



LIVING THE SUMMER

Mood

Happy Summer, Lake Winona Neighbors! We hope everyone is enjoying the beautiful weather, staying cool, and getting a bit of 'fun time' with your friends and family. As a friendly reminder, please be safe - and, if you have young children, please make sure they are supervised at the playground and at the lake. P.S. Don't forget to stop by the beach, dig your toes into the sand, admire nature, and relax this summer. We hope to see you at the Annual Lake Winona Bash BBQ on 7/31!

-Cortney Davis, President

Upcoming Board Meetings

All meetings are held on the second Monday of each month at 7PM unless otherwise posted. Please refer to lakewinona.org for the most up to date information.

Mark your calendars for the Fall Property Owners Meeting:

November 9 - 7PM

Upcoming Events - All Welcome!

Winona Bash: Friday, July 31

Trunk or Treat: Saturday, October 24

Fall Clean up: Saturday, November 7

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Board Updates

Dam Project Update

We are pleased to share that progress has been made on the Dam project. Following a satisfactory review by legal counsel, the proposal submitted by French & Parrello was approved by the Board during its June 8, 2026 meeting. The agreement has since been executed, marking an important step forward in advancing the project.

Website Update

The Lakewinona.org website continues to expand as a valuable resource for residents. New information has been added, and forms, applications, and community documents are now available online for easy access. Please note that individual household invoices are not available through the website; residents who need invoice information should contact the Treasurer directly for assistance.

Recreational License

The Association is working to comply with a new township ordinance approved on April 22, 2026, requiring all public recreational bathing facilities to obtain a bathing beach license and meet specific safety and water quality standards. The Township notified the Association of these requirements on May 1. To comply, the Association will purchase a \$150 license, obtain approximately \$200 in required safety equipment, and conduct weekly laboratory testing for E. coli levels in the water. The annual cost of water testing is estimated at approximately \$2,500 and is reflected as a separate line item in the Treasurer's Report. After researching multiple providers, the Board confirmed that the required testing will be performed through certified laboratory analysis to ensure compliance and help maintain a safe swimming environment for residents and guests.

Lawsuit Update

The lawsuit originally filed against LWCA on 2/20/26 by 36 Plaintiffs has been dismissed by the Court, on motion of LWCA. The Court found that the Plaintiffs failed to comply with court rules and dismissed the complaint. On June 25, 2026, a new lawsuit was filed against LWCA and its Board members, by 25 Plaintiffs. The lawsuit again seeks Declaratory Judgment from the Morris County Superior Court that the Board does not have the authority to charge dues and assessments in excess of what is explicitly permitted in a 1949 deed from Lakeland Investment Company to Crowe, which was \$1.25 per month, or \$15.00 per year. The Complaint also seeks removal of the liens filed on delinquent owners, a return of dues collected, and challenges the authority of LWCA to address dam remediation, among other claims. As with the prior suit, LWCA will oppose the lawsuit, and expects that its insurance carrier will cover the costs of defense, as it did with the first suit. However, even if covered, there will be costs to the community. LWCA will continue to keep the members advised of the progress of this suit.

Lake Winona Bash

Planning is underway for the July 31 Winona Bash, with Ryan and James leading the event. Volunteers will be needed for setup, cleanup, and grilling, and community members interested in helping are encouraged to get involved. Flyers have been sent for the event and all information is also on the Facebook page.

Rules & Regulations

As a reminder, attached are the LWCA Rules & Regulations (Rev. April 2026) at the end of this packet. 2026 was the first season for wristbands that will be required for all current paid-in-full members to use LWCA property and amenities. Homeowners with outstanding balances or on payment plans will not be permitted to use LWCA property or participate in LWCA events until their balance is paid in full. Anyone on the property without a wristband will be charged a \$50 fee per occurrence. If your dues are paid in full and you have yet to obtain your wristbands, please reach out to Erica Mandel at secretary@lakewinona.org to obtain them. These policies are intended to promote fairness for all members throughout the LWCA Grounds.

A note from the Treasurer

I am happy to report that halfway through the year we are already reporting approximately 67% of our 203 properties have paid their annual dues. We have had great success collecting outstanding balances from homeowners who wanted to bring their accounts current so they could once again use LWCA property. I have been able to work directly with many homeowners by creating customized, interest-free payment plans that are manageable for their individual circumstances.

My goal has always been to collect what is owed while treating every homeowner with patience, compassion, and respect. Many community members have expressed that the transparency provided through the Treasurer's Reports, detailed monthly account information, and regular payment reminders has made them feel more comfortable and willing to address their outstanding balances.

I want to personally thank everyone who has paid, communicated with me, or entered into a payment arrangement. Every account that is brought current helps strengthen our association, supports the maintenance of our property and facilities, and helps keep future costs down for all LWCA households. I appreciate the continued cooperation and support of our community. - Frank Elia

Community Corner

One of the best parts of living in our neighborhood is the wonderful people who make it such a special community. As we continue building our quarterly newsletter, we'd love your help recognizing and celebrating our neighbors' important milestones and achievements.

Special Announcements Wanted!

Do you or someone in your household have exciting news to share? We'd love to include:

-  Birthdays
-  Anniversaries
-  Graduations
-  New additions to the family
-  Awards and accomplishments
-  Retirements
-  Community service and volunteer work
-  Other special milestones and celebrations

Please send your announcements, photos, and a brief description via email to **secretary@lakewinona.org** so we can help celebrate these special moments with our community.

Introducing "Neighborhood Pets Corner"

We're excited to launch a new section in future quarterly newsletters dedicated to the pets that bring so much joy to our neighborhood!

Do you have a furry, feathered, or scaly family member you'd like everyone to meet? We are looking for pet nominations featuring:

- Pet photos
- Pet names and ages
- Fun facts and favorite activities
- Adoption stories
- Unique talents or funny habits

Whether your pet is a playful puppy, a curious cat, or an extraordinary companion, we'd love to feature them in our Neighborhood Pets Corner.

Please submit nominations and photos to **secretary@lakewinona.org**.

Welcome New Neighbors!

Moving forward, we'd also like to introduce and welcome new residents to our community.

If you're new to the neighborhood—or if you know someone who has recently moved in—we invite you to share:

- Names of new residents
- A brief introduction
- Hobbies or interests they would like to share
- A family photo (optional)

This is a wonderful way to help neighbors connect, make new friends, and strengthen our sense of community.

Please send introductions to **secretary@lakewinona.org**.

Together, Let's Stay Connected

Our neighborhood is more than just a place to live—it's a community. By sharing milestones, welcoming new neighbors, and celebrating our beloved pets, we can continue building meaningful connections and making our neighborhood an even better place to call home. Remember to go to lakewinona.org to stay in touch and up to date on news and the community calendar!