.

LIMITED TIME NEW CLIENTS  
YOUR CHOICE  
FREE HAIRCUT OR GIFT BAG OF PRODUCTS  
WITH YOUR COLOR SERVICE

WHILE SUPPLIES LAST  
Call Today to set up an appointment

856-797-8004

200 Tuckerton Road  
Village of Taunton Forge  
Medford NJ

[www.SerenitySalonMedford.com](http://www.SerenitySalonMedford.com)

## LOST + FOUND

One set of keys with a pink tag found  
on South Beach in the woods.  
Call: 856-396-0903

Ring Found on Taunton Blvd.  
Call Karen @ 983-3750

Lost Canoe  
17' Gruman Aluminum  
Call Steve 856-983-7069



200 Tuckerton Road  
Village of Taunton  
Forge Center  
Medford, NJ 08055  
856.985.2975  
fax 856.985.8145

### **\$6.75 Pizza Special**

Monday-Wednesday  
(take-out only)

*Off-premise catering available  
Party Rooms Available*

*Open 7 days Serving  
Lunch & Dinner*

**THE ENTERTAINMENT COMMITTEE IS  
LOOKING FOR A PERSON (OR  
GROUP) TO TAKE OVER PLANNING  
OF THE  
BREAKFAST WITH SANTA 2007.**

The current crew has been in place for several years now & is looking to “pass the stocking” to those who wish to rise to the challenge.

*Decorations have already been obtained.*

**Call Lisa Richards @ 596-5979 or  
Wendy Campbell @ 810-3072**

**Are you new to the  
neighborhood or know some-  
one who is?**

Please contact Ann for  
information about  
Lake Pine Newcomers @  
[delmontes1@comcast.net](mailto:delmontes1@comcast.net)

**If you would like to help Ann welcom-  
ing newcomers to the neighborhood  
email her! The more the merrier!**

**WORK WANTED**

The Pine Needle is happy to provide the names of LPCC teens willing to rake, shovel, pet sit/walk, and baby-sit. The names are provided solely as a service to Lake Pine residents. LPCC has not made any determination as to their qualifications or experience. Anyone using this list must decide on their own as to the suitability of these individuals.

**Babysitting**

|                        |                   |              |
|------------------------|-------------------|--------------|
| Megan Richards         | 202 Pine Blvd.    | 856-596-5979 |
| Kristen Olson (Oetzel) | 154 Taunton Blvd. | 609-367-4984 |

**Birthday**

|         |
|---------|
| 5/30/92 |
| 6/26/91 |

**Pet Sitting**

|                  |                 |              |
|------------------|-----------------|--------------|
| Ian Bakanas      | 215 Falls Court | 856-396-0949 |
| Chelsea Duerholz | 4 Woodland Ave. | 856-797-0747 |
| JJ Fritsch       | 212 Forest Ave  | 856-988-2668 |

|          |
|----------|
| 6/6/95   |
| 6/19/95  |
| 11/21/94 |

**Any Work**

|               |                   |              |
|---------------|-------------------|--------------|
| Kerry Farrell | 134 Taunton Blvd. | 856-797-8036 |
|---------------|-------------------|--------------|

|         |
|---------|
| 2/27/93 |
|---------|

To be included in the list email the following information to [pineneedle@lakepine.org](mailto:pineneedle@lakepine.org):  
NAME, ADDRESS, PHONE NUMBER & BIRTHDATE (include year so I won't have to update your age!)

**This list is for members only, so please ask your parents to pay their dues today!**

Thanks in advance and good luck finding work!

**Lisa Bakanas**

July 2007

**Dear Lake Pine Resident,**

We're proud to announce a new partner in our fund-raising efforts.



We've joined Commerce Bank's Affinity Membership Program, which provides our organization the opportunity to earn annual cash donations. We're thrilled with the ease of participating in this program and that there is no cost to our organization or our members.

Here's how it works:

Commerce will donate a percentage of the annual balance in every one of our members' accounts. Checking, savings, money market, CDs and retirement accounts are all included! And, there is no limit on the amount of our potential donation!

Here's how you can help:

Make Commerce Bank your bank. Visit any Commerce Bank location and open any of the above mentioned accounts. Let the Commerce representative know that you want your account linked to Lake Pine Colony Club Affinity Program. That's it...Commerce will take care of the rest. If you already have a Commerce account, just visit your local office and tell any Customer Service Representative you would like your account linked to our Affinity Membership Program.

Feel free to contact us with any questions you might have regarding this program, or visit any Commerce location to speak with a Customer Service Representative. Thank you, in advance for your continued support of Lake Pine Colony Club.

Sincerely,

Wayne Hunter  
President  
Lake Pine Colony Club  
[president@lakepine.com](mailto:president@lakepine.com)

*Federal law requires that all account information is kept strictly confidential. It will not be shared with anyone, including other members of our organization.*

# GAMES GAMES GAMES!

Lake Pine Day is a day of fun and participation!  
Sue Angermeier and Connie Livingston are looking forward to co-chairing the  
games committee for 2007! BUT, guess what?

We will need lots of help in preparing, selecting and running those great  
games that you all remember...like the Bean Bag Toss, Peanut Scramble,  
Roller Bowler and so many others!

If you are 12 and over, (lots of you are), we need volunteers to man the  
games for the little ones! If we all pitch in, we can all have a good time!

Call now to get your name on the list:

Any suggestions are also welcome!

Livingston @ \*856-983-6548

Angermeier @ \*856-983-1292

YOU WILL HAVE FUN!

Thank you!

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## LAKE PINE KINDERGARTEN SUMMER BEACH PARTY

Calling all children going to Cranberry Pines this September!

Mark your Calendars!

Please join us at South Beach on Tuesday August 28th from 12:00 noon-2:00  
p.m. for a pizza lunch and fun.

Cost will be \$5.00 per kindergartener.

RSVP to Kate Clapperton (856-296-4285) no later than Saturday August 18th.



Hope to see you there.

# Lake Pine "Pirate" Pig Roast!



We picked a theme...get out your eye patch! Come have fun at the "Pirates of the Caribbean" themed Pig Roast!!

**When:** SATURDAY, July 28th @ 7:00 PM

**Where:** Lake Pine Colony Club

**Why:** To meet with LPCC members and friends, enjoy a bountiful feast of pork, salads, desserts, beer, spirits and dance.

**Who:** LPCC Members and Invited Guests  
(and Johnny Depp)

Please remember, if you are a Lake Pine resident and not a member of the Lake Pine Colony Club Association, you will not be eligible to attend this function as a guest of a LPCC member. However, we do invite you to join the LPCC Association and receive two free adult tickets!!

**CALL THAT BABYSITTER—ADULTS ONLY!**

**Cost:** LPCC Full Members - FREE (2 adults)  
LPCC Recreational Members - FREE (2 adults)  
LPCC Basic Members - \$20.00 each  
Senior Basic Members - \$10.00 each  
Non-LPCC Members & Guests - \$25.00 each

A \$10.00 security deposit per person is required for Full and Recreational members. The deposit will be returned upon admittance the night of the event only. Please make all checks payable to LPCC. All applications, including payment, are due by **Saturday July 21st** and can be mailed to:

Please drop or mail your payment with this coupon to:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

MEMBER TYPE: \_\_\_ FULL \_\_\_ REC \_\_\_ \$10 DEPOSIT EACH TICKET

EXTRA TICKETS PLEASE SPECIFY TYPES: \_\_\_\_\_

TOTAL NUMBER OF TICKETS \_\_\_\_\_ TOTAL ENCLOSED \_\_\_\_\_

Tim Austin

173 Taunton Blvd

Medford, NJ 08055

856-985-8517

Please make check payable to LPCC

? - email Tim - [TIM\\_AUSTIN@COMCAST.NET](mailto:TIM_AUSTIN@COMCAST.NET)

# Happy August Birthdays!

|                              |                           |
|------------------------------|---------------------------|
| 8/01 JOHN KENNEALY           | 8/19 MARY DAGNEY          |
| 8/03 ERICA SCHNEIDER         | 8/20 DOROTHY ENGEL        |
| 8/03 CATHERINE STELMASZYK    | 8/20 KRISTIN GALLAGHER    |
| 8/04 NANCY WOOD              | 8/21 ANGELA VENTI         |
| 8/04 HANNAH TOMCZAK          | 8/21 SAMANTHA SILVESTRO   |
| 8/05 JORDAN ROBINSON         | 8/23 DAVID CRIST          |
| 8/05 CONNIE ROWELL           | 8/23 MARY KATE CLAPPERTON |
| 8/06 TRISH LaBOUFF           | 8/24 CAITLIN DEVLIN       |
| 8/08 PATRICK CONNELLY        | 8/24 CHRISTA MANCINI      |
| 8/10 MARIE DELMONTE          | 8/24 DONNA FAHEY          |
| 8/11 JILL GIUSEPPINI         | 8/26 MARTIN LAVENGOOD     |
| 8/12 TERRY KOSZOWSKI         | 8/26 ILONA WAGGONER       |
| 8/12 RALPH SEYLER            | 8/27 ELENA HOFFBAUER      |
| 8/13 MARY BETH SHERRIER      | 8/27 MARGE THRESS         |
| 8/14 JOE ROBINSON            | 8/27 MARILYN FAHY         |
| 8/14 MIKE GEIGER             | 8/28 JOHN HOFFBAUER       |
| 8/14 FRANK MCMANUS           | 8/29 JAMES HASENMAYER     |
| 8/15 CARLTON PETTIT          | 8/29 KIT DENN             |
| 8/16 FRAN JANELLI            | 8/29 DOMENIC SILVESTRO    |
| 8/17 BRIANNA DIGIAMBERARDINO | 8/30 STEPHANIE BUSH       |
| 8/17 PATRICIA FOTI           |                           |
| 8/18 GEORGE MASLOWYCH        |                           |
| 8/19 LUKE BAKANAS            |                           |
| 8/19 STEVE HELLER            |                           |



## Editor's Note:

**I have been editing the Pine Needle since the Fall of 2000. (almost 70 issues). I would love to "retire" from this position and am looking for someone (or two or three) to take over. I would be happy to help you get started and help out as you learn the ropes. It is a great way to meet your neighbors and get involved in the community!**

**If you are interested, please call or email me!! Thanks!**

**Lisa Bakanas  
pineneedle@lakepine.org or 856-396-0949**

# PROPOSED BY-LAW CHANGE

The Board of Trustees is proposing changes to the LPCC bylaws with regard to the structure and requirements of membership and membership fees. After much research and deliberation, the Board has concluded that the fair market real-estate value and safety of all properties within the boundaries of “the Lake Pine community” are significantly increased by the existence and maintenance of the Lake Pine Colony Club and its facilities. In the board’s discussions with Real Estate Appraisers and professionals, it has been established that regardless of whether property owners have chosen to become members in the past or not, all property owners have, and will continue to enjoy, the financial and physical benefit of the enhanced equity and resale value of their properties as well as flood and fire safety based on existence of Lake Pine Dam, the Lake, the fire lanes accessing the waterfront, the swimming and fishing facilities beaches and other recreational facilities and the attractiveness of those amenities to prospective buyers of real estate within the Lake Pine Community.

The Board of Trustees therefore is proposing a change to the Bylaws of the LPCC to be voted on by the general membership at the General Membership Meeting on September 27, 2007 at 7:30 PM at the LPCC Clubhouse. The specific changes being proposed will be discussed at the July, August and September at MEMBER ONLY general membership meetings to give members ample time to understand the bylaw changes being proposed prior to the vote.

## **A summary of the proposed changes to be voted upon is as follows:**

- 1. Effective Date of Bylaw Changes:** The proposed changes would be effective January 1, 2008.
- 2. Members:** All property owners within the “Lake Pine Community” will be considered members of the LPCC, however the LPCC would have no authority to require any property owner to be “a Member in good standing.”
- 3. Property Certificate:** To be a “Member in good standing of the LPCC” a property owner must activate and maintain an active “Property Certificate” for his and/or her property.
- 4. Issuance and Activation of Property Certificates:** On January 1, 2008, the LPCC will issue a “Property Certificate” for every property within the “Lake Pine Community”. To activate a property certificate a property owner must pay a Certificate Initiation Fee of \$1,500 and the current year maintenance fee and any special assessments. **NOTE: THE PROPERTY CERTIFICATE INITIATION FEE WILL BE WAIVED FOR ANY PROPERTY OWNER THAT PAYS THE 2008 ANNUAL MAINTENANCE FEE (SEE #6 BELOW) BEFORE JANUARY 1, 2009.**
- 5. Lapse of Active Property Certificates:** Once a Property Certificate is activated it will remain active as long as the annual maintenance fee and any special assessments are paid current. After a property Certificate is activated, any failure to pay the annual maintenance fee and/or any special assessments (see #7 below) by December 31<sup>st</sup> of the current year will result in the de-activation of the Property Certificate and will require any current or future owner of the property to pay another Certificate Initiation fee and all outstanding prior and current year maintenance and special assessment fees prior to reactivation of the Property Certificate.
- 6. Annual Maintenance Fee:** Effective January 1, 2008 and each year thereafter all property owners choosing to be considered a Member in good standing, must pay an annual Maintenance Fee in order to keep their Property Certificate active. For the 2008 year, the maintenance fee will be \$250.00. The maintenance fee will be due by May 31<sup>st</sup> of each year. A 15% late fee will be added for maintenance fee payments made after June 1<sup>st</sup> through December 31<sup>st</sup> of any year. Failure to pay the maintenance fee by December 31<sup>st</sup> of any year will result in the de-activation of the Property Certificate effective January 1<sup>st</sup> of the next year and payment of the Property Certificate initiation fee and all unpaid maintenance fees from 2008 to current will need to be paid in order to reactivate the Property Certificate (see #5 above).

**CONTINUED ON THE NEXT PAGE**



## PROPOSED BY-LAW CHANGE CONTINUED

- 7. Upon Sale or Transfer of the Property:** Property Certificates are to be assigned to the property, not the owner. If the Property Certificate is active at the time of the Sale of the property, No Property Certificate Initiation Fee will be required from the Buyer or new owner. The Buyer or New Property Owner will continue paying the ongoing maintenance fees as they come due. However, if at the time of sale of the property, the Property certificate is inactive, then the requirements for activation of the Property Certificates, including the responsibility of payment of any maintenance fees and Special Assessments not paid by the Seller in prior years as well as the Property Certificate Initiation fee, transfers with the property to the buyer unless the Seller pays the past due amounts prior to settlement. NOTE: all real-estate brokers and title companies in the Medford area will receive notice of the Property Certificates. Active and Inactive status of Property Certificates will become an disclosure item for Lake Pine Real-estate transactions beginning January 1, 2008

For example: A property owner fails to activate his certificate by December 31, 2008 because he has not paid his maintenance fee for 2008. Therefore, the certificate is inactive and the member is no longer in good standing. He sells his property in January of 2009 to a new buyer. The buyer wishes to use the facilities of the LPCC and wants the certificate activated. To activate the certificate, either the buyer or the seller must pay:

|                  |                                               |
|------------------|-----------------------------------------------|
| Initiation Fee   | \$1,500                                       |
| 2008 Annual Fee* | \$ <u>250</u> (*the fee may change over time) |
| TOTAL DUE        | \$1,750                                       |

- 8. Non-Resident Memberships:** Effective January 1, 2008, all Non-Resident memberships will be eliminated. This includes former residents of Lake Pine who, under the existing bylaws are permitted to maintain their membership by paying the membership fees after moving out of the Lake Pine community.
- 9. Recreational Tags:** (including five guest tags and one boat tag) for swimming boating and fishing on Lake Pine can be purchased by any "Member in good standing" (active property certificate) by paying the fee, which for 2008 will be \$50 per household. Additional Boat and Guest tags can be purchased for an additional fee. In order to purchase recreational tags, the Property Certificate must be active for the property and the current year maintenance fee for the property must be paid.
- 10. Special Assessments:** The Board, with the approval of a majority vote of a quorum of the General Membership, will have the right to make special assessments against all property certificates for the raising of funds for out-of-the-ordinary capital expenditures that may arise from time to time.
- 11. Tenants** may purchase recreational tags as long as the Property Certificate for the property they are renting remains active.
- 12. Hardship Provisions:** The Board will have authority to grant time payments and/or defer (not forgive) payments for a period of up to one year for individual hardship cases as presented.

**The above is only a Summary of the proposed by-laws changes. Any current MEMBER of the LPCC wishing to receive more detailed information or to review a copy of the actual by-law revisions may do so by attending any or all of the July, August or September general membership meetings. Non-Members of the LPCC should note that the July, August and September general membership meetings of the Lake Pine Colony Club will be closed to Non-members.**

# STAY IN TOWN FOR LABOR DAY WEEKEND!!!



SUNDAY, SEPTEMBER 2nd

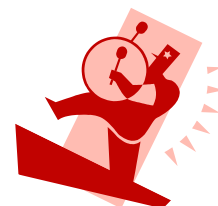
1:00 P.M. WATER SPORTS ALL KINDS OF WATER CONTESTS

3:00 P.M. ORIENTEERING... START THINKING OF THEMES FOR YOUR CANOE, KAYAK OR BOAT



MONDAY, SEPTEMBER 3rd -LABOR DAY  
THE LAKE PINE DAY TRADITION  
CONTINUES!!

10:00 P.M. PARADE - BANDS, CLOWNS, FIRE TRUCKS,  
MISS LAKE PINE AND MUCH MORE!  
CARNIVAL WITH GAMES AND PRIZES AND FOOD!!



Look for more details in the August Pine Needle!!

? Call Dyhan Cassie @ 856-983-8981

## WE STILL NEED A LITTLE HELP –

PLEASE FILL OUT THE FORM IF YOU CAN HELP AND DROP OR MAIL IT TO:  
DHYAN CASSIE, 209 TAUNTON BLVD, MEDFORD, NJ 08055 OR EMAIL DYHAN @  
[DHYAN2@COMCAST.NET](mailto:DHYAN2@COMCAST.NET)

Name \_\_\_\_\_ Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

- Gifts for Silent Auction
- Bake sale chairperson
- Bake sale items
- Books for book sale
- Other \_\_\_\_\_