

# AT THE Lake



## The Guide to Highland Lakes Country Club and Community Association

• EST. 1936 •

HIGHLAND LAKES, NEW JERSEY

# BYGONE YEARS SHAPE THE HIGHLAND LAKES WE KNOW SO WELL

**I**t all started as a vision between two men, John Seckler and Clayton Shepperd, who shared ownership in a development corporation. Taken with the idea that they could create a summer community in the mountains of Sussex County; an area that was just close enough to bustling New York City and its suburbs to be within reach of families who were looking for a retreat back to nature. From the start, and interestingly enough, before a lake even existed, these two men were selling the idea of all that it could offer.

Though some of what is promised in the early ads (a fashionable promenade with cascading fountains and sunken gardens) never materialized, the majority of their original vision did. Perhaps more remarkable is the fact that we are all still enjoying the amenities (wide spreading shade trees, sky blue waters, cool breezes, fresh dry air and all outdoor sports – truly a tonic for young and old) these many years later. While our community has seen many changes over the years and the majority of those living here are now year-round residents, Seckler's and Shepperd's vision of how appealing a community like this could be is standing the test of time.

According to the 1995 Highland Lakes Community Plan, the first hundred acres of the community was purchased in 1933 when the Old Vernon-Stockholm Road (now Highland Lakes Road) emerged as the most passable of all three dirt roads to Highland Lakes. It is at the end of this road (where Beach 1 now sits) that they built their real estate office and eventually where our first Clubhouse was situated. Within two years a new development corporation, Highland Lakes Inc., was established by them and two others, William Dailey

and Clarkson Potter. That same year lands abutting the original tract of land were purchased, including the Fedden Corporation property (600 acres), the Marsh tract (400 acres) and the Rutherford tract (130 acres.)

Construction of properties began in 1936. From the start all homeowners were required to be members of Highland Lakes Country Club and Community Association. Cabins depicted in original ads were precisely what you found in the community. Log cabins or frame cottages were typically 600 square feet with a stone fireplace and sold for \$1,500. Dues were \$12 a year. Water from Highland Lakes Improvement Company was \$12 per season and Vernon taxes were \$30 annually. Before you start longing for the good old days, you should understand that according to the US Bureau of Labor Statistics, a construction worker's hourly wage in 1935 was 49 cents. Finance, insurance and real estate workers brought in a whopping 78 cents an hour.

What has happened since those early days stands as a testament to all that can be preserved and accomplished when people have the welfare of their community at heart. With every passing year new activities blossom alongside age-old traditional events that continue to thrive. Our lakes remain healthy and our beaches welcoming, thanks to the shared diligence of Voting Board and committee volunteers, Club management, professional consultants and lake members who actively educate residents concerning matters of lake ecology. While there is no promenade, we have five peaceful lakes where members of every age are free to enjoy the pure pleasure of all that nature offers in, what is still, an idyllic, mountaintop retreat.





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Cover photos by Cody Williams

**AT THE**  
**Lake**

**The Guide to Highland Lakes Country Club and Community Association**

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Produced by the **Highland Lakes Communications Committee**

Contributors: **Bill Beardsley, Clark Beebe, Michael Buchney, Tom Dolle, Roe Hall, Bob Hughes, Lou Iannucci, Barbara Jaggi, Christine Magee, Nichole March, Jack McLaughlin, Judy Norton, Bob Reffelt, Sue Ross, Benda Susman, Karen Vogel, George Waffle**

Designer: **Tom Dolle**

Principal photography: **Cody Williams**

Contributing photography: **Sue Buruchian, Dennis Dalelio, Tom Dolle, Jeff Stoveken, Brenda Susman, Annmarie Sweeney, George Waffle**

Published by: Highland Lakes Country Club and Community Association, 2240 Lakeside Drive West, Highland Lakes, NJ 07422

Mailing Address:  
 Post Office Box 578, Highland Lakes, NJ 07422

Club Office 973-764-4366  
 Highland Lakes Security 973-764-4266  
[www.hlcc.org](http://www.hlcc.org)

Email: [hlcc@warwick.net](mailto:hlcc@warwick.net)  
 Facebook: [facebook.com/HighlandLakesNJ/](https://facebook.com/HighlandLakesNJ/)

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# Highland Lakes Through the Years

**1773** The Old Kampe Post Office is established; remains as the oldest landmark of Highland Lakes near the junction of Canistear and Cherry Ridge Roads; predates most other structures by at least a century. This had been known as “John Smith’s house”, “Marsh’s house”, “Forgerson’s house”, and “Hendrick Young’s house”, but was perhaps best known as the Kampe Post Office.

**1785** Canistear Road, probably the first road in the area, was known to be in use as of 1785, and was still unpaved in the 1930s. Elijah Utter Road, which passed through the area now known as Hidden Valley, no longer exists, but it was another road up the “mountain”.

**1860** Breakneck Road is opened but would remain unpaved for many years.

**1928** Seckler & Shepperd incorporate and develop Lake Wallkill.

**1933** The Old Vernon-Stockholm Road — now Highland Lakes Road — emerges as the most passable of all three dirt roads leading to Highland Lakes in the early 1930s. Seckler & Shepperd, Inc. buy the first 100 acres on top of the mountain near where Highland Lakes will eventually be.

**1935** A new development corporation owned by John Seckler, Clayton Shepperd, William Dailey and Clarkson Potter is established and is named Highland Lakes, Inc. The new development company purchases additional lands abutting the original 100 acres, including the Fedden Corporation property (600 acres), the Marsh tract (400 acres), and the Rutherford tract (130 acres). Construction of Highland Lakes begins. Seckler & Shepperd build the General Store servicing the developing community of Highland Lakes.

**1936** Inception of Highland Lakes as a summer retreat. From the outset, all who bought property at Highland Lakes were required to be members of the Highland Lakes Country Club and Community Association. The Club was formed by Highland Lakes, Inc., the developers. Construction starts with access from Highland Lakes Road. Cottages were built as modest second homes. Original log cabins, or frame cottages,

were about 600 square feet with a stone fireplace at a cost of \$1,500. Original dues were \$12.00 per year. Seasonal (summer) water from Highland Lakes Improvement Company was also \$12.00 per season. The average Vernon Township taxes were about \$30.00 a year. The original Clubhouse was in a large hall on the second floor of

the old Seckler & Shepperd office. The building was demolished in 1997 after Club members voted that year to acquire the property.

**IT'S EASY TO GET SET FOR**

**ALL-YEAR FUN**

**HIGHLAND LAKES**  
NEAR STOCKHOLM AT VERNON, N. J.

Take Route 23—SHORTEST WAY TO HIGHEST SECTION OF SUSSEX COUNTY. Starts at top of Bloomfield Ave. hill in Montclair. Proceed as far as Stockholm. Take RIGHT TURN to property.

**1400-Ft. Elevation . . . Jersey's Highest**

**1946** Start of the “Little League” softball program.

**1949** Major expansion of Highland Lakes is underway. The dam that controls the waters at Indian Lake (Lake 3), had been completed and the lake is beginning to fill. The first issue of the Newsette is created.

**1950** The formally-established swimming program schedules new swim races and provides first fixed-in-place swim lanes and floating docks.

**1951** The first Highland Lakes Post Office is established in a little cabin near Beach 1. Between 1906-1920, Highland Lakes area mail was delivered three times a week by horseback. Building of Upper East Highland Lake (Lake 4) starts.



## Highland Lakes Through the Years CONTINUED

**1958** The new Clubhouse is built and presented to the HLCC membership by John Seckler & Clayton Shepperd.

**1959** S. Clayton Shepperd dies. John Seckler becomes sole owner of Seckler & Shepperd, Inc., Highland Lakes, Inc. and Highland Lakes Improvement Company. The Club Charter is changed. John Seckler and the other three Trustees withdraw and are replaced by the first Voting Board, five new Officers and 11 Trustees. From here on, the Club, under the leadership of elected representatives chosen from 11 geographic sections, would be responsible for all activities and would have complete control of the dues collected.

**1961** Highland Lakes Inc. starts to build Upper West Highland Lake (Lake 5).

**1962** Membership ratifies new By-Laws. Agreement reached with John Seckler wherein he transfers ownership of the Club-operated properties to the Club. The properties deeded to the Club in trust were the two ballfields, two tennis courts, all beaches, the Clubhouse and surrounding property, and the private roads.

**1963** Formation of the Highland Lakes Fire Department.

**1964** Club is recognized by the Internal Revenue Service as a non-profit corporation. The Vernon Township Ambulance Corps is chartered.

**1965** Clubhouse expanded.

**1967** Club purchases the five lakes and the lagoon from Seckler & Shepperd for about \$130,000.

**1970** Trend begins for conversions from seasonal to year-round homes.

**1974** A twelfth geographic section of Highland Lakes is created and a twelfth Section Trustee is added to the Voting Board.

**1977** Highland Lakes, Inc. and Seckler & Shepperd, Inc. merge and become Seckler & Shepperd, Inc.

**1983** Chancery Division of New Jersey Superior Court finds that the membership deed covenants that benefit the Club are valid,



The Wanda Store circa 1963.

enforceable and real, and that membership obligations run with the land despite the absence of covenant language in some particular deeds. The Final Judgment of the Court imposes a dues and assessment obligation on all property owners for the years 1984 and thereafter, without exception.

**1984** The Appellate Division of the Superior Court substantially affirms the lower Court's decision but modifies the judgment to require that "fair share" obligations of delinquent members during the 1976 to 1983 period are uniformly applied. The Final Judgment is modified to agree with the decision of the Appellate Division and is entered on record, requiring all owners of property in the Highland Lakes community to pay dues and assessments in full in 1984 and thereafter.

**1985** Amenities added and many Club facility improvements completed, including major improvements to the dam on Upper Highland Lake (Lake 1), expansion of tennis facilities, installation of new swim lanes with grandstand seating, new boat docks, upgrading beaches and new recreation areas, road repairs and major road reconstruction projects, and siltation damage control measures.

**1986** Highland Lakes celebrates its 50th anniversary, with various events as well as publication

*Continued on next page >*



The clubhouse circa 1960.

## Highland Lakes Through the Years CONTINUED

of its anniversary book (50 Years of Happiness: 1936-1986) and the presentation by the Women's Auxiliary of the 50th Anniversary Quilt. Completion of the Breakneck Road sidewalk by Vernon, making walking from Beach 1 to the Clubhouse and from there to the intersection of Canistear Road, safe for all.

**1988** Engineering investigations begin of the Club's five man-made dams. Club eliminates its maintenance operation, removing trucks, backhoes and loaders from Clubhouse parking area, instead contracting for services. Computer purchased and programs written and installed to manage membership records and accounts.

**1989** Removal of private docks from Club property is begun. Club embarks on dock acquisition program, creating or replacing approximately 150 docking spaces. Club completes Kewaskum and Acquanonk Roads after developer defaults on performance bond.

**1990** New boat racks and boat access areas created at Clubhouse Park. Court finds that property at intersection of Breakneck and Canistear Roads, though part of Highland Lakes, may be developed commercially. New playground equipment at Clubhouse Park purchased; play areas relocated and brought into compliance with new safety standards.

**1991** Beach 5 area on Upper East Highland Lake (Lake 4) completely re-done, with drainage, parking and beach improvements. Voting Board establishes Capital Fund, for collection of dues and assessments in arrears; year-round water quality monitoring initiated.

**1992** New lighting and sound system installed throughout Clubhouse. Major road reconstruction project on Oneota, Canadawa Road and Lakeside Drive West completed. After series of meetings, it is determined that summer Club sanitation services

would remain the same, neither being eliminated nor expanded. Club initiates \$60 annual dam assessment to raise funds for the rehabilitation of the Club's five dams.

**1993** Membership adopts By-Law changes permitting the Voting Board, without membership approval, to acquire vacant land, to borrow money and to have liens placed on Club property, both with certain restrictions. Court finds that Club dues and assessments are not dismissed when a foreclosure occurs. Computer network in office established. Club opposes plans for construction of mini-mall at the Seckler & Shepperd property adjacent to Beach 1 area.

**1994** Club prevails in litigation which challenged the Club's requirements that developers — not the membership — pay for improvement of "paper" and "unimproved" roads. Vernon Township sets aside \$55,000 for improvements to Old Homestead Drive intersection with Highland Lakes Road. Club purchases lot surrounding tennis courts at Canistear Recreation Area. Architect retained for improvements to Clubhouse.

**1995** Rental of Clubhouse by members for family gatherings is approved. Steering Committee recommends construction of the "Lake Room," which is approved by the membership at the August Annual Meeting. Arnold Eckhart Sailing Center is dedicated. Club applies for notification status under Megan's Law. Work commences on Upper East Highland Lake (Lake 4) dam. Lake Room Partner Program established with contributions from members totaling \$154,000. Club receives one of eight loans statewide for dam restoration (Main Lake).

**1996** To control goose population, Club begins spring egg addling. Upper East Highland Lake (Lake 4) dam work completed in late spring. Upper West Highland Lake (Lake 5) dam work commences in the summer.

Club receives variances from Vernon Township for construction of Lake Room and Community Announcement Sign. First Highland Lakes Membership Directory is published by Communications Committee. New aeration system in Lake 1 is installed. Lake Room construction contract is awarded in the fall. Communications Committee completes comprehensive survey of the membership.

**1997** Members vote to purchase from Seckler & Shepperd the entire site adjacent to Beach 1 which includes the US Post Office and to demolish the Seckler & Shepperd and extended building servicing the post office. Reconstruction of 1,100 feet of Old Homestead Drive. Three-year negotiations completed with Vernon Township for fair reimbursement of snow plowing costs as required by NJ law. Club goes digital on the internet with its website: [www.hlcc.org](http://www.hlcc.org). The new Lake Room is completed.



**1998** Kitchen installed in renovated Clubhouse. Preliminary plans for redesign of Beach 1 area developed. Steel sheet piles added to embankments at Upper East Highland Lake (Lake 4) and Upper West Highland Lake (Lake 5) dams. Club is determined to be a secured creditor in bankruptcies, preserving ability to collect delinquent dues and assessments. Negotiations begin with United States Postal Service for sale of Club property for new Post

## Highland Lakes Through the Years CONTINUED

Office, approved by membership at the August, 1998 Annual Meeting. Club begins program to preserve vacant land by purchasing four lots from Vernon Township that the Township acquired through the foreclosure process. Clubhouse gets a face-lift: is better insulated, windows are replaced and is re-sided.

**1999** The Club accepts \$588,060 low interest loan from the State of New Jersey for the reconstruction of the Main Lake Dam. Main Lake receives first-time application of herbicide SONAR for multi-year control of nuisance eurasian milfoil. Postal Service revises its plans for new Post Office, requiring members to approve sale of additional land, approved at the August, 1999 Annual Meeting. New Jersey Appellate Court finds that delinquent Club dues and assessments are not discharged through foreclosure. Long-awaited takeover of bankrupt Highland Lakes Water Company by Midlantic Utilities (United Water) is accomplished. Club membership approves investment of Club funds in money market accounts at the August, 1999 Annual Meeting.

**2000** Boat Livery Program created. Veterans Memorial site designated at Clubhouse. Subdivision of Club land and sale to United States Postal Service completed. Voting Board establishes committee to explore formation of purchasing cooperatives. First in a series of inspections of the Club's three bridges is authorized. Discount for low-income senior citizens on the Club's dues is doubled.

**2001** Main Lake dam reconstruction completed. New Swim Lane docks are installed. Seating area at swim lanes constructed. Renovations completed to maintenance building. Automatic external defibrillator is donated to Highland Lakes Security by Newton Memorial Hospital. Small building on Beach 1 site (original mail room of 1951) is demolished. New docks and walkways are installed on the Main Lake

Dam. Conceptual plans for renovation of Beach 1 area approved.

**2002** New Post Office opens on land sold by the Club. Members grant authority to purchase vacant land from Vernon Township formerly owned by Seckler & Shepperd. Site plan approval for Beach 1 received from Vernon Township Planning Board. Stormwater management grant received by Vernon Township for Lake 1 neighborhood area. Beach 1 special assessment approved. Beach 1 Partnership Program established, generating \$250,000 from members for the Beach 1 renovation project. New swim floats purchased for all beaches. Vernon installs the walking strip on Canistear Road, linking the two sections of Lakeside Drive East and Lakeside Drive West, making this section safer for pedestrians.

**2003** Two bridges on Island Road and one on Island Drive rehabilitated. Loan is secured for \$350,000 from Lakeland Bank for the Beach 1 rehabilitation. Voting Board extends discount program to permanently disabled residents. Plans finalized for renovations to the former post office building at Beach 1. Formation of the Highland Lakes Foundation, Inc., a charitable, not-for-profit corporation, to undertake cooperative purchasing programs, is approved by the Voting Board.

**2004** Work begins on the rehabilitation of the former post office building and the Beach 1 recreation site; non-profit youth groups are authorized to rent the Clubhouse on a trial basis; Liaison Committee is formed to maintain communications with Vernon Township officials.

**2005** The renovated Beach 1 park and recreation site opens in June. Lake 1 dam rehabilitation completed with a low-interest loan of \$311,978 from the State of New Jersey; Voting Board establishes The Goodwill Fund, permitting voluntary contributions from members to assist Highland

Lakes families who have experienced severe hardships. A Holiday Card program, utilizing artwork by Highland Lakes professional artists, is initiated by the Communications Committee, to bolster fund-raising for the Goodwill Fund.

**2006** Amendment to By-Laws approved at the Annual Meeting reducing the quorum requirement from 10% to 5%. Enhanced aeration system installed in Lake 4. New Jersey Supreme Court determines that a purchaser of property in Highland Lakes is obligated to pay moneys that should have been paid in the past, including arrears owed by any prior owner. The Voting Board adopts an Alternative Dispute Resolution Policy.

**2007** Club hosts Candidate's Debate for Vernon Township Council seats moderated by the League of Women Voters. Club participates in the US EPA's Survey of the Nation's Lakes. Due to construction at the Vernon Township High School, the Club permits use of the Beach 1 tennis courts for high school tennis. Discussions commence with Vernon Township for safety improvements to the crosswalk at the intersection of Breakneck Road and Highland Lakes Road. Voting Board approves annual Walk for Cystic Fibrosis. Beach 3 playground equipment is upgraded to meet playground safety standards. New rule established by Voting Board prohibiting personal water vehicles.

**2008** Play equipment at Canistear Park and the Clubhouse Park upgraded to meet playground safety standards. Storage tube system implemented for junior sailors at Eckhart Sailing Center. Voting Board submits comments on the Regional Master Plan to the New Jersey Highlands Council assessing the Act's impact on the Highland Lakes community. Membership survey initiated by Communications Committee.

*Continued on next page >*

## Highland Lakes Through the Years CONTINUED

Discussions commence on the installation of a large aeration system for the Main Lake. Highland Lakes and other areas in Vernon suffer from an unprecedented ice storm, knocking out power for days throughout the community, and blocking most public and private roads.

**2009** Voting Board provides funds from the Operating Reserve account to pay for the clean-up from the December 2008 ice storm and to trim damaged trees along the roadways. Project lasts three months and costs approach \$100,000. Reconstruction of Lake #3 (Indian Lake) dam is financed with a \$350,000 loan from the State of New Jersey. Traffic safety and speed monitoring study implemented. Goodwill Fundraising Committee established. New heating system installed in the Clubhouse. Revisions to certain Club rules adopted, including financial penalties. Road Committee, after reviewing traffic study, recommends installation of experimental speed humps. Club successfully appeals excessive property valuations that resulted from Vernon Township's revaluation. First Community Yard Sale, organized by the Goodwill Fundraising Committee, is held in July.

**2010** The Club undertakes a major upgrade of its Main Lake/Lake #2 aeration systems with the installation of six compressors, 40 diffusers and over 25,000 feet of air line at three locations. Designed to avoid the cycle of stratification and de-stratification, the preliminary conclusion was that the new system maintained oxygen levels throughout the water column and reduced the frequency and persistence of blue-green algae blooms. The Vernon Township Association of Private Communities was formed to represent the interests of Barry Lakes, Hidden Valley, Highland Lakes, Lake Glenwood, Lake Panorama, Lake Wallkill and Scenic Lakes in a dispute with Vernon Township over snow plowing reimbursements. In anticipation of emerging

battery technology, the Club amended its rules to make it clear that electric-powered personal water craft such as jet skis are prohibited on the lakes at all times. The rehabilitation of the Lake #3 (Indian Lake) dam was completed at an approximate cost of \$325,000. Upon completion, all five of the Club's dams comply fully with the New Jersey Safe Dam Act. Permission was granted to Tennessee Gas Pipeline Company to survey Highland Lakes as part of its environmental assessment of its Line 300 project adjacent to Highland Lakes, scheduled to start in the fall of 2010. The 75th Anniversary Committee was formed with the enthusiastic assistance of many volunteers to plan and organize the Club's anniversary in 2011. A new Club logo commemorating the 75th Anniversary was chosen. The Goodwill Fundraising Committee received Voting Board approval for its Path To Goodwill project involving the replacement of the asphalt walkway on the lawn and at the flagpole area with monogrammed brick pavers. The Club's newly-revised Filed Community Plan, prepared under the direction of the Planning Committee, was approved by the Voting Board and submitted to the Vernon Township Land Use Board.

**2011** Tennessee Gas Pipeline's 300 Line expansion project (16 miles through Sussex and Passaic counties following its existing pipeline corridor) receives permission from the Voting Board to access Wawayanda State Park using the Club's private road - Cherry Ridge Road. The six month agreement provides compensation to the Club totaling \$120,000 and \$20,000 for every month thereafter. Pilot program for the installation of speed humps at select locations to slow traffic on lake roads begins.

**2012** Design work on the paving and stormwater improvements at the Clubhouse parking lot begins with the Voting Board's award of a contract to Boswell Engineering of South

Hackensack. A state-of-the-art septic system is installed at the Clubhouse. Basketball, tennis and handball courts are repaired and restriped as needed. Highland Lakes members enjoy this new sport which has won the hearts of old and young alike. Floating aerators at the Swim Lanes are replaced by Princeton Hydro.

**2013** 55 speed humps are installed along the Club's private roads. Deteriorating pipe under the lower tennis courts at Beach 1 which carries discharge from Lake 1 is replaced using cured-in-place pipe lining, avoiding excavations, damage to the courts and significant expense. Highland Lakes Conservation Club is formed to beautify freeways and Club properties throughout Highland Lakes. Volunteers landscape areas and install benches, signage and erosion control measures at freeways; new names are assigned to freeways. Three permanent pickleball courts are added at the Canistear Park and 6 new basketball hoops are installed in preparation for the onset of summer.



**2014** The Highland Lakes Newsette becomes a color publication with a slightly smaller page dimension. The Concert Series is born, bringing professional acts to Seckler Stage. With this, comes professional lighting and sound engineering



equipment. New docks are purchased and installed at Club boating areas on the Main Lake providing non-lakefront members increased opportunity to store their boats and launch boats on the Main Lake. The Club establishes a Facebook page maintained by members of the Communications Committee.

**2015** Construction begins on improvements to the Clubhouse parking lot involving paving, placing utilities underground, and significant stormwater management infrastructure including a first-ever rain garden on the Clubhouse lawn. The past practice of assigning dock space for one season at a time through a lottery is replaced by the permanent assignment of dock space. Rules are established by the Voting Board regarding the size of floats and the distance they are permitted to be placed from a member's home.



*Friends go on vacation to exotic locations that include a hilltop lake and some beautiful scenery. It often makes me jealous. But this is where I was yesterday. This is my scenery. This is where I grew up. This is where I learned how to swim, bike and run. This is where I learned to play tennis and spend my entire day outside. This is where I learned how to sail. How to paddle and row. How to catch fish and release fish. This is how I became unafraid of open water swimming. Here is where I fell in love with night swimming. This is my first place of employment. This is my first coaching job. This is where I'm from.*  
- Marcy (Bogdon) Gialdo



**2016/17** The Voting Board approves work to move forward on several land and lake projects that will improve facilities and docking in several areas. The deck and railings are replaced at the Clubhouse. Inside, a dishwasher is added to our kitchen and a replacement grill and stove are installed; storage cabinets are constructed to hold Clubhouse supplies. Docks are replaced at four freeways and additional docks and racks are added. Lifeguard chairs are replaced. New player benches and picnic tables are

installed at Canistear Park. Additional aeration system for the Main Lake are installed in the south end and northeast cove at Glen Road.

**2017/18** New committee duties and guidelines are created by the Club's Administration Committee and adopted by the Voting Board. Highland Lakes Seniors Club presents donation of the Wall of Honor in the Lake Room to the Highland Lakes community, honoring women and men from Highland Lakes and relatives of members of Highland Lakes, who served our country in the armed services. The Main Lake is lowered 3 feet to provide the Club and lakefront property owners opportunities to repair and/or replace existing lakefront structures such as docks, walkways, beaches, the boat launch area, etc. Eight hundred stumps and numerous fallen logs are removed; a new launch area is constructed at Beach 2 and a variety of smaller improvement and maintenance projects on Club waterfront properties and member properties are completed before torrential rainfalls that spring restore the lake level three months

earlier than projected. The Voting Board adopts a No Smoking Policy on all Club properties. Princeton Hydro is engaged to perform a watershed analysis of the Lagoon. Comprehensive inspections of the Clubhouse's electrical systems performed; an additional 200 amp panel is installed together with additional outlets. A new gazebo is constructed for use by the Highland Lakes Swim Team. The Voting Board approves a Carry-In/Carry-Out policy for personal garbage disposal on all Club properties except Beach One and the Clubhouse for implementation in the summer of 2019.

**2019** Air conditioning is installed in the Seckler, Craft and Game rooms of the Clubhouse. The Voting Board, on recommendation from the Boat Dock Committee, terminates the program to permanently assign boat dock space at selected docks. The Voting Board establishes clear administrative procedures for the rental of homes and Associate Membership and sets strict fines equal to one year's worth of membership dues for members who fail to register their tenants. ■

# GOVERNANCE IN HIGHLAND LAKES



*“Democracy requires both discipline and hard work. It is not easy for individuals to govern themselves... It is one thing to gain freedom, but no one can give you the right to self-government. This you must earn for yourself by long discipline.”*

ELEANOR ROOSEVELT

## VOTING BOARD

Governance of the Club is vested in the Officers and Trustees, collectively known as the “Voting Board”, comprised of five Officers and twelve Trustees. Each Trustee represents one of twelve geographic sections. The election, term of office and requirements of the members of the Voting Board are specified in Article V of the By-Laws. The duties of the Voting Board are specified in Article VII.

## TRUSTEES

Your membership card has your section printed on it. Each section elects a member (living in that section) to serve as their Trustee. Once elected, the Trustee is expected to attend monthly Voting Board workshops and regular meetings. Club members are encouraged to attend these meetings to gain first-hand knowledge of the Club’s current business, hear committee reports and learn about the issues under discussion.

Your Trustee is your “government representative.” It is to your Trustee that you should turn if you want to express an opinion about something that is occurring in your section or in the community. It is the responsibility of your Trustee to then bring this issue up at the next meeting. Alternatively, all Club members in good standing are invited to attend our meetings and voice their opinions and share their ideas directly with the full Voting Board.

## WORKSHOPS & REGULAR MEETINGS

Voting Board workshops and meetings follow a standard format. It is at the workshops that the Voting Board fully discusses the issues that each Officer and Trustee will be expected to vote on at the next regular meeting. At this meeting, only the Officers, Trustees and the General Manager are permitted to join in the discussion. Many times presentations are made to the Voting Board by committee chairs and others involved in Club activities and operations. Club members in good standing are permitted to speak at the regular meeting on the topics under discussion before Officers and Trustees cast their votes. There is an additional open forum offered to members at the end of every regular meeting where any matter pertaining to Highland Lakes may be voiced.

While members are encouraged to attend Voting Board meetings and express their opinions and share their visions, they should do so with the clear understanding that it is the Voting Board that bears the responsibility of deciding what action to take. A decision on a topic raised by a member is rarely made that night. Instead, if the Voting Board chooses to pursue the topic, the matter is either added to a future Voting Board workshop agenda so that it can be discussed at length by the Voting Board or referred to the appropriate committee for investigation and recommendation. Conversely, after hearing a Club member’s comments, the Voting Board may decide that they do not agree that it is in the Club’s interest to pursue the matter further. If that is the case, no further discussion takes place.

## ELECTIONS

Each year elections are held for one-third of the Trustees (4) for full, three-year terms, together with elections for the balance of any unexpired terms which are open due to resignation, etc., at the Annual Meeting, held on the third Sunday in August (the date is set by the By-Laws). Every three years elections are also held for the five Officer positions (President, First and Second Vice President, Treasurer and Secretary), also for full, three-year terms. Officers and Trustees are prohibited from serving more than two, full consecutive three-year terms.

## MANAGEMENT

The Club’s General Manager attends every Voting Board meeting. In addition to managing the day-to-day operations of the Club and all of the part-time and full-time staff, the manager is responsible for implementing all of the initiatives and special projects that are authorized by the Voting Board. Oftentimes this means the manager works closely with various committee chairs depending upon the project at hand.

## COMMITTEES

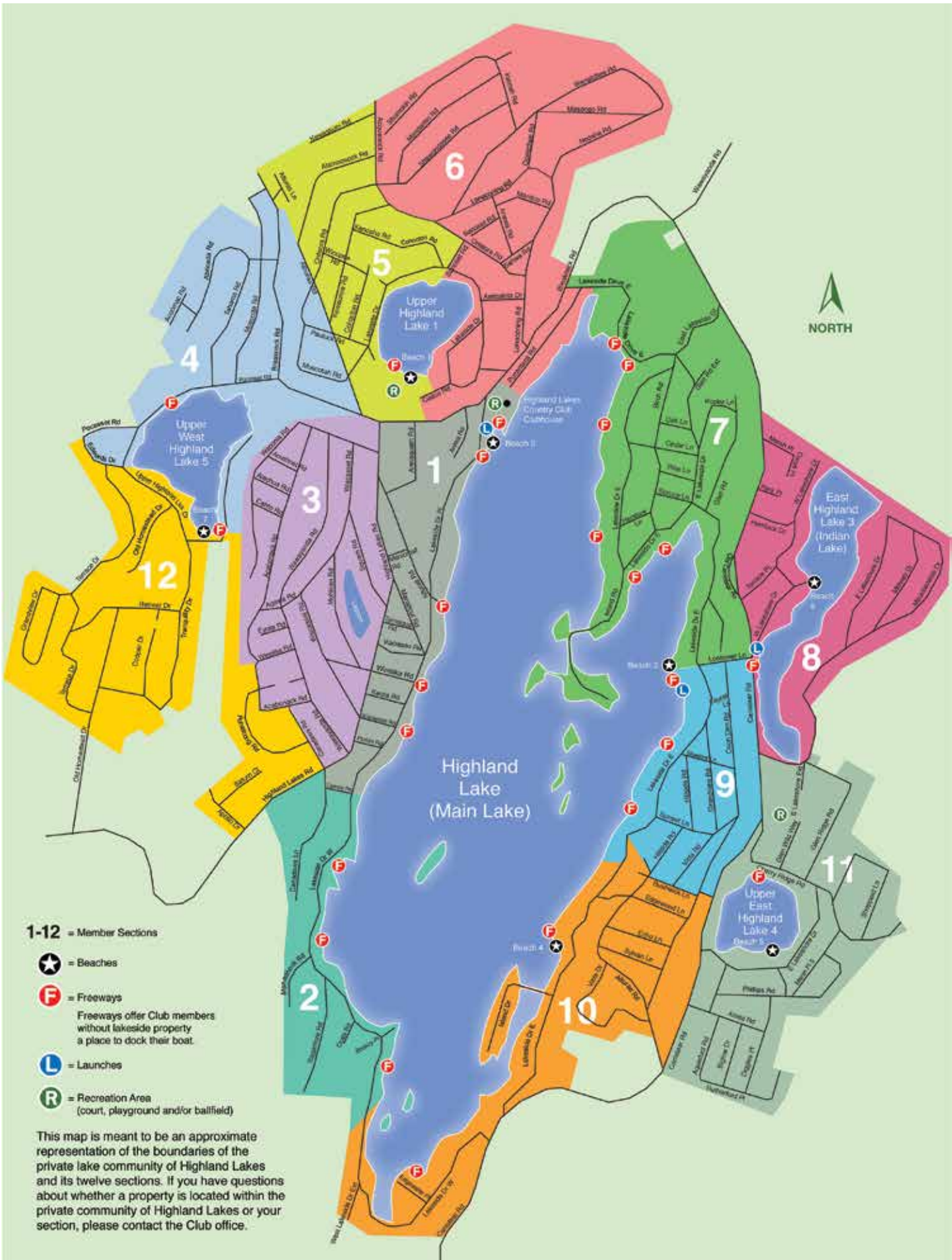
Currently Highland Lakes has 13 active committees. Each consists of members in good standing who have decided to share their time and expertise for the betterment of our community. Each committee is led by a chairperson who is nominated

by the Voting Board President, subject to confirmation by the twelve member Board of Trustees.

While all members are welcomed to join any committee, those with a professional expertise or a particular personal interest in a committee’s focus are extraordinarily helpful in our ability to move forward with committee assignments. Those who enjoy planning, organizing and conducting social gatherings often participate in the Clubhouse Committee. Others organize social events on their own, enlisting the help of friends and neighbors. Graphic designers and photographers work with the Communications Committee to create logos, flyers and e-blasts, while professional writers and marketers on that same committee help create the featured informational articles often found in the Newsette and are called upon to work on special projects like the creation of this publication, website updates and support materials for other committees. Those with building expertise work alongside electricians and engineers with the Road, Buildings & Grounds and Dam Rehabilitation committees. Those active in social/volunteer work and fundraising join the Goodwill Fundraising Committee. Environmentalists and nature lovers are drawn to the Ecology and Fishing committees. Those interested in making sure that only members use our facilities usually sign up to assist with duties overseen by the Badge Checking Committee. By-Laws and Rules and the Elections Committee members assist with governance issues. Planning Committee members would naturally attract visionaries, community planners, architects, etc.

On every committee there is room for those members who have enthusiasm and time for tasks that need to be accomplished. Through participation on this level, your personal interests may become an expertise as you learn from members who are more knowledgeable. The fellowship gained through committee participation leads to a sense of community that any current committee member will surely attest to. It is good for everyone and essential to the well-being of our community. ■

**See the separate supplement for the complete By-Laws, available to members only.**



1-12 = Member Sections

- = Beaches
- = Freeways  
Freeways offer Club members without lakeside property a place to dock their boat.
- = Launches
- = Recreation Area  
(court, playground and/or ballfield)

This map is meant to be an approximate representation of the boundaries of the private lake community of Highland Lakes and its twelve sections. If you have questions about whether a property is located within the private community of Highland Lakes or your section, please contact the Club office.

# ★ ★ ★ VOLUNTEERING ★ ★ ★

Our Club depends upon its volunteers. Their commitment makes our activity program robust and diverse. The heart that powers volunteer involvement connects us to each other and fosters community. Some people, by nature, are reluctant to volunteer. Whether it is shyness that stops them, a fear of overextending themselves in an already busy life, or a simple lack of confidence as to what they might be able to offer, they simply cannot bring themselves to walk into it alone. These members need to be invited in by those who are already fully participating. The next time you are headed to the activity/committee/event that you have chosen to devote yourself to, stop and think about who you might bring along and then call, text or email them with a “Why don’t you join me? It’ll be fun.” Our community will be better for it and so will they.

**T**he start of October brings a new fiscal year and a new Voting Board takes charge. From its inception our community has been structured to encourage active participation from all of its members. The efforts of volunteers can be seen everywhere you look from the baseball fields straight on through to Voting Board meetings. Members of the Voting Board, just like so many people at the lake, are avid volunteers.

At Adult Appreciation Night in August every year, we honor hundreds of adults of all ages and interests. The Clubhouse is filled with friendships forged over swim meets, ball fields, tennis courts, committee meetings, clubhouse socials and activities, badge checking, goodwill fundraising events, art shows, concerts and Voting Board meetings. The sense of personal pride and ownership of all that is good in Highland Lakes is on display, palpable at this celebration just as it is at so many Lake events.

As you pull your boat up on one of our freeway docks, walk on the Clubhouse deck that was recently completed, sign your child up for any of the myriad of summer activities, ride on our roads or over our dams, enjoy our lakes, swing to the music at one of our concerts, participate in the many Clubhouse events that will occur this season, even read this publication... know that this community would not look or feel or roll the way it does without the leaders and the many, many others in our community who have

stepped forward to help in one way or another.

This note was sent to the volunteers of the Concert Series in an email from Dan Segal, a long-time HL member who was one of the founding fathers of the Lakeside Cafe Open Mic; a past Trustee and former Chairperson of the Board of Trustees.

**THE SENSE OF PRIDE GROWS WITH EVERY INVOLVEMENT AND WHEN YOU SEE OTHERS TAKE UP THE TORCH, YOU ARE, AS DAN WAS THAT SATURDAY NIGHT, OVERWHELMED WITH PRIDE TO SEE THE NEXT GENERATION OF “LAKERS”. WHAT A SPECIAL COMMUNITY WE LIVE IN.**

He wrote: *“I attended the Lisa Loeb concert along with my wife this past Saturday evening. I have to say that we thoroughly enjoyed ourselves...I have not attended an open mic since we officially handed it off to the next generation of volunteers. I have not attended a Seckler Stage show until last Saturday. I have to tell you that I was overwhelmed with pride to see the next generation of “Lakers”. There were families, kids, pregnant women and yes some seniors all there. WHAT A SENSE OF COMMUNITY. ...The sound was fantastic, the energy warm, and the music was*

*excellent. ...Thank you again for your service to our community and your efforts to bring us all together.....It is noticed and much appreciated.”*

The sense of pride in our community that is expressed in this letter is a feeling hundreds of Club members share. It is rare these days to live in a place where people can all come together and enjoy an event that would motivate a person to speak in such glowing terms.

The Lisa Loeb show was just one of the great happenings in our community that month. In weeks leading up to the concert, there was the Touch a Truck (and a helicopter as it turned out); a Halloween dance, a Trunk or Treat and haunted trail; pumpkin carving and a Sunday breakfast at the Clubhouse; along with the regular events like the Five and Under Gang that meets on a weekly basis.

Attending any one of the many events offered regularly in Highland Lakes is bound to bring a smile to your face and foster a sense of community. Participating in the planning and execution of it brings a true sense of accomplishment and a feeling that you have done something good. The sense of pride grows with every involvement and when you see others take up the torch, you are, as Dan was that Saturday night, overwhelmed with pride to see the next generation of “Lakers”. What a special community we live in.

There’s no place like this place. Become an active member – volunteer and make the most of this community (in every sense of the word!). ■

# LIVING WITH NATURE

Highland Lakes, as a private community and lake association, strives to respect individual property and privacy while collaborating with others for the common good.

The heart of our community centers around the lakes, whose pristine nature relies on the watershed surrounding them. What we do on our individual pieces of that watershed affects us all. Each of us is a steward of not only our own property, but also of the lakes as a whole. As you create your own personal Garden of Eden, please consider the following ecological issues and suggestions.



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## DO YOU KNOW WHAT'S IN OUR LAKES?

There are many aquatic creatures and organisms that live in our lakes. They include fish, reptiles, rodents, birds, mammals, plants, algae, insects, crayfish, mollusks, amphibians, zooplankton, etc. Some of these creatures appeared naturally over many years after the man-made formation of our lakes. Others have been and still are being added by the Club, people and other creatures that occupy this area. Many are natural predators of other inhabitants. Some are also affected

negatively by direct human interaction with them and their environment. Some are considered invasive species and should be removed or mitigated as needed.

It is quite amazing and challenging to understand and appreciate the diverse living things that surround us here in this beautiful lake community. We encourage you to observe, take photos and videos of what exists, and share those images with others.

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## HELP PREVENT RUNOFF AND EROSION

Storm water rushing into the lakes carries dissolved household chemicals, garden fertilizers, and pesticides along with sediment that slowly fills our lakes.

### Ways you can prevent harmful runoff:

› Plant a vegetative buffer at least ten feet wide by the lake's edge. Plant native trees, shrubs and wildflowers. This buffer can keep the geese off your property and filter out pollutants while slowing runoff into the lake.

› Consider using pavers or crushed stone for your driveway rather than impervious asphalt.

› Minimize the use of fertilizers and pesticides in your garden. The fertilizers that make your plants grow, also encourage lake algae.

› While phosphates have been eliminated from dishwasher detergent, inspect every label of other cleaning products used in your home and choose those with low or non-phosphate formulations.

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## SEPTIC SYSTEMS

All homes in Highland Lakes have septic systems to treat waste. Caring for your septic system involves five key elements:

- 1 Inspect and pump your tank regularly. Depending on household usage, every three to five years is recommended. Most pumpers will include a tank inspection.
- 2 Use water efficiently. Every time you turn on a faucet, shower, wash clothes or dishes you are adding water to your septic which puts added stress on the system. Encourage your family to minimize water use.
- 3 Avoid using bleach and use septic safe detergents and soaps (avoid anti-bacterial soaps). Your tank needs some bacteria to function properly.

- 4 Properly dispose of waste. Your toilets should be used for human waste and toilet paper only. Do not flush anything else. Do not put food scraps, grease, or cooking oil down the sink drain. Do not install or use a garbage disposal unit in the kitchen sink.

- 5 Maintain your drainage field. Determine where it is located by checking your survey. Do not plant anything but grass on it. Do not drive or park vehicles on it or plant trees near it. Have the field inspected when you have your system pumped. If there is an odor coming from it or it gets soggy it may indicate that the field needs replacement.

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## DRIVEWAYS

When living in a lake community, a major consideration for driveways and walkways is to make sure they are permeable to assist with proper drainage and water flow.

Ecologically, the best driveway materials are natural or crushed stone. They are inexpensive, easily replenished, readily available, allow for water permeation and, as a natural material, fit nicely with our lake community aesthetic. An attractive but more expensive alternative is permeable pavers. Concrete is ecologically better than asphalt, but neither is permeable. If you already have an asphalt driveway and need to reseal it, your safest option is an asphalt-based sealer. Although they contain carcinogens, the amounts are viewed as negligible and considered environmentally safer than coal based sealers.

Never use coal tar based sealers. Coal tar is a known human carcinogen. Unfortunately, once these harmful toxins are used

on your driveway, they do not stay put. When it rains or snows the contaminants from coal tar sealants leach into the drainage system, the surrounding soil, streams and lakes where they are also toxic to wildlife.

### ECOLOGY TIPS FOR HOMEOWNERS

To gain a better understanding and appreciation of the ecology and management of our lakes and streams, the Ecology Committee invites members to join their discussions once a month at their meetings held on the third Thursday of the month at the Clubhouse. Check the Club calendar in the Newsette for details. We welcome your ideas and your help.

## BEWARE THE PREDATORS OF HIGHLAND LAKES

As you move into Highland Lakes to enjoy all that nature has to offer, keep in mind that not all of nature is friendly. Pets in particular may become prey to the wilder side of this normally friendly retreat.

There is a leash law for dogs but keeping a dog tied in your yard is no guarantee that a passing black bear won't be looking for lunch. Cats are often allowed to roam freely but don't always return. They can become the prey of anything from raccoons to coyotes to bobcats and even the sly but wily fox.

In the spring you may see a snapping turtle along the road when the females

leave the lake to lay their eggs. Remember their name is well deserved. They are quick and can sever a finger in one bite. They are slow and defensive by nature but will attack when they feel threatened.



## WATER QUALITY

Solitude Lake Management, together with Princeton Hydro, form the lake management team under the general manager's direction. Solitude is charged with inspecting the lakes for weeds and algae, treating both when necessary, bi-weekly algae sampling, and monitoring changes with regard to water quality and algae blooms in order to facilitate effective treatment. An airboat is used at least monthly to inspect the lakes and shorelines during the growing season - May through August and into September.

## LITTER

Litter lessens the curb appeal of our community which in turn decreases property values. It says to others that people who live here don't care. It can also pose a danger to wildlife. Because of the long decomposition life of most litter, it becomes cumulative. Some decomposition rates are: 450 years for plastic bottles, 1,000,000 years for glass bottles, 100 years for aluminum cans, 500 years for styrofoam cups and 1-12 years for cigarette filters.

### What can we do about litter?

- › Encourage others to refrain from dropping litter or throwing it from car windows.
- › If you take a walk, bring a bag and pick up litter you find and dispose of it properly—you may become a role model for others.
- › If you see someone littering and choose not to confront them just walk over and

pick up what they just tossed (maybe they'll take the hint).

- › When walking your dog, bring the waste home with you to discard. Plastic bags left on the side of the road last for 100 years and could end up in our lakes.
- › Use bear-proof cans for garbage. If an animal has gotten into a neighbor's garbage, make sure they are aware of it.
- › Simply pick up any litter in front of your home no matter how it arrived.

Part of the community's mutual respect for privacy and property is to ensure each of us does not contribute to litter that can eventually end up in the lakes. From bear-proof garbage cans to cleaning up after your dog (and taking the bag home to put in your own garbage), it all matters!

Plan to participate in the Annual Spring Road Cleanup sponsored by the Ecology Committee as posted in the Newsette.

## ATTRACTING WILDLIFE

There are many species of birds, butterflies and insects in Highland Lakes. Attracting them to your yard is easier than you may think. Using native perennial flowers, such as black-eyed susan, coneflower and milkweed ensure there will be food each spring and summer. The dead flowers feed the goldfinch in the fall and winter. Shrubs with berries like high bush blueberry and raspberry bushes provide food for northern cardinals, robins and wrens. Trees such as serviceberry will attract several species of birds including cedar waxwings. Ruby throated hummingbirds are drawn to summer annuals such as fuchsia, petunias and other tubular flowers. In addition to plants, adding a bird feeder with black oil sunflower seeds and a water attraction will bring in many birds. You don't need to spend a lot of money, there are probably enough plants and trees in your yard right now. A pair of binoculars and a field guide will help identify the birds you see, as there are so many species each season.



Ruby-throated hummingbird

Take a walk by one of our lakes and watch for bald eagles, osprey and red-tailed hawks. There may be a great blue heron fishing at water's edge, or the great crested cormorants sitting on the rocks spreading their wings to dry after fishing. During the spring there are several species of ducks including ruddy ducks, mergansers, buffleheads and ring-necked ducks resting on our lakes as they continue their migration north.

It is very important that you put feeders out only in the winter months as feeders attract bears and other mammals. Birds do not depend on bird feeders to survive—they find food on their own.



## GARBAGE

Private waste removal companies provide garbage and recycling services to homeowners in Highland Lakes with some offering bulky waste removal as well. Owners may choose to contract with a private hauler or opt to manage their garbage and recycling at significant savings by bringing their waste and recycling to the Sussex County Municipal Utilities Authority in Lafayette. Recycling is also available at the Vernon Recycling Center on Church Street.

Currently the Club provides ten weeks of garbage pickup from the first week of July through Labor Day to members in good standing. Members who have contracts with private haulers receive credits from the haulers for the Club-sponsored service though recycling services continue to be billed.

## RECYCLING CENTERS

### Vernon Recycling Center

21 Church Street, Vernon, NJ  
973-764-3021  
vernontwp.com/services/recycling

The days of operation, hours and a list of items that are accepted are on the website. Any items it does not accept can be brought to the SCMUA Center.

Vernon also has a Bulky Waste Day and accepts brush (not grass or leaves) in April and October. Dates will be posted at HLCC.org.

### Sussex County Municipal Utilities Authority (SCMUA)

34 South Route 94, Lafayette, NJ,  
(approx. 25 minutes from Highland Lakes), scmua.org, 973-579-6998

SCMUA accepts all the materials that Vernon accepts plus additional items (a complete list of materials accepted can be found on the website). There is a reasonable charge for some materials brought there. The days of operation, hours, the calendar with special dates for accepting hazardous materials and electronic devices and the charges for recycling are on the website.

## BRUSH, LEAVES AND GRASS CLIPPINGS

***DO NOT blow grass clippings or leaves into the lake—it adds to the organic solids that contribute to algae blooms and excess weeds.***

Brush, leaves and grass clippings are not picked up at the curb in Highland Lakes or Vernon. Brush can be brought to the Vernon Recycling Center on the designated dates in April and October at no charge or can be taken to Sussex County Municipal Utilities Authority (SCMUA) at any time for a fee. Leaves and grass can be taken to SCMUA for a fee as well. You can also call local contractors who will pick up leaves at the curb for a charge. Do not place your leaves, brush, or grass clippings on undeveloped property near your home. These properties are owned by individuals or the Club and we ask that you act as a caring steward of the lands around you by properly disposing of your yard waste at the recycling facility in Lafayette operated by the SCMUA in Lafayette.

**Did you know?— one of the very best sources of organic matter is autumn leaves.** Leaves are packed with trace minerals that trees draw up from deep in the soil. When added to your garden, leaves feed earthworms and beneficial microbes. They lighten heavy soils and help sandy soils retain moisture. They make an attractive mulch in the flower garden. They're a fabulous source of carbon to balance the nitrogen in your compost pile. And they insulate tender plants from cold. Do consider using your grass clippings and chipped leaves as mulch—leaf chippers are a great way to make use of your fall leaves.

### Using Shredded Leaves

If you have an abundant source of leaves in the fall, shred them. Your garden will benefit in a big way. Here's how to use them:

› **Insulate Tender Plants:** A 6-inch blanket of leaves protects tender plants from winter wind and cold. Cover cold-hardy vegetables—such as carrots, kale, leeks and beets—and you'll be able to harvest them all winter.

› **Boost Your Compost Pile:** Carbon-rich leaves balance high-nitrogen compost ingredients such as fresh grass clippings.

› **Improve Your Soil:** Mix shredded leaves right into your garden. Next spring, your soil will be teeming with earthworms and other beneficial organisms.

› **Make "Leaf Mold":** Simply rake the leaves into a big pile. If you shred them, they will decompose faster, but you can still make leaf mold without shredding. After one to three years, fungus will have broken the leaves down to a special compost that smells like a walk through the woods. Leaf mold is high in calcium and magnesium and retains three to five times its weight in water—rivaling peat moss.



GARDENERS SUPPLY

## NATIVE PLANTS

When planting season arrives do you wonder what plants are hardy, lovely and blend in with the lakes' natural beauty? Think native plants. They have lived here for hundreds of years because they grow best in our environment. The following commentary and lists of native plants were written by George Waffle, a Highland Lakes resident, for Ecology Day 2005. The article contains a wealth of information and

area by human activity, whether accidentally or purposefully. Many of the flowers and vegetables typically grown in home gardens are non-native, such as zinnias and cabbage. Throughout the settlement of our region, people brought the seeds of plants from their homelands, some of which have since spread into the wild.

These plants are considered naturalized non-natives. Queen-Anne's lace is an example of a naturalized non-native plant. Invasive non-native plants are those plants that have escaped into the



*Natural moss and lichen are an integral part of a woodland environment and should not be removed.*



*Native white wood aster and blue-stem goldenrod along with ferns, rocks and leaf mulch form a beautiful woodland scene.*

answers a lot of our questions about what to plant in our yards and along our lakes and streams.

### About Native Plants

A spectacular array of native plants grace our landscapes. Together these plants form the basis for the many diverse communities and ecosystems that directly support our economic prosperity and quality of life. No matter how small, all plants play a valuable role in our lives.

### What is a native plant?

Native plants are those plants that grew in a defined region prior to European settlement. Non-native plants are those plants that were brought to the

wild and are destroying the native plants and ecosystems around them. Japanese honeysuckle, purple loosestrife and garlic mustard are examples of invasive non-native plants in our region.

### Why are native plants important?

#### ECOLOGICAL VALUES

Native plants convert the sun's energy into food; thus they are the initial source of all energy in the food chain. Plants filter and purify fresh water upon which all terrestrial life depends. Plants build soil, prevent erosion and ensure soil stability for the landscape. Plants store carbon dioxide and produce oxygen that all animals, including humans, require.

### ECONOMIC VALUES

Native plant biodiversity allows for the opportunity to discover new medicines to cure human ailments. Plants are sources of genetic and raw materials that are used to diversify agricultural and industrial products.

For the homeowner, native plants are adapted to local conditions and thus require less fertilizer, pesticides, maintenance and watering than non-native landscape plants. Native plants have a greater survivability than non-native ornamentals.

### AESTHETIC VALUES

The presence of plants in their native habitats and in cultivation gives us a "sense of place." Native plant communities and natural areas provide opportunities for people to experience and appreciate New Jersey's rich natural heritage.

### Why should I garden with native plants?

Native plants make beautiful, functional and environmentally smart additions to any type of garden. For starters, native plants and animals are part of a region's web of life. All living organisms are interdependent and a part of this complex system.

For more information on native plants and invasive species in our area, visit <http://www.npsnj.org>. For comprehensive information on New Jersey invasives, visit <https://www.fohvos.info/invasive-species-strike-team/>.

**HIGHLAND LAKES NATIVE PLANTS FOR WOODLAND AND WOODLAND EDGE**

Botanical Name	Common Name
<b>Herbaceous Plants</b>	
<i>Actaea alba</i>	Dolls eyes
<i>Allium cernuum</i>	Nodding onion
<i>Allium tricoccum</i>	Wild leek (Ramp)
<i>Aquilegia Canadensis</i>	Columbine
<i>Arisaema triphyllum</i>	Jack-in-the-pulpit
<i>Asarum Canadensis</i>	Wild ginger
<i>Aster divaricatus</i>	White wood aster
<i>Aster cordifolius</i>	Heart-leaved aster
<i>Dicentra cucullaria</i>	Dutchman's-breeches
<i>Erythronium americanum</i>	Yellow trout lily
<i>Geranium maculatum</i>	Wild geranium
<i>Maianthemum canadense</i>	Canada mayflower
<i>Mertensia virginica</i>	Virginia bluebells
<i>Mitchella repens</i>	Partridgeberry
<i>Parthenocissus quinquefolia.</i>	Virginia creeper
<i>Podophyllum peltatum</i>	Mayapple
<i>Polygonatum biflorum</i>	Solomon's seal
<i>Sanguinaria Canadensis</i>	Bloodroot
<i>Smilacina racemosa</i> False	Solomon's seal
<i>Solidago caesia</i>	Blue-stem goldenrod
<i>Trillium spp</i>	Trillium
<i>Viola sp</i>	Violets
<b>Fern and Fern allies</b>	
<i>Asplenium platyneuron</i>	Ebony spleenwort
<i>Athyrium filix-femina</i>	Lady fern
<i>Dennstaedtia punctilobula</i>	Hay-scented fern
<i>Dryopteris marginalis</i>	Marginal wood fern
<i>Onoclea sensibilis</i>	Sensitive fern
<i>Osmunda cinnamomea</i>	Cinnamon fern
<i>Osmunda claytonia</i>	Interrupted fern
<i>Osmunda regalis</i>	Royal fern
<i>Polystichum acrostichoides</i>	Christmas fern
<i>Pteridium aquilinum</i>	Bracken fern
<i>Thelypteris noveboracensis</i>	New York fern

May apples pop up in a woodland bed bordered with local rocks.



This native plant got its common name from the wonderful white berries that mature in late summer—Doll's Eyes!

**HIGHLAND LAKES NATIVE PLANTS FOR MEADOWS (BEDS AND BORDERS)**

Botanical Name	Common Name
<b>Herbaceous Plants</b>	
<i>Asclepias syriaca</i>	Common milkweed
<i>Eupatorium purpureum</i>	Joe Pye weed
<i>Monarda fistulosum</i>	Wild bergamot
<i>Oenothera biennis</i>	Common evening primrose
<i>Rosa Carolina</i>	Pasture rose
<i>Rudbeckia hirta</i>	Black-eyed susan
<i>Solidago Canadensis</i>	Tall goldenrod
<i>Solidago flexicaulis</i>	Zig-zag goldenrod
<i>Verbena hastate</i>	Blue vervain
<i>Vernonia noveboracensis</i>	New York ironweed
<b>Highland Lakes Native Trees</b>	
<i>Acer rubrum</i>	Red maple
<i>Acer saccharum</i>	Sugar maple
<i>Carya ovata</i>	Shagbark hickory
<i>Fagus grandifolia</i>	American beech
<i>Juniperis virginiana</i>	Easter red cedar
<i>Liriodendron tulipifera</i>	Tuliptree
<i>Pinus strobes</i>	White pine
<i>Platanus occidentalis</i>	American sycamore
<i>Quercus alba</i>	White oak
<i>Quercus prinus</i>	Chestnut oak
<i>Quercus rubra</i>	Red oak
<i>Tsuga Canadensis</i>	Eastern hemlock



*The native azalea has beautiful soft pink flowers in spring.*



*The native mountain laurel was traditionally a prominent plant in Highland Lakes, but is diminishing due to several stress factors.*

### Native Plants Web Resources

- Native Plant Society of N.J.—[www.npsnj.org](http://www.npsnj.org)
- Lady Bird Johnson Wildflower Center—[www.wildflower.org](http://www.wildflower.org)
- Bowmans Hill(PA) Wildflower Preserve—[www.bhwp.org](http://www.bhwp.org)
- N.E. Wild Flower Society—[www.newenglandwild.org](http://www.newenglandwild.org)
- Wild Ones (Native Landscapers organization)  
[www.for-wild.org](http://www.for-wild.org)

## HIGHLAND LAKES NATIVE PLANTS FOR WET SOIL CONDITIONS\*

Botanical Name	Common Name
<b>Herbaceous Plants</b>	
<i>Anemonella thalictroides</i>	Rue anemone
<i>Asclepias incarnate</i>	Swamp milkweed
<i>Aster novae-angliae</i>	New England aster
<i>Caltha palustris</i>	Marsh marigold
<i>Chelone glabra</i>	Turtlehead
<i>Irisversicolor</i>	Blue flag
<i>Lilium canadense</i>	Canada lily
<i>Lobelia siphilitica</i>	Great blue lobelia
<i>Lobelia cardinalis</i>	Cardinal flower
<i>Matteuccia struthiopteris</i>	Ostrich fern
<i>Mertensia virginica</i>	Virginia bluebells
<i>Onoclea sensibilis</i>	Sensitive fern
<i>Osmunda regalis</i>	Royal fern
<i>Rosa palustris</i>	Swamp rose
<i>Symplocarpus foetidus</i>	Skunk cabbage
<i>Typha latifolia</i>	Cattail
<b>Trees and Shrubs</b>	
<i>Acer rubrum</i>	Red maple
<i>Aronia arbutifolia</i>	Red chokeberry
<i>Betula nigra</i>	River birch
<i>Betula populifolia</i>	Gray birch
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Clethra alnifolia</i>	Sweet pepperbush
<i>Cornus sericea</i>	Red-osier dogwood
<i>Cornus racemosa</i>	Swamp dogwood
<i>Ilex verticillata</i>	Winterberry
<i>Kalmia latifolia</i>	Mountain Laurel
<i>Lindera benzoin</i>	Spicebush
<i>Rhododendron maximum</i>	Great rosebay rhododendron
<i>Rhododendron periclymenoides</i>	Pinxterbloom azalea
<i>Sambucus Canadensis</i>	American elder

*\*Many of these will also do well in normal garden conditions*



*The beautiful red berries of the Winterberry not only provide winter color, but are a food source for birds.*

## RESPECT OUR TREES

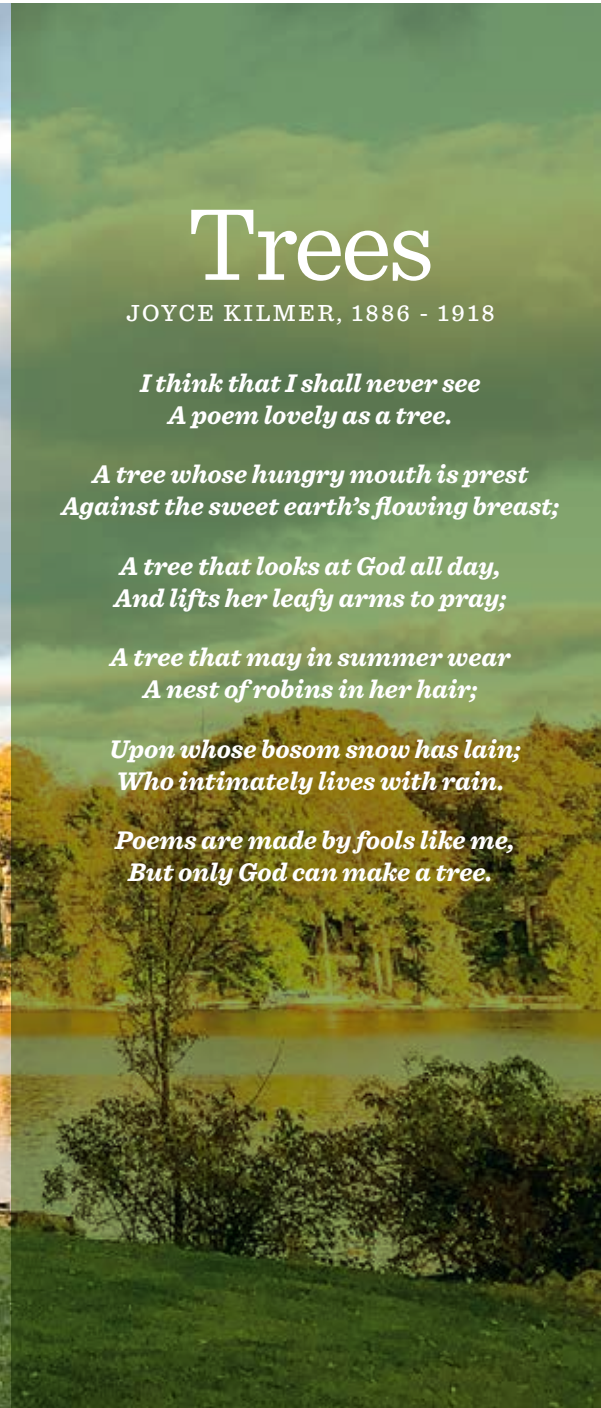
**T**rees are a treasured asset of Highland Lakes. As a community we embrace our canopy of towering trees which provide the environment we wish to live in. They provide shade as natural air conditioners as they also clean the air. They provide habitat for birds and insects, and nuts for wildlife. Their roots retain water and help prevent erosion as they

filter the ground water, and their leaves provide nourishment for the soil as they decompose.

It's important that we protect our trees, especially from unnecessary removal. There are several acceptable reasons to remove a tree, including clearing land because a septic system needs to be updated or repaired or a cabin addition is planned; or the tree is

diseased or its position is endangering a building. Removing all of your trees just to improve your view or to make it easier for the contractor to work on your home are highly discouraged. The tree you cut today could take 50 years or more to replace. Please think before you chop.

If you have to remove a tree, consider replanting a native tree for future generations to enjoy. ■



## Trees

JOYCE KILMER, 1886 - 1918

*I think that I shall never see  
A poem lovely as a tree.*

*A tree whose hungry mouth is prest  
Against the sweet earth's flowing breast;*

*A tree that looks at God all day,  
And lifts her leafy arms to pray;*

*A tree that may in summer wear  
A nest of robins in her hair;*

*Upon whose bosom snow has lain;  
Who intimately lives with rain.*

*Poems are made by fools like me,  
But only God can make a tree.*

## OUTDOOR LIGHTING

Proper outdoor lighting can enhance the beauty and security of our homes. Locally bright lights enhance safety in driveways and pedestrian walks, especially for the aged. But excess outdoor lighting can be a nuisance to your neighbors, can disturb our wildlife and prevents glare-free viewing of our starry night skies. The fact is that much outdoor lighting used at night is inefficient, overly bright, poorly targeted, improperly shielded and, in many cases, completely unnecessary. This light and the electricity used to create it, is being wasted by spilling it into the sky, rather than focusing it on to the actual objects and areas that people want illuminated.

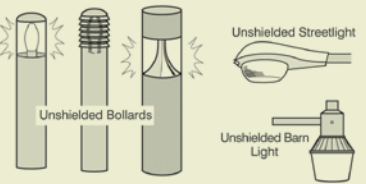
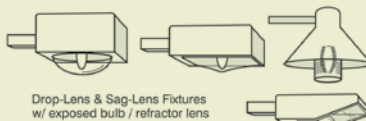
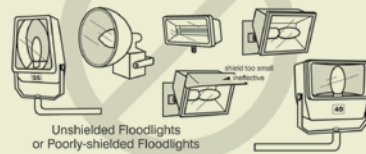
Make sure your lights have shades limiting projected light to within your own property and not into the sky. Consider a motion detector, so that light is only on when you need it. There are many inexpensive and readily available options to choose from, as “Dark Sky friendly” lighting ordinances have been instituted in communities around the country. More information can be found at the International Dark Sky Foundation, <http://www.darksky.org>.

Illustration: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>

### Examples of Acceptable / Unacceptable Lighting Fixtures

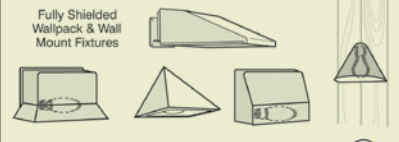
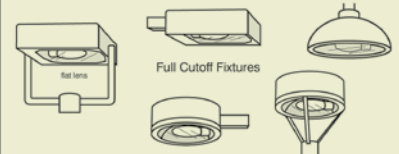
#### Unacceptable / Discouraged

Fixtures that produce glare and light trespass



#### Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin© 2005. Rendered for the Town of Southampton, NY. Used with permission.



## FIELD GUIDE TO AQUATIC PHENOMENA

*Adapted from The University of Maine Mitchell Center, [www.umaine.edu/WaterResearch](http://www.umaine.edu/WaterResearch)*

**L**akes and streams don't always appear or behave the way we expect. Something that at first glance looks like pollution actually might be a natural occurrence. Water can be full of strange colors, unidentified blobs, and swimming creatures, all part of the variation and diversity of the aquatic world.

This chapter is provided to help you identify some common freshwater phenomena, and help you to distinguish pollution from something natural.

### *Why is water different colors?*

When we think of a lake or river, we picture clear, blue water. But water color can range from red to brown to green to gray. The color you see is the result of material in the water that reflects back different wavelengths of the light spectrum. This material can be either dissolved or suspended. Dissolved material may make water look clear and blue or clear and brown. Suspended particles in the water intercept light and reflect back color to our eyes, making water look muddy brown, cloudy green, or gray.

#### **Blue water**

Clear, blue water does not contain a lot of the particles or dissolved, colored material that intercepts and reflects light. (Think of a clear blue sky versus a hazy, smoggy sky--the hazy air has more



particles in it). As a result, the longer wavelengths of light toward the blue part of the light spectrum penetrate into the water, and the blue is reflected back to our eyes. The darker the blue, the deeper the water. Shallow areas appear lighter blue or greenish blue.

#### **Clear water**

Why do some lakes and rivers have no color? Clear water has less dissolved and suspended material. Mountain streams that start as snowmelt or runoff are often clear, because they run over bare rock without sediment or vegetation. Seepage



lakes in sand and gravel settings may also look clear, and shallow water is clear because there is not enough depth for the long, blue wavelengths of light to travel and be reflected back.

#### **Clear brown or reddish water**

Sometimes water is clear but brown like tea or root beer. The color is the result of dissolved organic material from



the breakdown of plants and animals. The material leaches into slow moving streams and lakes from surrounding forests, bogs and wetlands, and stains the water brown or reddish brown.

#### **Muddy or murky brown water**

Suspended material causes water to look murky or cloudy (this is sometimes



referred to as turbidity). Eroding soil can make water muddy brown in color. Strong winds and waves may stir up sediment from a lake bottom, and water near shore may look cloudy as a result. During spring snowmelt, rivers may appear brown as heavy rains and snowmelt send a pulse of sediment, grit, and dust into streams.

#### **Gray or cloudy water**

Runoff from urban areas can make water look gray, as in this stream that drains an area that has a lot of commercial and industrial development (parking lots, buildings, roads).



#### **Green water**

Suspended particles of living material can impart a hue to the water. Green water probably has a large population of algae (microscopic plants). Algae and other microscopic organisms have col-



ored pigments. When they grow in large numbers ("bloom"), they can color certain areas or entire lakes and streams. Blooms of an organism called *Euglena* may appear red. A bloom of diatoms, a kind of algae, can look brown.

## What's that floating on the water?



### Yellowish powder or dust

A yellowish powder or dust on the surface of water in spring and early summer is probably pollen from pine and other trees. Pollen can also collect in clumps or blobs. Lines of pollen may be left on rocks as water levels drop in early summer. After becoming water-logged, the pollen sinks to the bottom or may collect in coves along the shore.

### Oily Sheen

An oily sheen that reminds you of rainbow puddles in an asphalt parking lot might be from spilled petroleum. A spill of just one gallon of oil is enough to form a film across the surface of a four-acre lake.

Oily sheens can also come from natural sources. Some bacteria that live in waterlogged places get their energy from iron and manganese, and as these



harmless bacteria grow and decompose, the iron may appear oily or form red or orange films, fluffs, and coatings. *Leptothrix* can also excrete manganese, which looks like black slime.

The breakdown of organic material also can leave an oily sheen on the water surface. In the spring and summer, a dark cloud in the water accompanied by

### Is it a petroleum spill or a natural oil sheen?

Poke the sheen with a stick. If the sheen swirls back together immediately, it's petroleum. If the sheen breaks apart and does not flow back together, it is from bacteria or other natural source.

an oily sheen could be the outer skins of insect cases left behind from a hatch of aquatic insects. The larvae of mayflies and some other aquatic insects molt and shed their skins as they leave the water and become flying adults. The skins are called exuvia. Exuvia can be seen floating on the water or can accumulate on waveswept shores, where they are sometimes mistaken for fish kills. You can



find dragonfly skins attached to docks, plants, and objects near shore. As exuvia decompose, an oily film sometimes forms on the water surface. A diatom bloom can also leave oil behind as the algal cells die.

### Floating green stuff

Fuzzy, green floating dots on lakes and in the top few feet of water, or tiny tapioca-like balls might be an algae called *Gleotrichia echinulata*. *Gleotrichia* (glee-oh-trick-ee-ah) usually appear midsummer for brief periods, but can persist longer in some lakes. The presence of *Gleotrichia* does not necessarily indicate poor water quality since it is commonly present in lakes that have good water clarity. Wind and currents can concentrate them in one part of the lake and high densities can collect in coves.

Don't mistake floating plants like



duckweed and water meal for algae.

Duckweed look like miniature lily pads, with a flat, round floating leaf and a tiny root. Water meal also floats but does not have a root, it is a round grain-like plant, about the size of a poppy seed.

### Algae blooms

Green or bluish-green scum or film on the surface of a lake, pond, or stream might be a bloom of blue-green algae. Lots of algae can also color the water green.

The presence of algae in a lake or stream does not mean the water is polluted. A diverse community of algae is healthy. Algae are an important source of food and oxygen for other plants and animals in the water.



Sometimes, certain conditions might favor a species that is normally rare in a lake or stream. With the right temperature, light, and nutrients in the water, the rare organism might multiply rapidly, forming a bloom. When an algae bloom is persistent or occurs routinely, too many nutrients may be entering the water. Nutrients (especially phosphorus) fertilize a lake just as they fertilize your lawn or garden, causing microscopic plants in the lake to grow.



## Foam

Foam is often seen along lake shores and on streams and rivers. Most foam is natural and does not indicate pollution. Foam forms when water is mixed with air, such as by a waterfall or waves breaking against shore. Plants and animals release organic compounds as they decompose, and these compounds lessen the surface tension of water and create bubbles.



Biodegradable detergents and reduction of pollution from wastewater treatment plants have reduced the occurrence of pollution-related foam. If the foam smells fragrant or perfumey, it may be from a nearby spill or waste discharge pipe. Natural foam may smell fishy or earthy, and may be white, off-white, or brownish, and breaks apart easily when disturbed.

When foam is not naturally occurring it could potentially be harmful to the environment. Cleaning agents can destroy the sensitive membranes of fish, making them susceptible to parasites and infections. Fish kills are not uncommon in areas of high detergent runoff and foaming. There are ways of determining whether foam is natural or chemical:

### Natural

- White or off-white color
- Earthy or fish-like smell
- Occurs near a strong current or strong flow
- Occurs near presence of some decomposing organic matter

### Chemical

- Tan, brown, or murky color
- Flower- or perfume-like smell
- Occurs near a point of runoff (pipes, inflow due to rain, asphalt, etc.)
- Occurs with weak flow and/or no current

## What's that stuff in the water?

### Orange slime or fluff

Orange stuff is produced by a group of bacteria that use iron as an energy source. This is the same group of bacteria that create oily sheens. The masses of bacteria excrete slimy or fuzzy-looking material as they grow and reproduce, and the slime becomes coated with rusty iron hydroxide. This is usually a natural phenomenon and is generally associated with acidic soils, however in large amounts (orange fluff that fills a stream bed) iron bacteria might indicate pollution.



In some areas, iron-rich groundwater may seep to the surface, and the iron drops out as it becomes exposed to air. In this case, the iron will appear as an orange crust or stain, and will not be fuzzy-looking.

To distinguish between an oil spill and iron bacteria, break up the oily sheen on the water with a branch. If the sheen immediately goes back together the substance is oil; if remains broken, then it is most likely iron bacteria. If iron bacteria is detected avoid skin contact, but feel free to continue monitoring.

### Freshwater sponges

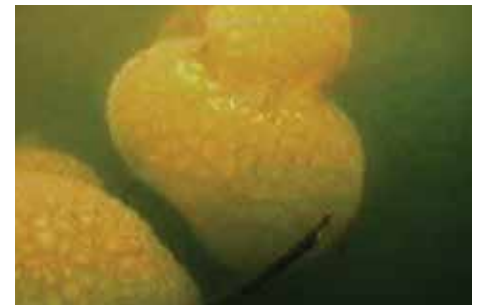
Greenish spongy-looking clumps attached to submerged sticks and plant



stems in clear, well-oxygenated lakes might be freshwater sponges. There are about 150 species of freshwater sponges, which are often mistaken for aquatic plants or algae. Most sponges are green, because they have algae living in their tissues. Freshwater sponges vary in size from a less than an inch to three feet. They are most commonly seen in summer or fall. They may appear sporadically and be abundant in a lake one year and absent the following year. They are usually finger-shaped, and can look soft or hard. Sponges are strong enough to be picked up without falling apart, unlike many kinds of algae.

### Bryozoans

There are other jelly-like blobs that can be confused with egg masses. Bryozoans, sometimes seen attached to submerged sticks or docks, are animals similar but unrelated to corals. What looks like an individual is a colony of animals, each with a whorl of swirling tentacles. Different species look different: some are wispy and mosslike (giving rise to a common name of "moss animals"), oth-



ers are large and round, gelatinous, firm, and slimy to the touch. While they may be unsightly on piers and docks, bryozoans are not a water pollution problem and in fact help to filter water.

### Egg masses

Jelly-like masses and clumps floating on the surface of shallow, calm waters or attached to sticks under the water might be the egg masses of insects, fish, or amphibians. Frog eggs usually look like a round mass and float on the water surface. Salamander eggs are huge masses with lots of jelly, and may or may not be attached to plants or sticks below the surface of the water. Toad eggs are laid in a string and usually are attached to plants



and sticks. While amphibian eggs are found in masses, fish eggs and other eggs may be found individually or in small groups. Long, flat, purplish ribbons that wrap around plant stems or lie over sand bars and brush are yellow perch eggs. These can be seen in early spring.

### **Slimy spheres on the bottom**

Gelatinous balls seen on the bottom of lakes, especially in clear lakes where light reaches the bottom or in shallow, calm waters, are colonies of Nostoc, a blue-green algae (cyanobacteria). While they look slimy, the balls are fairly hard and tough, and can range from a fraction of an inch to larger than a golf ball. These algae are not a concern and do not indicate bad water quality. They are also sometimes seen on damp forest floors and in ditches.

### **Algae**

Green hairlike strands, green “cotton candy” and green clumps are formed by filamentous algae. These colonies of microscopic plants live in shallow water on the bottom near shore or on submerged objects. Clouds often form in spring after heavy runoff or following a long hot spell in the summer.

Greenish-yellow clouds that look like cotton candy in shallow water near the shoreline are groups of algae known as metaphyton. Metaphyton, made up of several different kinds of algae, may be a foot or more in length. Unlike the planktonic algae that result in whole-lake blooms, metaphyton do not affect lake transparency and are usually localized phenomena. These kind of algae do not necessarily indicate that there are excess nutrient levels in the water.

Grabbing a handful of metaphyton yields only a few stringy, slimy threads of filamentous algae.

### **SHOULD YOU BE CONCERNED ABOUT ALGAE?**

The presence of algae in a lake or stream does not mean the water is polluted. A diverse community of algae is healthy. Algae are an important source of food and oxygen for other plants and animals in the water. With the right temperature, light, and nutrients in the water, the rare organism might multiply rapidly, forming a bloom. When an algae bloom is persistent or occurs routinely, too many nutrients may be entering the water. Nutrients (especially phosphorus) fertilize a lake just as they fertilize your lawn or garden, causing microscopic plants in the lake to grow.



*Clumps of algae in a stream.*



*Metaphyton clouds in a lake.*



*Strands of algae from a drainage pipe.*

## *What's that along the shoreline?*

### **Lines on rocks along the shore**

Lines on rocks along the shore are a result of fluctuating water levels, and can be created by several different phenomena.

Algae that live on the surface of the water can adhere to rocks and dry in a line. A wet black zone of algae will also form where the water meets the air.

Bands of bare rock just above the black algae layer are areas where winter ice has scoured the rock. Above the bare scour zone is often a band of moss or lichens, where there is enough water and condensation for the lichen to live but above the zone of ice damage. Lichens grow so slowly that they are a good indicator of how high the ice is pushed in winter.

### **Insect cases**

Sometimes, piles of insect cases that wash to shore might appear to be masses of small dead fish. The larvae of mayflies and some other aquatic insects molt and shed their skins as they leave the water and become flying adults. The skins are called exuvia, and can be seen floating on the water or piled up on wave-swept shores, where they are sometimes mistaken for fish kills. As exuvia decompose, an oily film sometimes forms on the water surface. Only if there is a real reason to suspect poisoning or contamination should you notify authorities of a fish kill. You can find dragonfly skins attached to docks, plants, and objects near shore.

### **Fish Kills**

Fish kills are rarely the result of toxic pollution. Causes include decreased oxygen levels, especially during hot, windless days where nutrient runoff and algae growth have used up oxygen, viral or bacterial infections, and lack of food. Fish can be stranded when water levels drop. Some fish die after migration or spawning (like suckers). Smelts die from moderate stress, such as high temperatures or low oxygen. Winter fish kills can occur when oxygen is used up beneath the ice. ■

# Birds

## IN HIGHLAND LAKES



**W**hether you are an experienced bird watcher or just enjoy watching backyard birds, the Highland Lakes community is fortunate to have the perfect venue for birds to visit, nest and thrive. The lakes and surrounding wooded areas offer the perfect habitat for our fine feathered friends.

Here we see interesting birds year round from wild turkeys roosting in our



trees and trooping across our roads, to Red Bellied Woodpeckers drilling for insects under tree bark. Common yard visitors are blue jays, robins, cardinals, and tufted titmice, while on the lake you will often see mallards, Great Crested Cormorants and an occasional Blue Heron who is happy to perch along the shoreline or ledge until you get just a

little too close. One of our most amazing yearly visitors is the Bald Eagle. You can spot them flying quickly up and down the lake, and if you are lucky, see them diving for fish. You can also catch a glimpse of a Belted Kingfisher flying parallel with the shore line protecting its territory. On our wires you'll find tree swallows roosting before heading to the lake to do their acrobatic dives to catch mosquitoes.

Although it is fun to see birds up close at feeders, in Highland Lakes during the warmer months bird feeders may attract the uninvited guest to your home. Bears love to eat. That is why bird feeding should only occur during the winter months, when bears are in their dens, and food sources for birds are scarce. Birds do not require supplemental feeding other times of year. From spring



through the fall it is safer to entice birds to your yard by planting native trees and colorful native wildflowers or using bird baths and hanging nesting boxes.

Feeling adventurous? Less than eight miles from Highland Lakes is a birder's delight - the Wallkill River National Wildlife Refuge (WRNWR) located along Route 565 in Vernon. According to its website, the refuge provides important year-round habitat for migrating and breeding waterfowl. At its peak, two to three thousand Northern pintails, two thousand green-winged teal and up to one thousand ring-necked ducks can be found there, joined by smaller numbers of blue-winged teal, American black duck, mallard and Northern shoveler. Also of interest are the occasional redhead, canvasback and tundra swan. Mallards, wood ducks, green-winged teal, mergansers and black ducks remain as summer residents.



The WRNVR reports that it maintains ..."a greater concentration of grass-land birds than in most other areas of the state. The most distinct of these is the bobolink, though you may also encounter grasshopper sparrow and eastern meadowlark. The wooded edges of many refuge fields are host to a number of migratory songbirds such as indigo bunting, field sparrow and eastern bluebird. In winter, raptors are a big attraction for wildlife photographers and observers alike. Northern harriers, rough-legged hawks and short-eared owls can be found around the Liberty Loop and Winding Waters trails while red-tailed hawks (present year-round) are ubiquitous across the refuge." ■

# Clubhouse Activities

*There are plenty of opportunities to meet neighbors and friends here at Highland Lakes. In addition to the events run by the Clubhouse Committee, activities and events are organized by many volunteers and groups and include the annual Art Show, the various sailing fleets with their annual picnic, the ever-popular Goodwill Fund Community Yard Sale, a very active Seniors Club, the Highland Lakes Concert Series, the Women's Auxiliary, morning exercise, Red Hatters, and many others. Check the Highland Lakes Newsette, the calendar on the Club's website, and our regular eblasts to find specific meeting dates, places and times for these activities.*

## SUMMER ACTIVITIES

The Clubhouse summer schedule spans the entire week unless the Clubhouse is closed to prepare for special events such as dances, inter-lake invitational sailing regattas, swim meets or large meetings such as the Annual Meeting or a meeting of community interest.

During our busy summer season, the Clubhouse Director, working with the Clubhouse Committee, assumes the responsibility of coordinating daily activities for the Clubhouse. A full slate of activities for members and their children are provided through a combination of volunteers and paid staff. Here is a general sampling of these summer activities:

### Children

**Ages 2-3: Munchkins**—theme days make this a fun program for preschoolers. Activities include circle time, songs, games, art activity and snack. Children must be accompanied by an adult.

**Ages 4-6: Picture Bingo, Story Time, Arts & Crafts**—run back-to-back and are 30 minutes each.

**Ages 7+: Afternoon Activities**—crafts, board games, organized lawn games and activities are offered weekdays at the Clubhouse. Activities change daily.

**Arts & Crafts**—each week, new and creative craft projects are offered that appeal to both boys and girls.

**Bingo**—come play bingo and win fun prizes, including special prizes on theme days (Crazy Hat Day, Crazy Sock Day, Crazy Hair Day).

**Evening Arts & Crafts**—this activity is intended to provide children who are unable to attend regular daytime activities with an opportunity to participate in our programs. Various craft projects are offered each class (ages 8+).

**Kids Can Cook**—new recipes and old favorites are explored. Teens and adults help the younger children and everyone eats and cleans up. Participants may be asked to bring supplies.

**Leather Craft**—one of our noisier classes. Children love these simple and fun leather embossing projects. Free materials provided for one leather project per class, and additional projects costing \$.25 to \$1.00 each, depending on the item chosen (ages 8+).

### Teens, Families and Adults:

**Movie Nights**—G-rated movies are occasionally shown, adult supervision is required. The snack bar is open and refreshments may be brought from home.

**Game Room**—the Game Room is open to youths and families in the afternoons and evenings during the week based on scheduling.

**Teen Council**—meetings involve tweens and teens in a variety of social and fun activities.

**Women's Auxiliary**—established in 1939, this group is for all Club women, ages 18+. There are bus trips to Atlantic City, the Covered Dish Dinner and a Fashion Show/Silent Auction Dinner event. In addition to contributions to local churches and hospitals, the group has made generous contributions to the Club.

### Other Special Summer Activities:

Family Day, Annual Professional Art Exhibition, Amateur Arts & Crafts Show, Jogathon/Walkathon, Community Yard Sale, 21 & Over Dance, Stand Up Paddle Board Demonstration, an All Boat Regatta, Community Breakfasts and many others.





# ACTIVITIES IN HIGHLAND LAKES

## OTHER ACTIVITIES

A full list of other activities resulting from the hard work of our volunteers, Clubhouse Committee and organizations are offered throughout the year - see page 28 for summer-specific activities for children and adults.

**Playgroup/Under 5 Gang**—meets for pre-school social time, a snack, a craft, story-time, free time and occasional field trips.

**Morning Video Exercise**—gives participants the opportunity to enjoy the company of others while they workout along with prerecorded exercise videos.

**Bridge Group**—Contract and Duplicate Bridge are played.

**Stitching Group**—gives participants an opportunity to learn, practice and master their craft.

**Ceramics** —meets regularly.

**Book Club** —meets regularly.

**Seniors Club**—a flourishing group for our burgeoning senior population. Meetings combine a social gathering with discussions about local area concerns. On occasion, speakers of interest are invited to speak about issues and there are also bus trips, tours, a dinner/dance themed gala and year-end luncheon at a local bistro.

**Yoga**—meets regularly.

**Other activities include:** Pool Tournaments, Family Movie Nights, New Year's Eve Bash, Easter Bunny Brunch, Adult Halloween Dance, Children's Trunk or Treat, Gingerbread House Decorating (adults only), Holiday Lighting, Winter Carnival, Community Breakfasts, Ice Fishing Derby and other winter sports.

**Check the Highland Lakes Newsette, the calendar on the Club's website, and our regular eblasts to find specific meeting dates, places and times for these activities.**



## DANCES & GATHERINGS

Adult Appreciation Dinner  
 Concert Series  
 Men's Golf Outing  
 New Members' Gathering  
 Halloween Trunk or Treat Party  
 Hikers' Luncheon  
 New Year's Eve Dance  
 Easter Bunny Brunch  
 Over 21 Dance  
 Family Day  
 Sailors' Picnic/Awards  
 Jogathon  
 Seniors' Gala Night  
 Halloween Dance  
 Junior Appreciation Dinner  
 St. Patrick's Dinner  
 Swim Team Awards Dinner  
 Ladies' Golf Outing  
 Craft Fair  
 Holiday Lighting  
 Ladies Bowling Luncheon  
 Women's Auxiliary Luncheon

## CALENDAR OF ANNUAL EVENTS

**February**  
 Winter Carnival

**March**  
 St. Patrick's Dinner

**April**  
 Easter Egg Hunt  
 Ecology Clean Up Day

**May**  
 Memorial Day Observance  
 Ceremony

**June**  
 Fishing Derby

**July/August**  
 Adult Appreciation  
 Annual Meeting  
 Art Show—Professional & Amateur Exhibition  
 Athletic-Scheduled Sports  
 Community Yard Sale  
 Family Day  
 Jogathon/Walkathon

Junior Appreciation  
 Ladies' Golf Outing  
 Men's Golf Outing  
 Sailing Fleet Races & Regattas  
 Senior Gala  
 Swim Lessons  
 Swim Team Invitationals  
 Swim Team Meets  
 Women's Aux. Fashion Show  
 Women's Aux. Covered Dish

**September**  
 Sailors' Picnic

**October**  
 Halloween Trunk or Treat  
 Adult Halloween Dance

**November**  
 Craft Fair

**December**  
 Holiday Lighting  
 Gingerbread House Decorating  
 New Year's Eve Dance

# Let's Get Physical!



# Beaches and Swimming



## SWIM LESSONS

Swim lessons are available to members of all ages at the Swim Lanes and Beaches 1, 3 and 7. Sign-ups are usually from Memorial Day through July 4 and at the beaches once they open at the end of June. The lessons begin the first Monday following the 4th of July. Specialty courses, such as Water Safety Instructor, CPR and Lifeguard Training courses, are also provided. Please refer to the Newsette for schedules and/or ask your lifeguard for assistance.

## BEACH LOCATIONS

**Beach 1**—Lake 1, Park Area (Upper Highland Lake)

**Beach 2**—Main Lake, Clubhouse

**Beach 3**—Main Lake, Lookover Lane at Lakeside Drive East

**Beach 4**—Main Lake, Lakeside Drive East near Island Drive

**Beach 5**—Lake 4, East Lakeshore Drive

**Beach 6**—Indian Lake, West Lakeshore Drive Extension

**Beach 7**—Lake 5, Upper Highland Lakes Drive at Tranquility Dr.

## BEACH RULES

Beach rules have been adopted for everyone's safety and comfort

› Swimming is permitted ONLY when a lifeguard is on duty, within the roped-in areas and is done at the swimmer's own risk.

› Lifeguards supervise the roped-in areas only.

› Directives from lifeguards must be followed at all times.

› Flotation devices may only be used where the user can stand.

› An adult must accompany children requiring supervision.

› Swimmers must enter and leave the swimming area via the beach.

› Swimming is prohibited when thunder or lightning is present.

› Roughness, rowdiness, spitting, foul language, littering or other conduct

affecting the safety and/or comfort of others is prohibited.

› Alcohol, glass containers and pets (with the exception of dogs used for medical/physical assistance) are not permitted on the beach at any time.

› New Jersey's bathing beach regulations require that all children in diapers must wear plastic pants with snug fitting elastic waist and leg bands. Acceptable disposable swim pants are now available in the diaper aisle in grocery stores. Do not wash out soiled diapers in the bathing water.

› All boats must stay clear of the swimming areas. Boats may not drop off or pick up swimmers from within the roped swimming areas.

› Fishing is prohibited within designated areas at all beaches.

› In the interest of the safety of all members using our beaches, please be advised that grills are allowed ONLY on Beaches 3 and 5 and ONLY in the grassy area where the picnic tables are, away from the beach patrons, lifeguard equipment and any playground equipment. Your cooperation is appreciated.

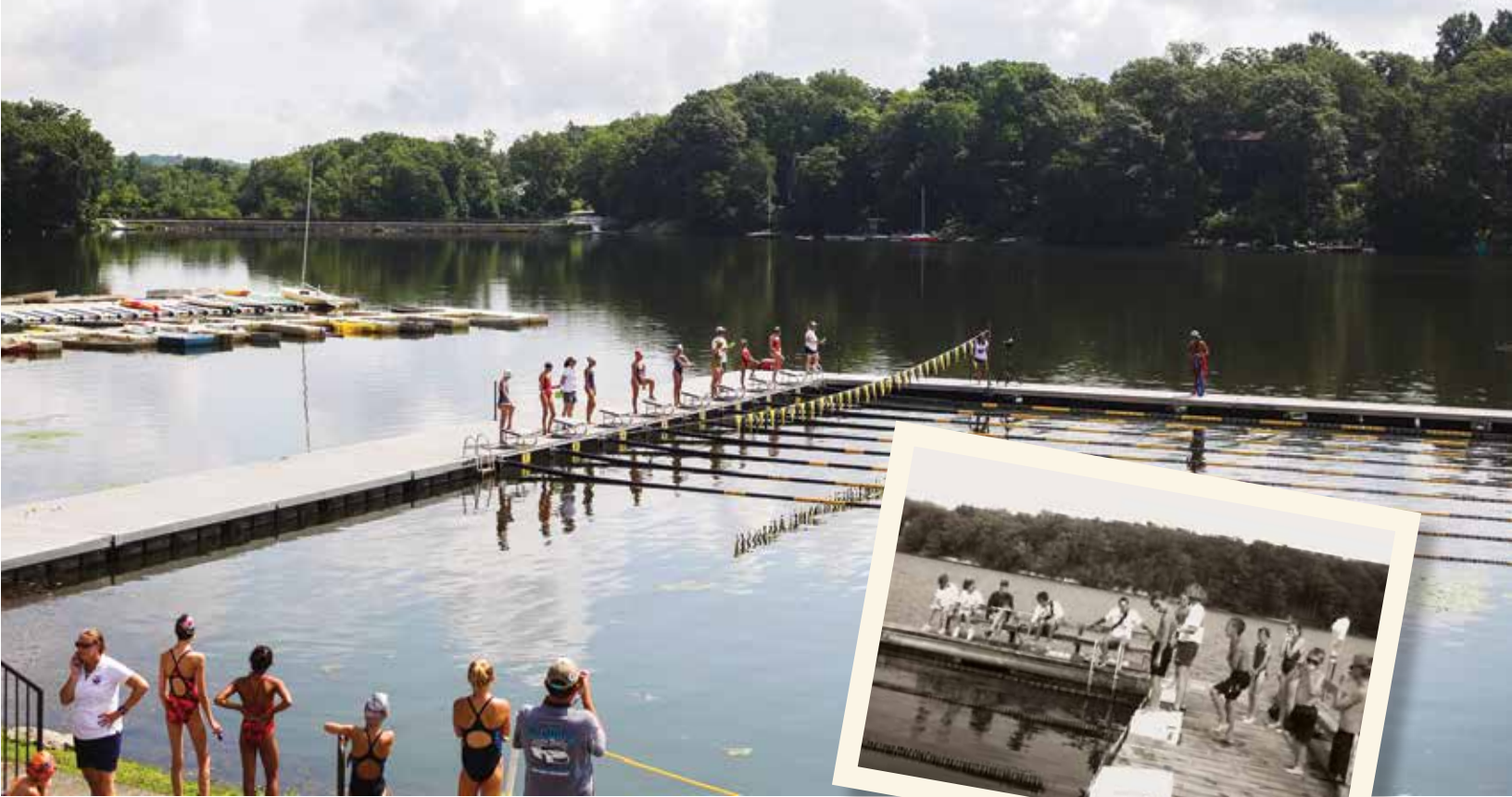
› Smoking, vaping or the use of tobacco products is prohibited at all times on all Club properties, including Club beaches and parking lots.

Failure to obey posted rules will result in expulsion from the beach and/or other disciplinary action.

## LIFEGUARDS

Most lifeguards in Highland Lakes are the children of members. All have passed rigorous American Red Cross Lifeguarding, First Aid and CPR courses. Many have achieved advanced certifications. They are there for the safety of you and your family, and are trained to handle many situations, however they are not babysitters. Please give them a hand by watching your own children. ■





## The Highland Lakes Swim Team

The Highland Lakes Swim Team has been a cornerstone of the Club's summer athletics program for over 70 years. The team is a charter member of the Lakeland Swim Conference and has competed against teams such as Packanack Lake, Erskine Lakes, Lake Mohawk and Fayson Lakes since 1960. More recently, the team has won division championships in both 2017 and 2018. The team is dedicated to introducing children to the sport of competitive swimming while emphasizing the values of sportsmanship and teamwork.

Generations of Highland Lakes swimmers have started their Swim Team careers in our "6 & Under" program, with some jumping in as young as age 4 or 5. Weekly dual meets allow swimmers to compete against children of comparable age, from about age 7, all the way through age 18.

Every weekday morning, the team practices at the Clubhouse swim lanes from 9 am to noon, beginning in late June (when school gets out) through

the first week of August. Practices are scheduled by age and last for about one hour. Dual meets are held every Wednesday evening, either home or away at a nearby lake community. Additionally, each Saturday during swim season, swimmers can elect to enter into conference-wide "Invitational" meets, held at various clubs. The meets are fun and generally designed to give swimmers a chance to swim in a new event or against different competition than they'd normally face in regular dual meets. Highland Lakes hosts the



Highland "B" Invitational every July, which gives the unsung heroes of the team a chance to shine and for Highland Lakes to welcome visiting squads and their parents to the great swim team facilities here at Highland Lakes.

We welcome new team members throughout the summer, at any age and nearly any ability level. There is a minimum requirement that the swimmer be able to swim a 50-meter lap unassisted, or 25-meter, assisted, for 6 & Unders. Knowledge of the freestyle, or any of the other competitive strokes, is a plus. Most swimmers come to us after a few summers in the swim lesson program offered at the Club's many beaches. The Team's coaches work with swimmers at all levels to develop strokes, build fitness and achieve their swim goals. Above all else, the team emphasizes fun and camaraderie, with many alumni remaining friends long after they hang up their swimsuits and goggles. Stop by the Clubhouse lanes and see what all the fun is about. ■

# Fishing

*Highland Lakes has a wide array of fish species throughout its five lakes. Here you'll find largemouth and smallmouth bass, catfish, crappies, and walleye, along with an occasional musky hidden among the weed lines scouting for unsuspecting sunfish or perch. You are sure to catch something.*

Every lake has its own unique structure and ecosystem, and you will see that different species thrive better than others depending on where you are fishing. Be sure to fish them all until you find your favorite. In your travels you'll meet many anglers, all with their own preference for a great day on the water. Some like to fish from shore and others wouldn't dream of being without a boat. In the winter, when the weather and conditions permit, ice fishing is the way to go.

In the warmer seasons, one of the favorite areas to target large fish is the lily pads along the shorelines. Lily pads

are an important part of the lakes' ecosystems and do much more than give frogs a place to perch. They help cool down the water temperatures in the summer; provide shelter for fish, keeping prying eyes away from their location—including the ones in the sky; and in the heat of the

summer you can hear the small 'pop' sounds of panfish inhaling insects from underneath the pads. In addition to all of that, they produce natural oxygen that allows fish to breathe and helps fuel beneficial bacteria.

There's more than one way to fish these lakes and whether you choose to hit the shoreline with a topwater lure, troll the bottom with a deep diver, or break out those fly rods; the question



*Being a responsible angler is more than just catch-and-release, it's about keeping our environment clean and safe for everyone to enjoy for years to come.*

on every angler's mind as they pass each other will always remain the same: "Hey! How's the fishing?"

After a day on the water, take a few minutes to "pack out what you packed in", collecting any garbage around you, especially any discarded hooks and fishing line. If you find you accidentally get snagged on a dock after a cast, take a moment or two to safely bring your boat close enough to retrieve it. Discarded hooks and lures pose a hazard not only to humans and pets that could accidentally step on them, but also to wildlife

that might mistakenly ingest them.

Being a responsible angler is more than just catch-and-release, it's about keeping our environment clean and safe for everyone to enjoy for years to come. Keep an eye out for the fishing line canisters on the beaches and docks. They are there to help you responsibly dispose of any fishing line after a day on the water.

The Fishing Committee meets monthly in the Lake Room at the Clubhouse immediately following the Ecology Committee meeting. If you love to fish, this is a great way to meet like-minded individuals. Aside from swapping ideas and fishing stories, the committee is responsible for overseeing the stocking of the lakes annually, which includes the stocking of baitfish. They also sponsor fishing derbies for the kids.

Many of the Fishing Committee members attend the Ecology Committee meetings as well. This dual interest is understandable, as the health of our lakes and fishery are closely intertwined. ■

# Sailing

*There are four active sailing fleets in Highland Lakes – Sunfish, Force 5, Flying Junior “FJ,” and Windsurfer. The boats sailed represent different experiences for those interested in sailing. Our mission is to have fun, make friends and sail on the prettiest lake on earth. If you have never sailed or raced, come down during a race and talk to the sailors or the dock committee and you will see that there is nothing to it.*

Our sailors are proud of our sailing program and are engaged in instructional programs during the summer, teaching juniors both on the water and with instructional materials on land. This is a great way to get started with sailing in Highland Lakes.

The four Highland Lakes fleets, organized at all times through our sailing volunteers, are:

## SUNFISH

Highland Lakes Fleet is #23 with the International Sunfish Class.

In Highland Lakes, we sail a number of different Sunfish fleets: Youth Junior Single (18 and under); Youth Junior Doubles (18 and under); a Ladies Fleet for those age 19 and over as a singles race; and a Sunfish race for those of any age or gender.

We are also part of the Sailing Association of North Jersey Lakes (SANJL), which holds a local Regatta Championship Series every year. Highland Lakes is proud to host one Championship Regatta yearly, and in various years has held the prestigious SANJL Junior Championship Regatta.

## FORCE 5

Highland Lakes Fleet is Fleet #27 with the Force 5 Class.

The Force 5 is a small, one-design racing sailboat that is similar to the more well-known Laser but with a hard chine aft. Although it is designed for single-handed racing, two people can easily fit into the large cockpit. This is a competitive, sleek boat that is sensitive to the wind making for exciting sailing. This 14-foot craft has a 91-square foot mainsail, rolled deck and an adjustable rig.

## FLYING JUNIOR “FJ”

The Club’s FJ is a tough, agile performer for beginners to elite sailors. The FJ is a fantastic choice for club and junior programs looking to introduce young and less seasoned sailors to double-handed sailing with a spinnaker. The collegiate version of the FJ (no spinnaker) is the most popular boat in college sailing, and is the type we sail in Highland Lakes; more collegiate sailing teams in North America sail FJs than any other double-handed sailboat. Come enjoy this growing energetic fun fleet.



## WINDSURFING

Windsurfers are simplicity in design—one board, one sail, and one sailor. The lightweight foam core boards can be quickly transported to your favorite launch site. Loading and unloading can easily be done by one person. Manufacturers produce everything from stable beginner designs with stand up paddle options to planing hull race boards.

We utilize two basic classes for racing—Sport and Open. The Sport Class is designed for beginner to novice racers. The maximum allowed sail sizes for racing are 9.3 square meters for the Open Class and 7.5 square meters for the Sport Class. Both classes can use any type manufacturer board and sail.

All races start from the Eckardt Sailing Center. ■



# Frequently Asked Questions



## DUES AND BY-LAWS

### ***What does it mean to be a private lake community?***

A private community is supported financially by its members. A lake community has the additional responsibility of maintaining its bodies of water. Our community is governed by our By-Laws and Rules and Regulations. As a private community, with private roads, Highland Lakes supports its own road maintenance, road paving, activities and our Clubhouse. The community is divided geographically into 12 sections. Each section has a Trustee representative on the Voting Board. The Voting Board meets bi-monthly at both a Workshop and an official Voting Board meeting and those meetings are open to the membership. Attendance at these meetings is encouraged. The Annual Meeting is held each year on the third Sunday in August as required by the By-Laws.

### ***Why does the Club require an Initiation Fee and how is the money used?***

The Club's By-Laws provide that one of the requirements of being a member in good standing is the payment of an Initiation Fee by all first-time owners. Initiation fees (in part) paid by new property owners provides funding of the capital improvement budget used for current and future repairs, replacements and improvements to properties

owned by the Club, including the private roads, parks, lakes, dams, beaches, clubhouse, tennis courts, ball fields, etc. This program of ongoing improvements have made Highland Lakes the desirable community that it is.

### ***Why is a new initiation fee charged when a new name is added to the deed?***

When a person who is not a property owner in Highland Lakes joins in the ownership of property with someone in Highland Lakes so much more is done than merely adding a name. The legal operation actually creates a new membership in the Club for that person that they didn't have before and entitles the new property owner to vote on Club affairs, serve as the head of a committee and to join the Voting Board. While the new owner would have had access to all of the privileges of membership and the use of Club amenities if they resided in the same residence or were certain non-resident family members, these additional privileges would not have been available until they became a property owner.

### ***Why do we pay dues?***

The Club's dues and assessments, similar to property taxes, are the sole means of support of the Highland Lakes community. The annual dues and related income provides funding for the Club's

operational expenses related to facilities maintenance and operation, road repairs, snow plowing, lake management, social and entertainment activities at the Clubhouse, beach operations, athletics, insurance, real estate taxes, administration and security.

### ***Why are there no opt-in or a la carte dues payments?***

The By-Laws (Article VI – Club Funds) take both a philosophical and a practical view in opting for equal assessment of dues. "In order that the objectives of the Club may be fulfilled and the expense for maintaining the Club shall be equally distributed, all active members...shall be assessed equally."

### ***My extended family will be visiting and staying at my house. My family and I need to rent another house. Are there additional fees I need to pay?***

Yes and No. You may need to purchase additional badges or guest badges for your family members - that's it. Otherwise, there would be no additional fees due the Club. Think of it this way: there are two types of members - Active (owners) and Associates (tenants/lessees). A person may be one, or the other, but not both at the same time. As long as you remain an owner and the dues are paid on your home, you are entitled to your membership privileges as an Active Member in good standing and renting a different home in Highland Lakes, even if that home is owned by a delinquent member, does not trigger any additional charges. However, the Club will not pick up garbage from any home owned by a delinquent member, even if the garbage is an Active Member's.

### ***What is the difference between our By-Laws and our Rules and Regulations?***

The By-Laws of the Club constitute a legal document, first ratified in 1962, which sets forth how the organization shall be governed, such as membership, purposes, objectives and funding. They can only be amended by a majority vote of the entire Voting Board and a two-thirds

vote of active members voting at an Annual or Special Meeting.

Rules and Regulations are more minor guidelines to Club facilities, services and activities, first adopted in 1965 and subject to amendment by a two-thirds vote of the entire Voting Board. Think of these guidelines as Do's and Don'ts while using Club properties.

### ***What does it mean to be a member in good standing?***

A member in good standing is current on all fees and assessments, complies with the By-Laws and the Club's Rules and Regulations, and has a membership data form filed with the Club. Please see the By-Laws – Article III - Section VI.

## **TRUSTEES AND GOVERNANCE**

### ***How can I find out who my Trustee is and how can I contact them?***

Highland Lakes is divided into 12 geographic areas called sections. To determine who your Trustee is, you need to know what section you live in. There are several ways to determine what section you live in: simply look at the number printed on your membership card; go to the Highland Lakes community map on page 12 of this Guide (the same map is on the HLCC website); or call the Club office and ask them. Once you know your section, visit the Voting Board of Highland Lakes page on the website to learn who your Trustee is.

### ***What is the role of a section Trustee? What can I expect from them with regard to my questions, comments and concerns?***

Contact information for Trustees is published in the Highland Lakes Newsette and on the Club's website in the Member Info section. Please feel free to reach out to your Trustee or a Club Officer whenever you have questions, comments or concerns. Although Trustees and Officers are unpaid volunteers, they do have the good faith responsibility to share your views with the Voting Board whether they agree with them or not. They are not obligated to agree with your perspective.

Each Trustee is expected to continually ascertain the needs and priorities of his or her section and communicate the same to the Voting Board. They are not under any obligation to proactively reach out to their constituents or solicit feedback on anyone's terms but their own. If you have repeatedly reached out to your Trustee and have not heard back from them, please contact the Chairperson of the Board of Trustees or the Club office.

### ***When is the Annual Meeting held and what is its purpose?***

The Club's Annual Meeting is held on the third Sunday in August as required by the By-Laws. The meeting begins when a quorum of 5 percent of the active membership in good standing is present. The Annual Meeting offers important opportunities for members to receive updates about our community. One traditional highlight of the meeting is when the Voting Board president provides a "year in review" report. In addition, our treasurer offers a fiscal summary. The Club's General Counsel delivers updates on various legal matters encountered over the past year. Reports by each committee chairperson along with the Minutes of the previous year's Annual Meeting are published in the Newsette at least seven days prior to the annual meeting. At the meeting, votes are cast on decisions that require membership approval; elections are held to fill vacancies on our Voting Board due to expired terms; and a forum gives members who wish to share their

concerns an opportunity to ask questions and voice comments. (See Article IV-Section III of the By-Laws.)

### ***Are there absentee ballots for the Annual Meeting?***

Absentee ballots are made available at the Club office fifteen days prior to the Annual Meeting. With this ballot you may vote for Officers and Trustees, By-Law amendments and property questions if they are on the ballot. The ballot must be received by the Secretary of the Club at least four (4) days prior to the date of election, together with the Member's membership card. The Chairperson of the Board of Elections opens the ballots during the election and casts the Absentee Ballots for the designated candidates. See the By Laws Article XII, Section V.

### ***What should I do if I have a problem involving the Club or Club property?***

You may always come to a Voting Board meeting (typically held on the third Friday of the month at 8 pm) to personally express your concerns to the Voting Board. Alternatively, you may contact your section Trustee concerning any questions you may have. Your Trustee will bring the question to the Voting Board. Your section number is noted on your membership card and your Trustee's contact information is posted on the Club website. You are also free to contact the Club office directly.

*Continued on next page >*



## Frequently Asked Questions CONTINUED

### BOATS, BEACHES & DOCKS

#### ***Why do I need to have a permit on my boats, docks and cars?***

HLCC permits (stickers) for your car, docks and boats are a visible sign that your vehicle and boats are permitted on Club properties and the lakes. These visible identifiers help Highland Lakes Security and other members determine that you are a member in good standing of this private community.

#### ***Why do I need a badge to get on to the beaches and to use the Club's facilities?***

A member's badge is an easily visible form of proof that someone using our facilities is actually a member. Only through the efforts of all of us—members, Security Officers, badge checkers and lifeguards—is the private nature of our community protected against trespassers.

#### ***What are the Beach Rules?***

Please be aware that there are official Beach Rules that are in place to ensure the safety and comfort of everyone. Please see page 32 in this Guide for the complete list of Beach Rules—they can also be found on the HLCC website and are posted at every beach.

#### ***What does "An adult must accompany children requiring supervision" mean in the Rules?***

Highland Lakes does not have a minimum age for unattended children to be at the beach. The Club leaves it to parents and their good judgment to determine whether the child may be left on their own. Lifeguards are not babysitters. If a child's bad behavior requires adult supervision, lifeguards are permitted to determine that the child must not be left alone on the beach without that adult supervision. This Rule extends to the age of 18 and has been invoked in very limited cases with teenagers whose behaviors were disruptive or disrespectful.

#### ***What is the Boat Livery Program?***

This program was established for members in good standing who wish to use the Main Lake for boating and fishing but do

not own or want to own a boat. Donated rowboats and paddle-boats (for a half-day) are available to those over 18 during July and August. Arrangements are made at the Club's Activities Center. A driver's license is needed and a waiver is required. Lifejackets are provided and must be worn at all times. All boats must be returned by 2:30 pm so make your plans early.

#### ***How often are the lakes lowered and why?***

Occasionally dam maintenance and repairs require the lowering of a lake, usually in the fall after a permit has been issued by NJDEP. When lakes are lowered, lakefront property owners and the Club are able to undertake repairs of structures (subject to NJDEP regulations) that are inaccessible when the lake is full. The Main Lake lowering in 2017 enabled the Club to reduce the height of some 800 stumps left by the original developer when the lake was created, as well as a significant number of fallen trees and limbs; groom beach fronts and install a new boat launch area at Beach 2. Lakefront owners took the opportunity to work on retaining walls and docks after submitting applications for review to the Club. Each of the five lakes were lowered during the 1995 - 2004 period for dam reconstructions.

#### ***Why does Highland Lakes only allow electric motors on the lakes?***

This By-Law restriction respects the tranquil nature of our community; ensures that sailors, canoeists, kayakers and rowboaters may enjoy the lakes without fear of being overrun by or colliding with speeding boats, jet skies, etc.; eliminates the noise associated with gas motors; and guards against contamination from oil and gasoline. Club Rules prohibit the presence of internal combustion engines of any kind at all times on the lakes, including ice augers, snowmobiles, skidoos, ATVs, etc.

#### ***What are Club regulations regarding freeway usage?***

Neighborhood freeways are available for use by our members and their guests. Freeways provide lake access to members who do not own lakefront property. Boats are often stored and launched at freeways. Dogs should be leashed. Badges are required.

#### ***How often is the lake water treated and why?***

The Club engages both lake management companies and environmental consultants to assist in the management of the five lakes and the lagoon. These waterbodies are inspected continually and



## Frequently Asked Questions CONTINUED

treated for nuisance vegetation and algae as necessary. Bear in mind that native weeds are essential for the health of the lake, fishery and other aquatic life.

### **FACILITIES & ACTIVITIES**



#### ***Am I able to use the Clubhouse for my own parties?***

The Lake Room and Seckler Room are available for rent for “Family Events” by members in good standing. These private Family Events are those family parties and celebrations which you generally host and invite other family members to, along with family friends and guests, as well as those other parties and celebrations which you, as a family member, are generally invited to. Family Events include but are not limited to: weddings, bar/bas mitzvahs, christenings, birthdays and anniversary parties.

To rent any of the Club’s facilities, you are required to read and sign the Club’s terms and conditions (the rental agreement form is available in the Club office), as well as provide a security deposit, rental fees and the certificate of insurance meeting the Club’s specific requirements (which are detailed in the form). Due to summer Club activities, the rental program ends after the third week of June and resumes the weekend after Labor Day. The Club’s facilities are not available for rent on holidays and holiday weekends.

#### ***I would like to have a family outing at the Club’s park. Can I rent the park or reserve it for my use?***

The park is not available for rental or reservation. It is open to all members and their guests (badges required at all times) on a first come/first serve basis. The picnic tables and grills are available on a first come/first serve basis.

#### ***I am having a family party at my home and would like to have a family softball game at one of the ballfields. Am I able to reserve time at one of these locations?***

No, these Club facilities are available to members and their guests (badges required at all times) on a first come/first serve basis. You will need to plan your use around scheduled Club activities which have absolute priority for the use of the Club’s athletics facilities.

#### ***Where can I get information about children’s activities and events for adults?***

Thanks to the involvement of hundreds of volunteers, the Club’s activity schedule is wide and varied. The best place to find out what is happening is to look at the Club’s communication platforms, including our Newsette, website ([www.hlcc.org](http://www.hlcc.org)), Facebook page <https://www.facebook.com/HighlandLakesNJ/> and eblasts that are sent periodically as needed (be sure we have your current email address). You may also always call the Club office with questions.

### **GARBAGE & RECYCLING**

#### ***Does the Club pick up household garbage?***

The Club has a contract with a local disposal company for a number of weeks in the summer only (usually between July 1 and the first week of September). Members in good standing are provided Club-contracted curbside service starting in July and continuing through the first week of September. Household garbage services are provided; recycling services, yard waste and bulky waste removal are not provided.

#### ***What do I do with recycling, bulky waste (appliances, metal, etc.) and yard waste?***

Residents may dispose of recyclable items at the Vernon Township Recycling Center which is located across from the municipal building at 21 Church Street. The Sussex County Municipal Utilities Authority, located at 34 South Route 94 in Lafayette, also accepts recyclable items, as well as bulky waste, electronics and yard waste.

### **SECURITY**

#### ***How do I contact Highland Lakes Security and what is their role?***

The Club maintains a Security department comprised of a full-time Security Manager and part-time Security Officers. Since its inception in the 1950s, Highland Lakes Security has served our community in various ways, including, but not limited to: removal of trespassers; investigation of neighborhood complaints; anti-burglary patrols and traffic duty in conjunction with the Vernon Police Department. Our security staff is equipped with—and trained in the operation of—an automatic external defibrillator (AED) unit and receives annual training and certifications in oxygen administration, first aid and CPR. Highland Lakes Security responds to all ambulance calls and, in many cases, is often the first on the scene and is equipped to deliver necessary assistance until emergency medical personnel arrive. Security can be contacted at 973-764-4266.

### **ROADS**

#### ***What are the speed limits on Club roads?***

The Club’s private roads are subject to the motor vehicle laws of New Jersey, known as Title 39. Title 39 states that the speed limit on residential roads, unless otherwise posted, is 25 mph. This speed limit assumes that conditions permit travel at 25 mph. Since the Club’s roads are often narrow, with significant curves, hills and a great deal of vegetation, it is

*Continued on next page >*

## Frequently Asked Questions CONTINUED

strongly suggested that members travel at a speed not exceeding 15 mph, as the roads are used by walkers, bikers, parents with baby strollers, etc.

### **Why can't I park on Club roads during snow storms?**

The Club's prohibition against parking during snow operations is similar to many municipalities. Our roadways are narrow and filled with hills, curves and intersections. Vehicles parked in roadways create obstacles for snow plows and limit the width of the plowing effort. In an effort to expedite the clearing of roads to ensure the safe passage of emergency



vehicles needed at a residence during a snowfall, the Club requires that these roads be clear of all parked vehicles during snow storms. (See Club Rules).

### **Who is in charge of snow removal on our roads?**

The Club hires and manages the work of local contractors to plow and sand our private roads. If you have a question about the plowing of your road please call the Club office at 973-764-4366.

## **PROPERTY ISSUES**

### **What regulations affect what I can build on my property?**

All properties in our community are subject to various state and local regulations, including New Jersey's building and fire subcodes, and Vernon Township's land use and zoning regulations. For example, decks, certain fences and sheds,

additions and demolitions all require permits from Vernon. Vernon's land use regulations and zoning code control how close structures may be placed to property lines, lot coverage, stormwater management, tree removal, outdoor storage, building height and the number of accessory structures (sheds, pools, garages, etc.) permitted. Residential septic and wells are subject to regulations issued by the New Jersey Department of Environmental Protection, implemented and managed by the Sussex County Division of Health, which is also responsible for solid and bulky waste violations, HazMat, rabies and mosquito control.

### **What about Club property lines? Where can I build and plant shrubbery?**

Your property survey determines where you can build and plant shrubbery. Property owners are not permitted to construct or plant beyond their property boundaries. Keep in mind that the width of the Club's roadway is, depending on location, generally 33', 40' or 50' wide and within this "right-of-way" the road bed is located, also known as the traveled way. So don't mistake the pavement as the boundary between your property and the Club's right-of-way. Another mistake often made is the assumption that the center of the pavement is the center of the right-of-way. Most often that is incorrect and your property survey (assuming it is accurate) is your best resource to consult.

### **What should I do if I want to put in a dock on my property or repair an existing dock?**

Since all docks on the lakes are situated on Club property, you are required to get approval from the Club if you want to put a new dock in or replace/repair an existing dock. Regulations governing docks are always available on the Club's website.

### **Does the Club have an easement on to my property?**

Generally, no, the Club does not have an easement on to your property. However, there are easements on certain properties that the Club has acquired over



time for stormwater drainage, road alignment, etc. Of course, there are easements along the Club's roads and on private properties for electric, telephone and cable, and easements for Suez/United Water for the delivery of water to properties without wells. Easements would be shown in your chain of title if not found in the deed to your property or referenced in your title policy.

### **Are there any Club regulations about outdoor lighting or noise?**

The Club does not currently have any regulations regarding lighting or noise, but instead is guided by Vernon Township regulations which are enforced by the Township (see a guide to outdoor lighting on page 22). All members are urged to take their neighbor's well-being into account. Properties in Highland Lakes are close to one another and so incessantly barking dogs, loud music, strobe lighting and other intense lighting that shines outward and towards the homes of others is considered a real nuisance. Please be considerate of your neighbors and keep noise and outdoor lighting to a minimum.

### **Are there any Club regulations about the cutting of trees?**

The mountains, lakes and trees combine to make Highland Lakes special, and the unnecessary clearing of trees on private properties undermines the community's natural beauty while raising many environmental concerns. Trees are a



## Frequently Asked Questions CONTINUED



wonderful source of oxygen, provide shade that will cool your property in the warmer months and may provide a barrier to cold winter winds. Please don't cut trees on your property unless they are unhealthy or need to be removed to repair your septic system or for building purposes.

### ***What do I do if I believe a tree is hazardous and is not on my property?***

The first thing to do is to find your survey. If the tree is on your neighbor's property, alert them about your concerns. If you believe the tree is located on adjacent Club property or beyond your front property boundary and in the Club's road right-of-way, please contact the Club office and provide a copy of your property survey and mark it where the tree is located. Club representatives will inspect the location and, if on Club property and determined to be hazardous, arrangements for removal will be made with a contractor.

### ***Am I permitted to alter my waterfront?***

No. Waterfront is Club property, not your private property and altering property you do not own is prohibited by law. Additionally, significant penalties may be imposed under both the Flood Hazard Act and Freshwater Wetlands Act, administered by the New Jersey Department of Environmental Protection.

With the Club's permission homeowners may repair existing lake walls in

accordance with NJDEP regulations, though repairs are limited in any year to not more than 50% of the linear footage of the structure.

### ***Am I permitted to put fencing on my property?***

The Club does not have any regulation about fencing. Vernon Township regulations apply, which discourage chain link fencing, require fifty percent visibility in the front yard and the side yards from the front of the house to the front yard property line and a maximum height of six feet otherwise. Regulations are subject to change so always contact the Vernon Building Department when you are planning your project.

### ***Can I build a boathouse?***

There is no record of any boathouse approval since these structures interfere with the use of adjacent lakefront property and constrain views of the lake by lakefront neighbors sitting on their docks.

## **MISCELLANEOUS**

### ***Is there a source for local businesses?***

No private business is permitted in Highland Lakes. Local stores that appear to be located within the community are actually situated outside of our

community boundaries or are exempt from Club membership requirements.

### ***How can I get a Newsette when I'm not here in the winter?***

The Newsette is published monthly over the winter. It is available in print form at the Club office, Lake Wanda Store, Highland Lakes General Store, The Marketplace Deli, the HL Post Office and as a downloadable PDF online at the Club's website.

Before the Club established its website, seasonal members were able to obtain a mailed copy of the Newsette by paying a small charge for postage. While greatly reduced in volume due to the website, seasonal members may still obtain a mailed copy by requesting that one be sent for the October through May period (there's no issue in January). There is a small charge for postage which can be paid in cash or check. Please make all checks payable to Highland Lakes CC. If you have multiple winter addresses (e.g. you don't leave for Florida until December), be sure to include both addresses along with any other specific instructions. Any further questions you may have should be directed to Club office at 973-764-4366. ■



**POSTER WALL**

Highland Lakes offers a wealth of activities throughout the year, and the Communications Committee promotes them through weekly emails, a Facebook page, the website and the Newsette. A highlight of these promotions is the poster art created by resident artist Chris Kaas, many of which are shown here.

Professional **HIGHLAND LAKES COUNTRY CLUB**  
**ART SHOW & EXHIBIT**  
**SATURDAY AUG 26**  
**SUNDAY AUG 27**  
 Budding & Amateur **ART & CRAFT Show**  
 CELEBRATING **58 YEARS!**

**HLCC MEMBERSHIP**  
**CABIN FEVER**  
**DANCE & SOCIAL**  
 THIS SATURDAY, MAR 29  
 7:30 PM - 11:30 PM  
 ENJOY **LIVE MUSIC**  
 BY THE SHED BAND  
**\$10 PER PERSON**  
 IN ADVANCE AT THE OFFICE OR AT THE DOOR  
**ADULTS ONLY 21 & OVER** **BYO BEVERAGE**  
**FREE ICE**

**HLCC FAMILY DAY 2018**  
**SUNDAY AUG 5TH**  
 AN ALL-DAY CELEBRATION OF OUR LAKE COMMUNITY!  
 RACES! CONTESTS! FOOD!  
 BEAUTY! TALENT! GAMES!  
 LIGHTED BOAT PARADE!  
 DAZZLING FIREWORKS!  
**VOLUNTEERS NEEDED!**  
 RAINDATE: SUNDAY, AUG 12TH

Highland Lakes C.C.  
**CLUBHOUSE BREAKFAST**  
**\$6 ADULTS** **\$3 KIDS UNDER 12**  
 This Sunday, March 23rd  
 9:00 - 11:30am  
**ALL-YOU-CAN-EAT BUFFET**  
 offering  
 PANCAKES • FRENCH TOAST • SCRAMBLED EGGS • BACON • SAUSAGE • HOME FRIES • RUSS' FAMOUS BISCUITS & GRAVY • ORANGE JUICE, COFFEE & TEA  
 Hosted by The Clubhouse Committee  
**VOLUNTEERS WELCOME!**

HOP OVER TO THE ANNUAL  
**Easter Bunny Brunch!**  
**EGG HUNT**  
**PANCAKE BREAKFAST**  
 PHOTOS with THE EASTER BUNNY!  
**CRAFTS, GAMES & PRIZES!**  
**\$4 KIDS** **\$3 ADULTS**  
**Sun, April 6th**  
**11:30-1:30**  
**HLCC CLUBHOUSE & LAWN**  
 A PLAYGROUP EVENT - HELISSA HARDIN, COORD.  
**VOLUNTEERS WELCOME!**

**NEW D R U L E S**  
**YOUR SPACE TO USE,**  
**YEAR-IN YEAR-OUT**  
**BOAT**  
**APPLICATIONS DUE: MARCH 15**

**Thank You from HIGHLAND LAKES**  
**SAILBOAT REGATTA**  
**ADULT APPRECIATION DINNER & SHOW**  
**Friday, August 24**

**2017 FAMILY DAY** Annual **CATFISH DERBY**

**SUN, AUG 6**  
5:00PM START

AT THE CLUBHOUSE SWIM DOCK

FREE! + FREE! + FREE! OPEN TO KIDS UNDER 10 AND LICENSED ADULTS  
RAIN OR SHINE + TROPHIES AWARDED!

HOT DOGS & DRINKS SERVED

MICHAEL EWASKO, CHAIRPERSON, TEL 973-505-2709

H.L.C.C. **HOLIDAY TREE LIGHTING**

Sunday, Dec 6th  
at 6:30pm  
on the Clubhouse Lawn

JOYFUL CAROLING! PHOTOS WITH SANTA!  
VTHS ORCHESTRA PLAYING HOLIDAY CLASSICS!  
HOT CHOCOLATE - CRAFTS - GAMES!  
BRING COOKIES TO SHARE!

HIGHLAND LAKES C.C. **SUMMER Clubhouse Breakfast**

\$7 Adults \$3 Under 12

THIS SAT, AUG 2  
9:00-11:30AM

**ALL-YOU-CAN-EAT BUFFET**

Hosted by THE CLUBHOUSE COMMITTEE  
VOLUNTEERS WELCOME!

DISCOVER COOLEST EXPLORE THE WAY TO HIGHLAND LAKES!

STAND UP PADDLEBOARD DAY

SUN DAY JULY 13TH AT NOON

FREE LESSONS & EQUIP PROVIDED

MEET ON THE CLUBHOUSE LAWN  
DETAILS IN THE NEWSLETTE & AT HLCC.ORG

HIGHLAND LAKES COUNTRY CLUB **2017 Live Music Seckler Stage CONCERT SERIES**

IN THE LAKESIDE CLUBHOUSE AT HIGHLAND LAKES, NJ

presents **DANNY BACHER'S SUMMER SWING! QUARTET**

SATURDAY JULY 22  
DOORS 7 / SHOW 8

BYOB \$15 MEMBERS \$20 NON-MEMBERS

TICKETS AVAILABLE AT THE CLUB OFFICE OR CALL 973-271-9780  
DETAILS AT HLCC.ORG

3RD ANNUAL HLCC **PASTA DINNER**

SATURDAY FEB 23 FROM 5:00 UNTIL 8:00PM

BUFFET STYLE

Pasta, Sauce with Meatballs plus Salad, Bread & Dessert BYOB!

\$8 ADULTS \$4 CHILDREN (AGES 4-10)

JOIN US FOR AN AUTHENTIC ITALIAN MEAL!  
Hosted by THE CLUBHOUSE COMMITTEE

AT 5:00PM **TRUNK OR TREAT**

SUN, OCT 28

PUMPKIN CARVING AT 6PM

to FRIGHT-LAND SHAKES!

HIGHLAND LAKES C.C. **KIDS plus ADULTS FISHING DERBY**

On the MAIN LAKE SATURDAY, JUNE 9  
8:00am - 1:00pm

N.J. FREE FISHING DAY  
NO LICENSE REQUIRED!

SPONSORED BY:  
THE HIGHLAND LAKES FISHING COMMITTEE  
RULES & DETAILS AT HLCC.ORG

HIGHLAND LAKES COUNTRY CLUB **57TH CONSECUTIVE Professional ART SHOW AND EXHIBIT**

PLUS Budding & Amateur ART & CRAFT SHOW

**SAT, AUG 27**

"MEET THE ARTISTS" RECEPTION 6-9PM IN THE LAKE ROOM

**SUN, AUG 28**

EXHIBIT OPENS AT 2:00PM  
AWARD CEREMONY AT 4:00PM  
DETAILS IN THE NEWSLETTE OR HLCC.ORG

The COMMUNICATIONS COMMITTEE

## HIGHLAND LAKES C.C.

**NOW**  
*You* **eBLASTS**



OUR OFFICIAL WEBSITE



DIRECT TO YOUR INBOX  
SIGN UP AT HLCC.ORG

**HAVE 4 GREAT**



THE NEWSLETTE

PUBLISHED WEEKLY  
IN THE SUMMER



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LIKE US!

WWW.FACEBOOK.COM/  
HIGHLANDLAKESNJ

**WAYS**

*to Keep*

**CURRENT & CONNECTED**

LOG ON, SIGN UP, FLIP THRU & CLICK *Today!*



**Highland Lakes Country Club  
and Community Association**  
2240 Lakeside Drive West  
Highland Lakes, NJ 07422

Mailing Address:  
Post Office Box 578  
Highland Lakes, NJ 07422

Club Office 973-764-4366  
Highland Lakes Security 973-764-4266  
www.hlcc.org  
Email: hlcc@warwick.net  
Facebook: facebook.com/HighlandLakesNJ/

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Community Association