



**Highland Lakes Country Club
and Community Association**

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**2023 Dues and Assessments Schedule
Adopted September 21, 2022**

HOW MUCH DO I NEED TO PAY? If you own one home, your **TOTAL CHARGES** for fiscal year 2022 are \$1,395.00. Pay \$1,370.00 by November 30, 2022, to get the \$25.00 Early Payment Discount. If you own ONE lot, your **TOTAL CHARGES** for fiscal year 2022 are \$872.00. Pay \$857.00 by November 30, 2022, to get the \$15.00 Early Payment Discount. If you are unsure of what to pay, call the Club Office.

WHEN ARE THE 2023 CHARGES DUE? By November 30, 2022, for the Early Payment Discount or by February 28, 2023, UNLESS your partial payments qualify (cabin owners only) for the LATE PAYMENT CHARGE GRACE PERIOD (see below).

CABIN (HOME) DUES: \$1,355.00 Members will be assessed Cabin Dues for each cabin owned. For the Early Payment Discount of \$25.00, see the Early Payment Discount Program section. The 2023 Cabin Dues will be invoiced to the owners of record on January 1, 2023, payable not later than February 28, 2023. For partial payments, see the Late Payment Charge Grace Period section for further information.

LOT DUES: (Badges not included): \$832.00 All owners of lots, including Cabin Owners owning lots, will be assessed Lot Dues on each lot owned. For the Early Payment Discount of \$15.00, see the Early Payment Discount Program section. Full membership privileges (badges, parking, and boating permits) may be purchased with an additional payment of **\$523.00**. The 2023 Lot Dues will be invoiced to the owners of record on January 1, 2023, payable not later than February 28, 2023.

SPECIAL DAM REHABILITATION ASSESSMENT: \$40.00 - Members will be assessed \$40.00 for each lot and cabin owned to continue the inspections and rehabilitation of the Club's dams, and to provide for payment of the annual loan amounts due the State of New Jersey. The 2023 Special Dam Rehabilitation Assessment will be invoiced to owners of record on January 1, 2023, payable not later than February 28, 2023. For partial payments by cabin owners, see the Late Payment Charge Grace Period section for further information.

LATE PAYMENT CHARGES: A Late Payment Charge at the rate of 1 ½% per month or fraction thereof, which is an annual percentage rate of 18%, will be added to any balance remaining unpaid after February 28, 2023. Late Payment Charges will continue to be assessed monthly on any continuing balance (excluding accumulated Late Payment Charges) remaining unpaid. Late Payment Charges will not be assessed during the March – May 2023 period if a member has qualified for the Late Payment Charge Grace Period (see below).

EARLY PAYMENT DISCOUNT PROGRAMS

1. CABIN OWNERS: DISCOUNT OF \$25.00 IF \$1,370.00 IS PAID BY NOVEMBER 30, 2022

Members owning homes are entitled to one Early Payment Discount of \$25.00 on each of the assessed 2023 Cabin Dues under the following conditions:

- a. All outstanding dues, assessments and late payment charges must have been received by the Club by November 30, 2022; and
- b. Payment of \$1,370.00 for **each cabin** owned, and payment of \$857.00 for **each lot** owned (if any), is received by the Club by November 30, 2022. (Example: Cabin Dues of \$1,355.00 plus Dam Assessment of \$40.00 less \$25.00 Discount = \$1,370.00).

2. LOT OWNERS: DISCOUNT OF \$15.00 IF \$857.00 IS PAID BY NOVEMBER 30, 2022

Members owning lots are entitled to one Early Payment Discount of \$15.00 on each of the assessed 2023 Lot Dues under the following conditions:

- a. All outstanding dues, assessments and late payment charges must have been received by the Club by November 30, 2022; and
- b. Payment of \$857.00 for **each lot** owned is received by the Club by November 30, 2022. (Example: Lot Dues of \$832.00 plus Dam Assessment of \$40.00 less \$15.00 Discount = \$857.00).

PAYMENT COUPONS – CABIN OWNERS

Payment coupons are provided to each cabin owner. The suggested payment is \$150.00 monthly, though members may pay any amount at any time. There is no requirement that members follow the suggested payment program.

LATE PAYMENT CHARGE GRACE PERIOD – CABIN OWNERS

The Club suggests that members use the \$150.00 monthly coupons for the five months ending February 2023. If on February 28, 2023, the Member has paid at least \$750.00 (\$150.00 - five payments or any other arrangement) for each cabin (home) owned, ***has paid all lot dues and all assessments on the lots, and is not delinquent in any other amounts due the Club***, the Member has earned a LATE PAYMENT CHARGE GRACE PERIOD on their balance for three months ending May, 2023. Note that you can qualify for the LATE PAYMENT CHARGE GRACE PERIOD by paying all Lot Dues and Dam Assessments on the lots and for each home owned making:

- ✓ the suggested five monthly payments of \$150.00 using the coupons;
- ✓ one payment of \$750.00 for each cabin owned not later than February 28, 2023;
- ✓ any combination of payments totaling \$750.00 for each cabin owned by February 28, 2023.

Members should continue making (but are not required to do so) the \$150.00 payments for March and April. Following this schedule, the eighth (and last) payment, due not later than May 31, 2023, will be \$345.00 representing the balance of the 2023 cabin dues and dam assessment. ALL AMOUNTS DUE THE CLUB MUST BE PAID BY MAY 31, 2023. Increasing your monthly payment above the suggested \$150.00 will reduce your final payment in May.

Members failing to qualify for the LATE PAYMENT GRACE PERIOD will have their balance (excluding accumulated Late Payment Charges) subject to Late Payment Charges after February 28, 2023 when the 2023 Dues and Dam Assessment(s) are due.

SENIOR CITIZEN AND PERMANENTLY DISABLED DISCOUNT PROGRAMS

Members may qualify for either the Senior Citizen or Permanently Disabled Discount. Only one discount may be taken. Members must meet all of the following requirements:

1. One of the owners must be over 65 years of age or permanently disabled as determined by the Social Security Administration. If applying for the Senior Citizen Discount for the first time, proof of age is required.
2. All Club dues and assessments for each of the five years immediately preceding the year of application must have been paid in full by September 30 in the years in which the same became due.
3. Not more than one home is owned, whether in Highland Lakes or elsewhere.
4. The total annual income from all sources of all owners and members of the family residing in the same residence in Highland Lakes, or in the case of a lot owner the total annual income from all sources of all owners and members of the family residing in the residential address on file with the Club, including Social Security benefits, must not exceed \$38,769 if single or \$45,270 if married. Income levels are identical to eligibility under New Jersey's Pharmaceutical Assistance to the Aged and Disabled Program (PAAD).

5. **PROOFS REQUIRED:** A copy of the New Jersey PAAD card must be filed with the Club. For those without a PAAD card, a copy of the Federal Income Tax Return or other verifications with supporting documentation for calendar year 2022 or 2021 must be submitted for review. For either discount, the Club specifically reserves the right to request such additional proofs as may be necessary in order to determine eligibility. All copies of income verification information, etc. will be returned - no copies will be kept at the Club Office.

After the signed application for the Senior Citizen or Permanently Disabled Discount has been filed and approved by the Club, Cabin Owners may deduct **\$697.50** from the 2023 Cabin Dues for the approved Discount, and Lot Owners may deduct **\$436.00** from the 2023 Lot Dues for the approved Discount.

Note: Applications must be submitted each year for the discount. If you received a discount last year, an application will be mailed to you in January 2023, which should be returned not later than February 28, 2023. Applications for the discount will not be accepted after May 31, 2023. If any part of the 2023 Dues and Assessments are unpaid on July 31, 2023, the 2023 Senior Citizen or Permanently Disabled Discount will be FORFEITED.

GOODWILL FUND: Financial assistance with the payment of the 2023 Dues and Assessments is available to those members who have experienced a catastrophic event and who are unable to pay their current year dues and assessments. Examples of a catastrophic event include, but are not limited to, personal events such as: the death of a member or a member's spouse; a life-threatening illness, serious accident or injury, or a criminal activity against a member (assault, theft) which has seriously impaired the financial stability of the household. Applications for assistance must be received by July 31, 2023. Voluntary contributions to the Fund are always appreciated.

INITIATION FEE: \$2,000.00 - When persons take title to property in Highland Lakes *for the first time*, even when they join in the ownership of property with someone who currently owns property in Highland Lakes, they become a new owner and are required to pay the Initiation Fee. The Initiation Fee is due on or before the first day of the first month following acquisition of title. Members who sell their only property in Highland Lakes, and purchase another within one calendar year, are exempt from the assessment of the Initiation Fee. **Please always check with the Club Office when purchasing property or considering changes in your recorded Deed.**

BUYER'S PROPERTY TRANSFER FEE: \$150.00 - Applies to all transfers of property between Members. The Buyer's Property Transfer Fee is due on or before the first day of the first month following acquisition of title.

RETURNED CHECK CHARGES: \$40.00 - Members will be assessed a \$40.00 charge for any check returned to the Club as not satisfied by the bank upon which it is drawn. Additionally, an assessment of \$5.00 per day will be made, beginning on the day the returned check was received by the Club from the bank, for each day Membership Materials (badges, and permits) are not returned to the Club Office after the Membership Materials were delivered.

STATUS REPORTS: \$75.00 - Reports on the status of outstanding dues and assessments, required for all real estate sales, ownership changes, and mortgage refinances/modifications are available for a fee of \$75.00 and should be requested seven days in advance of the closing. Expedited requests for Status Reports in three days or less will be subject to an additional fee of \$25.00. There is no charge for reports issued directly to members for mortgage refinances and modifications.

ACCOUNT MAINTENANCE FEE: \$250.00 – Assessed when a member's account is referred to the Club's attorneys for the purposes of collection, foreclosure, and/or bankruptcy.

BADGES: Owners who have paid the dues and assessments in full will receive badges for each owner (limit of two badges for corporations, partnerships, associations, etc. – "Entities"). The following is applicable to Owners other than Entities:

Owners may obtain, at no additional cost, Family Badges for each family member who resides with them in Highland Lakes. For seasonal residents, this includes Family Badges for those who reside in Highland Lakes for at least thirty days.

For an Owner's non-resident parents, children and grandchildren, Family Facilities Badges are available for \$10.00 each. Family Activities Badges, for \$50.00 each, are available for those persons permitting participation in the Club's Rostered Activities. Badges that are lost are replaceable as follows: Owner, Family or Family Facilities Badge: \$10.00; Family Activities Badge: \$50.00.

Membership Permits for your boat, car, and dock are available from the Club Office at no additional charge.

GUEST BADGES and BEACH GUEST PASSES: \$1.00 PER DAY

Available for purchase by Members in Good Standing upon presentation of the 2023 Membership Card or a 2023 Owner's Badge. Complimentary Guest Parking Permits will be available with the purchase of Guest Badges. Subject to limitations as established by the Voting Board. All Guest Badge and Guest Pass purchases are final, not exchangeable, and not refundable.

ASSOCIATE MEMBERSHIPS

Members who rent their premises at any time, regardless of the length of the term of the rental, are required to register their property as a rental with the Club office. Registration of the property must be done by its owner(s) no later than the first day of the first occupancy by tenant(s). A copy of the Application may be obtained by contacting the Club Office.

Members who rent their premises are also required to register all tenants with the Club office upon each change of occupancy, and must establish the tenants as Associate Members prior to each tenancy. For each tenancy, Members must pay the corresponding Associate Member dues as established in the Dues and Assessments schedules.

Associate Member dues established in this Dues and Assessments Schedule are:

1. Long-term Rental (90-days or more) - **\$340.00** Badges: \$10.00 each (household members only)
2. Short-term Rental (less than 90-days) -**\$52.00** Badges: \$ 1.00 each per day

Associate Memberships expire on December 31, 2023

Compliance by members with the Club's By-Laws is not optional. Failure to register properties and tenants in accordance with Club policy, or misrepresentation of the amount of rentals or rental durations, will subject the Members to a penalty assessment in an amount equal to the then current annual cabin dues for each violation, together with late payment charges if the penalty assessment is unpaid on the first day of the second month following the assessment of the penalty.

Associate membership badges to be used by tenants of members in good standing may be purchased by registered tenants at the Club office or Activities Center only. Tenants who rent annually or monthly may purchase activities badges for household members only, for \$10.00 per badge. Tenants who rent weekly may purchase daily badges for \$1.00 per badge. Charges for badges in subsequent years are established by the Voting Board in its annual adoption of the Dues and Assessments Schedule.

Members who rent their premises are required to notify their tenants that the tenants are subject to the By-Laws, Rules and Regulations, and all policies of the Club. In the event the tenants fail to comply with the By-Laws, Rules and Regulations, and all policies of the Club, in addition to any action the Club may have against the tenants, the Member shall be responsible for the violation of the tenants, including the imposition of fines and assessments by the Club.

References: Section II (b) of Article III – Membership and Section XII of Article XV – Property Covenants of the By-Laws of Highland Lakes Country Club and Community Association; the Resolution of the Voting Board of May 2021, adopting the Residential Rentals Policy and any subsequent amendments thereto.