



# The Highland Lakes Newsette

A publication of Highland Lakes Country Club and Community Association at Highland Lakes, New Jersey © 2021



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## Leadership That Transformed Our Community

SUE ROSS, COMMUNICATIONS COMMITTEE

This month our community will bid a fond farewell to Jack McLaughlin, who was hired as HL General Manager in 1987 and has cared for the community with a devotion that is usually reserved for one's children. "Jack grew with this community and the community grew with him," past president Rich Spoerl said when I spoke with him. He followed with a list of improvements our community has benefitted from under Jack's watchful eye. The list is staggering and too voluminous to review in its entirety, but I will mention some of the major accomplishments here that truly transformed our community. All are directly attributable to Jack's character which includes a beautiful mix of personal strength, determination, heart, stubbornness, intelligence, attention to details, a sense of humor, a gift for gab, a fierce devotion to fairness, a strong work ethic and love of community. Thankfully for us, Jack is a visionary and never begins a project without first looking at it from all sides, researching the details until he knows them inside and out, and determining the desired outcome, always with the backdrop of what is best for our community. You see this combination of traits manifested in so much of what is now the standard in Highland Lakes, but "old-timers" will remember...it wasn't always so.

When Jack was first hired, our community was not fiscally sound. In fact, we had to borrow money every year to pay our operating expenses until membership dues came in each summer. When emergency repairs were required, special assessments were mandated. Now, our finances are structured with an operating budget, an asset replacement fund and a capital fund. This structural change has given us phenomenal stability over the years and equipped us to maintain and improve Club property without flinching and without borrowing. For example, this enabled us to lower the Main Lake more than once to make improvements that were needed, reconstruct the boat launch area at Beach 2, remove 800 stumps from the Main Lake, purchase new docks over the years, trim over 300 trees after an ice storm left them dangerously dangling overhead, do what was needed to maintain the water quality in our lakes... believe me, the list goes on and on.

While potholes, especially at this time of year, always go hand-in-hand with roads, this same visionary approach and steadfast attention to what was best for our community led to a well thought out plan of routine road maintenance and the correction of drainage issues that, when left unaddressed, were continuously undermining road structure. When the Seckler and Shepperd building and land came up for sale (where the Beach 1 Complex now stands) in 1997, this same foresight led Jack to talk about what could be. In 2005, with the involvement of so many leaders in the community, he saw it to fruition.

"Jack brought process and order to the operations of the Club," says Sam Lewin, a past board member and first

vice president. He overhauled our maintenance operation to make it more efficient and cost effective. He worked with Grace (Lewin) to build the first computer based membership system and when the Kelly Bill was passed he worked with all of the surrounding lake communities to negotiate an agreement that, at that time, resulted in fair and equitable reimbursement from Vernon Township for the Club's snow plowing efforts."

"We've gone from being amateurs to being a professionally run organization because of Jack," said past board president Bob Hughes when I spoke with him. He went on to mention day-to-day work that gets tended to including "simple things" like the cutting back of brush at bus stops and walkways in late summer in anticipation of the coming school year, the plowing of roads throughout the winter, and then mentioned the bigger projects that have been undertaken that transformed our community over the years.

Jack has been the steady guiding hand in the governing of the community, as well. I never understood this, honestly never even thought of this, until I became a trustee in 2007. I ended my tenure on the board as president, a post I held from 2016-2019. During those years I watched Jack patiently educate board members (myself included) about Robert's Rules, the role of a board in the governance of the community, the importance of sound financial policy, and the management of the Club and the projects of the day. Each year, new board members and (depending upon the year) new officers with varying levels of understanding for these things, are elected and each year at every meeting, his guiding hand can be felt and it has kept our community on an even keel. When I spoke with past board president Adele Huttner, she reminisced about how Jack would spend time before every meeting reviewing the agenda and updating her on all of the projects that were underway."He truly cared, was very helpful and very knowledgeable," she said. Former board president Steve Hastie said, "Jack was my eyes and ears while I was president. I was working 60 hours a week then, and I depended upon him to keep me apprised of community issues and that's what he did."

Michael Gelfand, our current board president, says of Jack, "I look around the community, the facilities and policies that are in place...and I see Jack's fingerprints all over it. He got so much done, and he set it up so that it was repeatable. I don't think anybody loves Highland Lakes more than he does." Then he chuckled and said, "Honestly the guy should have a beach or a building named after him, but that's the last thing he wants or would ever allow."

## On-line Payment Option Now Available

DAVID MARTIN, GENERAL MANAGER



An option has been created for Members who wish to make payments online through their debit or credit cards. You will find the information and instructions you need in the [Make A Payment link](#) on the far right in the blue ribbon, immediately above

the HLCC logo. Note: a convenience fee is applicable to credit card transactions.

While the Club Office has now been closed during this continued Covid-19 pandemic, payments may be made by mailing a check or money order to HLCC, PO Box 578, Highland Lakes, NJ 07422. For your convenience payments (NO CASH) may be dropped through the mail slot in the Club Office door. We no longer accept CASH.

## 2021 Badges and Permits

Please watch for the April Newsette for information regarding when the 2021 Badges and Permits will be ready and the manner in which they will be distributed.



## Help Wanted

KAITLYN NIX, WATER SAFETY DIRECTOR

### Needed – Assistant to the Water Safety Director

Highland Lakes is in search of an Assistant to the Water Safety Director. Interested candidates should contact Kaitlyn Nix ASAP. Candidates must be willing to work from Memorial Day through Labor Day. Weekends a must. Guarding certifications not necessary but would be a plus. Must be willing to be trained in First Aid and CPR. Good driving record and car are a must. Contact Kaitlyn Nix, Water Safety Director at [kaitlyn.j.nix@gmail.com](mailto:kaitlyn.j.nix@gmail.com)

## Help Wanted – Lifeguards, Lifeguard Instructors and Water Safety Instructors

KAITLYN NIX, WATER SAFETY DIRECTOR

The Club is anticipating openings in our Water Safety department this summer. Consider applying to our staff for a lifeguard position. Below is a list of requirements and expectations. Our pre season begins Memorial Day weekend and consists of weekends in June. Starting in the last week of June, the regular season continues daily until Labor Day. You should expect to work both during the week and on weekends.

You must be Lifeguard/CPR/First Aid certified - Waterfront is also necessary, but you can be certified for \$35 by HLCC if you don't have it.

## Help Wanted – Part-Time Summer Clerical Office Staff

LUCY WEEMS, OFFICE MANAGER

The Club is anticipating the need for part-time clerical work to help with the distribution of badge packages and other potential administrative tasks. The availability to work some weekend days throughout the summer is a must. COVID safety regulations will be considered in the work environment. Eligible candidates should submit their resume and letter of interest to Lucy Weems at [hlccaccounting@warwick.net](mailto:hlccaccounting@warwick.net).

## The Highland Lakes Newsette

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and Community Association  
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Roe Hall, Administrative Assistant

Karen Vogel, Editor

Special Thanks to the

Communications Committee and

all of our contributors

PO Box 578 - 2240 Lakeside Drive West

Highland Lakes, New Jersey 07422

973-764-4366 / Email: [hlcc@warwick.net](mailto:hlcc@warwick.net)

## Help Wanted Clubhouse Director

DAVID MARTIN, GENERAL MANAGER

Recruitment is underway for the position of Clubhouse Director for the 2021 summer season. The ideal candidate works well with parents and children, is energetic and creative, and preferably has demonstrated experience in developing and supervising recreational programs.

Duties include but are not limited to the following:

- Hiring, training, scheduling and supervising Clubhouse recreation and Beach Hut staff;
- Gathering continual input from parents and children leading to enhanced programs and activities during the summer;
- Planning, organizing and conducting Clubhouse activities for all ages, including arts and crafts, story-time, dances, movies, contests and field trips;
- Recruiting volunteers to conduct and assist in Clubhouse activities;
- Serves as coordinator for Family Day events and activities;
- Purchasing vending supplies for sale and maintaining inventory at the Activities Center and Beach Hut;

- Publicizing Clubhouse activities and writing articles about upcoming events in the Newsette and on the Club's Facebook page.

Throughout a typical summer, the Clubhouse Director can be expected to follow a 35-40 hour weekly work schedule involving daytime, evening and weekend hours, including activities and events in the evening. While certain public health and safety restrictions imposed as a result of the COVID-19 pandemic remain in effect, the weekly work schedule, activities and events are likely to be reduced, perhaps significantly. The Clubhouse Director will be responsible for conducting activities and events in compliance with applicable COVID-19 restrictions in effect on the date on which an activity or event is scheduled to occur. Resumes, references and a letter of interest should be submitted promptly to David Martin, General Manager, Highland Lakes Country Club and Community Association, PO Box 578, Highland Lakes, New Jersey 07422, or by email to [hlcc@warwick.net](mailto:hlcc@warwick.net). The position will be filled as soon as possible.

## Voting Board

### Highland Lakes Country Club and Community Association

October 1, 2020 - September 30, 2021

Officer		Name	Telephone	E-Mail
President		Michael Gelfand	973-764-8758	<a href="mailto:president@hlcc.org">president@hlcc.org</a>
First Vice President		Judith Norton	973-764-2495	<a href="mailto:firstvp@hlcc.org">firstvp@hlcc.org</a>
Second Vice President		Raymond Zimmerman	973-766-3359	<a href="mailto:secondvp@hlcc.org">secondvp@hlcc.org</a>
Treasurer		Michael Gillooley	973-764-4366	<a href="mailto:hltreasurer@hlcc.org">hltreasurer@hlcc.org</a>
Secretary		Climeen Wikoff	973-764-5604	<a href="mailto:secretary@hlcc.org">secretary@hlcc.org</a>
Section	Trustee		Telephone	E-Mail
1	Louis Iannucci		973-764-7042	<a href="mailto:trustee1@hlcc.org">trustee1@hlcc.org</a>
2	William Beardsley		973-764-7730	<a href="mailto:trustee2@hlcc.org">trustee2@hlcc.org</a>
3	Patricia Thompson		973-271-9566	<a href="mailto:thompsonpatty208@gmail.com">thompsonpatty208@gmail.com</a>
4	Janice Fajardo		917-572-5449	<a href="mailto:trustee4@hlcc.org">trustee4@hlcc.org</a>
5	Julia Campbell		973-670-4539	<a href="mailto:juliakaichercampbell@gmail.com">juliakaichercampbell@gmail.com</a>
6	Melissa Hardin		973-764-1433	<a href="mailto:trustee6@hlcc.org">trustee6@hlcc.org</a>
7	Lee Eisenberg		201-787-8772	<a href="mailto:trustee7@hlcc.org">trustee7@hlcc.org</a>
8	Dominick Beninati		917-566-3136	<a href="mailto:trustee8@hlcc.org">trustee8@hlcc.org</a>
9	Thomas Castiglione		973-764-4366	<a href="mailto:trustee9@comcast.net">trustee9@comcast.net</a>
10	Chris Kaas		-----	<a href="mailto:section10hlcc@gmail.com">section10hlcc@gmail.com</a>
11	David Cartier		973-534-2039	<a href="mailto:trustee11@hlcc.org">trustee11@hlcc.org</a>
12	Len Bogdon		973-764-7136	<a href="mailto:trustee12@hlcc.org">trustee12@hlcc.org</a>



# A Word From the New General Manager

DAVID MARTIN

I am pleased to have this opportunity to address the members of Highland Lakes Country Club and Community Association. First, I want to thank the members of the Voting Board and the special search committee for the professionalism and courtesy they have shown me throughout the months-long selection process. I also want to thank General Manager, Jack McLaughlin, and the staff for their invaluable knowledge, insight, and assistance. All of you have made me feel welcomed and at ease during this transition period. Thank you.

I am looking forward to meeting many of you in the weeks and months ahead. I am eager to get to know you, listen to your thoughts and understand your hopes for the future of this great community. I am excited to be here and committed to earning your trust as we work together to preserve and enhance the quality of life that members expect and deserve.

As you might expect, there is a considerable learning curve for me regarding community norms, past practices, and expectations. Starting a new job is challenging enough. The pandemic makes it even more challenging and so, I ask for your patience and understanding as I continue working to...flatten the curve (sorry, I couldn't resist the pun). There is always much work to be done, but I am encouraged by the sense of volunteerism and community support that I have witnessed in just a few short weeks.

Throughout my 30-plus years as a property management professional, I have viewed my role as that of a servant-leader, always looking for ways to improve the quality of service provided to those I serve. Whether in business or in life, I find it rewarding to help others succeed and prosper. You will find that I may sometimes have a new perspective or slightly different approach to doing things but fear not! There is no harm in taking a fresh look at the ways and means by which we serve or questioning existing policies and processes, provided we are all working with the same goal in mind - to provide members with the most efficient and courteous service possible, consistent with the direction of the Voting Board. My only desire is to assist the community in achieving its goals and ensuring the continued success of Highland Lakes for many years to come. I am here to serve, or as Winston Churchill put it most succinctly...

"We make a living by what we get. We make a life by what we give."

I am committed to giving Highland Lakes the very best of my time, attention, effort and ability. Thank you for inviting me to be a part of your community!

# Chit Chat

MARYANN GUNNING

## VTHS Ice Hockey Wins 200 Games

Congratulations to Vernon Township High School's Ice Hockey team and their coach Ray Zimmerman on their 200th victory on February 24, 2021. Ray, HLCC's Second

Vice President, has been the only head coach for the Vikings over the past 17 years. We are all so proud of the community service and accomplishments of our Second Vice President.



Chris Conway (far right) a member of Highland Lakes is the assistant coach of the Varsity team



PHOTOS COURTESY OF DEBBIE ZIMMERMAN

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## Covid-19 Vaccine Update

MARYANN GUNNING AND DEBBIE ZIMMERMAN

### Help Yourself and Help a Neighbor

Many folks are having a difficult time securing an appointment for the Covid-19 Vaccine. Sussex County has announced there is a new notification system that is now in place. You will no longer need to repeatedly check the appointment calendar for openings. You just need to pre-register your email address with Sussex County at <https://www.sussex.nj.us/>.

As a block of openings become available, an e-mail blast will go out to everyone who has signed up. You must then respond to that e-mail to schedule a time and date for your vaccination. Make sure you are signed up with the county at the link above. Be sure to check your email regularly, as appointments will be scheduled in order of the receipt of responses to the email blast.

The County website states that if you do not successfully schedule your appointment when openings occur, your email address will remain in the notification system for the next round of openings. Your email address will continue to remain in the system until such time that you are able to schedule a vaccination.

Please take a minute to consider your senior neighbors. As most of the opportunities to secure a vaccine appointment are online, please find out if your neighbor has a computer, a valid email address and computer skills to sign up online. If not, is there a safe way for you to offer to help them sign up? If they do not have an email address, they can ask their children or another person they trust to be their email contact.

You can also help by sharing the important information below with your senior neighbors. Print out this information or pick up a copy of this Newsette at the

General Store or HL Post Office and deliver it to your neighbor.

Help is available for resident senior citizens who are unable to access the internet or do not have an email address, by calling the Sussex County Division of Senior Services at 973-579-0555. The county staff can assist seniors by telephone to register for a vaccine appointment. While there is no guarantee of an appointment, the staff will register seniors should a vaccine appointment be available.

Have an appointment but need a ride? Seniors in need of transportation to vaccination sites located throughout Sussex County can contact Skylands Ride at 973- 579-0480 for assistance. Please contact Skylands Ride as soon as you obtain a vaccination appointment to coordinate transportation.

In addition to registering with the County, you can also pre-register for notification with the state of New Jersey here: <https://covidvaccine.nj.gov/> and with Atlantic Health systems here: <https://www.atlantichealth.org/conditions-treatments/coronavirus-covid-19/covid-vaccine.html#alerts>

If you need additional telephone assistance to register for a vaccine, call the NJ COVID-19 Vaccine Call Center at 855-568-0545.

Finally, please be aware of signs of potential COVID-19 scams: You should never be asked to pay out of pocket to get the vaccine and you should never be asked to pay to put your name on a vaccine waiting list or pay to get early access. Any HLCC senior citizen who needs additional help after trying the options mentioned above, can call HLCC members Maryann Gunning (516-319-0729) or Debbie Zimmerman (201-304-3285) for assistance.

Be a true Highland Laker...help out your neighbor.

## On-line Payments

Have you paid on-line yet? It's fast and very easy. Go to [HLCC.org](https://hlcc.org) and find the top blue ribbon and click Make a Payment.

## No Parking on Roads During Snow and Ice Operations



Please be aware that Rule No. 16 of the Club's Rules and Regulations, adopted April 22, 1994, reads as follows:

Whenever snow has fallen or roads become covered with ice and the accumulation is such that it covers the

roadway, an emergency shall exist and no vehicle shall be parked on any roadway or portion thereof. This parking prohibition shall remain in effect after the precipitation has ceased until the roads have been plowed and/or sanded sufficiently and to the extent that parking will not interfere with the normal flow of traffic.

Any unattended vehicle in violation of this Rule will be deemed to be parked without the consent of the Club and may be summonsed and towed in accordance with N.J.S.A. 39:4-56.6 and Vernon Township Ordinance 99-12.

Your cooperation is needed to make the winter as easy as possible on your neighbors and the Club. Thank you.

## Next Newsette: April 3, 2021

Newsette articles should be submitted on the Friday before the week of publication at noon. Under no circumstances will submissions be accepted after noon on Monday of the week of publication. Typed submissions must be emailed to the Club office at [hlcc@warwick.net](mailto:hlcc@warwick.net). Sorry – we can only print photographs submitted as .jpg files with a minimum of 150 dpi. Thanks!



### Vernon Township Housing Market Report - January 2021

"Having grown up in Highland Lakes, I understand the value in this thriving, active community. Contact me today to discuss a no-cost comparative market analysis for your property."

# Beds	Avg. Sales Price	Avg. Days on Market	Sale / Listing Price
1	\$85,725	89	99%
2	\$169,264	32	96%
3	\$279,670	37	99%
4	\$345,548	60	103%
5+	\$490,000	202	100%
TOWN	\$249,260	51	99%

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## Ecology Corner

BARBARA JAGGI, CHAIRPERSON, ECOLOGY COMMITTEE

### Emerald Ash Borer

Spring is just around the corner - time to remember the Emerald Ash Borer infestation. The native ash trees are some of the largest in the forest, and we want to protect them if at all possible. Several articles on this subject appeared in the Newsette last summer.

- Signs of infestation include:
- Bare branches at the top of the tree - this may be difficult to see if the tree is very tall
  - Considerable woodpecker activity - woodpeckers feed on the larvae just under the bark of the tree
  - Heavy branching at the bottom of the tree
  - The insects leave a D shaped hole in the bark when they emerge in the spring

Once you have determined that you have ash trees on your property, have them evaluated by a certified tree company. Once dead trees become very brittle and cannot be climbed, the tree can be dead within three years. All of our ash trees, if left untreated will eventually become



infected. In order to save healthy ash trees it is appropriate to begin treatment later in the spring.

- Treatment options include:
- Soil-applied systemic insecticides
  - Trunk-injected systemic insecticides
  - Non-invasive systemic basal trunk sprays
  - Protective cover sprays

Any trees determined to be a high safety risk should be removed immediately. Actively infested trees should be cut down and chipped as soon as possible. For all other ash, it is best to complete removals in the fall or winter. The material must be processed (chipped or de-barked) before emergence (by late April). It is important to have your trees treated by a certified tree company licensed to apply the chemicals used in treatment. This is not a home gardener's project. Here is a link to an informative video: [https://www.state.nj.us/dep/parksandforests/forest/eab\\_video.mp4](https://www.state.nj.us/dep/parksandforests/forest/eab_video.mp4)

Go to the NJ Department of agriculture website for more information.



## Outdoor Lighting

BARBARA JAGGI, CHAIRPERSON, ECOLOGY COMMITTEE

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 excessive 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" ordinances have been instituted in communities around the country. More information can be found at the International Dark Sky Foundation, <http://www.darksky.org>.

Check out the illustrations on page 22 in the booklet "At the Lake" on our website for examples of acceptable lighting.



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## Annual Roadside Clean-up Day

BARBARA JAGGI, CHAIRPERSON, ECOLOGY COMMITTEE

### Sponsored by the Ecology Committee

Historically, on the Saturday after Earth Day, the Ecology Committee has organized a roadside clean-up. This year that would fall on April 24. Last year's clean-up was cancelled due to coronavirus restrictions. Please check the April issue of the Newsette to see how we will approach the clean-up this year. If restrictions are eased we will look to operate out of the Clubhouse as has been done in the past. Otherwise I encourage Club members to organize their own crews, select a route and let me know where you will be working. I would like to recognize our volunteers whether working from the Clubhouse or on their own. Give me a call at 973-479-7416.



# HIGHLAND GENERAL STORE

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# Member Survey on Short-term Rentals

Short-term rentals (STRs) are a hot topic issue for communities across the entire country, and Highland Lakes is no exception. Vernon recently issued its own requirements and regulations related to STRs, and as a private lake community within Vernon, Highland Lakes has longstanding rules, regulations and by-laws that may need to be revised.

Some members are opposed to STRs, citing quality-of-life issues that are detrimental to the community:

- Excessive noise
- Parking and traffic issues
- Late-night partying
- Unregulated short-term rentals
- Insufficient enforcement of Club rules

Other members support STRs, citing perceived benefits to the community as long as members who rent their homes comply with current rules:

- Registration of homes with the Club office

- Registration of all renters as associate members
- Confirmation by owners that renters are aware of and will abide by Club rules and regulations.
- Accountability and availability of owners to address problems that the Club brings to their attention.

The Voting Board wants your feedback to better understand how the community feels about STRs. We'd appreciate your participation in a survey—the results will be used to help inform whether we ultimately recommend by-law changes for the membership to approve at the 2021 Annual Meeting, or if we recommend to maintain the current rules.

For many, the most convenient way to complete the survey is by using a computer, tablet, or smartphone. If you are reading this on a computer or mobile device, click [here](#) to access the online survey. If you prefer a paper survey instead, you can download a copy from our website or simply complete the survey printed here in the Newsette and return it to the Club office by mail or office mail slot.

**Note: Survey responses will be accepted until 12:00 pm on Monday, March 15, 2021.**

**1. Please clearly print your name and member number below.**

Name: \_\_\_\_\_

Member #: \_\_\_\_\_

**2. I am aware of Vernon’s rules, regulations, fees, and penalties for STRs.**

Yes \_\_\_\_ No \_\_\_\_

**3. I am aware of HLCC rules, regulations, fees, and penalties for STRs.**

Yes \_\_\_\_ No \_\_\_\_

**4. HLCC has always allowed STRs.**

Yes \_\_\_\_ No \_\_\_\_ Don't know, not sure \_\_\_\_

**5. Short-term rentals have increased in our community over the past few years.**

Yes \_\_\_\_ No \_\_\_\_ Don't know, not sure \_\_\_\_

**6. How many STR properties are located very near your home?**

(if you check 0, skip to Question 8)

0 \_\_\_\_ 1-2 \_\_\_\_ 3 or more \_\_\_\_ Don't know, not sure \_\_\_\_

**7. How many of the STRs near your home are registered with the Club and the town?**

All \_\_\_\_ Some \_\_\_\_ None \_\_\_\_ Don't know, not sure \_\_\_\_

**8. Your own HLCC property is:**

Off-lake \_\_\_\_ Lake-view \_\_\_\_ Lakefront \_\_\_\_

**9. What is the primary use of your HLCC residence(s)?**

Full-time, owner occupied \_\_\_\_ Seasonal, owner occupied \_\_\_\_

Weekends, owner occupied \_\_\_\_ Non-resident, lot owner \_\_\_\_

Income, investment, or rental property \_\_\_\_

**10. Do you currently or have you ever rented your HLCC home to others?**

(if you check No, skip to Question 12)

Yes \_\_\_\_ No \_\_\_\_

**11. What was the typical duration of your rental(s)?**

Weekends \_\_\_\_ Weekly or less than 30 days \_\_\_\_

Monthly or less than 1 year \_\_\_\_ Yearly, long-term rental \_\_\_\_

**12. Before becoming a member, did you ever rent a home in HLCC for vacation or other purposes? (if No, skip to Question 14)**

Yes \_\_\_\_ No \_\_\_\_

**13. How many times before you became a member did you rent a home in HLCC?**

Just once \_\_\_\_ 2 to 5 times \_\_\_\_ 6 times or more \_\_\_\_

**14. What is the difference between a quality-of-life disruption (noise, loud parties, garbage, parking, fireworks, etc.) caused by STRs and the same disruption caused by another member?**

**15. Who should you call with complaints about noise or behavior issues coming from a member and/or a STR residence?**

Vernon Police \_\_\_\_

HLCC Security \_\_\_\_

HLCC Office \_\_\_\_

Don't know, not sure \_\_\_\_

**16. In what way do you feel that STRs affect the character of our community?**

\_\_\_\_ STRs affect the character of the community in both positive and negative ways.

\_\_\_\_ STRs have a mostly negative affect on the character of the community.

\_\_\_\_ STRs have a mostly positive affect on the character of the community.

\_\_\_\_ Don't know, not sure.

**17. The availability of STRs in our community helps attracts future homeowners.**

Strongly agree \_\_\_\_ Agree \_\_\_\_ Neither agree nor disagree \_\_\_\_

Disagree \_\_\_\_ Strongly disagree \_\_\_\_

**18. More aggressive badge checking is an acceptable nuisance if it helps to identify unregistered rental activities.**

Strongly agree \_\_\_\_ Agree \_\_\_\_ Neither agree nor disagree \_\_\_\_

Disagree \_\_\_\_ Strongly disagree \_\_\_\_

**19. A dues increase would be acceptable if it paid for more concerted efforts to identify, register and enforce compliance of STR properties.**

Strongly agree \_\_\_\_ Agree \_\_\_\_ Neither agree nor disagree \_\_\_\_

Disagree \_\_\_\_ Strongly disagree \_\_\_\_

**20. Should a new member be required to own their residence for a period of time before making it available as a STR?**

\_\_\_\_ Yes, they must own the home for 30 to 90 days before it is available as a STR.

\_\_\_\_ Yes, they must own the home for 6 months to 1 year before it is available as a STR.

\_\_\_\_ Yes, they must own the home for 1 to 2 years before it is available as a STR.

\_\_\_\_ No, they should not be required to own the home for a period prior to making it available as a STR.

**21. One last question...Do you think surveys like this are a useful and effective way for HLCC to gauge community interest and opinions?**

Extremely useful \_\_\_\_ Very useful \_\_\_\_ Somewhat useful \_\_\_\_

Not so useful \_\_\_\_ Not at all useful \_\_\_\_

**Thank you for taking the time to complete the survey!**



# Classified Ads

**BOATS/TRAILERS:** Old unwanted boats and trailers taken away for free. Also, can move boats from home to dock and shore for reasonable rates. Call Al for details: 973-271-4282  
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**P.E. CONTRACTING:** Home renovations, additions, foundations, decks, roofing, siding, kitchens & bathrooms. Highland Lakes resident. Multiple additions and renovations completed in Highland Lakes. We can supply the blueprints, fully insured – eviccievicci@yahoo.com 973-534-8529  
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**J. FREDERICK'S CONST. CO.:** Additions, alterations, decks, docks, bathrooms, kitchens, roofing, siding, masonry & home repair. Thirty years experience. For free estimate, design & blueprints call 201-787-3470 or 973-764-7732. Many local references.  
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**JP ELECTRIC:** Free estimates, insured and bonded. Serving HLCC since 1986 license and permit #8521. Brian Boeren 973-670-4175.  
5/2/21

**MOUNTAIN CHIMNEY SWEEP:** Since 1977. We clean, repair, reline and inspect chimneys. Also repair heatilators, replace dampers, chimney caps and repointing. Fully insured, call 973-764-3125.  
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**WANTED:** Lakefront home in Highland Lakes - new grandparents hoping to move closer to their newborn grandson! Ready, willing, able buyers, flexible on closing date. Please call Ronnie - 908-884-1453.  
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## 50<sup>th</sup> Anniversary Cookbooks On Sale

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\$10.00 per copy is all it costs to get a great gift for yourself or for others in your life. Some of the recipes came from the grand ladies of the HL Women's Auxiliary. Maybe your mom, grannie, auntie or a special neighbor submitted a recipe, and you haven't had it since you were a child. Here's your chance to get your hands on those wonderful taste treats. Call Joyce - 845-544-3749 and pick up 1 or more copies for gift-giving.



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## Visit [www.hlcc.org](http://www.hlcc.org) for the Latest Highland Lakes News

For the most current news on Highland Lakes Events, activities and items of interest, visit the Club's website: [www.hlcc.org](http://www.hlcc.org). Here you will find current calendar of events, the most recent edition of the HL Newsette, as well as archived editions, board and committee news, informative articles, photos and so much more.

Go to the website to join the Club's email list, too. Once your membership is verified, you will receive our e-blast and all emergency notifications.



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SUE BURUCHIAN ONLINE IMPRINTS, LLC

OnLine Imprints, LLC (formerly OnLine Embroidery) is still the official company for your HL apparel. (Yes, we've changed our name but all else is the same, serving HL customized needs since 1997). Highland Lakes Country Club apparel will be stocked at the Activities Center or the Beach Hut when the Club opens up. In the meantime, call us for your HLCC T-shirts, onezies, sweats or order up your special requests. Sizes: Youth to 3XL.

We thank you in advance for supporting the HL Apparel program which helps our members via the Goodwill Fund. Custom orders always accepted. Call 973-271-0227 or best, email at [onlineimprints@ptd.net](mailto:onlineimprints@ptd.net).





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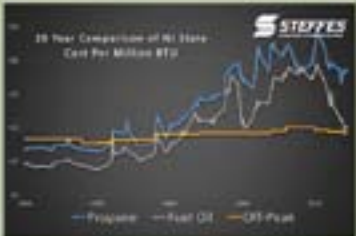
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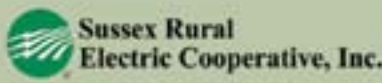
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