



Lindy's Lake Association



Annual Spring Property Owners Meeting
Saturday, May 17, 2025



Agenda

1. Financial Summary
2. 2025 Accomplishments
3. Roads
4. Beach and Lake
5. Rentals - Pavilion / Manor House
6. LLA Swag
7. Reserve Study
8. 2025 Events

Brief Financial Update

Current dues collected: \$127,310.59

Current dues: \$110,900.00 + Prior: \$16,410.59

Paid in full: 160 of 223 (71.749%)

Balance of bank account: \$198,154.95



2025 Accomplishments

- True Tree Service removed trees in spillway property and beach parking area

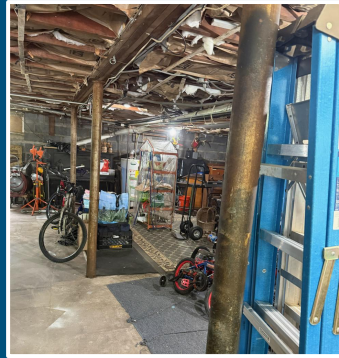


True Tree
743 Whitebridge Rd
Millington, NJ 07946



2025 Accomplishments - Farm House

- Front Steps were repaired ✓
- Insulation was replaced (damaged by mice) ✓



Mr Fix-All
Home Improvements LLC

- Extermination contract in place for Farm House and Manor House ✓

Roads






- Contracted this year with R. Williams Paving LLC to pave roughly 15,000 square feet of Lindy's Lake Association roads (including additional potholes) for \$45,000.00
- Signs are ready to be installed (Speed Limit 15, Kids at Play, Slow Down)
- Reserving \$3,000.00 for unforeseen issues between now and Jan 1, 2026



- 2023 Paving: \$40K
- 2024 Paving: \$45K
- 2025 Paving: \$45K



Beach and Lake

- Beach is almost ready to be open for the 2025 season
- New Sand 
- Lifeguards hired 
- Health inspection scheduled 
- Garden State Labs contracted to provide weekly water testing 
- Port-a-potty delivered 

2025 Accomplishments

- Tigris (new owner of Aquatic Analysts) has started servicing the lake
 - Dying blue to block photosynthesis which reduces algae
 - Contracted for bi-weekly treatments to spot kill algae and weeds



Photos of NOT Lindy's Lake

filamentous algae (Spirogyra)



Curlyleaf pondweed plants



What can homeowner do to protect the lake?

1. Prevent nutrient overload

Phosphorus fuels algae blooms and reduces clarity

1. Fix any septic issue immediately (schedule regular pumping / service plan)
2. Prevent or limit runoff from lawns, roads because they can carry excessive nutrients like nitrogen and phosphorus
3. Use Phosphorus free soap inside and outside your home (BLUE DAWN)
4. Limit or eliminate fertilizer use
5. Pick up dog (and other animal) poop

What can homeowner do to protect the lake?

- 1. Maintaining proper water circulation**
- 2. Manage algae growth**
 - a. Raking, removing algae when you see it forming (You can bring it to the dump)
- 3. Control runoff**
 - a. Implement measures like rain gardens - Glenwild has a specialist on staff :)
 - b. Creating vegetative buffers
 - c. Prevent yard waste from entering storm or the lake
- 4. Maintain shoreline vegetation**
 - a. Shoreline vegetation is good! It creates a filter and competes for nutrients algae

Consider phosphate free alternative

Laundry Detergent

Body Soap

Car wash products

Fertilizers



New Lifeguarding Hours

*** Ideally we will have lifeguards Saturday and Sunday in June, and 7 days a week (July & August) ***

Sunday - Thursday 12 PM - 6 PM

Friday & Saturday 12 PM - 7 PM

We are also trying out some additional morning hours and split schedules

We are considered a “specialty exempt facility” - We are not required to have lifeguards. Public beaches - are locked and don’t allow any swimming outside of lifeguard Hours.

Whenever Lifeguards are not present - Swimming is allowed at your own risk, 16+ years old.

All Lindy's Lake Association Members and Guests must comply with both sets of rules:

- **Lindy's Lake Association Rules:**

- Everyone using the beach area (including the fishing area) must carry a valid 2025 Lindy's Lake Wristband
- Bring all of your trash home with you. Lindy's Lake is a **CARRY-IN/CARRY-OUT beach**
- No Glass
- No Dogs (This applies year-round, 24 hours a day)
- No Diving from the floating docks
- Non or beginner swimmers must be accompanied by an adult to the floating docks, even if they are wearing a floatation device. No Jumping off the floating docks while wearing floatation devices.
- **No Fishing in the swimming area.** All fishing should be done by the boat racks/rip-rap area. (This applies year-round, 24 hours a day)
- **No Smoking or Vaping on the beach**
(New Jersey Clean Air Act, also known as the Smoke-Free Air Act)
- Lifeguards have the right to remove a disruptive person(s) from the beach/fishing area
- **If bringing more than 10 guests to the beach, a pavilion rental is required**

NO FISHING IN THE SWIMMING AREA

Fishing is only permitted by the boats. There is no fishing in the swimming area.

Fish hooks and fishing line is hazardous and injures swimmers EVERY YEAR.

Instituted this year - there is a \$50.00 fine for each offense.

PLEASE FISH RESPONSIBLY



NO SMOKING OR VAPING

Per the New Jersey Clean Air Act (also known as the Smoke-Free Air Act), there is NO Smoking or Vaping on the beach (sand area).

We will identify a place by the boating area for smoking.

All Lindy's Lake Association Members and Guests Must comply with both sets of rules:

NJ Bathing Code (NJAC 8:26-5.4)

1. Glass containers shall be prohibited in food and drink areas.
2. All children in diapers must wear diapers specially designed for immersion in water (such as swimming diapers). Do not wash out soiled diapers in the bathing water.
3. Do not enter the water if you are experiencing or recovering from diarrhea or have had any signs or symptoms of a gastrointestinal (stomach) disease in the past seven days.
4. Children should be encouraged to use the restroom before entering the water. Immediately report any "accidents" you observe in the bathing waters to a lifeguard.
5. No animals, except for service animals, shall be allowed in the swimming pool, wading pool, hot tub, or spa area, dressing rooms, or other parts of the enclosure.
6. Conduct which endangers the safety and comfort of others shall be prohibited.
7. Outdoor bathing shall be prohibited during an electrical storm.
8. Persons suspected of being under the influence of drugs or alcohol shall be prohibited from entering the water.

2025 Pavilion Rentals

The Lindy's Lake Pavilion is available to rent for your next get together!

Pavilion is available to rent Monday - Saturday
(NO SUNDAY RENTALS AVAILABLE)

*** Event MUST be over by 7:00PM ***

Max Capacity of 40 people (kids and adults)

If you have any more than 10 guests (non-household members) you MUST rent the pavilion.

The updated rental agreement can be found on the RENTAL page of our website (you can review available dates on the updated rental calendar too). \$150.00 Fee + Security Deposit

Email Beach@lindyslake.com for more information or to schedule a rental

2025 Wristbands

GOAL-

Easily identify non members from members.

Restrict non- members from using our beach/lake.



Each property owner “in good standing” will receive 5 wristbands (adult sized)

Bands should be worn on beach, playground, etc., when using common facilities

If you see people using the beach without a wristband, please ask them for it. Board members and lifeguards will be doing this as well.

Boat/Kayak Stickers

GOALS:

- All boats and kayaks (not paddle boards)
- Identify owners and contact them as needed
- Prevent the spread of HAB (Harmful Algae Bloom)
- Every boat must have a sticker (either stored at beach or on private property)
- Contact beach@lindyslake.com for stickers



2025 Manor House Rentals

Lindy's Lake's historic Manor House is available to rent for your next event or gathering, no matter what your function is: Wedding, Birthday, Business Meeting, Fundraiser, Graduation, or Memorial Service

Forced Hot Air Heating System, Ceiling Fans, Central Air Conditioning, 3 bathrooms, WiFi, Large Screen TV, Outdoor Playground, Dedicated Parking Area

Max Capacity (per fire code) is 85 people

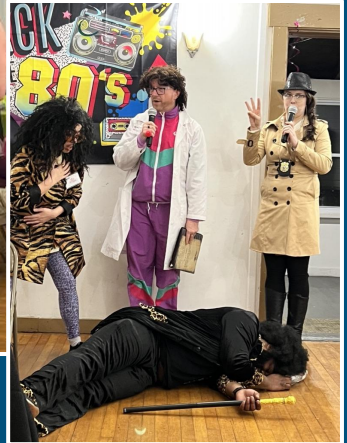
Rental Cost is \$275.00 for the day (plus a refundable \$500.00 Security Deposit)

The updated rental agreement can be found on the RENTAL page of our website (you can review available dates on the updated rental calendar too)

Email Manorhouse@lindyslake.com for more information or to schedule a rental

2025 Events

- Successful May Fundraiser- earning \$ \$1,220.15
Thank you **Murder Mystery Co**, we LOVED the 80's to Death



2025 Events

- **PAINT & SIP** (tonight!)

- **BLOOD DRIVE** and **FOOD DRIVE**

June 2nd at the Manor House. More information to come

- **ANNUAL CLOTHING DRIVE**

August 22nd & 23rd

9am - 5pm

(Drop off at manor house patio)

2025 Events

4th of July Party (7/4/2025)

Starts at Noon

Featuring: High Strung Band

Delicious Food, Fishing Derby, Boat Parade



Lindy's Distance Swim

Everyone's a winner at this family friendly event.

Under the close supervision of our wonderful lifeguarding staff, participants swim approx 650 meters.

Lifejackets, noodles, other floatation devices are allowed (actually encouraged)

Sunday August 10, 2025
12:30 PM (Arrive at noon)



Little Lindy's Club

A flyer will be hand-delivered to all houses in the community by me in the next couple of days. It will contain a survey for interested children, visiting grandchildren, or other family members like nieces, nephews, etc. I would like to make this as all inclusive as possible. Treat this as a census for the number and ages of the children interested!

On Saturdays throughout July and August, the idea is to hold rotating age appropriate activities such as arts and crafts and scavenger hunts for the young kids, while we could run an estes rocket club for the elder and teenage ones. As well as basketball, dodgeball, and beach activities! I am 100% open to suggestions, and would love all of your input.

I would like to finish the summer with a competition with prizes, like medals, trophies, ribbons, etc.

Lastly, I would like to fund this entirely from donations from our generous community! I will be putting a link in the flyer that if you'd like to donate for supplies for the children's events! Any parents who would like to volunteer would be greatly appreciated

Looking for Volunteers . . .

Would you like to host a community event? Just let us know.

Next Event Committee meeting:

June 5th

6:30pm @ Manor House

At this meeting we will be mapping out the rest of the events for 2025 into 2026. Please feel free to join us! Your assistance would be greatly appreciated.

Contact us at events@lindyslake.com for more information

Lindy's Lake SWAG

PRICING:

Short Sleeve Tees: \$25.00



Long Sleeve Tees: \$35.00



Baseball Cap: \$30.00



Capital Reserve Study Update

In February, a Capital Reserve Study specialist from RESERVE ADVISORS reviewed LLA's properties and our financial statements and budgets.

We received an initial report just before April, and have been in review with RESERVE ADVISORS on some questions and concerns of the accuracy of the report.

The board will do our best to minimize the final amount we are required to add to the annual dues, and will communicate this as soon as we can.

Any increase due to this study will occur for 2026.

Questions, Comments, Concerns...?

Enjoy the summer with your community!

