

CLEARVIEW LAKE PROPERTY OWNERS' ASSOCIATION, INC.

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September 1, 2022

Fellow CLPOA Members,

The Board hopes this letter finds you and your families healthy and well. We would like to welcome our new neighbors to the Clearview Lake Community.

The Fall General Meeting of the Clearview Lake Property Owners' Association will be held this year on September 21 at 7 pm at the Hampton Township Senior Center. We will vote on the budget for 2022-2023. The proposed budget and the minutes of the last meeting can be viewed on our website, <http://clearviewlake.org>

All officers and board members will continue to serve in their current positions for one more year. We have 2 openings on the Board, please consider serving on the Board. It is a small commitment of a monthly meeting. Please contact us if you are interested in being a Board member.

The 2021-2022 dues are due no later than September 30, 2022. Any balance remaining for the 2021-2022 dues or earlier is subject to a \$50 annual late fee and submission to our attorney for collection.

Thank you to those members who pay promptly! Any member who volunteers a minimum of 4 hours of their time for community work will receive a credit for the following dues year. But you must receive authorization from a board member prior to the work being done. It's not that we don't trust you, our insurance requires it.

BACK TO SCHOOL: We wish all of our students a healthy and productive school year. Please remember that students will be walking to and from the bus stops and drive accordingly. Parents, if you are meeting your kids at the bus stop, please park well back from the corner to allow vehicles to turn safely. By parking too close, you can endanger your kids. (This isn't as true of the Haggerty Road stop, since the road is much wider and visibility is good)

ROAD REPAIR: Unfortunately, due to the amount of snowplowing this year and rising costs of materials the Board decided to do limited road repairs which do not

exceed our budget instead of raising dues. Road repairs will begin soon after Labor Day.

ROAD SIGNS: People may think that it is harmless to deface or remove road signs, unfortunately this becomes costly and hazardous for the CLPOA because we must pay for new signs and it makes it difficult for emergency vehicles to find addresses at the lake.

BEARS: Normally bears are not dangerous and we want to keep them from becoming problems if possible. This time of year they are busy trying to put on weight for the winter. **DON'T FEED THEM!** Keep your garbage out of reach. Use bear-proof cans and don't put your trash out until morning, NJ Department of Fish and Wildlife has a lot of suggestions. We suggest visiting <https://dep.nj.gov/njfw/bears/bear-facts-for-homeowners/> for good information.

LOW HANGING TREE LIMBS: If you have low hanging tree limbs that hang over the road we are asking you to try to trim them back. **Do not** trim limbs hanging on power lines these should be reported to JCPL. Low hanging limbs impede the response of emergency vehicles and could cause them not to respond to a house fire or another emergency. Your help is encouraged and appreciated.

PARKING ON THE SIDES OF THE ROAD: Our roads are narrow and we ask you not to park on the road if at all possible. If you must park on the road, please get as far off the pavement as possible. Please park well away from intersections especially with Haggerty Road and Branchville-Lawson Rd, large vehicles regularly have to make these corners. Do not park on the road when snow-removal is ongoing. Be respectful of neighbors' property and don't block driveways.

SWIMMING IN THE LAKE: It is not recommended that people swim in the lake. The CLPOA treats the lake for weeds but does not test for bacteria that could be harmful to swimmers.

ATV'S AND DIRT BIKES: Let's clear up the rules for ATVs and dirt bikes on our roads. Check out

<https://www.state.nj.us/mvc/vehicletopics/mopedatv.htm> for yourself.

Here is a quote straight from that site:

You do not need a permit or license to operate an all-terrain vehicle (ATV) in New Jersey. However, the vehicle must be registered and you must observe the following regulations:

- *Operator must be at least 14 years old.*
- *Always carry proof of liability insurance and current registration.*
- ***Use the ATV or dirt bike for off-road use only.***

- *If you are under 18 years old, you must enroll in the [ATV Safety Institute](#) course to operate an ATV; if you are operating a dirt bike you must enroll in the safety course provided by [dirtbikeschool.org](#) to obtain a safety certificate*

SOME FINAL REMINDERS: You are only permitted to use electric trolling motors, oars and paddles on boats on the lake. Snowmobiles and other vehicles are not permitted on the ice-covered lake. Snowmobiles may also no be operated on our roads, even to cross. (See the DMV link above for more information) Please observe speed limits and stop signs throughout the community. Finally, Hampton Township has a noise ordinance restricting noise before 7AM and after 10PM, this includes fireworks, barking dogs, etc., please be respectful of your neighbors.

Remember, if you see something that is an emergency, call 911. Contacting the association is not the best solution since there will be a delay before any response. The police will respond to an emergency but they can't do much with a report after the fact.

The board members wish you and your families Happy Holidays.