

**Weiden Lake Property Owners Association, Inc.**  
**P.O. Box 191**  
**Narrowsburg, NY 12764**  
**[www.weidenlake.org](http://www.weidenlake.org)**

July 06, 2023

**WLPOA Board of Director's Annual Report 2023/2024**

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 August of 2022, 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**

	<b>Fiscal Year 2022/2023 Actuals</b>	<b>Fiscal Year 2023/2024 Budget</b>	<b>% Change from previous year actual</b>	<b>Comment</b>
Revenue	\$38,699.41	\$31,500.00	-22.8%	Note 2023/2024 budget does not include any budget for lien settlements or late fees
Operating Expenses	\$23,254.00	\$23,117.95	-0.59%	Operating expense in 2023/2024 budget are nearly same as 2022/2023 actuals
Capital Expenses	0	0	NC	BD has not budgeted any capital expense for 2023/2024
Operating Budget Surplus	\$15,445.41	\$8,382.06	-45.7%	2022/2023 operating surplus transferred to the WLPOA capital reserve account
Capital Reserves	\$83,276.87	\$84,382.05	1.32%	2023/2024 increase in capital reserves assumes no capital projects or unbudgeted repair and maintenance

It should be noted that the 2023/2024 budgeted revenue does not include an accrual for late dues payment penalties and possible lien settlements, all of which are included in 2022/2023 actuals.

The BD does not have any capital projects planned for fiscal year 2023/2024. However, the BD plans to regrade and resurface the CA2 driveway and parking lot, and the cost of this project is not included in the 2023/2024 operating expense budget.

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 2024/2025 annual dues in early December 2023 based on actual 2023/2024 revenue and the forecasted balance of the WLPOA capital reserves at that time.

**II. Third Party Provider Initiatives**

Volunteer BD members have been carrying out the necessary tasks associated with annual dues payments and collections, website management and maintenance, financial reporting, and membership communications. So that these tasks can be maintained into the future, the BD has decided to use, when possible, third-party providers.

In fiscal year 2023/2024, the BD began the transition to third party providers by incorporating a cloud-based property management solution called Buildium. Buildium will assist the BD with annual dues payments, collections, and financial reporting. 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](mailto: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 08.01.22, 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 22, 2023, there are four WLPOA members that have not paid the 2023/2024 annual dues and late fees. The BD attorneys will file liens on these member properties if annual dues payment is not made by August 01, 2023. In September 2022, the BD attorney filed liens on four member properties for nonpayment of 2022/2023 annual dues and late fees.

In the past 12 months, the BD settled 7 liens leaving the WLPOA currently holding a total of 15 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.

In December 2022, the BD had B&C Landscaping regrade and seed the earthen portion of the Dam which was damaged while removing tree stumps stuck in the Dam gates. Also, in May 2023 as a precautionary measure, the BD had two pine trees removed that had grown up against the weir wall at the Dam.

Going forward the BD will continue to monitor the Dam area for unusual beaver activity, as well as floating debris while the gates are removed.

#### **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. If any WLPOA members have issues or concerns about the Common Areas, please contact the BD via email or telephone.

Recently some beaver tree cutting activity in the green belt has been reported. However, this activity appears to be sporadic and of little consequence.

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). Also, the BD is planning to regrade and resurface the CA2 driveway and parking area before this coming winter.

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). A summary of results may be obtained at <http://conservation.weidenlake.org>. Weiden Lake was included in the annual testing for the 2019 season and is included in the 2020 testing season.

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.

Weiden Lake continues to participate in the "Delaware Riverkeeper Network" Stream Monitoring Program. Streams feeding Weiden Lake will be tested year-round to monitor the quality of the water coming into Weiden Lake from the Ten Mile River Watershed.

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.

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.

The New York State Federation of Lake Associations in a collaborative effort with SUNY Oneonta's new Master of Science in Lake Management degree program, offers a lake community a science-based lake management plan, developed by a SUNY graduate student specifically for their lake under the supervision of a North American lake Management Society (NALMS) Certified Lake Manager. In the spring of 2020, the WLPOA BD applied for Weiden Lake to be included in this program, and Weiden Lake was placed on a waiting list. The BD was recently advised that Weiden Lake remains on the waiting list. Lakes are chosen before the start of the fall semester, and the BD hopes that this year Weiden Lake will be chosen.

## **6. WLPOA Protective Covenant Violations**

In the past 12 months, no Protective Covenant (deed restriction) violations have been reported to the BD. A copy of the WLPOA Protective Covenants is available on the WLPOA website.

In recent months the BD has had several 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.

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**

From June 2010 to date, approximately 66 deed transfers have occurred on the 100 Weiden Lake subdivision properties. Additionally, 4 deed transfers have occurred on the properties with modified protective covenants. In the past 12 months alone, the BD was notified of 5 deed transfers being closed. Therefore, in the past 12 months, there are 5 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](mailto:wlpoa@weidenlake.org). 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 13**, the WLPOA BD sponsored a fully catered Barbeque Picnic Event in CA1 for all WLPOA members including their families and friends. 127 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 12, 2023**, 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](mailto:wlpoa@weidenlake.org)** .

### 11. Status of Current Board members as of August 01, 2023

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

Terms in bold indicate Director's term expires at the annual meeting September 16, 2023

BD member terms run between annual meetings. WLPOA members are elected to the BD at the annual meeting. The WLPOA 2023/2024 annual meeting will be held on September 16, 2023 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](http://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 September 16, 2023. 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](mailto:wlpoa@weidenlake.org)

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