

Weiden Lake Property Owners Association, Inc.
P.O. Box 191
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www.weidenlake.org

July 15, 2025

WLPOA Board of Director's Annual Report 2025/2026

Dear Fellow WLPOA Members,

The WLPOA Board of Directors (BD) hopes that all WLPOA members and their families are staying safe and healthy, and that you have had some opportunity to enjoy the safety and serenity of Weiden Lake. Since the last annual update back in July of 2024, the WLPOA Board of Directors (BD) has worked hard to capitalize on the work of past Boards to protect, maintain and improve the Lake and the pristine environment that we all enjoy.

As you know, the BD operates in accordance with WLPOA Bylaws to protect the WLPOA assets, which are Weiden Lake, the Dam and Common areas 1 and 2, by enforcing the Protective Covenants (Deed Restrictions) and WLPOA rules and regulations. Protecting, maintaining, and improving the WLPOA assets is a complex matter.

Since Weiden Lake is a DEC "Class B" protected pond and the Dam has a DEC Class A hazard classification, the DEC regulates activities in and around the Lake. Also, in addition to Tusten zoning regulations, there are WLPOA deed restrictions rules and regulations, which restrict certain activities in and on the Lake as well as within the Green Belt around the Lake. Therefore, the BD must interact and share management and enforcement responsibilities with local, state, and federal agencies. This requires the BD to seek legal advice and consult with experts on many management and enforcement issues. Additionally, the Board has the responsibility to fund and hire contractors for repair and maintenance of the Dam, common areas, and capital expense projects.

Despite the BD's best efforts, the pristine environment of Weiden Lake can only be improved and maintained with the full cooperation of the WLPOA membership. Therefore, it is necessary that all WLPOA members (new and old) protect the value of their Weiden Lake subdivision property by complying with the WLPOA Protective Covenants and the Rules and Regulations in the WLPOA Bylaws and maintain the green belt area around the lake and on their property.

I. Financial report

	Fiscal Year 2024/2025 Actuals	Fiscal Year 2025/2026 Budget	% Change from previous year actual	Comment
Revenue	\$32,692.33	\$31,500.00	-3.64%	Note 2025/2026 budget does not include any budget for lien settlements or late fees
Operating Expenses	\$26,581.67	\$23,695.51	-10.8%	Operating expense in 2025/2026 budget are lower due to actual CA2 driveway expense in 2024/2025
Capital Expenses	0	0	NC	BD has not budgeted any capital expense for 2025/2026
Operating Budget Surplus	\$6,110.66	\$7,804.49	27%	Unanticipated tree removal at the Dam reduced 2024/2025 actual operating budget surplus
Capital Reserves	\$88,769.47	\$96,573.96	8.79%	2025/2026 increase in capital reserves assumes no capital projects or unbudgeted repair and maintenance expenses

It should be noted that the 2025/2026 budgeted revenue does not include an accrual for late dues payment penalties and possible lien settlements, all of which are included in 2024/2025 actuals.

The BD does not have any capital projects planned for fiscal year 2025/2026.

Going forward the BD will continue to use operating surplus and capital reserves to fund capital projects and unbudgeted operating expenses. The BD will set the actual amount of the 2026/2027 annual dues in early January 2026 based on actual 2025/2026 revenue and the forecasted balance of the WLPOA capital reserves at that time.

II. Third Party Provider Initiatives

In fiscal year 2023/2024, the BD completed the transition of some tasks to a cloud-based property management company called Buildium. The BD uses the Buildium systems for maintaining WLPOA membership records, collecting and tracking annual dues and late fee payments, budgeting and accounting, financial reporting, and email and regular mail communications with the membership. As of the 2023/2024 fiscal year, all WLPOA lot owners received an email invitation to activate their WLPOA online account in the Buildium system. Once activated, a lot owner can log into their online account to view and update their contact information, view their WLPOA membership status, and view their balance of annual dues payments, late fees and interest owed the WLPOA. In addition, an owner, via their online account can make payments to the WLPOA by credit card, ETF or check. Note all members will continue to receive the annual dues invoice, payment reminders, and past due payment reminders via email or first-class mail.

Note: WLPOA lot owners who wish to activate their WLPOA online account but cannot find their invitation email, should email the BD at wlpoa@weidenlake.org and we will gladly send another invite email.

III. The following is an update on the projects and issues dealt with by the BD over the past 12 months.

1. Legal Affairs

Since the last annual report dated 07.12.24, the BD has not been involved in any legal actions other than filing liens and settling liens on the properties of dues delinquent members.

2. Liens and Member Status

As of June 31, 2025, there are three WLPOA members that have not paid the 2025/2026 annual dues and late fees. The BD attorneys will file liens on these member properties if annual dues payment is not made by August 10, 2025. In September 2024, the BD attorney filed liens on three member properties for nonpayment of 2024/2025 annual dues and late fees.

The WLPOA is currently holding a total of 19 liens on 4 properties. All liens are for unpaid annual dues, late fees, and BD attorney fees. As of the date of this report, there are 5 WLPOA members Not in Good Standing (NGS). Four WLPOA members are NGS because they have one or more unsettled liens placed by the BD on their subdivision properties for unpaid annual dues, and one member is NGS for failure to pay the fine levied by the BD for violating the commercial use deed restriction.

3. Dam Maintenance and Operation

The BD contracted again this year with B&C landscaping to remove and install dam gates as needed under the BD's supervision and direction. By having a gate puller on site at the dam communicating with a designated BD member during rain events, the BD can have gates removed and replaced incrementally based on actual changes in the height and flow of water through the dam. This incremental approach to gate pulling allows the BD to more efficiently manage the level of the lake while maximizing the amount of water flowing through the dam during rain events.

Going forward the BD will be looking at ways to improve the functionality of the dam by redirecting the normal flow of water from the concrete spillway to the top of the gates. Such improved functionality of the Dam would have the added benefit of increasing the average depth of the Lake during normal water flow by 10 to 12 inches. To date, the BD has been unable to find a qualified engineer to design a DEC acceptable solution for redirecting water flow over the Dam.

On March 21, 2025 a large tree on the shoreline of the lake by the Dam, fell into the Lake very near the Dam potentially jeopardizing the operation of the Dam. The tree was on the shoreline of a non-member. However, the BD was able to negotiate with the non-member to have the tree removed at BD expense, from the Lake and disposed of by a tree expert. Log was removed as of April 24, 2025.

The BD will of course continue to monitor the Dam area for unusual beaver activity, as well as floating debris which might damage the Dam.

4. Common Area Management and Maintenance

The BD continues to use the services of B&C Landscaping for grass cutting and snow removal in the common areas. Also, B&C has been providing the BD with other maintenance services in the common areas including cleanup of branches and downed trees. B&C recently removed at the BD's request, the broken cooking grill and pedestal in CA1. Since there are six other cooking grills in the CA1, the BD decided not to replace this grill. If any WLPOA members have issues or concerns about the Common Areas, please contact the BD via email or telephone.

Since last annual report, no significant beaver activity has been reported in the green belt.

All WLPOA members in good standing have been provided the new combination to the vehicle access gate in Common Area 2. If members experience any issues with the gate, please contact the BD via email or phone (see BD contact information below).

As of the date of this report, all WLPOA members in good standing have been issued proximity card(s) for opening the CA1 vehicle access gate. These cards are specific to a subdivision lot number and should be retained by the owner of that lot. If members have any issues with their proximity card, please contact the BD via email or phone (see BD contact information below).

5. Conservation

Weiden Lake continues to be part of the NYS DEC's Citizens Statewide Lake Assessment Program (CSLAP). Weiden Lake was included in the annual testing for the 2023 season and is included in the 2024 testing season. Copies of annual CSLAP reports are available at

<https://experience.arcgis.com/experience/c32878596a0a47deb5f97ea5e07ec9c5/page/Report-Table-By-Year/>

The WLPOA remains a member in good standing with The New York State Federation of Lake Associations (NYSFOLA)

CSLAP encourages Weiden Lake to monitor algae blooms, and to submit samples if "Hazardous Algae Blooms" (HAB) are suspected. Although HAB have not been a problem in the past at Weiden Lake, CSLAP determined monitoring toxic algae is in the public interest. A positive result would lead to community notification.

At times during the summer months, there are floating mats of filamentous algae (FA) in the Lake. This alga is not hazardous but the floating carpets of alga that sometimes cover large areas of the Lake in July and August, interfere with recreational activities such as boating and fishing. However, for the last couple of years, the amount of filamentous algae during the months of June and July appears to be less than previously observed. Speculation is that this reduction in FA is related to a reduction in organic pollution in the runoff entering the river, and an increase in the average flow rate of the river due to increased rainfall in June and July. However, there has been a recent uptick in the algae on the Lake, and there is concern that this algae growth may be related to the large number of geese that are now residing on the Lake.

As previously reported, in October 2015, the BD purchased a used Weedoo weed harvesting boat in hopes of harvesting some of the floating FA. Unfortunately, the boat has never been fully operational, and even if it was operational, the boat is unlikely to be very effective in removing the FA in the Lake. The BD is currently looking to sell the Weedoo boat.

6. WLPOA Protective Covenants (Deed Restrictions)

A Protective Covenant (deed restriction) violation concerning the presence of a camping trailer on an undeveloped lot, was reported to the BD. Once contacted by the BD, the member immediately remediated the violation. Also, a member reported a logging operation on a member property to the BD. The BD investigated and determined that the reported operation was properly permitted and monitored by the Town of Tusten and the DEC, and no BD action was taken.

The BD continues to receive inquiries from members and potential members regarding leasing or renting a member's Weiden Lake subdivision property. As a reminder, renting or leasing is a commercial activity, and therefore, is prohibited by the Protective Covenants. If you have any questions about the deed restrictions, the BD is always happy to answer questions. A copy of the WLPOA Protective Covenants is available on the WLPOA website.

In accordance with the Bylaws and Protective Covenants, BD approval of all dock installations is required, and the BD approved two dock installations in the past 12 months.

7. Land Transfers and Development in the WLPOA Subdivision

In the past 12 months, there have been 3 property transfers resulting in 2 new members in the WLPOA.

8. Board of Directors Communications with the WLPOA Membership

In order to reduce the burden of mass mailings through the post office and to increase the frequency of communications between the BD and membership, the BD in June 2016 started using email as its primary form of communication with the WLPOA membership. Please note that if the BD does not have an email address for a member, the member will receive BD communications via regular mail. If you wish to update the BD with your current email address, please send an email to the BD at wlpoa@weidenlake.org or go to your WLPOA (Buildium) online account and update your contact information. Please note that each WLPOA member is solely responsible for providing the WLPOA BD with their current permanent mailing address even if the member has provided the BD with an email address. The BD will continue to collect a member's current email address on the annual dues payment remittance form. Members can always update their contact information by email, voicemail, postal service (see below), or they can update their contact information by logging into their online account.

9. Bylaws

The current version of the WLPOA Amended Bylaws v 5.6_07.06.20 is available on the WLPOA website.

10. Annual Picnic

Last year on Saturday, August 10, 2024, the WLPOA BD sponsored a fully catered Barbeque Picnic Event in CA1 for all WLPOA members including their families and friends. Approximately 70 people attended the event.

This year the WLPOA BD is again sponsoring a fully catered Barbeque Picnic Event for all WLPOA members. The event is scheduled for **Saturday, August 09, 2025**, rain or shine. The event will be held at Common Area 1 (access from Swamp Pond Road). Food will be served starting at 1pm. The BD encourages you to bring your family, friends and a hearty appetite and join us for an afternoon of food, fun and friendship on the lake.

Please RSVP with any questions or with your intentions to attend by emailing the BD at wlpoa@weidenlake.org .

11. Status of Current Board members as of August 9, 2025

Director	Officer	Term
Richard Marcel	President	Second year sixth term
John Fischer	Vice President	Second year seventh term
Sue Lohr		Third year sixth term
Linda Carrella		Third year sixth term
John Meola	Treasurer	First year Fourth term
Chris Mendler		Second year third term
Arnold Melman		Third year fourth term
Tim Wood		First year fifth term
Carl Fischer		Second year second term
Mark McGrath		First year second term
Don Strelbel	Secretary	First year fifth term
George Perfetto		Third year fourth term
Jason Kean		Second year third term
Rich DiVito		Third year second term
Lisa DePinto	Asst. Secretary	Second year second term

Terms in bold indicate Director's term expires at the Annual Meeting October 18, 2025

BD member terms run between annual meetings. WLPOA members are elected to the BD at the annual meeting for three year terms. The WLPOA 2025/2026 annual meeting will be held on October 18, 2025 via teleconference starting at 10:00AM. Additional information regarding the annual meeting/teleconference will be emailed to WLPOA members in good standing and is available on the WLPOA website at www.weidenlake.org

The BD encourages members in good standing who think they might be interested in serving on the WLPOA BD to contact the BD.

Finally, please note the above is only a cursory review of Board activities for the past 12 months. The BD will be prepared to discuss in more detail any and all of the above, as well as any other concerns, at the upcoming WLPOA annual meeting/teleconference on Saturday October 18, 2025. However, if you are unable to participate in the WLPOA annual meeting, and you have questions or concerns, please feel free to contact the Board of Directors using the contact information below.

Regards,
WLPOA Board of Directors

Via email: wlpoa@weidenlake.org

VOICEMAIL: 641-715-3900 Extension 73036

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