

# CLEARVIEW LAKE PROPERTY OWNERS' ASSOCIATION, INC.

P.O. Box 375

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[www.clearviewlake.org](http://www.clearviewlake.org)

August 29, 2025

Fellow CLPOA Members,

The general meeting is scheduled for Tuesday, September 30 at the Hampton Senior Center at 7PM. We will be voting on the budget. Details can be found on our website at <http://clearviewlake.org/> We hope to see you there but if you cannot attend the meeting there are absentee ballots, the minutes from the May general meeting and the budget proposal on our website.

## **GENERAL MEETING AGENDA Sept 30, 2025**

1. Call to Order
2. Vote on accepting the of Minutes from the May General Meeting
3. Treasurer's Report
4. Roads
5. Lake
6. Vote on Budget
7. New Business
8. General Membership Q & A/Comments
9. Meeting Adjourned –Next General Meeting date in May 2025 to be announced.

**DUES:** The 2024-2025 dues are due no later than September 30, 2025. Any account balance remaining for the 2024-2025 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! Members who volunteer a minimum of 4 hours of their time for community work will receive a \$50 credit for the following dues year.

**You must receive authorization from the board prior to the work being done. You will not receive credit without preauthorization. Our insurance requires it.**

**Increase:** Reluctantly the board is proposing an increase of 2.5%, which is equal to COLA, to \$625.00 for homeowners and \$266.50 for lot owners. Please note that this covers the increase in fixed costs which we can no longer absorb and does not include improvements such as roadwork.

**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. Your help is encouraged and appreciated.

**ROAD REPAIR:** The Board understands everyone's concern about roads. We invite our residents to take a ride along some lake roads you normally do not use. We can always focus on what is in front of our house but as a community, we need to look at the big picture. Depending on the funds available, we try to repair roads that are in major disrepair (like Porter Road in 2023) and fill in potholes yearly throughout the community on the most traveled roads. Road repairs should be completed by Labor Day.

**PARKING ON THE SIDES OF THE ROAD:** Our roads are narrow, if you or your guests are parking on the sides of the road, please do not block the roadway, impede the clearing of snow, impede others from entering their property or cause a dangerous situation. We need to ensure that emergency vehicles can get to our neighbors if needed.

### **NEW TO OUR COMMUNITY AND NEVER HAD A WELL FOR WATER?**

If you have never relied on a well for your water source, you may not realize that the amount of water you use affects the whole community. Please conserve water for your sake and for the sake of others. You never miss the water until the well runs dry. Grass can handle a drought; your lawn will come back when it rains. Pool water is available at cheaper prices and less hassle than drilling new wells for you and your neighbors.

### **REMINDERS:**

- Unregistered motor vehicles are **not permitted** on any CLPOA roads. Electric trolling motors, oars and paddles only on boats in the lake.
- No vehicles are permitted on the ice-covered lake. If you should fall through the ice with a motor vehicle, the township will be notified, and you will be personally responsible to pay for the hazardous waste cleanup.
- Please observe speed limits and stop signs throughout the community.
- 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.

### **HAVE STUFF?**

Hampton Township is sponsoring a town wide garage sale Saturday and Sunday September 20 and 21. Call 973-383-5570 for more information

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.