

NEWS VIEWS

www.Lake-Parsippany.org

AUGUST 2020



PRESIDENT'S MESSAGE

Bill Sempier

Many times, I start our monthly meetings thanking members for doing something special for our community. This past month I began with a special recognition of those that support the board members. The spouses behind the scenes that have to eat alone because of an emergency at the lake or spend the evening alone as their spouse works for the betterment of the lake community.

Trustees

Gary Ammirata, supporting his wife, Recording Secretary Marilyn Ammirata

Paul Cecala, supporting his husband, Financial Secretary Dan Nazzarro

Michelle Ostolaza, supporting her husband, Treasurer Sebastian Ostolaza

Dawn Sempier, for supporting me.

District Representatives (Directors)

Maureen Suprum, supporting her husband Tony Suprum

Karen Phelps, supporting her husband Don Phelps

Fred Iradi, supporting his wife Maryellen Iradi

Adam To, supporting his wife Chrissy To

Paul DeStefano, supporting his wife Jennifer Destefano

Peggy Kavinski, supporting her husband Brian Kavinski

Committee Updates

Election Committee chair Jennifer DeStefano read the nominations for board positions at our last Board Meeting. That's step one of this process. The election committee has a lot of work to do between now and the September 13th election.

Financial Secretary Dan Nazzarro provided an update on where we are with the distribution of badges and other membership items.

Treasurer Sebastian Ostolaza has received a lot of interest in the financial review committee. Meetings are underway and a full report will be presented by the committee at the September 13th Annual Meeting.

Board Appointments:

Since late last year members have approached members of the Board expressing their interest in becoming Board members. Several have been active members, volunteering for all sorts of things to help our community. This past month we welcomed Randy Vyscocol and Jefferey Starr, as district reps. The door has always been open to anyone that expressed interest. We are so happy to have new faces and with those, new ideas. *continued on page 3*

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.

EASEMENT ASSESSMENT LAWSUIT UPDATE

For information regarding the Easement Assessment Lawsuit, please visit lake-parsippany.org/Easement-Assessment

LPPOA BOARD OF DIRECTORS

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LPPRES@hotmail.com

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John Scrivens

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clubhouserental@lake-parsippany.org

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lake-parsippany.org

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LPPOA FAQs

WE HAVE UPDATED OUR FAQ PAGE WITH NEW QUESTIONS

Why isn't there only one membership fee? Why is it a 2-tier system?

Answer: When LPPOA implemented the two-tiered system a few years ago, we were following case law that said everyone who has the right to use the lake must pay basic maintenance. The court allowed for the two tiers, so those who want to elect only the basic fee of \$115 may do so, and full members pay the \$315.

Why is there only one budget if there is a basic maintenance fee? Why is that not dedicated to strictly maintenance?

Answer: The case law which suggested two budgets has now been replaced by statutes. The board will prepare one budget for all expenses to be reviewed in the November and December meetings.

Why can't there be a cap on fees?

Answer: It is the intention to keep all fees as low as possible, but the Board must meet the ongoing expenses and obligations of LPPOA, including reserve accounts. In addition, we need to plan for emergencies that occur where money would need to be taken from reserves. The original plan was to use the back fees from 2018 and 2019 to replenish the reserves but the members voiced concerns about doing so, and now the reserves must be addressed in the budget planning process.

I'm concerned fees will raise uncontrollably till I'm paying \$700 per year.

Answer: It is true that expenses increase annually but the Board had no intention of raising fees to a number that is simply unnecessary. While we hope all residents will pay either the basic or full membership fees, it will take some time to determine how many will be in arrears each year, and how many will opt to pay just the basic maintenance fee. But the goal is to keep the dues and assessments reasonable and stable. Consider if every property paid \$700, the budget would be in the neighborhood of 1.4 million dollars. That's just not required.

What's the plan to open the beaches

Answer: We would like to open all the beaches, but they all require extensive repair. The determination of whether to open the additional beaches will be based on membership use, anticipated income and other expenses. Each beach costs about 25-30 K per year to operate. That's a large investment if it's not used. Right now, the full membership is about 400 so one beach is ok for now.

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.

PRESIDENT'S MESSAGE

continued from page 1

Board Changes

Two very dedicated Board members have made the decision to help our community in a very special way.

Brian Kavinski will be stepping down from his position on the board. Brian will continue to work on towing and security, but will no longer be on the board, and Mary Ellen Iradi said that she will put herself up for reelection even though her term is not over.

These actions will leave two additional positions up for election in their respective districts. Neither Brian nor Mary Ellen made these decisions easily. This action is a true sign of the dedication to and the understanding of our community.

Legal News

The LPPOA was made aware of a complaint dated June 25, 2020, filed with the Department of Community Affairs ("DCA") that was received by our attorney's office on June 30, 2020.

The complaint was filed by a group of residents referred to as the Lake Parsippany Voting Rights Group. And is regarding alleged voting rights violations at Lake Parsippany. The LPPOA attorney responded on July 9, 2020.

The filed complaint and the LPPOA response may be found on our website.

The Board will not be able to discuss any of this or answer any questions related to this matter. We will provide information on the website as it becomes available.

Meetings

Sebastian, Marilyn and I took time off from work to have a follow up meeting with Mayor Soriano, the Township Administrator and the Head of Engineering. The primary discussion was about the required maintenance of the drainage basins and the associated easement areas. Also discussed were the yellow booms, many of which have now failed need to be replaced. The other is the overall condition of the basins themselves. These basins, installed in 1982, have never had any repair work performed on them. The land area of the easement is also a mess, and many of the pine trees planted as part of the project have died. We also inquired as to the status of the courtesy trash cans

we were promised nearly a year ago. The Mayor assured us that these items will be addressed though no time line was provided at this time.

Emails

Between the June and July board meetings, I received and acted on 332 member emails. An average of 11 per day. The following is a breakdown:

Membership-216 emails: Requests for missing membership supplies, were forwarded to the Financial Secretary to address. General questions were handled by myself

Financial-49 emails: These were handled by myself and Sebastian.

Beach-20 emails: These were handled by myself

Elections- 13 emails: These were forwarded to the Election Committee

Security-2 emails: These were handled by myself

Clubhouse-3 emails: These were handled by myself and the Clubhouse Manager

During the July board meeting, we were taking live emails. A suggestion was made by Chris Sorvino to investigate installing signs reminding people to wear masks. There were also question asked about the nominations which were all answered during the meeting.

Community Outreach

The beach manager Mckenzie, Sebastian and I had the pleasure of meeting with two members of our community. We spent nearly four hours talking, answering questions, sharing ideas and having a few laughs. Manisha Mansuri's husband was such a good sport sitting on a milk crate off to the side. We asked if he felt like he was on time out. To be clear we did offer him a chair and to join us. At the end of our discussions both expressed interest in helping to shape our community's future. As I write this, Darshana Kalavadia is considering becoming a District 2 representative and Manisha is now part of the election committee.

False Information

We have all played the telephone game as kids where one person whispers to the person next to them. It continues until it gets back to the beginning. The last person tells the story aloud. Usually the story has changed significantly from the start. Sadly, with social media the wrong story passes with the click of a

mouse. I can only encourage everyone to read the information posted on our website and our newsletter for yourself and reach your own conclusion. If you are still unclear or have other questions, please email us using the CONTACT US link on our website. We believe in total transparency as well as open and honest communication.

Upgrades

I have ordered twelve benches for placement around the common areas of the property. This is something we have wanted to do for years but never had the funding.

The clubhouse decks and stairways have all been upgraded with a composite material which will save considerable amount of money in maintenance costs down the road.

I am waiting on additional estimates from architects for the three beaches. As I mentioned in prior meetings and in News and Views, we will need to bring the beaches up to ADA code and local safety. This would only be step one. The next would be to get proposals from general contractors to do the work.

Other estimates we need to obtain are for repairs that, although unseen, will help maintain the clubhouse. We will be looking to improve the poor drainage around the clubhouse which leads to water infiltration.


There are a lot of repairs and upgrades that are long overdue, but once completed we can go into maintenance mode.

If you or anyone you may know is interested in bidding on this work please contact me.

Property Survey

We have been discussing this since the January Board meeting where members repeatedly asked what is the open space or common areas around the property. We have secured a surveyor who will be answering that question.

I have received and shared with the board three estimates for the property survey and have selected one. The survey will provide a clear picture of the open space/common areas for all members to use/access. The project was a budgeted project. The survey will be underway as you read this. We may find that there is room in some places that could make it possible to have a walking path along the shoreline or maybe places to add a shuffleboard, bocce ball court or other fun activities.



LAKE PARSIPPANY BOOK CLUB

Christie Hegyi-Gardner



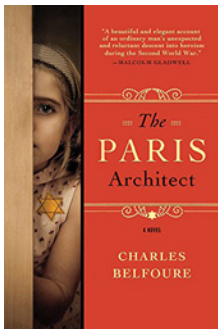
It felt so nice and normal in these pandemic times to be out on Maureen's beautiful back deck looking out at Lake ParsIPPany. We had plenty of space to safely social distance and even had Zoomers join in for a bit. Most importantly we got to meet Lolly!

Remember playing hide and seek as a kid and being nervous you'd be found? Maybe you had butterflies in your stomach or goosebumps or even a chill at the back of your neck as you anxiously waited to see if you would be discovered.

NOW imagine that's it's 1940's Paris and you are hiding from the Gestapo.

You REALLY don't want to be found. Being found means torture or death.

The Paris Architect by Charles Belfoure explores the concept of hiding. The novel touches upon the lives and circumstances of this complicated time of occupation,



collaboration and resistance. It's written in such a way that you get through awful scenes and find yourself learning new things. The slivers of humor become more meaningful and you seek out the

little seeds of hope that are thrown your way. People were trying to survive the war. Some people would and could help others, others wanted to help, but were afraid. Some only helped for some type of payment. Others would not help at all and even assisted in turning in others.

The character of Celeste on page 179 says "In wartime, Christian brotherhood takes a backseat to saving one's own skin. It's not pretty or noble, but it's the cold hard truth." But then later page 187 Dauphin says "Oh, madam, you don't know how good it makes me feel about myself to help a human in this time of evil." Children ultimately help the main character experience some growing pains.

Malcom Gladwell described this novel "A beautiful and elegant account of an ordinary man's unexpected and reluctant descent into heroism during the Second World War."

What do you think you would've done or not done? I wonder what we would've done.

What are you doing today?

Please read this book and tell us what you think!

We still meet the third Tuesday of the month. To get details on location or virtual link contact Christie at chegyi@optonline.net.

FUTURE READS

If you are looking for some reads this is our list of upcoming reads:

Aug 18: *Radium Girls* by Kate Moore

Sep 15: *All We Ever Wanted* by Emily Giffin

Oct 20: *The Haunting of Hill House* by Shirley Jackson

Nov 17: *The Farm* by Joanne Ramos

Dec 15: *The Man Called Ove* by Fredrick Backman

Jan 19: *The Guest Book* by Sara Blake




FISHING CLUB

Tony Suprum

I hope everyone is safe, healthy and virus free. Please continue to practice social distancing, wear a mask and assist those that are at high risk in catching the virus.

On July 18th the fishing club had their first fishing contest of the year. It was a bass contest. We had a great turnout. Thirteen anglers signed up for the contest. The winners of the contest are the father and daughter team of Joe and Alexa. They had a great day of catching fish and a great day being in the outdoors. They caught one bass over 4 pounds, a few over 3 pounds and a few over 2 pounds. The fish over 4 pounds was the big fish of the day. It was very nice of Alexa to let her dad take credit for catching the 4 pounder but we know who really caught it, great job Alexa, lol. This contest was a great example of, being outdoors and having fun with family and friends. All brought to you courtesy of the great outdoors. Computers, cell phones and TV's are not required.

The next scheduled contest is August 15th. It is a bass contest from noon to safe light. Hopefully we will not have to

cancel the contest. If we need to cancel, an email will be sent out and the website will be updated to reflect the cancelation.

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

Hope your next cast is one you will never forget.



SAVE THE DATE!! SEPTEMBER 13, 2020 ELECTION DAY FOR LPPOA

We will be sending out a special edition of the *News & Views* with more details. Due to COVID-19 and guidelines set by Gov. Murphy, we are working on ways to have the candidates share their platforms with the whole community. We have a Facebook page for all members to use and the *News & View's* Special Election edition. Unfortunately, we will not be able to have a normal Candidate Night because of the continuing COVID situation. Please check our website as it is updated frequently. Thank-You

<https://www.facebook.com/groups/lppoaboardcandidatesforum2020>

LADIES CLUB



Diana Giradelli

The Ladies Club enjoyed a lovely socially distant evening outdoors enjoying the beautiful lake view from the deck of our President Maureen Omaster. It is wonderful to be able to get out once again and enjoy the company of others.

The Ladies Club is bidding farewell this month to one of our long time members, Barbara Allu, as she prepares to move to PA. Barbara has always been an active member of the club and most recently being Vice President for several years. The Ladies Club and lake community will miss her and wish her well in her new home.

If you would like more information regarding the Ladies Club, please email Diana Giradelli at giradellix3@msn.com.

SAILING CLUB

Ralph Rosamilia



THESE ARE STILL TOUGH TIMES,
for volunteers and business alike.
If you have your own boat, you can
still use the lake. Just be safe.

QUESTIONS, call Ralph at
973-503-0249 or
e-mail lpssc@oponline.net

LPPOA WATER QUALITY

People ask if our water is safe for swimming. The answer is yes.

Our water is tested weekly by an independent lab. The results can be found on our website back to 2013. In all the years we had one failed test causing us to be closed for one day. Look at the state-run lakes' records. Many state-run lakes are closed for extended periods of time because of failed tests.

LPPOA MEN'S HORSESHOES

Randy Vyskocil

Men's horseshoes is one of the few Hub Lakes sports that is taking place this summer. Despite opening the season with a 1-3 record with a recent win over Rainbow, the men's team has played well and looks forward to an easier schedule as the season unfolds. Rich Tullo, Mike Fazzio, Don Michalowski and Brian Kavinski have stepped up and are early candidates for the coveted most valuable player award. Frank Calabrese has returned to coach for his 30th season.



EMPTY YOUR BOATS

The smallest amount of standing water breeds millions of mosquitoes. Please make every effort to drain your boat after a rain event. If you won't be using it for a bit then consider turning it over.

BACK TO SCHOOL BEACH HOURS

Starting Monday August 31st to September 7th we will be open from 12-5pm depending on weather and staff availability.

HOFFMAN BEACH COVID-19 RULES AND GUIDELINES

A day at the lake will definitely look a little different this year. The LPPOA is opening by taking smaller steps than the Jersey Shore may be taking, but our focus is on the health and safety of our staff and patrons. If we all do our part to comply with the restrictions, follow social distancing guidelines, and accept personal responsibility for our own behavior, we can all enjoy Summer 2020 at the Beach

BEACH RULES

- FULL MEMBERS ONLY (guests that are non-members are not permitted).
- Membership Badge or Proper Identification are mandatory for all adults.
- Mandatory check-in at entrance gate for ALL members.
- Capacity Restrictions in place for the ENTIRE facility, (beach & grassy areas).
- FIRST COME - FIRST SERVE.
- "Carry-In & Carry-Out", whatever you bring with you leaves with you. All personal items left behind will be thrown out daily
- Restrooms will be open.
- Picnic Tables will not be available, please bring your own chairs and blankets.
- NO group gatherings, organized sports or games.
- Playground, swings, water slide and docks will remain closed.
- The pavilion will be closed. Do not use the pavilion other than access to bathrooms.
- Foot Shower will be closed
- Snack stand will be closed. Please bring your own water and snacks.
- Face Masks: Patrons 2yrs and over are required to wear masks when entering, exiting and walking about the facility. Masks are recommended to be worn when in your designated area on the beach, but not mandatory.
- Swimming: The water will be open on Hoffman Beach during scheduled beach hours.
- Beach: Use social distancing guidelines and stay a minimum 6 feet away from any other patrons when setting up your chair or blanket on the beach.

For your safety and the safety of all staff and other patrons, rules must be strictly adhered to, any deviation may result in being removed from the beach.

For more information, please see our website: www.lake-parsippany.org

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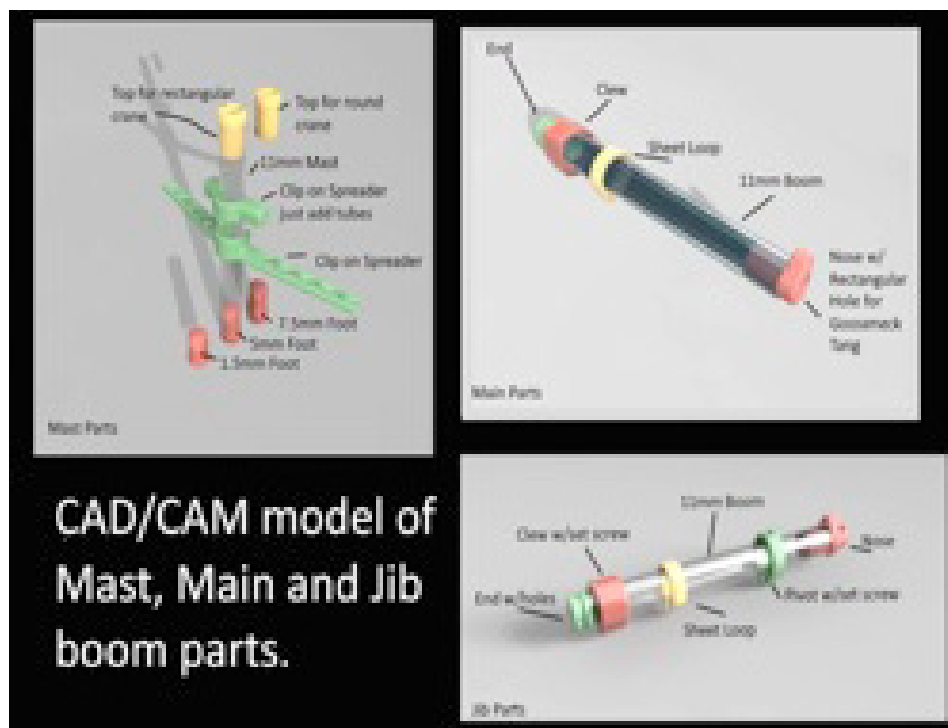
REMINDER TO ALL FISHERMEN AND FISHERWOMEN:

Fishing in the beach areas or swim lanes is not allowed.

We want you to please "hook fish, not swimmers."

When fishing, you must have your 2020 badge on or with you at all times. This is true for all members who are on Lake Property at any time. Cars on Lake Property must have current car tags.

LPMYC - BUILDERS CORNER



For me, maintaining my model yacht is part of the fun. Nothing could be better than sailing a model yacht you had a hand in crafting. As you can imagine, a model yacht has many different parts. This is especially true for the rigging, masts and booms that support the sails. Recently our club has been experimenting with making many of these parts on a 3D printer. We print the parts using same plastic that Legos are made from, ABS. (Almost indestructible.)

We design each part using 3D CAD/CAM software. We export the design and “slice” it into layers a 3D printer can print. Each layer of the part is printed starting at the bottom finishing at the top. The printer has a hot nozzle, sort of like a glue gun, accept much hotter. After all the layers have been deposited, the part is completed.

If you want more information about LPMYC, please contact Michel Roure at michelusf11@optonline.net.

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 and **maintain proper social distancing.**

Wear **reflective clothing** at night.

Cyclists ride with traffic.

THE *sailor's* HAT



FURL

To roll a sail snugly
on boom or yard.

VOLUNTEERS WANTED

The Lake Parsippany Volunteer Fire Company is looking for volunteers. Training and equipment are provided.

**Come join in supporting your community.
Experience the thrill and excitement of being a firefighter.**

**Stop by on Tuesday evenings and see what we are about.
Meet the officers and members.**


Or contact Arden, thebirths@optonline.net

255 Halsey Road • 973-887-6157 • www.lpvfc3.com

CALENDAR OF EVENTS

For updates, click on "Event Calendar"

AUGUST 2020

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
CONSIDER THE CLUBHOUSE FOR YOUR UPCOMING RENTAL NEEDS. CALL JUDY AT 862-579-8407						
27	28	28	29	30	31	1
2	3	4	5	6	7	8
9	LPPOA Board Meeting Online. Check website for details.	11	12	13	14	Bass Contest 12pm at the Boathouse
16	17	Book Club 7pm 	19	Ladies Club 7pm 	21	15
23	24	18	20	22		
30	31	25	26	27	28	29



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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