

# NEWS & VIEWS

[www.Lake-Parsippany.org](http://www.Lake-Parsippany.org)

NOVEMBER 2019

## PRESIDENT'S MESSAGE

Bill Sempier

Since October 11th when we heard the decision of the lawsuit, we have been moving at what seems to be a hundred miles an hour to get many of the business-related items addressed.

A good example of a procedural change is membership. How do we manage 2,200 homes? Clearly it can't be a few hours a week at the clubhouse.

The budget is being completely reviewed in accordance with the By-Laws, including formatting. We need to clearly define what is covered by the basic easement membership vs full membership.

We continue to work with our legal team and accountants to address both critical items.

The 2020 full membership fees will be established following the completion of the budget process, but the basic membership fee of \$115 will remain for 2020. While all property owners are members, any member may elect to waive full membership and pay basic membership fees; this waiver will mean a waiver of some privileges, including voting privileges. LPPOA encourages all property owners to become full members and exercise all privileges of membership.

Many of you have reached out asking us to send out information and as of this moment we are working on that. We will be sending out several mailings in the coming weeks.

The first will be a simple post card directing people to our website. The following two may be divided so that one will be more of a welcome and a brief overview of the financial information.



**HAPPY FALL!**

*Thanks to the Ladies Club for donating the seasonal decorations.*

The next will contain all of the financial information. This may include the budget and other related items. This is all preliminary but you get the idea.

The deadline for everything noted above is the December 9th board meeting. Some are due back before then, but you get the idea of the amount of work we are challenged with.

The board will be acting on the budget at the December 9th meeting.

Lake Projects have started:

The lake draw down was completed in October to allow for replacement of the rip rap (rocks on the dam and dikes), the repair of the spillway wall and weir plates, as well as the clean out of the outflow channel. Other work on the dam will be to fill in the sink holes in the hillside or downstream side of the dam. All of these are being completed prior to our annual state required inspection scheduled to take place before the end of the year.

## ATTENTION BOATERS!

In accordance with the Rules and Regulations of the LPPOA, all boats **MUST** be removed from the property by November 15th, or they will be removed and you will have to pay \$75 to get yours back.

If a boat is not claimed within 90 days of November 15th, it will be sold.

You can use your boat after the November 15th date, as long as the lake is free of ice, but you cannot store it on the property.



## EASEMENT ASSESSMENT LAWSUIT UPDATE

For information regarding the Easement Assessment Lawsuit, please visit [lake-parsippany.org/Easement-Assessment](http://lake-parsippany.org/Easement-Assessment)

## PLEASE HAVE YOUR CURRENT YEAR PHOTO BADGE FOR ADMISSION TO ALL MEETINGS AND EVENTS AT THE CLUBHOUSE

The LPPOA Board of Directors will be taking action at all monthly meetings as it relates to financial, operational changes and management of the lake.

## LPPOA BOARD OF DIRECTORS

### BILL SEMPIER

President  
862-812-1746  
LPPRES@hotmail.com

### POSITION AVAILABLE

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Treasurer

### DAN NAZZARO

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District 2 (Johnson Beach Area)

**Diana Giradelli**

District 3 (Jorges Beach Area)

**Don Phelps**

**Mary Ellen Iradi**

**Tony Suprum**

District 4 (Hoffman Beach Area)

POSITION AVAILABLE

CLUBHOUSE RENTAL AGENT

**Judy Krajewski**

862-579-8407  
clubhouserental@lake-parsippany.org

MEMBERSHIP

lake-parsippany.org

BEACH RENTAL AGENT (May–Sept.)

POSITION AVAILABLE

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Visit us online [www.lake-parsippany.org](http://www.lake-parsippany.org)

### CONTRIBUTORS:

Allen Malsbury	Bill Sempier
Christie Heygi Gardner	Diana Giradelli
Don Phelps	Mary Baker
Marissa May	Ralph Rosamilia

## LPPOA ANNUAL

# Pancake Breakfast with Santa



**Saturday, December 7th**  
**8:00am & 9:30am seatings**



**LAKE PARSIPPANY CLUBHOUSE:**  
**MEMBERS & GUESTS ONLY.**

**RESERVATIONS ARE A MUST!**  
**RSVP by December 6th**

Admission is an unwrapped  
gift to donate to a local, needy child

Please RSVP to Pat at 973-386-0821  
with your badge # and name.

If you would like to volunteer to help,  
please contact Mary Ellen Iradi  
mesprech@yahoo.com or 973-462-8496

**DON'T FORGET YOUR CAMERA**  
**FOR PICTURES WITH SANTA!**

# THE LAKE NEEDS YOUR HELP FOR CLUBHOUSE CLEANUP!

**November 9th – 8:30-2:00**

Come one and come all! We are looking  
for members to give an hour or more of time to  
help clean the clubhouse. Coffee and donuts will  
be provided by the Ladies Club. Please join us.  
Thank you ahead of time.

If you are not receiving email from the LPPOA, please make sure to renew  
your membership and update your profile with the correct email address.  
Don't forget to check your spam folder in case of any unwanted filtering.  
Visit our Help page for profile updating assistance.

News & Views is published ten times a year by the Lake Parsippany Property Owners Association.  
Subscription rate is \$12 annually; free to members of the LPPOA.



**Lake Parsippany  
Property Owners Association**

P. O. Box 62  
Lake Parsippany, New Jersey 07054

Account	Description		2019 Budget	2019 YTD Actual Jan - Sept	2020 Full Membership	2020 Easement Member
40000	Income	Income				
41000	Membership Fees	Income				
	41001 - Easement Fees	Income	2,000.00			202,768.00
	41002 - Full Membership Fees	Income	143,000.00	140,276.79	44,000.00	
42000	Badges and Tags	Income				
	42001 - Beach Badges	Income	500.00	170.00		200.00
	42002 - Guest Badges	Income				
	42003 - Boat Tags	Income				4,000.00
	42004 - Car Tags	Income			100.00	
43000	Property Use and Rentals	Income				
	43001 - Beach Space Rental	Income	2,000.00			2,000.00
	43002 - Clubhouse Rental	Income	30,000.00	25,370.00		30,000.00
	43003 - Club Support	Income	1,200.00		1,200.00	
45000	Assn Events - Funds Collected	Income				
	45001 - Activities	Income	2,000.00		2,000.00	
	45002 - Beach	Income				
	45003 - Social Events (Concerts)	Income				1,000.00
47000	Late Fees and Finance Charges	Income				
	47001 - Late Fees	Income				
	47002 - Finance Charges	Income				
	Beach Sales	Income	6,000.00		6,000.00	
	Advertising/Marketing	Income	1,000.00			1,000.00
	<b>Total Income</b>		<b>187,700.00</b>	<b>165,816.79</b>	<b>53,300.00</b>	<b>240,968.00</b>
60001	Assn Activites/Events - Expense	Expense				
	6000101 - Awards	Expense	150.00		150.00	
	6000102 - Beach Activities	Expense		460.00		
	6000103 - Bowling	Expense	101.00		101.00	
	6000104 - Garden Club	Expense	100.00		100.00	
	6000105 - Hub Golf	Expense	0.00		0.00	
	6000106 - Hub Lakes Membership Fee	Expense	650.00	532.00	650.00	
	Hub Lakes Program Fee	Expense	300.00		300.00	
	6000108 - Misc. Recreation Expenses	Expense	200.00		200.00	
	6000110 - Open House	Expense	500.00	1,050.45		500.00
	6000111 - Recreation	Expense		224.29		
	6000112 - Social Events	Expense	500.00	1,268.07		1,000.00
	6000113 - Softball	Expense	350.00		350.00	
	6000114 - Swim Team	Expense	200.00		200.00	
	6000115 - Stock Lake	Expense	2,500.00	2,500.00		2,500.00
60002	Advts/Mktg/Promo/Sponsor	Expense				
	60002.1 Beach	Expense				
	60002.2 Lake Promotion	Expense	0.00			0.00
	60002.3 News & Views Print	Expense	2,000.00	5,495.77		20,000.00
	60002.4 News & Views Setup	Expense	0.00			2,000.00
	Security	Expense	500.00			500.00
	Towing / signs					1,000.00
	Security Company					52,000.00
	Beach Account Expenses	Expense	6,000.00		6,000.00	
60006	Bank and Credit Card Fees	Expense				
	60006.1 - Bank Service Charges	Expense	500.00	109.60		500.00
	60006.2 - Credit Card Merchant Fees	Expense	3,000.00	3,478.72		5,000.00
	71007 Merrill Lynch InvstmtsAdmin Fee	Expense		300.00		400.00
61000	Charitable Contributions	Expense				
	Scholarship	Expense	350.00			350.00
63000	Computer Expenses	Expense				
	Computer Expenses:63001 - Software	Expense		129.95		500.00
	Computer Expenses:63002 - Supplies	Expense				0.00
	Computer Expenses:63003 - Web Hosting	Expense	2,500.00	1,744.55		3,500.00
	Email Hosting	Expense				215.00
	Domain Name Registration	Expense				80.00
63500	Dues, Mmbshps, Publ, Subscr	Expense				
	Other Administrative Expense ( COLA Plus other)	Expense	200.00	90.00		200.00
64000	Depreciation Expense	Expense				
65000	Insurance Expense	Expense	38,124.00	35,487.81		42,500.00
	Insurance Expense:65001 - D&O Insurance	Expense	2,124.00			
	Insurance Expense:65002 - Insurance Package	Expense	31,000.00			
	Insurance Expense:65004 - Workers Compensation	Expense	5,000.00			

66000	Interest Expense	Expense		166.93			
67000	Licenses/Permits/Fees/Inspectio	Expense	1,700.00				2,125.00
70001	Office Supplies and Expenses						
	70001.1 - Office expense	Expense	400.00				400.00
	70001.2 - Membership badges, pins, etc.	Expense	1,100.00				5,000.00
	70001.3 - Membership Fillm & Supplies	Expense	200.00	1,343.48			200.00
70002	Postage and Delivery	Expense	1,600.00	1,841.09			7,000.00
71000	Professional Fees	Expense					
	71001 - Accounting Expense	Expense	1,000.00	791.00			10,000.00
	71002 - Collections	Expense					
	71003 - Lake Consulting Engineer	Expense	250.00				500.00
	71004 - Legal	Expense	15,000.00	5,877.77			15,000.00
	71005 - Management Fees	Expense	18,000.00	10,781.69			10,000.00
	71006 - Merri Lynch Investment Admin Fee	Expense					
	71007 - Payroll Service	Expense		1,365.57			1,800.00
	71008 - Property Management Fees	Expense					
	71009 - Treasurer	Expense					
	Environmental Survey	Expense					1,500.00
73000	Repairs and Maintenance	Expense					
	73001 - Lake Repairs and Maintenance	Expense					
	73001.1 - Beach	Expense	1,000.00	5,123.45			1,000.00
	73001.2 - Docks						
	73001.3 - sand						3,500.00
	73001.4 - Shoreline	Expense	1,250.00				10,000.00
	73002 - Building and Grounds						
	730021 - Clubhouse	Expense	1,400.00	8,155.24			1,400.00
	730021.1 - Clubhouse Building Maint Annual Contract.	Expense	4,000.00				4,000.00
	730021.2 - Cleaning/paper Supplies	Expense	700.00				700.00
	730021.3 - Supplies						
	730021.4 - Renovations/Equipment – Clubhouse	Expense	2,000.00				7,000.00
	730022 - Equipment	Expense	400.00				
	7300221 - Purchase						250.00
	7300222 - Rental						1,000.00
	73003 - Landscaping and Groundskeep	Expense	12,250.00	8,592.00			14,000.00
	73004 - Plumbing and Heating	Expense		955.36			2,000.00
	73005 - Sanitation	Expense	2,600.00	1,920.23			2,600.00
	73006 - Security Cameras and Alarm	Expense	700.00	1,154.25			1,000.00
	73007 - Signage	Expense		174.96			
	73007.1 - Permanent	Expense	225.00				225.00
	73007.2 - Temporary	Expense	50.00				50.00
	73008 - Snow Removal	Expense	2,000.00				2,000.00
	73010 - Tree Maintenance and Removal	Expense	3,000.00	3,142.00			6,000.00
	73011 - Water Analysis and Treatment						
	73011.1 - Analysis	Expense	3,200.00	0.00			3,200.00
	73011.2 - Treatment	Expense	22,000.00	19,060.66			25,000.00
74000	Special Projects:74001 - 2018	Expense					
75000	Salaries and Wages	Expense					
	75001 - Clubhouse Manager	Expense	4,000.00	2,534.20			4,000.00
	75002 - Custodian/Maintenance	Expense	6,000.00	1,410.00			6,000.00
	75003 - Beach Managers	Expense	11,407.00	35,635.03	18,000.00		
	75004 - Lifeguards	Expense	16,200.00		25,000.00		
	75005 - Coaches	Expense	2,175.00		2,175.00		
79000	Utilities	Expense					
	79001 - Cable/Internet	Expense	2,300.00	1,945.63			2,300.00
	79002 - Electricity:79002.2 - Clubhouse	Expense	2,700.00	2,021.84			2,700.00
	79002 - Electricity:79002.3 - Lake/Beach	Expense	1,200.00	355.82	1,200.00		
	79003 - Heat	Expense	1,000.00	1,053.40			1,200.00
	79004.1 - Telephone - Clubhouse	Expense	650.00	1,192.02			650.00
	79004.2 - Telephone -Lake	Expense	1,000.00	0.00	1,000.00		
	79005 - Water/Sewer:79005.1 - Clubhouse	Expense	650.00	1,473.64			650.00
	79005 - Water/Sewer:79005.2 - Lake/Beach	Expense	300.00	364.10	300.00		
80000	Taxes	Expense					
	80001 - Payroll Taxes	Expense	9,000.00	4,544.77			9,000.00
	80002.1 - Clubhouse	Expense	10,600.00	17,167.42			10,600.00
	80002.2 - Lake/Beach	Expense	12,890.00	6,678.39			12,890.00
	Federal Tax Paid	Expense	2,000.00				2,000.00
	State Tax Paid	Expense	2,000.00				2,000.00
	80009 - Sales Tax Expense	Expense	8,000.00				8,000.00
	Loans	Expense					
	Lake Restoration Loan	Expense	7,209.00				7,209.00
	Easement Assesment Loan (140K x 10yrs starting 2020)	Expense					14,000.00
	Capital Projects	Expense					15,000.00
	Total Expense		294,155.00	199,693.15	55,726.00		369,394.00



# 2019 IOM RADIO SAILING CHAMPIONSHIP

By Bob Wells



Parsippany Model Yacht Club (LPMYC) organized their 4th Invitational Regatta for the International One Meter Class (IOM) on October 11th-13th, and it was another success. The event grew to two racing days for the first time this year. As a regional ranking regatta, it provides skippers the opportunity to score points for USA

allocations to international events, while those unconcerned about points come for the better competition. In response, 16 skippers traveled from eight states to participate, including 6 of the 8 USA representatives to the 2019 Brazil World Championships in November. Four skippers and the Principal Race Officer (PRO) made the long trek from the left coast to attend, proving again that IOM skippers will travel in their search for challenging and friendly competition in quality venues. On Friday they were rewarded with the breezy wind conditions from Johnson Beach that the lake provides. That was practice day, then weekend racing turned to light and variable, as it was between two weather systems. PRO Fred Rocha from San Diego was challenged to find fair courses in the fluky wind. In the end, we achieved 15 races to determine the champion. Of course, the day after the regatta, winds are stable again from the desirable west direction with nice velocities.

LPMYC is a new fledgling IOM fleet based on Lake Parsippany. It begins with Parsippany resident Michel Roure, who was a dinghy sailor in his youth. Eventually, a nomadic corporate and family life left no time for sailing. Nearing retirement, his radio sailing notion was confirmed at the 2015 Foster City IOM Worlds, which Michel attended out of curiosity while on business in Silicone Valley. He was taken by the boats, the high level of racing and race management, and the international camaraderie with 76 competitors from 21 countries. While there Michel purchased his first boat to begin radio sailing. Initially he sailed solo on his local lake, raced with others at Central Park, and began traveling to the west coast for larger IOM events. Slowly he started finding others wanting to try sailing with him in Parsippany, he won

permission and support of the private Lake Parsippany Property Owners Association (LPPOA) for his radio sailing club, and with another member began building a few club boats to build the fleet. Now retired, he continues to travel for fun and IOM radio sailing is a big part of his life. Michel often visits family in France, where he sails with his father and brother. He represented the USA in the 2017 French Worlds and will again in the 2019 Worlds in Porto Alegre, Brazil. Michel provides a blueprint on how to jump big-time into IOM radio sailing locally and through traveling, and he gives back as an IOM event organizer.

Lighter winds led to the regatta courses being shortened to get more races in, in turn leading to more topsy-turvy finishes. The cream always rises, so the top guys dominated the results, if not every race, in the end. The winner by a narrow 2-point margin was again Brooklyn's Jon Elmaleh, winner of 3 of the 4 Parsippany Invitational regattas. In 2nd place Gary Boell from Richmond, CA lost any opportunity to come from behind when only three races could be held on Sunday, as fluky winds did not allow setting fair courses. The IOM class has race management rules requiring fair sailing courses, just one of the reasons it is so popular globally. Gary also didn't receive

his rigs from FedEx in time for the regatta, but local Michel Roure happened to sail the same design and had a spare rig that Gary borrowed and performed well with. Always competitive, Mark Golison from Long Beach, CA completed the podium. Finishes for all the other skippers were also tightly bunched, and positions were in doubt until regatta end.

Many volunteers make this event successful, and one that discerning skippers want to return to because they recognize a good radio sailing venue with a supportive community. Organizer Michel Roure wants to thank the LPPOA Management for their support over the years and Diana at the Ladies Club for again making excellent lunches. Our new LPMYC club member, Michael Blum, was everywhere for logistic support and operating the rescue boat provided by Sebastian Ostoloza. Mike Fabricante went over and above by moving and resetting his pontoon dock for the occasion, which became necessary for launching at Johnson Beach because of the lower water level. LPMYC members Skip Hall, James Bailey, and Allen Malsbury supported the event in various capacities. Thank you all.

If you are interested in radio sailing on Lake Parsippany, contact Michel Roure at 973-432-5025.

## BIG JEFF IS RETURNING!

JOIN US TO HEAR THE BEAT AND MOVE YOUR FEET!

### SAVE THE DATE

Join Us at 6:30pm  
Friday, January 17th

Pizza can be preordered in advance!  
Snacks and drinks will be sold at the event! \$7.00 admission per family.  
Pay at the door!





# FISHING CLUB

Tony Suprum

The 2019 season for the Fishing club has come to an end but we had a great season. The Fishing club had seven fishing events planned and only had to cancel one. Having to cancel only one event was great compared to the last few seasons.

The Fishing club's season is over but that doesn't mean you have to stop fishing. In the fall, fishing can be great or very frustrating. You can catch a ton of fish and or you just might catch one but that one can be the largest fish you have ever caught. So, get out and fish in the beautiful fall weather. If you catch a large fish, please take a picture of it and email it to the club so we can put the picture on the LPPOA's website under the Fishing club's page.

Reminder that all boats must be removed from LPPOA's property by November 15th. This doesn't mean that you can't launch your boat and go fishing, boating, sailing, etc., you just can't leave it on the LPPOA property.

The Fishing club would like to thank everyone that supported the club in 2019, thank you and we can't wait for the 2020 season to get underway.

The next Fishing club update will be about the 2020 trout stocking. The update will be reported in February.


If your fishing is done for 2019, before retiring fishing equipment for the winter, it's a good time to check over your fishing equipment for any parts that might need to be replaced. You have all winter to get your equipment ready for the 2020 season. If you need assistance with repairing a fishing reel, send an email to the Fishing club. I can assist with getting your reel/s repaired.

**Remember it's not always about catching fish, it's about being outdoors and enjoying the adventure with your family and friends.**

THE *sailor's* HAT

**FIRST MATE**

SECOND IN COMMAND  
OF A COMMERCIAL SHIP



# LAKE PARSIPPANY BOOK CLUB

Christie Heygi Gardner

We thought we would change things up a bit and do a murder mystery in the spirit of October and Halloween. We had a fun discussion of *Bury the Lead* by David Rosenfelt. Or was it *Bury the Lead*? Even pronouncing the title brought up a chat!

Andy Carpenter is a defense attorney and dog lover from NJ, surrounded by an interesting cast of characters. It was a funny, fast paced romp with a lot of characters. The final reveal was a bit complicated, but all in all most of us enjoyed it. Barb even caught a local legal discrepancy. The book refers to the DA- District Attorney. New Jersey generally refers to them as County Prosecutors. This book led to many tangents! We learned not to mess around regarding driving & traffic in Lake Parsippany, Marianne will take you down! (Thanks so much for hosting!)

There were laugh out loud moments, and crazy situations. In the book Andy set up a shelter to save dogs. In real life, the author, David Rosenfelt also set up a shelter named The Tara Foundation. Per his website it is named in honor of the greatest Golden Retriever the world has ever known. They have rescued over 4000 dogs.

Please read the book and let us know what you think!

Contact Christie at chegyi@optonline.net for further information on book club.

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# SAILING CLUB

Ralph Rosamilia



**TREASURED MOMENTS** If you spent your summer anchored on a sofa watching tv or ???, next year try the Lake Parsippany Sailing Club. It's the little get-away moments you'll treasure for a lifetime that fill small gaps in your busy schedule with higher quality time. It's been a lot of fun sailing and watching colorful sails tacking about our lake all summer. It appears a day didn't go by without a sailboat appearing on the lake. And the dog days of summer left us with memories of some members meeting at the Boathouse Sailing Center for pizza or to watch the sunset over our lake. We've had parties on Johnson's and events to keep everyone active.

And those of us who patiently waited for the heavy winds of September were rewarded when they arrived early as the tailwinds of hurricanes from the south. And for a few days the sailors played hard and exhausted ourselves with such enjoyment that the wait was pure Nirvana. So as the morning mist appears on the lake and around our boats and the leaves begin to turn their fall colors, our sailing season comes to an end. Hope to see you on the water in 2020. Until next year, remember "Smooth Seas Never Made a Successful Sailor".

**QUESTIONS AND INFO** Call Ralph at 973-503-0249, or e-mail [lpssc@optonline.net](mailto:lpssc@optonline.net), or check the Boathouse Bulletin Board for updates. Click on the Sailing Club website [www.lpssc.us](http://www.lpssc.us) for updates.

Honoring all who served



## FOR YOUR SAFETY

### PLEASE REMEMBER:



### When you walk

walk around the lake **facing traffic** so you can see and hear cars coming towards you.

**Don't make a wall** of people across an entire side of the road.

Wear **reflective clothing** at night.

**Cyclists ride with traffic.**

## LADIES CLUB



Diana Giradelli

Thank you to everyone for making our medium event a success. It's always exciting to get a glimpse from the other side.

### SAVE THE DATES:

**Saturday, November 9th  
8:30am to 2pm  
Clubhouse Clean Up**

Ladies Club will be providing coffee and donuts to all volunteers.

If you are interested in joining the Ladies Club our next meeting will be at the Clubhouse on November 21st at 7pm and we would love for you to come and see what we are all about. If you would like more information regarding the Ladies Club please call our President, Diane Low at 973-887-1268 or email Diana Giradelli at [giradellix3@msn.com](mailto:giradellix3@msn.com).

## Adult Holiday Party

**Saturday, December 7th, 7:00pm  
at the Lake Parsippany Clubhouse**

*Bring a snack, appetizer or dessert to share.  
This will be a BYOB event.*

Please contact Loren Arrowsmith at [larrowsmith@verizon.net](mailto:larrowsmith@verizon.net) or at 973-386-1213 for any questions about this event.

**BRING YOUR FRIENDS —**

*The more the merrier!*

# CALENDAR OF EVENTS

For updates, click on "Event Calendar"

# NOVEMBER 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
CONSIDER THE CLUBHOUSE FOR YOUR UPCOMING RENTAL NEEDS. CALL JUDY AT 862-579-8407.						
27	28	29	30	31	1	2
3	4	5	6	7	8	9 Clubhouse Cleanup 8:30am at the Clubhouse
10 Veterans Day LPPOA Board Meeting 7:30pm at the Clubhouse	11	12	13	14 Mens Club 7pm at the Clubhouse	15	16
17	18	19 Book Club 7pm (See Christie for details)	20	21 Ladies Club 7:00pm at the Clubhouse	22	23
24	25	26	27 	28	29	30



## MESSAGE FROM THE GEESE POLICE: DO NOT FEED THE WATERFOWL

It is illegal and only attracts more geese. Please notify the LPPOA if you see goose nests on LPPOA property.

Lake Parsippany Property Owners Association | Post Office Box 62, Parsippany, NJ 07054

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