



The Highland Lakes Newsette

A publication of Highland Lakes Country Club and Community Association at Highland Lakes, New Jersey © 2026
"All the News That Fits We Print"



Volume 2026 | Issue Number 14 | August 29, 2026

Annual Meeting Recap 2026

CLIMEEN WIKOFF, COMMUNICATIONS COMMITTEE CHAIR

A summary of the Annual Meeting follows. These are not the official minutes. All official minutes of our meetings can be found in the documents section of the membership portal once they have been approved by the Voting Board and posted to the portal.

The Club's attorney Eileen Born prefaced the meeting by explaining that, due to an issue with the notice for this meeting and for the call for nominations (both of which were in violation of our By-Laws and the Planned Real Estate Full Disclosure Act (PREDFDA)), the votes on the proposed By-Laws amendments and for Trustees would be postponed until October 25, 2026. She said that at the appropriate time in the meeting, President Ray Zimmerman would ask for a motion to adjourn the vote on the By-Laws amendments and then on the election of Trustees until that date. This would be considered a continuation of the Annual Meeting so no quorum would be needed when the meeting reconvenes on October 25. She strongly encouraged the membership to attend the meeting on October 25th to vote on the By-Laws amendments and for Trustees, in order to avoid a potential situation where a small number of members decide on the proposed By-Law amendments. She explained that this will be an entirely new process with a new call for nominations and a new notice of the proposed changes to the By-Laws before the meeting on October 25. The current absentee ballots will not be counted. Members will be able to vote in person or by submitting new absentee ballots. The meeting on October 25 will take place at either the Clubhouse or the Highland

Lakes Firehouse.

Members expressed concern about the availability of absentee ballots since many members go away in the fall and absentee ballots are not available on-line but only by requesting them from the Office

Voting Board President Ray Zimmerman then called the Annual Meeting to order after confirming that the mandatory quorum of five percent of the membership had been met. He introduced the current Voting Board, and the minutes of the 2025 Annual Meeting were approved.

President's Report

President Ray Zimmerman said that it has been a year of change with a move to a management company, the upcoming Clubhouse renovations, and a new approach to lake management. He said that the Board had unanimously voted to move to a management company after years of self-management primarily for continuity and efficiency, noting that it's very difficult to find new managers and other staff. He introduced Kelly Peters as our new general manager. Turning to the Clubhouse renovations, he noted that work will start shortly and will include repairs to the porch and to the electrical system, as well as refinishing the floors and walls. With regard to the lakes, he said that the Club has adopted a more scientific approach to the lakes by hiring Skylar Reed-McMillon as our lake management consultant. She is able to react to data very quickly to apply targeted treatments to the lakes as needed. The weed harvester was

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Voting Board Workshop – August 12, 2026

JANICE O'NEILL, COMMUNICATIONS COMMITTEE MEMBER

A summary of the August Voting Board Workshop follows. These are not the official minutes. All official minutes of our meetings can be found in the documents section of the membership portal once they have been approved by the Voting Board and posted to the portal.

Clubhouse Renovation Project: The Clubhouse will be closed for renovations beginning August 17. A three-month project is planned, with a December completion target. The budget is \$1.27 million. The Project Manager will provide updates at Board Meetings. Members will not be allowed on-site during construction. Appointments to meet with office staff can be made by calling the Office.

EutroSORB: Due to a delay in the permit process, the Club will not be applying EutroSORB this season. Our lake consultant, Skylar Reed-McMillon, recommends a series of four treatments next year, at a cost of \$176,000 (\$44,000 per treatment). The four treatments would be in Lakes 3 and 4, and the four coves in Lake 2. This will be included in the budgeting process to be discussed at the September Voting Board meetings.

President's Report: President Ray Zimmerman apologized for the Annual Meeting mailing going out later than required by PREDFDA and the By-Laws. Highland Lakes legal counsel has advised proceeding with the meeting and with the membership vote on the By-Laws changes and the election of Trustees.

Our lake consultant, Skylar, gave a presentation at Lake Appreciation Day on August 8 and provided a scientific summary of the state of our lakes and our approach to treating them (presentation will be available on the Portal). A trustee requested that Skylar provide an estimate of lake treatment costs as input to September budget discussions, and a recommended list of 2027 action items for the October Voting Board workshop. The Board would like Skylar to present on a regular basis to the community.

Ray highlighted a few items to be included in the draft 2027 budget: costs related to carp management and stocking fish, including Muskies.

Management Report: Club Manager Kelly Peters discussed a few things she has been working on: next year's budget, addressing aeration issues, and training security officers in compliance work.

Budget Discussion: Treasurer Lou Iannucci presented the first draft of the 2027 budget, which the Board will continue to refine. Lou highlighted some of the potential expense changes: payroll, discontinuing Newsette printing, consultant fees including a Reserve study that will be needed after construction, insurance costs increase, First Service Residential (FSR) management fee, lake treatment costs, lake consultant fees, lake testing, wildlife



PHOTO CREDIT MELISSA HARDIN

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Annual Meeting Recap 2026

CONTINUED FROM PAGE 1

also used this summer, removing approximately 7,500 cubic yards of material from the lakes. There are also new technologies being used in Lakes 3 and 4.

Ray also discussed repairs that were made to the tennis and pickle ball courts and that improvements were completed at Beach 5. He said that there has been an increase in vandalism in the past month, notably at the Beach Hut and also at Beach 5. The Club will be installing cameras at some locations. He ended by thanking all the volunteers who do so much for the community.

Chairperson of the Board Report

Chairperson Julia Campbell started her report by saying that “alone we can do very little, together we can do so much.” She discussed the improved health of the lakes, Clubhouse renovations, and the change in Club management. She noted that Skylar has implemented specialized testing, detailed assessments and individual treatment plans for each lake. Members of the community have helped in this effort by recording and sharing lake issues and following the guidelines for fertilizing, gardening and septic maintenance. She went on to discuss the upgrades to the Clubhouse, which will include updates to the electrical system, repairs to the front porch and upgraded bathrooms. She also discussed the unanimous decision by the Board to move to a management company in order to have a larger pool of applicants for all positions, to improve operational efficiencies, and enhance member services. She ended by thanking her fellow Board members for their hard work and the members for their participation in the community.

Treasurer’s Report

Treasurer Lou Iannuci reported that the Club’s financial position remained strong with operating expenses being within budget. The Board is reviewing next year’s budget with the lakes continuing to be the number one concern. This year’s lake operating budget was \$218,500. The Board is evaluating different treatment options which may increase

this number for the next fiscal year. From the Capital Fund, \$270,000 was spent on the weed harvester, \$28,900 on new testing and monitoring equipment, and \$41,000 on OST and UST equipment. He ended by saying that members should feel free to reach out with any questions about the treasurer’s report that was mailed to the membership.

General Counsel Report

The Club’s attorney Eileen Born stated that her office had been involved in the legal aspects of changes the Club made to its administration in retaining First Service Residential. There were also a number of member violations, encroachment issues, and initiation fee disputes. She said that the Club hosted a meeting this year with the New Jersey Coalition of Lake Associations, that Highland Lakes has been a member since its inception and that all HLCC members are welcome to attend the meetings.

Amendments to By-Laws

At President Ray Zimmerman’s request two motions were made per Robert’s Rules and passed, adjourning the vote on the By-Laws Amendments until October 25.

Privilege of Floor to Membership

Once the floor was open to the membership, over twenty members lined up to ask questions or make comments, expressing both appreciation and concern. The topics included paving, road repairs and maintenance; ash tree removal; the importance of keeping the Newsette; the removal of a dock from one of the freeways; and the need for more details about the Clubhouse renovations. A topic of particular concern to several members was how the decision to move to a management company was made, how that affected the staff, the disappointment with the transition to First Service Residential and with their customer service support.

Elections of Officers and Trustees

At President Ray Zimmerman’s request two motions were made per Robert’s Rules and passed, adjourning the election of Trustees until October 25th.

Voting Board Workshop – August 12, 2026

CONTINUED FROM PAGE 1

management, general maintenance, road repairs, weed disposal, utilities increases, lifeguards payroll, fish stocking. Income line items mentioned were dues, initiation fees, badges, code enforcement, fines, Clubhouse rental fees, events and past dues. The Board will continue to work on the budget and vote on it at the September 18 Voting Board meeting.

Board Comments: Jim Schrinier, Section 9, requested that the Board discuss Vernon salt storage at the September meeting and recommends asking Vernon not to store it on Club property. He shared that his constituents are disturbed by FSR branding on member communications, and recommends that all communications and branding represent Highland Lakes, not FSR. He reminded the Board that the FSR contract includes a monthly summary of calls into care center, which has not happened, saying that the Board needs to make sure we are getting what we were promised. He asked who is managing the people who are operating the weed harvester. Kelly directs the team where to use the harvester, with Skylar’s guidance.

Sue Buruchian, Section 1, asked about email lists that Trustees are given for their Section and whether the Club provides those lists to Trustee candidates. Ray explained that because one of the current Trustees who is running had used his Section list, a decision was made to allow any nominee who asked for a list to be provided with one. Kelly said that only the emails for members who did not check “private” for their email address were provided, as advised by the Club attorney. If members do not want their email public, they should change their portal email setting to private.

Eric Card, Section 11, asked for reports on the lakes and a simple flag system for identifying lakes as open or closed.

Temporary Office Closure (Clubhouse Renovations)

Due to ongoing clubhouse renovations, the physical management office will be closed starting August 17.

Our team will be working remotely during this time and remain fully available to assist you. Please reach out via phone at (973) 764-4366 or directly through email:

- Kelly Peters (General Manager) – kelly.peters@fsresidential.com
- Melissa Hardin (Lifestyle Director) – melissa.hardin@fsresidential.com
- Jennifer Ward (Accounting) – jennifer.ward@fsresidential.com
- Priscilla Foglia (Office Support) – priscilla.foglia@fsresidential.com

Day Badges will be for sale at the Snack Shack at Beach 1. Monday-Sunday 10 am - 6 pm until Saturday, 8/29.

Thank you for your patience during our renovations, and we hope to see you at our community events!

Beach Hours

RAY LOUGHREN, WATER SAFETY DIRECTOR

June 29 – September 7

Lifeguards will be on duty at the following beaches during the times listed below subject to staffing availability.

- Beach 1 – 9 am - 6 pm
- Beach 2 – 10 am – 4 pm
- Swim Lanes – 9 am – 4 pm Monday through Friday
- Beach 3 – 10 am – 6 pm
- Beach 7 – 10 am – 6 pm
- Beach 4 – Closed until further notice
- Beach 5 – Closed until further notice
- Beach 6 – Closed until further notice

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PHOTO CREDIT MIKE EMMERICH



PHOTO CREDIT MELISSA HARDIN

Bocce Update

BARBARA CAMPBELL

Bocce season started this spring at Highland Lakes. We have had a fun time playing every Tuesday and Thursday afternoon starting at 1. The team again held an “open house” on Lake Appreciation Day so members could learn

the rules and play a few rounds. New members are always welcome. We will continue to play twice a week into October. Please join us for an afternoon of fun and laughs!

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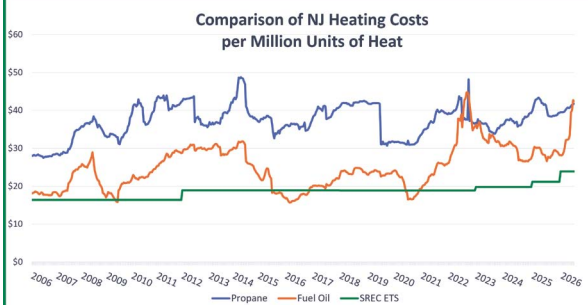


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Summer Athletics

KELCEY BLANK, ATHLETIC DIRECTOR

This summer was another great season for athletics, and we were excited to see so many kids come out and participate! The strong numbers showed just how much our kids enjoy being active, learning new skills, and having fun with their friends.

We brought back many of the same sports and activities that were a hit last summer, giving students the opportunity to continue developing their skills and enjoying their favorite activities. We also introduced several new classes, which brought new excitement and opportunities for students to try something different.

Throughout the summer, the focus was on staying active, learning, teamwork, and — most importantly — having fun. It was great to see children encouraging one another, trying new things, and making memories along the way.

A big thank-you goes out to all of the children who participated and helped make the summer athletics program such a success. We are already looking forward to next year and another summer filled with fun, sports, new activities, and plenty of opportunities to get moving!

We can't wait to see everyone back next summer!





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Summer Athletics



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Next Newsette:
September 5, 2026

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 info@hlcc.org. Sorry – we can only print photographs submitted as .jpg files with a minimum of 150 dpi. Thank you.



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and Community Association
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Carolyn Acker, Janice O'Neill,
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and Climeen Wikoff, Editors
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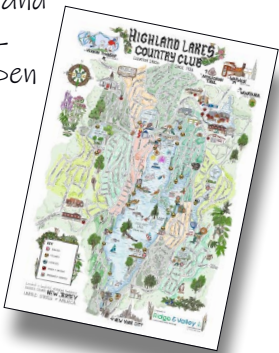
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Senior Sunfish - HLCC Special

MLADEN KRESIC, FLEET CAPTAIN

After a week off for the Annual Meeting that wasn't, we returned to weather that reminds us how special this place really is. Winds, mostly from the southwest at 7-9 knots, were sufficient to call a long Course 1 but as they lessened, we changed to a short course for Race 2. Despite heavy vacation time, 8 sailors, and 9 in the second race, joined this enviable day of winds, sunshine and wispy clouds overhead. Will took off in the first race and was almost caught on the downwind leg by James "the secret motor" Sullivan. He in turn was passed with a brilliant final leg sailed by Bob for a second-place photo finish. I was 4th followed by David and Allan. Kudos to Chip the indestructible for climbing back in after a spill at the start!

In the second race, with the entire fleet in the middle of the lake on the downwind leg, someone tried the island route, going from back of the fleet to first, only to be passed by Will near the finish. Alas, I was second in a photo with James and a close 4th from Bob. Thank you to Rich for joining us in Race 2. Rich, it was good to see you - we are all pulling for you!

Let's keep growing the fleet! For any new entrants, my contact info is mladen@negotiators.com or call/text me at (203) 918-1102.

Thanks to LuAnne and Ellen and to our safety boat crew. Reminder that there is an All-Boat Regatta on Saturday September 5. Look for the details in the Newsette or contact Maryjane at 203-918-1103. Have a great week and I look forward to seeing you next Sunday, August 30. Spread the word!

Please check the sailing schedule periodically for any changes or updates. The default for every week will be 2 races.

August 23 Race 1

1. Will Kresic
2. Bob Tomsey
3. James Sullivan
4. Mladen Kresic
5. David Goldman
6. Allan Napolitano
7. Chip Ehrhardt
8. Bill Weis

August 23 Race 2

1. Will Kresic
2. Mladen Kresic
3. James Sullivan
4. Bob Tomsey
5. David Goldman
6. Allan Napolitano
7. Chip Ehrhardt
8. Bill Weis
9. Rich Mastrangelo

FJ Fleet

LOU IANNUCCI, FLEET CAPTAIN

If anyone is interested in joining the Fleet, email me at Lmicpa@gmail.com or come down to the races on Sunday and speak to the dock committee.

Results For August 23rd

Race One:

- Rob & Brianna
- Bill & Liz
- Lou & David
- James & Luke
- John Wanye & Hayley
- Pat & Bob
- Wayne & Dewey
- Allan & Luanne
- Krissy & Dom

Race Two:

- Lou & David
- John Wayne & Hayley
- James & Luke
- Rob & Brianna
- Bill & Liz
- Wayne & Dewey
- Pat & Rob
- Allan & Luanne
- Krissy & Dom



Windsurf Happenings

KEVIN GASTON, FLEET CAPTAIN

Feast or Famine - August 15

After three straight weeks of near perfect wind conditions, I guess we can't complain too much. Last Saturday's race was, let's just say, a drifter. I'm talking about 3 mph out of a brand-new wind direction. It's called north southwest. The wind, if you could call it that, was out of the north on the north side of the lake and out of the southwest towards the south end. When the two meet in the middle, it's called a vortex. The Highland Lakes Triangle, if you will. Three of us set forth to bravely race in these frightening conditions.

The wind lightened up even more before the start of the second race, so for the first time ever recorded in Highland Lakes windsurfing history, we used a manned boat to be a buoy. That's right, legendary windsurfer, Chip "Bionic" Ehrhardt positioned his open-air catamaran, minus the sail, at a point about halfway to the blue buoy of a Number 3 Course. So, instead of calling it a Number 3 blue-finish, the Dock Committee aptly named it a number 3 Chipbuoy-finish.

I have to publicly apologize to Tommy "Two Tack" for distracting him during the second race. On his approach to round the Chipbuoy, I pointed out to him that he needed to "kick in" his top batten. What followed appeared to me to be watching the action in slow motion. He looked up, dropped his mast and proceeded to fall in backwards. It was all Pat needed to secure his second-place finish.

Many thanks to Mike Gaston and Diane Detwiler for being the best dock committee out of all the fleets here on the lake. I know there will be some rebuttal on this, but I'm just going to close my ears and pretend not to hear it.

There are only two race weekends left. Follow all the action by being right in the middle of it. Join us every Saturday at 3 pm. See you on the line.

Results:

- Windsurfer LT Division (same results for race 1 & 2)
- 1 - Kevin Gaston
 - 2 - Patrick Detwiler
 - 3 - Tom Latham

Force Five

ERIKA RODGER

What a slow, hot day! We started out anticipating a blue/blue course, but it ended up being a blue and finish! During the first leg we were all grouped together, but it ended up being quite a dramatic finish! (Not for me, I was way behind. Drat!) We then decided that one race was totally sufficient for the day.

Thank you to the safety boat and to Jonathan for amazing dock committee! Force Five races start at 10:30 on Saturdays! If you have a Force Five, please join us!

Results 8/15

- 1: Lou
- 2: Rob
- 3: David
- 4: James
- 5: Erika

Junior Sunfish Singles and Doubles

ERIKA RODGER, FLEET CAPTAIN, KEVIN MURPHY AND JUSTIN MURPHY

Results 8/11 and 8/14

The Singles races were a day with some great, strong wind. It's incredible to see everyone's skills growing. John in particular has really come into his own, I saw him standing up (appropriately) on his boat and some great hiking skills. Riley capsized and brought the boat back up with lightning speed, incredible!

The Doubles race was a really fun one. We had some weaker wind, so the second race was transitioned into Tip Day Part 2. The good news is that everyone seems quite comfortable with capsizing now. Thank you to Mladen Kresic for helping out with some boat issues.

Thank you to the amazing, responsive safety boat. Thank you also to the active parent volunteers, this wouldn't be possible without such a strong group effort! If you or someone you know has a good quality Sunfish they are looking to donate or sell, please let me know. We have several Juniors who are in the market.

Singles Race 1:

1. Cooper
2. John
3. Abigail
4. Natalie
5. Riley

Singles Race 2:

1. Cooper
2. John
3. Abigail
4. Riley

Doubles Race 1:

1. Cooper/Jake
2. John/Luca
3. Abigail/Natalie
4. Dylan/Cian
5. Riley/David

