



Mt. Kemble Lake 2019 Long Range Plan

April 2019

2019 MKL Long Range Plan

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April 2019

Dear MKL Neighbors,

Thank you for participating in the 2019 MKL Long Range Planning process. Over 60% of the MKL households completed the survey and participated in the discussion groups. The feedback from this process helps us to understand and focus on our community's priorities.

The goal of the MKL Long Range Planning Committee was to develop a plan based on direct feedback from our community. Your feedback came in the form of discussion groups, emails and texts. This direct feedback was then used to design a survey in order to quantify your responses. Based on this direction, a plan with actionable suggestions and recommendations was developed.

The Long Range Planning process focused on large, expensive items such as dredging the lake, repairing the roads, water company, infrastructure ... However, MKL is unusual because of our culture of participation. The intangible aspects of our community such as knowing one's neighbors, volunteering within the community and the numerous social activities were also brought up in the discussion groups. Throughout the survey and within the discussion group comments, participants reinforced that these intangible areas are an important part of the Mt. Kemble Lake community.

The report is filled with ideas, suggestions and recommendations from you. We ask for your continued involvement. This is what makes Mt. Kemble Lake special.

"Volunteering and participating is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer and participate, you vote every day about the kind of community you want to live in." – Marjorie Moore

Thank you,

The Long Range Planning Committee

Bettina Bierly, Lori Denson, David Dietz, Alice Healy, Kelly Heller, Colleen Roberts

Discussion Group Comments for “What do you enjoy about Mt. Kemble Lake?”:

- Clubhouse events – lets have more
- Rural nature of community
- Sense of Community
- Beauty
- Open space
- I like knowing my neighbors
- Feeling of safety
- Family centered
- It's a place where people care about each other
- It's kid friendly
- It's a unique neighborhood
- The lake offers many activities for residents
- Sense of community, knowing neighbors, socializing, volunteerism
- I like that MKL seems to be hidden
- Supportive community that takes care of residents with medical issues
- I'm impressed with younger residents bonding, future looks promising, age diversity is a good thing
- Sense that it's removed - it has some secrecy
- Private
- Relaxing
- Feels Safe
- Old world, neighborhood feeling
- It's a caring community
- I feel safe in our neighborhood
- Enjoy seeing the kids play at the beach and in the neighborhood
- Enjoy all of the community activities.
- I like the sense of neighborhood
- It's beautiful
- Lots of activities and social events
- I like the rustic nature of the neighborhood
- I like the ability to participate
- I like that we help each other
- Sense of comradery
- Low Home Owner Association (HOA) fees
- I like the services included in the HOA fees
- I like being part of a community
- It's fun. Lots of young families
- I like the exercise group
- The governance system is good
- We have a good community financial plan
- I like VSA and community "work" days
- We have a lot of good assets - garden, dog park, tennis courts, conserved properties and green space
- I like that water is included in the HOA fees
- MKL has a good reputation
- I like when I walk around the lake and people are engaged. We wave to each other, say “hi”, and acknowledge that we're neighbors.

MKL Kids Discussion Group Comments for “What do you enjoy about Mt. Kemble Lake?”:

- It's free to swim.
- The lake.
- Clubhouse parties.
- Swimming in the lake.

General Survey Comments (specific comments are noted within those sections):

- 1) “Definitely would not like street lighting on all our roads, I would see that as unnecessary light pollution, a loss of our privacy and our night sky views. OK at key points e.g. basketball court, clubhouse for safety/security provided homes nearby were not adversely impacted.

Enforcing parking fines would be difficult and divisive for the community. Who would enforce? I could imagine a lot of “why was I fined but friends of the parking monitor were not” conversations.

Standards for property maintenance – I think a good idea to circulate advisory guidance e.g. on invasive species, pests, impact of fertilisers etc. on lake, as a service and an environmental encouragement to the community.

So many homes have generators now that I am not convinced of the need for a permanently installed one at the clubhouse requiring maintenance for limited use. There are warming centers in New Vernon for use in emergency. Possibly purchase a portable generator and master switch as more cost effective?

Regularly renting Clubhouse to non-residents will increase need for clubhouse oversight and checks, putting onus on those volunteers to monitor and manage a revenue stream for the community which could be onerous.

I think it would be sad if we had to contract out management of our community. Our shared community engagement is part of what makes MKL unique, a great place to live and a great way to meet and work with neighbours”

- 2) “I am very new to the community. I am not up to speed on your community or programs. I look forward to a wonderful life there when I get things settled in my world.
- 3) “Lots of good suggestions but don’t wish to change the overall environment of the MKL environment and community. We are a unique organization and should stay that way! I do like the emphasis on volunteerism as a requisite but don’t know how it could be judiciously enforced ...”
- 4) “Our primary concerns:
 - 1) Rental properties – should pay full year dues whenever a new rental document is signed. Do any of our renters volunteer??
 - 2) Growing Senior Citizen Population – need to establish a support system or emergency alert for this growing population.
 - 3) Single Income Households – how do we keep MKL affordable? Senior citizen discount on dues?
- 5) “Some of these issues need to be discussed.”
- 6) – I strongly oppose renting the club house to non-residents!
 - Because we often have difficulty finding residents willing to run for positions on the Board, I think that By-Law changes like term limits and requirements for prior committee experience would only make it harder to find candidates.
 - While we always need to look for better ways to keep residents informed of community developments, at the same time, residents need to take more personal responsibility for paying attention to information that is distributed, for attending meetings, and for generally keeping themselves informed.
- 7) I believe strongly that the beauty of our community is very important from public spaces to private residences. Open communication and transparency is very important but should follow technology and not add additional burdens. Community participation and volunteerism is key to the long term health and financial stability of the community. We need to make it a priority to uphold homeowner equity through our long range plan.
- 8) Are there any plans to partner with the energy companies to get to the root cause of all of the power outages. More aggressive work with community efforts on pruning trees within range of the power lines. Put together a schedule of maintenance you need the community to do – especially environmental.

Mt. Kemble Lake

Roads / Parking / Safety

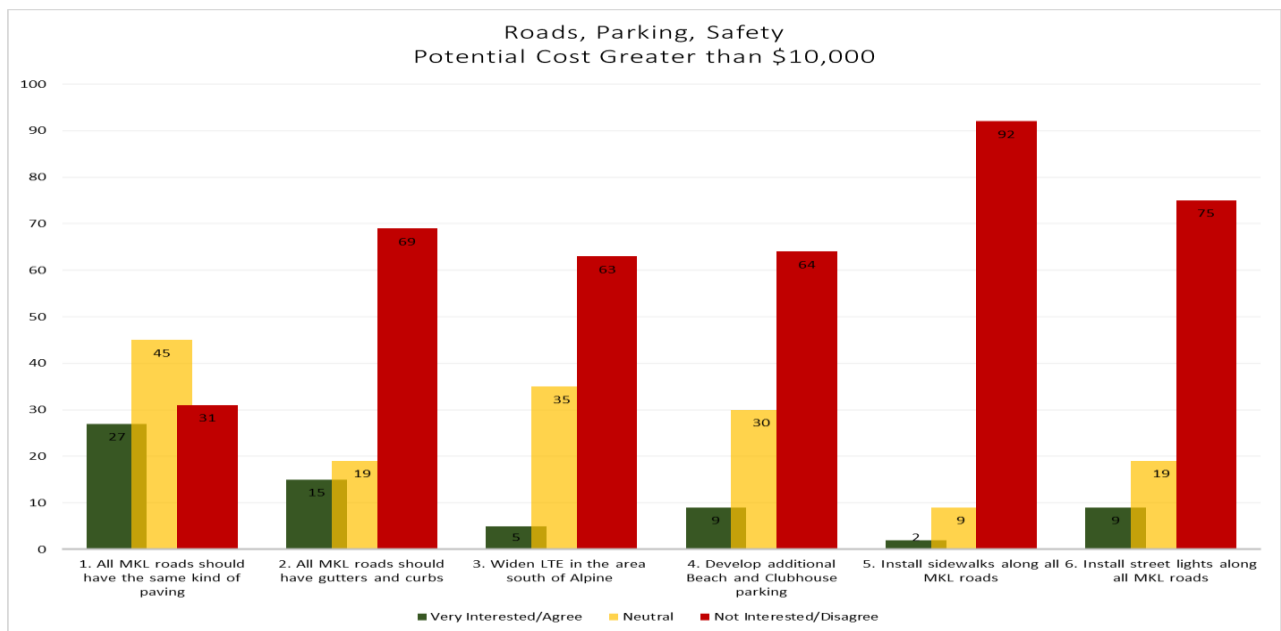
Summary

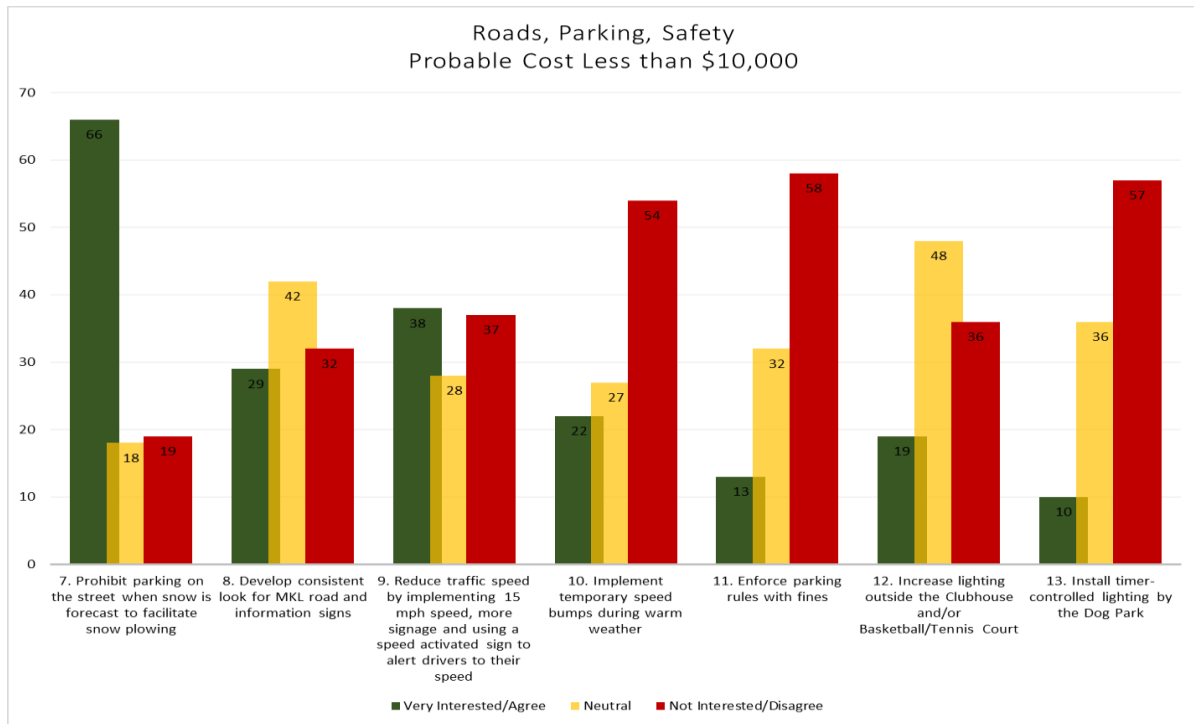
The condition of the roads during summer and winter were most noted as concerns in both the discussion groups as well as the final survey. While there were comments suggesting aesthetic improvement to the roads at the discussion group level (Belgium blocks etc.) when it came to the survey these ideas were not supported by the greater community.

The most significant summer concern is the tar on large swaths of the road. Although certain parts have been “chipped and tarred” on more than one occasion in the last few years; it has not been remedied. These areas need to be paved not tarred and chipped in a way to withstand the elements. This was mentioned in many different ways in the survey from “Road needs to be stripped, evened and paved” to “find a solution to tar on the roads”. Patching sections of the roads has not proven to be successful either, as evidenced by the portion of LTW that was paved last summer and then redone.

In winter, street parking during snow storms which inhibit snow removal is the number one concern, garnering 2/3 of the voters to agree that parking should be prohibited. While comments asked how this would be enforced; it is worth looking into if the Harding PD could enforce this, as opposed to neighbors.

Finally, the issue of speeding on the road was brought up at every focus group, however, ideas such as speed bumps and electronic signs did not garner much support in the survey.





Suggestions/Recommendations

1. Thus, it is suggested that repaving the entire road although cost prohibitive should be discussed as a long term planning goal as the continued “band aid” approach only exacerbates the larger problem and adds to the water runoff into driveways and into the lake. Since the survey was taken, a huge sinkhole due to water was opened on LTE. It has not been sealed and is indicative of the increased deficiencies in the road conditions.
2. It is recommended to look into reducing the speed limit around the lake to 20 MPH. This can and should be enforced by the Harding Police.
3. Parking on the street during winter weather should be prohibited and enforced by the Harding Township Police. Regulation #3 in the MKL Association Rules & Regulations (Road Use and Parking) stipulates as much.
4. Educate the community, via meetings or email about the rules and regulations of MKL and why we have certain rules. This would apply not only on educating people on the safety issues around parking off the street during snow/ice (in addition to enforcing the existing rule) as well as rules that relate to other aspects of the MKL community.

Discussion Group Comments for Roads / Parking / Safety:

- Fire Lane on Lake Trail West – needs work. Curtail the plant growth along the edges. Would like a plan to make it look better.
- Consider grading and paving LTW Fire Lane - why isn't it paved like the fire lane by the beach?
- Review all fire lanes, access points and drafting points around the lake. Make sure they are adequate for the fire department to use.
- Narrow roads make cars go slower. Hartley Farms has narrow roads for this reason.
- Our private community roads are not good.
- Lake Trail East – where you enter needs work more than 2 times a year. Maybe professional maintenance might be helpful. Maybe a landscape architectural plan needs to be developed.
- LTE around the hill by Bailey Mill is dangerous, visibility is poor. The road is too narrow around there.
- Lake Trail West has a big drop off between 58 LTW and Clubhouse. It's dangerous for big trucks.
- Roads need to be stripped, evened out and paved.
- Find a solution to the tar issue on the roads.
- Close the roads once a year again.
- Fire Lane – Concerns regarding the rocks and grading of the fire lane. The weeds and leaves need to be removed on a more regular basis and boats and kayaks need to be accounted for. The dock needs replacing and the steps down to the dock have fallen into the water. This fire lane/dock area needs to be better maintained.
- Would like nicely paved roads with gutters.
- Roads - better pavement around the whole community, like on parts of Primrose and LTW.
- Would like to see nicer roads with curbs and Belgium blocks.
- The sticky tar roads and loose gravel are a problem.
- Are our roads too small for the size of trucks currently using them?
- Would like better roads and speed bumps.
- Improved paving.
- The hill on LTE in front starting at Morrison and ending at Qualben is very icy even after plowed.
- When snow is forecasted. Parking on streets overnight needs to be prohibited so that the snow plows can plow edge to edge.
- Figure out how to add lighting around the neighborhood to protect walkers. Even though there's a township ordinance, we could do something within the rules.
- Walkers/dog walkers feel roads are unsafe and speed limit needs to be reviewed
 - 25 mph too high for roads, 15-20 mph more appropriate
 - Install speed activated signs on Primrose and LTW
 - Residents need to tell guests of the speed limits
- Develop a Crime Watch.
- Review all fire hydrants - do they work.
- Lower speed limit on roads to 15 mph.
- The dog park is too far removed and it's uncomfortable to go back there alone.
- Better lighting outside clubhouse and basketball court.
- This is a safety issue at the clubhouse and it would allow kids to play basketball even when it is dark out. The lights should be on timers.
- Safety concerns are why parking rules are important and residents should be reminded annually.
- Do not want to see sidewalks and street lights.
- Traffic does not yield to pedestrians.
- People drive too fast. Reduce the speed limit.
- Get speed activated signs that show drivers how fast they are going. Or, use the township signs. Move the signs around the lake.
- Get new speed limit signs and put more of them around the Lake.
- Drafting point for fire fighters at the lake/beach - access point, educate community on these and ensure they are adequate.

Survey Comments for Roads / Parking / Safety:

1. All MKL roads should have the same kind of paving Comments: 1) "Road by water tower can be left gravel" 2) "They already do. All are chip-sealed except Alpine"
2. All MKL roads should have gutters and curbs Comments: 1) "Gutters" was underlined by 3 respondents who selected "agree" 2) "Curbs make it unsafe for kids on bikes" 3) "No Way"
3. Widen LTE in the area south of Alpine
4. Develop additional Beach and Clubhouse parking
5. Install sidewalks along all MKL roads 1) "No, No" 2) "Not practical"
6. Install street lights along all MKL roads 1) "No, No" 2) "Depends on cost"
7. Prohibit parking on the street when snow is forecast to facilitate snow plowing 1) "It has been working fine without more unenforceable rules"
8. Develop consistent look for MKL road and information signs
9. Reduce traffic speed by implementing 15 mph speed, more signage and using a speed activated sign to alert drivers to their 1) "Who is going to enforce this?"
10. Implement temporary speed bumps during warm weather 1) "Dangerous"
11. Enforce parking rules with fines 1) "We don't fine for anything especially noise"
12. Increase lighting outside the Clubhouse and/or Basketball/Tennis Court 1) "Basketball" highlighted in "agree" comment
13. Install timer-controlled lighting by the Dog Park 1) "Move dog park"

Additional Survey Comments for Roads / Parking / Safety:

1) "Curbs along roads are environmentally unsound. There may even be a Township ordinance. Curbs prevent absorption of run-off."

2) "The speed up Primrose Trail is excessive! The water runoff down our driveway is serious when it downpours. I will video."

MKL Community Spaces

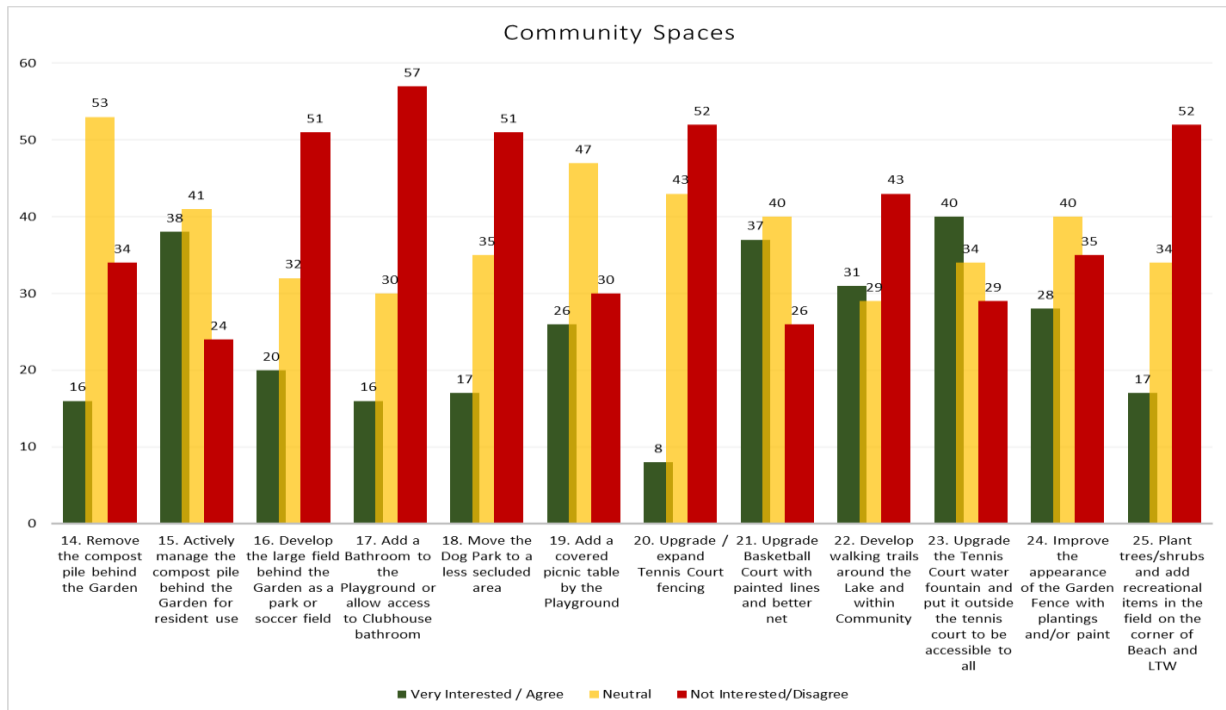
Summary

Topics about Community Spaces focused mainly on the compost pile, playground, tennis court, basketball court, garden and the field behind the garden.

The topic which had the most support with 38% of the participants in favor, was upgrading the tennis court water fountain and putting it outside the tennis court to be accessible to all. The second most favorable topic was having an actively managed compost pile behind the garden for resident use with 37% in favor. However, there is a sense from some members that the compost pile “is occasionally” managed; it is unclear to most how often and when.

Topics which did not receive much support included 55% of the respondents were not in favor of adding a bathroom to the playground or allowing access to the Clubhouse bathroom. Approximately 50% of the participants felt that planting trees and shrubs and adding recreational items on the fields of the corner of Beach and LTW was unfavorable, as well as 50% not in favor of upgrading and expanding the tennis court fencing. Following closely with 49% of the participants not in favor, were the topics of developing the large field behind the garden or moving the dog park to a less secluded area.

Participants were most neutral on removing the compost pile with 51% not taking a specific view, followed by 46% neutral on adding a covered picnic table at the playground although some suggested an “uncovered picnic table” as an alternative.



Suggestions/Recommendations

1. It is suggested that a cost analysis is completed to better understand what is required to have a fountain placed outside the tennis court and accessible to all (i.e., water company, construction costs). In addition, an understanding of what, if any permits or regulatory requirements must be met is suggested prior to starting work, and what ongoing maintenance requirements will be required. Depending upon the costs this may be discussed as a long-term planning goal.
2. While there was little support to remove the compost pile entirely, it is suggested that the lake association implement a long-term strategy for actively managing the compost pile behind the garden. This will likely require obtaining multiple bids from contractors/landscapers and agreeing on a schedule for managing the compost in an environmentally sensible manner.
 - a. It is also suggested that whatever bid is accepted be reviewed every three years.
 - b. Information can be circulated to the entire lake community to help educate members of the benefits of composting and encouraging more members to use this resource.

Discussion Points and Survey Comments

PLAYGROUND

- Have a table with a roof so we can eat outdoors.
- Cut back the trees behind the swings.
- Add more rubber under the equipment. Maybe have different colors.
- Add a zipline.
- Add color to the swing sets, seats ... paint or stain them.
- The playground needs a bathroom.

BASKETBALL COURT

- The parked cars get in the way. Have the cars park on the far side of the court. Sometimes we can't play basketball because the cars are parked there. (This isn't when there's a clubhouse event)
- Have a hook to raise and lower the basketball hoop.
- Add another hoop for a full court.
- Have an automatic switch for lights.
- Have brighter lights towards the middle of the court.

TENNIS COURTS

- Tennis court needs upgrades, water fountain.
- Expand the tennis court and fencing. Upgrade the berm hill/landscape. Upgrade the drinking fountain.
- Put the drinking fountain outside the tennis court so that it's accessible to the playground.
- Cut back the trees behind the tennis courts.
- Have more lights.
- Have tennis lessons.

COMMON AREAS (Ballfield, Garden, field on corner of Beach and LTW)

- Have a path around people's gardens in the Community Garden. Maybe use rocks or wood chips to separate the gardens.
- Maybe families could pair up for garden plots.
- Use the website to ask people to help you in the garden for limited periods of time. For example, when you're on vacation.
- Put a climbing structure (like a rock wall) in the open space by the garden.
- Put a soccer field by garden and ballfield.
- Have an open space to play by the garden and ballfield.
- Plant a wild life garden in the field at the corner of Beach and LTW.
- Put up a soccer goal or volleyball net in the field at the corner of Beach and LTW.
- Plant trees and bushes in the field at the corner of Beach and LTW.

OPEN SPACES / VACANT LOTS / GARDEN / BALLFIELD / DOG PARK

- Create a walking trail/path between the bottom of Lake Trail West over to the bottom of Lake Trail East.
- Develop additional parking in the lot at Beach and LTW, also by the garden at Primrose and Trails end. “Head In” parking signs could be placed in these areas for additional temporary parking.
- Clean up the compost pile by the garden and make it a park.
- Manage the compost pile. Turn it. Encourage people to use the compost.
- It’s hard to know where to put yard waste at Garden area.
- It’s hard to access the areas to put yard waste by the Garden.
- Put hedge along garden fences to enhance view from houses, roads.
- Garden – maybe it should be hidden.
- Paint the fence around the Garden to make it look better.
- Put low hedges around the Garden fence to make it look better.
- The dog park feels too secluded. It’s uncomfortable to go back there alone. Maybe lights would help.
- Would like the dog park in a different place.
- Develop a park, soccer field in the area by the garden or in the "ballfields".

Survey Comments for Community Spaces:

14. Remove the compost pile behind the Garden
15. Actively manage the compost pile behind the Garden for resident use 1) “It is occasionally”
16. Develop the large field behind the Garden as a park or soccer field
17. Add a Bathroom to the Playground or allow access to Clubhouse bathroom
18. Move the Dog Park to a less secluded area
19. Add a covered picnic table by the Playground 1) Uncovered
20. Upgrade / expand Tennis Court fencing Comment: 1) “How?”
21. Upgrade Basketball Court with painted lines and better net 1) “Court gets very little use, don’t spend more on it. Court has lines”
22. Develop walking trails around the Lake and within Community
23. Upgrade the Tennis Court water fountain and put it outside the tennis court to be accessible to all 1) “Fountain must remain in tennis court. Could add one at playground, but could be a mischief target”
24. Improve the appearance of the Garden Fence with plantings and/or paint Comments: 1) “It should not be a solid fence” 2) “Plantings block south sun”
25. Plant trees/shrubs and add recreational items in the field on the corner of Beach and LTW Comments: 1) “Residents run their dogs there” 2) One response removed “trees and shrubs”, adding “should be able to be used for soccer, etc” 3) “Dog Park?”

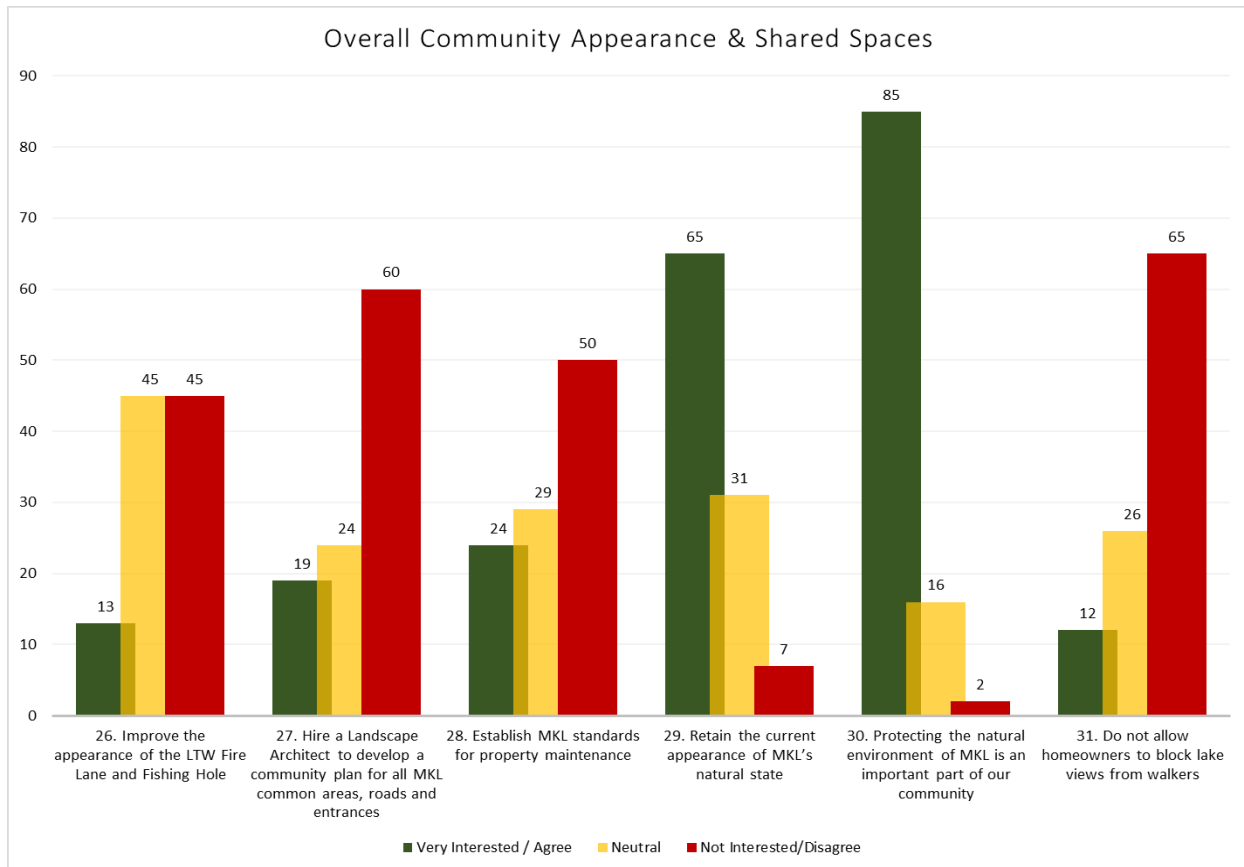
MKL Community Appearance & Shared Spaces

Summary

The survey results show a strong resistance to changing the appearance of our community. This isn't surprising when you look at the comments from the discussion groups regarding "What do you enjoy about MKL?"

- *Rural nature*
- *Beauty*
- *Open Space*
- *Seems to be hidden*
- *Sense that it is removed – has some secrecy*
- *It's beautiful*
- *Rustic nature of the neighborhood*
- *Conserved properties and open space*

The two most positive responses were a strong desire to maintain the current "natural state" of the community and to protect the natural environment.



Suggestions / Recommendations

1. Reestablish the Environment Stewardship Committee! This is also the most positive response in the Volunteer section of the survey. This could be accomplished by either adding a chair to the Association Board or by updating committee responsibilities to overtly address the environmental concerns of residents. It is recommended that the most recent members of the Environmental Committee be reunited to provide a recommendation to the boards and community on how to accomplish this.
2. Utilize the monthly Board minutes to highlight and communicate problems and successes in the area of environmental stewardship. Tree maintenance was often mentioned as an area of particular concern.
3. Educate residents continuously regarding issues such as:
 - Runoff into Mount Kemble Lake and Primrose Brook
 - Protect open space
 - Invasive plants
 - Septic systems ...

The above issues were often raised at the discussion groups. There are many local organizations such as the Friends of the Great Swamp, NJDEP, Harding Land Trust and Morris County Health Department (for septic system management) that provide free seminars regarding the environment. Perhaps these seminars could also be part of a TGIF or other social activity at the Clubhouse.

4. Many of the ideas and suggestions below could be addressed by the existing Association committees with input from the Environmental Committee.

Discussion Group Comments for Community Appearance / Environment

- Would like to see the neighborhood look more tidy and well kept.
- Do not blow your leaves and snow into the street and leave them for cars to drive through.
- Develop MKL standards for property maintenance.
- Develop a proactive tree management plan. If there is a plan, share it with the community.
- Environmental issues – septic systems. Educate community on how to maintain it.
- Develop stronger rules regarding environment, water shed and how to protect the lake.
- Develop a plan to address the run off from the roads to the lake.
- Do not allow homeowners to block lake views from walkers.
- Manage and maintain the health of the Lake. Educate residents as to the issues and how to prevent run-off, use of pesticides, need for lake buffers, septic system management.
- Sign on LTE needs to be fixed.
- Develop consistent look for our signs.
- Develop MKL brochures and educate residents on how to maintain the Lake.
- Put brochures and information on lake maintenance and septic systems on the website.
- Have a TGIF about MKL's environment. Bring in a speaker from the Great Swamp.
- Investigate what to do about invasive plants. It's a problem. Educate MKL on the issues.
- Water quality – need best practices for use of lake and runoff. Need to educate on how we maintain properties along water's edge.
- Should we have a covenant of what we can do regarding invasive, herbicides, pesticides.
- Bring back the Environmental Stewardship Committee.
- Maybe blend the Environmental Committee responsibilities into the Grounds, Roads and Beaches committees.
- Removal of invasive plants is critical.
- Don't want so much grooming that we draw attention to community.

- Trees – Residents agreed the dead trees need to be taken down. Use MKL website for neighbors to alert each other regarding dead trees that may need to be removed.
- Arborist needs to be brought in to identify trees that need to be taken down because they are dead or dying.
- Maintain woodlands and protect natural environment.
- Protecting the natural environment of MKL, especially the trees and woodlands is important.
- Include fire prevention, pest control and disease control in our planning for the natural environment.
- Raise awareness and educate on preventive measurements in protecting our woodlands and trees.

Survey Comments for Community Appearance and Shared Spaces

26. Improve the appearance of the LTW Fire Lane and Fishing Hole 1) "Expensive"
27. Hire a Landscape Architect to develop a community plan for all MKL common areas, roads and entrances 1) "Way expensive. Use community expertise and manpower"
28. Establish MKL standards for property maintenance 1) "Who will judge / enforce this?"
29. Retain the current appearance of MKL's natural state
30. Protecting the natural environment of MKL is an important part of our community
31. Do not allow homeowners to block lake views from walkers Comments: 1) "Not clear" 2) "Don't understand" 3) "What does this even mean?" 4) "What!"

Additional Survey Comments for Community Appearance and Shared Spaces

1) I am confused about the suggestion regarding owners not blocking views. How would that be enforced? Owner can't plant on their own property?

Mt. Kemble Lake and Beach Report

Summary

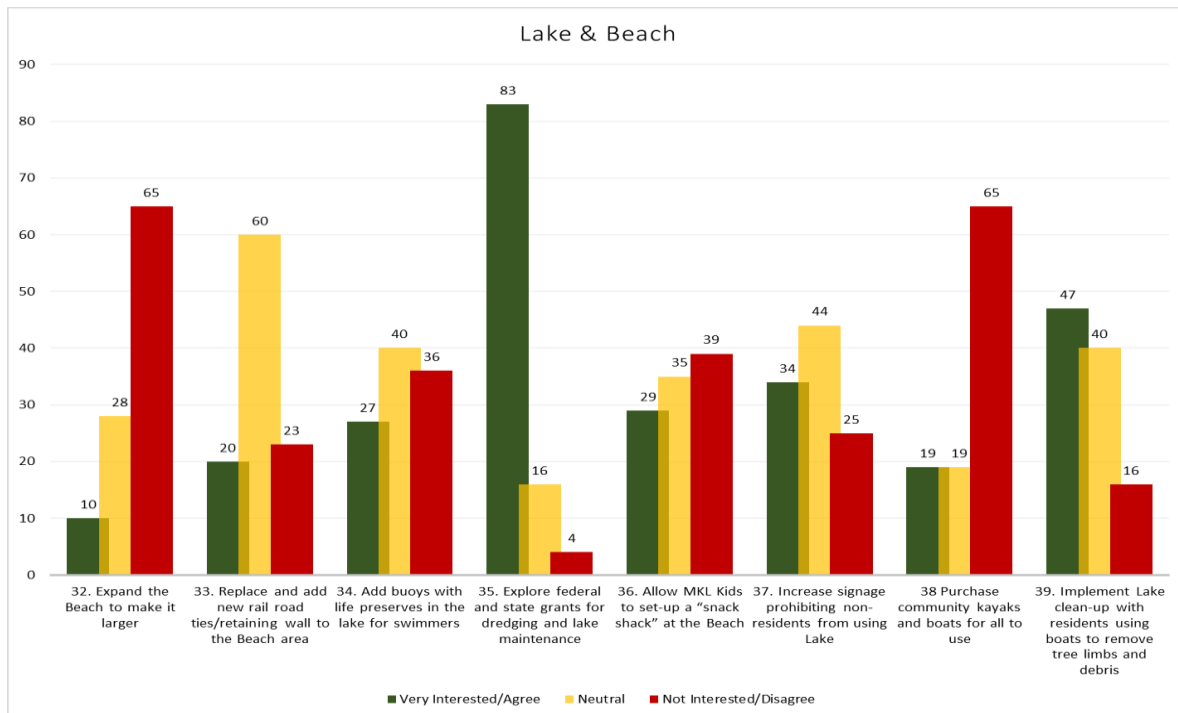
Mt. Kemble Lake is our community’s namesake and an important feature of the community. Throughout the year, the Lake is a source of beauty. During the Summer, the MKL Beach is a hub of activity. One resident’s comment nicely summarizes this, *“The Beach brings people together.”*

The most positive response in the Lake & Beach survey questions is to explore federal and state grants for dredging and lake maintenance. This is logical considering the number of discussion group comments regarding the importance of lake maintenance and concerns regarding the costs for normal upkeep and future dredging requirements. In discussion groups, some people assumed there is an existing schedule for dredging the lake, breeder pond and lagoon. Others suggested that a schedule be developed if it doesn’t exist.

Implementing a lake clean-up using boats to remove debris in the Lake also drew a positive response.

Regarding physical changes to the Beach, most respondents were neutral regarding the replacement and addition of railroad ties/retaining wall. However, expanding the Beach drew a large negative response.

Concern regarding liability for the Beach and Lake was occasionally mentioned. Purchasing community boats had a high negative response. Liability was mentioned as a reason not to purchase boats. The response to the question of increasing signage regarding non-residents use of the Lake was mostly neutral but leaned positive.



Suggestions / Recommendations

1. Explore the possibility of obtaining federal or state grants for lake dredging and maintenance. This could be done through an Association Board member, a small sub-committee or a resident who is interested/knowledgeable of the grant process. Share with the Community what the exploration finds.
2. As needed, implement a 'Boat Brigade' to the MKL Beach clean-up days.
3. Review placement of signs regarding non-residents use of MKL, particularly at the entrances to the community. Considering concerns regarding liability, determine if additional signage is useful.

Discussion Group Comments for Lake & Beaches

- Better maintenance in the beach area, update/new rail road ties.
- Since we don't have the floating dock, put buoys with life preservers in the lake for swimmers.
- Develop anticipated timeline to dredge lake, breeder pond, lagoon and start to save for funding.
- Secretary/treasurer/committee explore state/federal grants for dredging/lake maintenance.
- There is often trash in Lake.
- Liability of non-residents in the lake. People are being dropped off and using the lake. We all share this liability. Signage needs to be improved at the base of all streets, at the lake and dock of fire lanes regarding non-residents being prohibited from use of lake. (This doesn't refer to guests)
- When is sand replenished?
- Have MKL kids certified/trained, create a program for them to be lifeguards.
- Beach brings people together.
- Purchase community kayaks, boats... for everyone to use.
- Have a lake clean-up which would include people getting in their boats to remove dead trees, debris, limbs...from the lake.
- Boats - use them when it's warm and remove them at the end of the season.

MKL Kids – Beachs & Docks

- Keep toys at the beach. Maybe have a toy box.
- Have a "lost and found" box by the picnic table.
- Have a "snack shack" at the beach. It could be run by the MKL kids.
- Like having the floating dock in the middle of the lake.
- Like the diving board on the dock.
- Increase the sand area take the weeds out.
- Get rid of the rocks by the boat racks. They are too big and hard to walk on.
- Don't want lifeguards because they will have more rules.
- Some of the older MKL kids are interested in being lifeguards.
- Have swimming lessons.

MKL Kids - Lake

- Make another trail on the side of the lake, near the clubhouse. Maybe connect the trails around the Lake.
- Make a bike trail.
- Remove seaweed in the swimming area.
- The lake water looks dirty.

Survey Comments for Lake & Beaches

32. Expand the Beach to make it larger 1) "Pretty sure it is as wide as it can be without expanding on private property"
33. Replace and add new rail road ties/retaining wall to the Beach area Comments: 1) "Is it in disrepair?"
34. Add buoys with life preserves in the lake for swimmers 1) "Preservers" (spelling correction) 2) "What! Encourage deep-water swimming and liability?"
35. Explore federal and state grants for dredging and lake maintenance 1) "Without public access"
36. Allow MKL Kids to set-up a "snack shack" at the Beach
37. Increase signage prohibiting non-residents from using Lake
38. Purchase community kayaks and boats for all to use Comment: 1) "Maybe – how to regulate" 2) "Liability" 3) "Residents can donate their unused boats"
39. Implement Lake clean-up with residents using boats to remove tree limbs and debris Comment: 1) "Some dead limbs good for wild life" 2) "I do this every year with a canoe." 3) "They used to"

MKL Water Company & Infrastructure

Summary

The survey affirms the high level of interest in the water system and its long term plans.

Water is one of the three supplied utilities we all depend on for our daily needs and comforts, in addition to electric and gas.

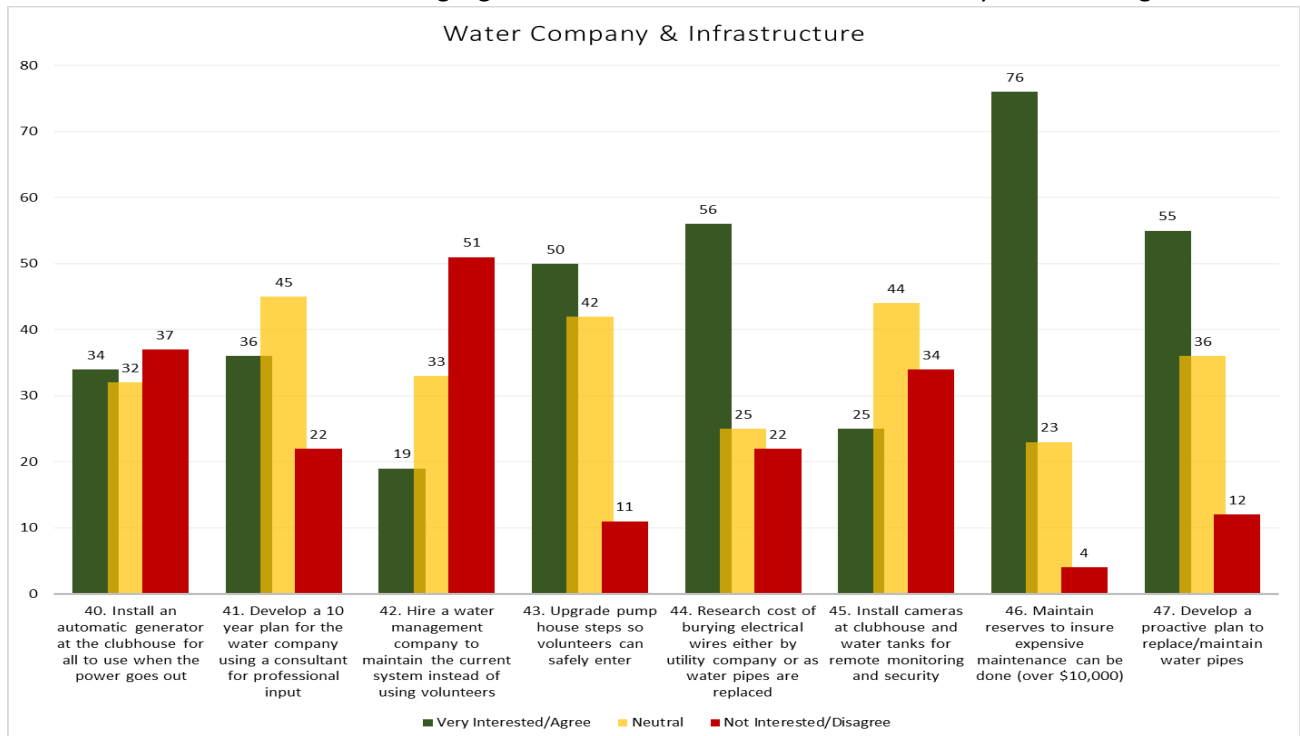
There is a strong desire to maintain our VSA system to monitor the daily operations versus hiring a management company to do that function. However, along with that comes a responsibility to maintain the pump houses in a volunteer friendly condition, particularly access.

The importance of the water system is further supported in the survey by the strong interest in continually updating the long range plans, including input from professionals and more community involvement.

The planning process should include a systematic plan for replacing water mains, possibly coordinated with road work. There is a strong interest in studying feasibility of burying electric lines tied in with other long range plans.

The survey supports the community’s obligation to financially support the long term plan, with 76 agreeing and only 4 not interested in maintaining the necessary reserves.

There was mixed interest in installing a generator at the club house for community use in emergencies.



Suggestions / Recommendations

1. Implement VSA friendly improvements to pump houses.
2. Create one or more long range study groups, which should include professionals and more community members, to develop a more detailed timeline of infrastructure projects and related expenses. These more robust projected timelines and expenses should use the existing Lakeshore Budget & Planning Document as their base. The most current Lakeshore document is attached (1/7/19). This detailed timeline with projected expenses was one of the most requested items at the discussion groups.
3. Issue the detailed Lakeshore Budget & Planning Document semi-annually to the community.
4. Have a study group begin exploring the feasibility of a community septic system.

Water Company and Infrastructure Discussion Group Comments

- It's important that infrastructure is maintained and we need to recognize that this is something we can't do individually.
- All of our property values depend on strength of 4 key infrastructure components:
 - Roads, Tanks, Dam and Clubhouse
- Critical to maintain reserves and make sure big-ticket items are being maintained.
- Develop a technology advisory committee.
- Pump house steps need improvement - too hard for VSA volunteers in snow and ice. Sometimes I can't get down the steps in winter.
- Water pipes – concern that we need to be keeping a close eye on the water pipes and their condition as they are very old.
- Electrical Wires – explore burying the electrical wires underground.
- MKL should send a community letter to JCP&L expressing our concerns about the frequent power outages in this community.
- Water Tank Concerns: are they still leaking, who maintains them, what's the life-expectancy?
- Improve / better maintenance of existing structures - water pipers/roads.
- Explore having a water management company instead of VSA. What are the pros/cons?
- Review water lines - replace as needed.
- Develop maintenance plans for the roads and water. Share the plans, implementation and changes with the community on a regular basis.
- The water company is a financial liability. Would like to see it professionally managed, better equipment, develop a 10 year plan, professional input/study.
- Install second pipe to wells - one going up and one going down.
- Be proactive and have a better management plan for the water pipes.
- Explore the cost to bury the power lines. Maybe it can be done as pipes are repaired.
- What is the maintenance and replacement plan for the water tanks?
- Map how the electricity lines around MKL tie to the houses. We can help direct the repairs and know which neighbors are without power.
- Add a paddle tennis court.
- Add a pickle tennis court.
- Explore car charging stations.
- Add wireless cameras to clubhouse, water tanks ... this would allow for remote monitoring and security. Maybe be able to unlock clubhouse remotely.
- Some residents do not have garages or enough garage space, build additional garages in the land around the community for residents to use.
- Would like to see a 3 season greenhouse and pool for community use.
- Develop senior housing so that our older neighbors can stay here longer.

Survey Comments for Water Company & Infrastructure

40. Install an automatic generator at the clubhouse for all to use when the power goes out Comment: 1) "Much to discuss – depends on length of time" 2) "I use a wood burning fireplace"
41. Develop a 10 year plan for the water company using a consultant for professional input Comment: 1) "Depends – could be expensive" 2) "Pretty sure this is done" 3) "We have 3 engineers on the Board. We have spent enough on consultants these past 2years"
42. Hire a water management company to maintain the current system instead of using volunteers
43. Upgrade pump house steps so volunteers can safely enter
44. Research cost of burying electrical wires either by utility company or as water pipes are replaced 1) "Really?"
45. Install cameras at clubhouse and water tanks for remote monitoring and security
46. Maintain reserves to insure expensive maintenance can be done (over \$10,000) 1) "Already in place" 2) "Already keep \$100K"
47. Develop a proactive plan to replace/maintain water pipes 1) "Pipes are in fine condition, ground shifting has usually caused leaks"

Additional Survey Comments for Water Company & Infrastructure

1) The most important issue in our community is the water system. The system should be privatized. As it stands now, if the main water supply pipe should need replacing, the cost to dig up all of our roads and replace the piping would be a devastating financial event to our community. Further, I am concerned that if someone were to get sick from our water, i.e. after a repair (or believe that they did and file suit), again it could be a catastrophic financial event. MKL could be solely liable. Lastly, we also are at risk as a community should the current water supply be deemed contaminated. We have recently witnessed one of our wells being put out of use because of a contamination where the source could not be determined. To dig a new well has been a large expense. Similar events could also occur with our pump houses and our water tanks. In consideration of the age of the system and the potential for further demise, I strongly urge that we again explore privatization with the goal of shifting the risk to a large water company that would have the financial leverage to upgrade and maintain our system.

Lakeshore Budgets & Planning 2019 Document

Row Labels	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
LCRF BOY Bank Balance	\$123,641	\$135,675	\$54,154	\$42,633	\$36,112	\$109,591	\$193,070	\$236,549	\$275,028	\$193,507
Sum of Amount	Column Labels									
WATER	75,000	100,000	45,000	10,000	10,000	10,000			85,000	35,000
LTE & LTW steel pipes			10,000							
Replace pump in PH1									45,000	
Refurbish Beer Tank									40,000	
Refurbish Vert Tank										35,000
Paint outside tanks			35,000							
Replace plumbing in PH2	0									
Pump House 2 (replace well or replumb)	75,000	100,000								
ROADS		40,000		80,000					80,000	
Sealing/Maintenance				80,000						
tarry patches		40,000								
CLUBHOUSE		25,000	50,000							
new roof		25,000	50,000							
replace windows										
BEACHES & DOCKS							40,000	45,000		
breader dredge								45,000		
breeder dredge eng/plan							40,000			
Plus Projected Income	86,506	83,479	83,479	83,479	83,479	83,479	83,479	83,479	83,479	83,479
LCRF EOY Bank Balance	\$135,675	\$54,154	\$42,633	\$36,112	\$109,591	\$193,070	\$236,549	\$275,028	\$193,507	\$241,986
Unscheduled but likely Additional Backup Well/PumpHouse	<-- \$ 45,000 to \$ 150,000 -->									

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Mt. Kemble Lake Clubhouse

Summary

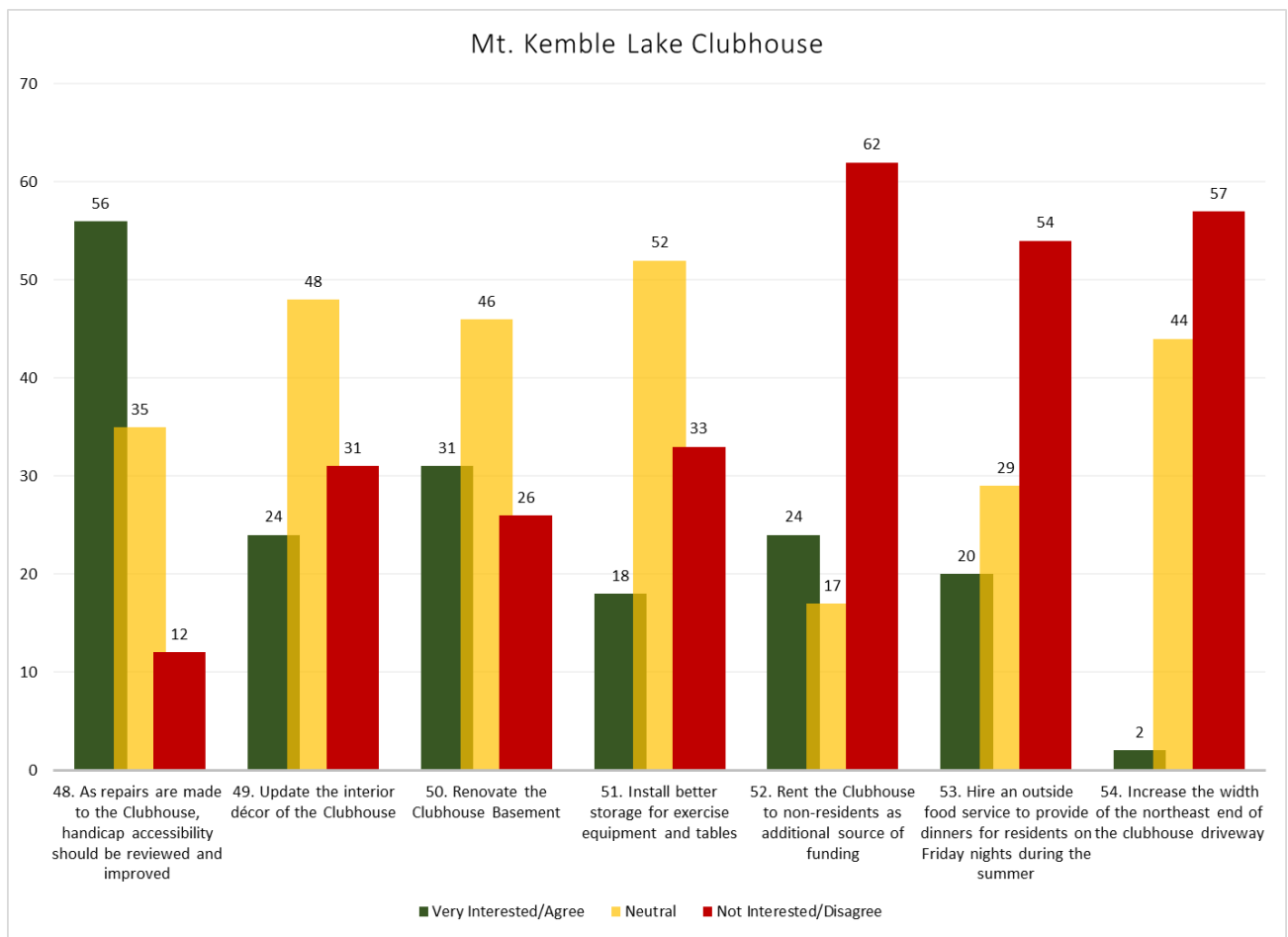
The MKL Clubhouse is a source of social activity and is a physical symbol of the community. Many of the discussion group comments revolved around the social component of the Clubhouse, as well as the aesthetics.

By far the most positive response is interest in reviewing accessibility as repairs are made to the Clubhouse.

The area of least interest/disagreement revolved around allowing the clubhouse to be available for rent to non-residents.

Regarding aesthetics, most respondents are neutral about updating the décor, renovating the basement and installing better storage.

In looking at the discussion group comments and survey results for the basement, though, it would be reasonable to conclude that the community is receptive to basement improvements being made over time. Many of the basement comments were concerns about its dampness. The survey results leaned more positive than negative.



Suggestions / Recommendations

1. A list of possible accessibility improvements should be developed. Items on this list can be considered as basic maintenance and repairs are being contemplated and major renovations are being evaluated. Provide a brief summary of accessibility review decisions in the Clubhouse Annual Report.

2. Develop a list of basement tasks that as accomplished over time, result in the basement being usable for more than just storage. The list should be flexible to allow for priorities to change as needed, and for improvements to occur as time and budgets allow.

Discussion Group Comments for MKL Clubhouse

- Better storage. A closet for the exercise equipment and tables so that we can use the space better.
- Make the Clubhouse more of a community center - have art classes, a gym, do more in the evening for people who work.
- Add extra lighting at the Clubhouse, tennis courts and parking area.
- Renovate the basement to make it kid friendly and comfortable for parties.
- Install an automatic generator at the clubhouse. Allow people to use the clubhouse whenever they lose power.
- Explore connecting the Clubhouse to the Pumphouse generator.
- Update Décor.
- Fix-up Basement.
- Save for new Roof.
- Have more events and parties.
- Lower the cost to rent the clubhouse.
- Explore having BLTs on the deck in the summer on the clubhouse deck.
- Renovate basement for kids while adults are upstairs at a function. (Of course, supervision would be needed.)
- Basement has flooding/dampness issues, which need to be remediated.
- Positive trend with private parties.
- Too many private parties impact residents wanting to use clubhouse for MKL social events.
- Have more social events at clubhouse because it gives more sense of community.
- Disappointed with how number of social events have decreased in recent years.
- The way money is charged, and deposits are cashed for private parties needs to be changed or communicated better.
- Find ways to use the basement of clubhouse - play room or game room, place for kids during parties.
- Accessibility is a concern.
- Ongoing maintenance of the clubhouse needs to be communicated.
- More parties.
- Have events to bring ages together young/old.
- Basement - kid friendly place to hang out.
- Hire food service for clubhouse - Friday night pub climate; encourage fraternity and community or casual summer dining on deck.
- Northeast end of clubhouse drive is too narrow.
- Develop a "vision" for the clubhouse. Do we want to use it more? Rent it more? Create a community center?
- Clubhouse fees are too high. Maybe the fee should be based on the number of guests.
- Clubhouse fees are too low. It should be a revenue stream for the community.
- Clubhouse shouldn't primarily be viewed as a source of revenue for the community.
- Use the Bar in the basement.
- Extend clubhouse use: game room in basement, poker night, coffee in the mornings, chili cook-off, bridge games, bring in an activities director, teen night.

MKL Kids - Clubhouse

- Have movies in the basement.
- Make the piano more accessible so it can be played more often. Make it available for parties.
- Create a small garden near the Clubhouse, like an herb garden.
- Have more bird houses to attract wild life.
- Have a play area for younger kids.
- In the basement have things like foosball, air hockey, ping pong, pool, a small basketball hoop, blocks, an indoor climbing structure.
- Need to make the basement less scary.
- Put windows in the basement doors.
- Will need a bathroom in the basement.

- Have an open space in the basement to run around. Need more lights.
- Have a better floor to play on. This would be good for exercisers, too.

Survey Comments for MKL Clubhouse

48. As repairs are made to the Clubhouse, handicap accessibility should be reviewed and improved 1) Should have been done when portico was built and front steps replaced"
49. Update the interior décor of the Clubhouse 1) "Remove moose?"
50. Renovate the Clubhouse Basement 1) "For what?" 2) "For use by residents children"
51. Install better storage for exercise equipment and tables Comment: 1) "Depends on cost"
52. Rent the Clubhouse to non-residents as additional source of funding
53. Hire an outside food service to provide dinners for residents on Friday nights during the summer Comments: 1) "Beyond Stupid!"
54. Increase the width of the northeast end of the clubhouse driveway Comment: 1) "Depends on width"

MKL Governing Principles: By-Laws, Fees, Dues, Volunteering

Summary

Mt. Kemble Lake relies on volunteers to manage our community. Residents volunteer their time to be on the MKL boards, committees and to assist with the Water Company. It is this balance between using community volunteers and outsourcing projects to professionals that has a direct impact on the amount of our dues/fee. Perhaps more importantly, it is the extensive use of volunteers that results in the MKL culture of participation.

In the area of fees/dues, the most positive survey response is to continue including items such as leaf pick-up in our dues. There was a lot of positive discussion in the groups regarding dues/fees. The impact of using volunteers in keeping our dues/fees low was clearly understood in the discussion groups. It was also acknowledged that we need to explore additional ways to keep our dues/fees low. Many participants agreed with the sentiment of one resident:

“Safety and maintenance issues should be included in fees.”

Residents understand that there are cost implications to keeping these items in the fees/dues and are willing to consider other approaches to managing costs. As another resident noted:

“Don't take away current services that are included in fees but consider new services to be by choice with an incremental fee.”

However, most respondents do not want to re-evaluate the current dues structure, nor do they want to implement surcharges for home rentals. There was little interest in renting the Clubhouse to non-residents (see Clubhouse). It will be challenging find new sources of revenue.

In the area of governing, most respondents want to allow residents to run for specific board positions, as well as to implement term limits. However, the response regarding board experience for officers is not clear. The response for Association officers to be different than Lakeshore officers was neutral to positive.

Throughout the discussion groups, there were many comments regarding succession planning for the boards and how to engage volunteers:

“Succession Plans: Utilize committees more to help people understand what the board responsibilities are and to prepare more people to run and participate.”

“Concern that board members and residents with critical knowledge are phasing out and no process of passing information along is in place.”

“Review/modify existing process of how people are selected for board positions. Educate people on the current process.”

“Mentoring plan: ask people to volunteer. Use “assistant chair people.”

Most respondents do not want to explore utilizing a professional company to manage the community, nor to explore other governing models such as a co-op.

Volunteerism is an important component of MKL’s governing process and the discussion group comments, along with the survey responses, show that residents are thinking about it. In the area of volunteering, most people were neutral to positive on the need to explore new ways to for people to volunteer. This topic came up often in the discussion groups. Comments included:

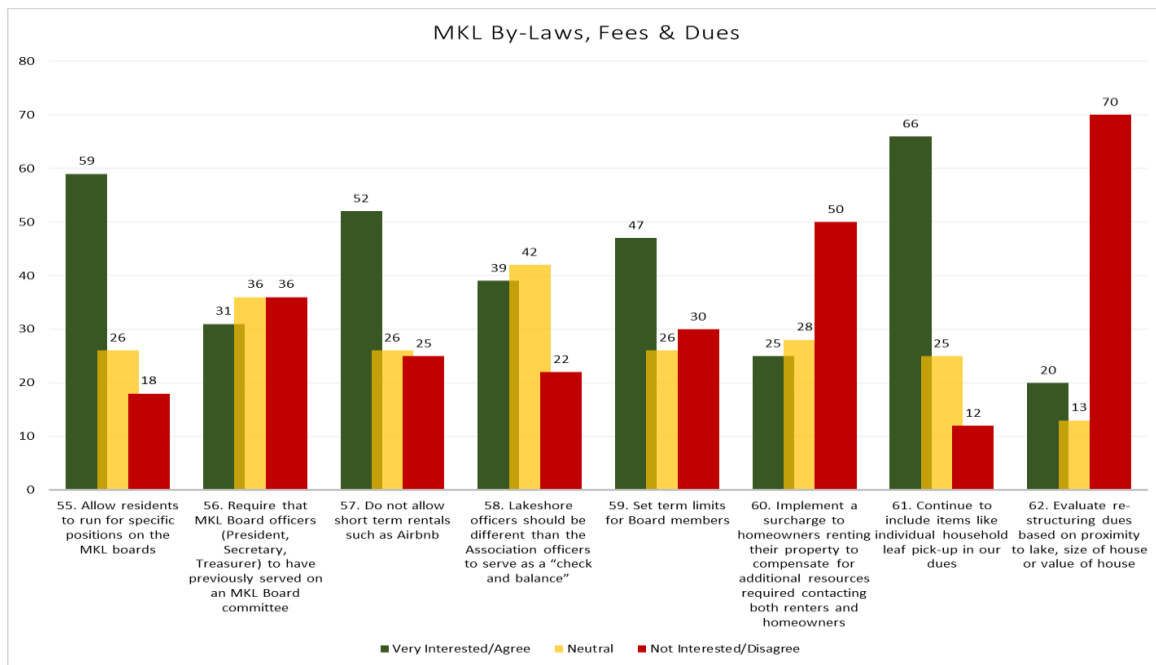
“Explore governance via volunteers. Is this a sustainable model? People have lots of time expectations and can’t participate but do want a voice in the community.”

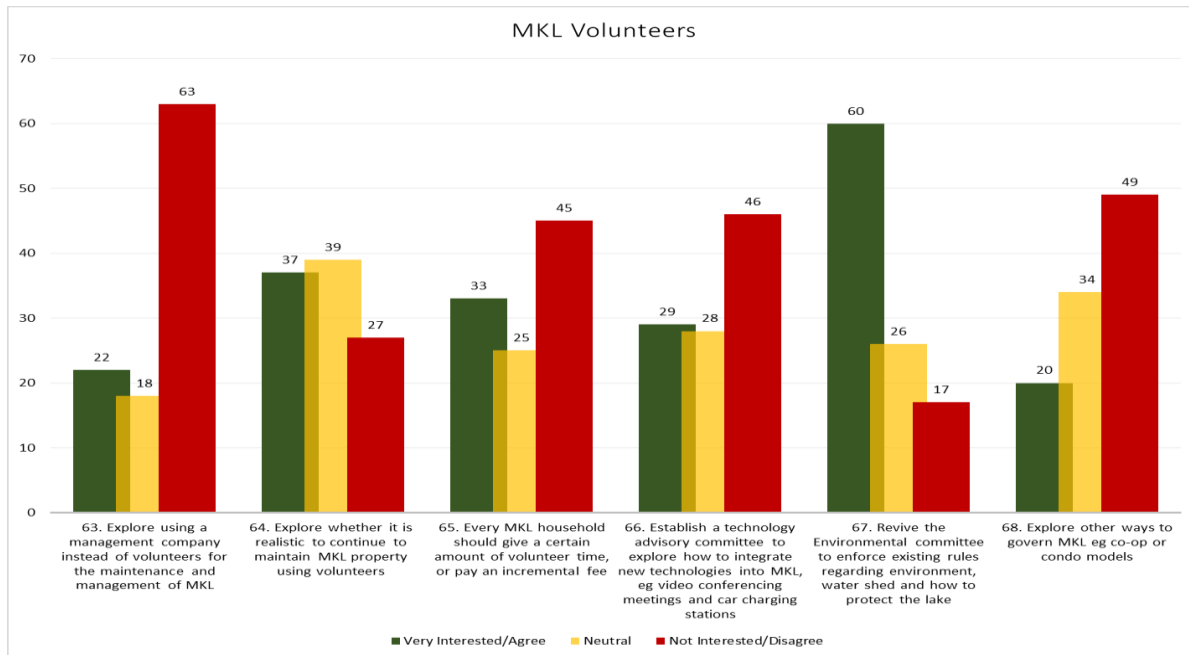
“Appreciate the ability to keep fees low due to volunteer efforts. Explore different ways for people to participate in addition to our current model.”

“Plan another way to fund clean-up. Some people are getting too old to keep volunteering.”

However, the majority of respondents do not want MKL households to be given a required amount of volunteer time. It’s worth noting that many active community members are aware of the time they volunteer and would like to see more participation from their neighbors. As one participant said:

“I do like the emphasis on volunteerism as a requisite but don’t know how it could be judiciously enforced ...”





Suggestions / Recommendations

1. Managing and engaging volunteers is different than managing employees. It is difficult to ask friends/neighbors to give their time. Because our community relies on volunteers to keep our dues/fees low and our boards consist of volunteers, it is recommended that the boards engage an expert to provide a seminar (open to the community) on how to improve our volunteer efforts and “best practices” for not-for-profit organizations.
2. The most positive Volunteer response is to bring back the Environmental Committee. This could be accomplished by either adding a chair to the Association Board or by updating committee responsibilities to overtly address the environmental concerns of residents. It is recommended that the most recent members of the Environmental Committee be reunited to provide a recommendation to the boards on how to accomplish this.
3. Respondents clearly favored the implementation of term limits. The most common concern mentioned is *“if people are willing to volunteer, we shouldn’t limit their time”*. It is recommended that a short term committee be convened to analyze options on the pros/cons of term limits and implementation ideas. For example, perhaps a person could stay on a board, but not remain in the same position. The committee should share their analysis with the community and the boards for additional discussion.
3. The difficulty of neighbors/volunteers enforcing the existing rules was a reoccurring theme across all the discussion groups. This impacts the ability of our boards to govern effectively. The inconsistency in application of the existing rules was also mentioned. It is recommended that a short-term committee be created to look at the various options to enforce and educate the community on our existing rules and to provide recommendations to the boards and community. The Newsletter could also be used to highlight rules seasonally. For example, focus on Beach rules during the Summer.

4. A significant number of respondents were neutral to positive regarding Lakeshore and the Association officers being different. Over the next year, ask previous Lakeshore and Association board members (those not currently on a board) to form a short term committee to review the current structure and to analyze whether the structure and process are working effectively. The group should then share their findings with the boards and community for further discussion.

Discussion Group Comments for Governing Principles

RULES / REGULATIONS / BY-LAWS – GOVERNING PRINCIPLES

- Reinforce education of WHY we should do things a certain way. This might help encourage people to follow the rules.
- Do not want to pay incremental fees for leaf removal. Hard to manage who the leaves belong to.
- Flat fee for all amenities should be maintained.
- Do not want to pay incremental fees for activities. All activities - beach, garden tennis... should be included in fees.
- Willing to pay an incremental fee for incremental services. For example, picking up leaves.
- Don't take away current services that are included in fees but consider new services to be by choice with an incremental fee.
- A flat rate dues structure is unfair to smaller homes. Evaluate re-structuring dues based on proximity to lake, size of home or value of home.
- Safety and maintenance issues should be included in fees.
- Explore governance via volunteers. Is this a sustainable model? People have lots of time expectations and can't participate but do want a voice in the community.
- Appreciate the ability to keep fees low due to volunteer efforts. Explore different ways for people to participate in addition to our current model.
- Explore whether or not it's sustainable to continue relying on volunteers. Maybe we should have a management company.
- Plan another way to fund clean-up. Some people getting too old to keep volunteering.
- Are people willing to pay for work done?
- Board Elections – change the bi-laws regarding the board elections. Instead of running for a position on the board, residents should be able to run for a specific position that would fit his/her strengths and skill set.
- Implementation of rules needs to be consistent. Rules need to be communicated clearly.
- Parking issues need to be addressed keeping in mind that our roads are narrow and some houses do not have garages.
- Safety concerns are why parking rules are important and residents should be reminded annually.
- Rental Community
 - Numerous houses at the lake are being rented and concern over transient community developing.
 - Unfair that renters don't have to pay new resident fee; renter fees could be revenue source.
 - Some have desire to discourage renters by changing By Laws.
 - Some have no issue with renters and said that there are no restrictions in By Laws or Harding about renting.
 - Should we allow things like Airbnb?
- Succession Plans: Utilize committees more to help people understand what the board responsibilities are and to prepare more people to run and participate.
- Concern that board members and residents with critical knowledge are phasing out and no process of passing information along is in place.
- There should be requirements to be an officer on the Boards, maybe background checks or a questionnaire.
- There should be term limits for board members. It could be based on the amount of time on the board, or the amount of time in a specific position.
- Review/modify existing process of how people are selected for board positions after elections. Educate people on the current process.
- Mentoring plan: ask people to volunteer. Use "assistant chair people."
- Require every household to give a certain amount of volunteer time or pay an additional fee.
- At Annual meeting put out sheets for people to sign up to be on a committee. Invite people to participate.
- Update chairperson and committee descriptions and responsibilities.
- Many documents in history room should be used to bring community together, scanned and shared.
- Manuals for each board position should be created so next person has all information.
- What are the COAH requirements impacts on MKL?
- If any changes are to be made to the Eased land or lake property next to a resident's home, the Board should inform the resident as to the change so it will not be a surprise when it occurs. In being informed about what is to be done, the resident will have an opportunity to receive clarification before change is enacted.
- Each household should get the same number of votes no matter how many people live there, either one or two. We all pay the same dues.

- Evaluate bringing Lakeshore back as a check/balance to the Association.
- Develop rules on property maintenance.
- Explore the use of "covenants" to establish new rules and to enforce existing rules.
- Educate residents on why we need to maintain the health of the lake and how to do it.
- Educate residents on the existing parking rules.
- Educate residents on the background of MKL guidelines. Once people understand the reason, they are more likely to follow the rules.
- Hire someone to enforce our rules such as parking. It's hard for neighbors or board members to enforce the rules.
- Reinforce rules and impact on residents' safety.
- Explore moving to a Co-op or condo model for governance. Have more shared services such as trash pick-up, hiring managers, utilizing economies of scale for services.

Survey Comments for Governing Principles

55. Allow residents to run for specific positions on the MKL boards Comments: 1) "Isn't this in effect?"
56. Require that MKL Board officers (President, Secretary, Treasurer) to have previously served on an MKL Board committee
57. Do not allow short term rentals such as Airbnb 1) "What is Airbnb?"
58. Lakeshore officers should be different than the Association officers to serve as a "check and balance" Comment: 1) "That's what just changed." 2) "I think this is in place" 3) "The services are now fully merged"
59. Set term limits for Board members 1) "It's hard enough to get people to even be on the board"
60. Implement a surcharge to homeowners renting their property to compensate for additional resources required contacting renters and homeowners
61. Continue to include items like individual household leaf pick-up in our dues 1) "They won't get picked up, otherwise"
62. Evaluate re-structuring dues based on proximity to lake, size of house or value of house Comments: 1) "Implement lake-front surcharge as almost all other lakes do. Hopatcong = \$3,000" 2) "Houses on lakefront or on a hill, not on flat ground, spend more for soil erosion"
63. Explore using a management company instead of volunteers for the maintenance and management of MKL 1) "Too expensive, our dues would go up"
64. Explore whether it is realistic to continue to maintain MKL property using volunteers 1) "Disband our community?"
65. Every MKL household should give a certain amount of volunteer time, or pay an incremental fee
66. Establish a technology advisory committee to explore how to integrate new technologies into MKL, eg video conferencing meetings and car charging stations 1) "What are "car charging stations?"
67. Revive the Environmental committee to enforce existing rules regarding environment, water shed and how to protect the lake Comments: 1) Changed "enforce" to read "educate" 2) "Enforce" is underlined and "dog poop patrol?" added
68. Explore other ways to govern MKL eg co-op or condo models

MKL Governing Principles: Communications

Summary

In the area of Communications all 7 questions received an overwhelmingly, positive response. Considering that over 2/3 of the MKL community responded to the survey, it is fair to say that we are a community that is engaged and likes to be informed. As technology evolves it is easier to share information and community members expectations are high regarding the amount of information they would like. However, as one resident nicely summarized, communications is a shared responsibility:

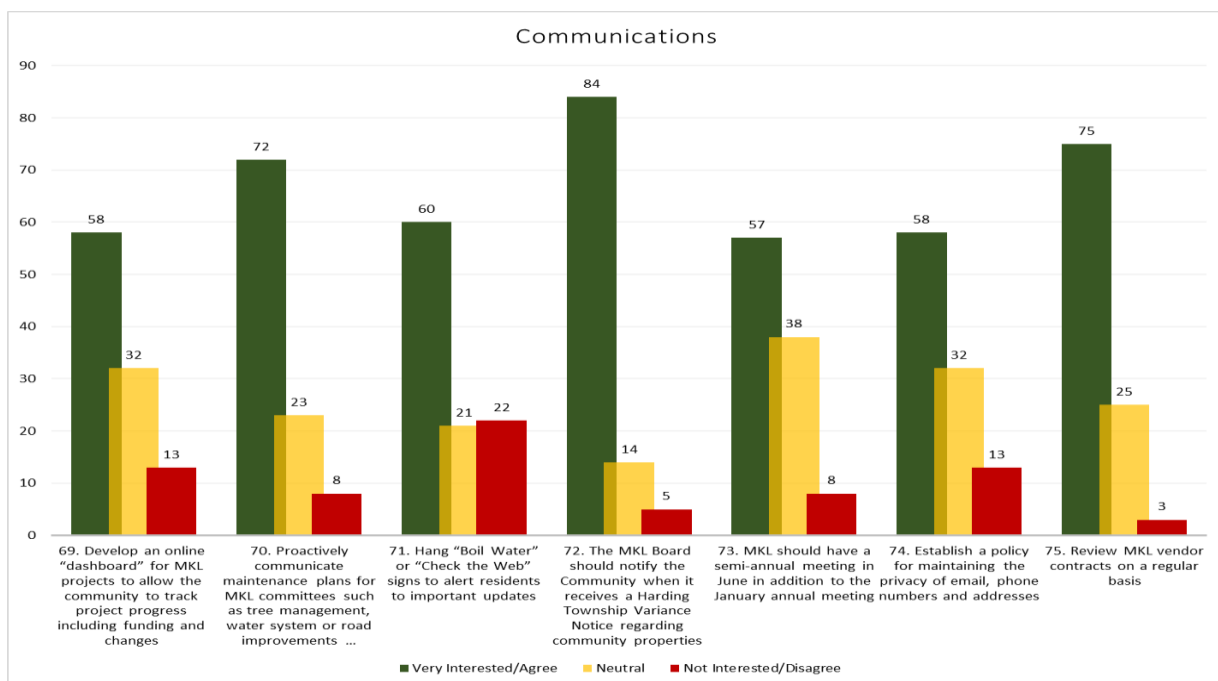
“While we always need to look for better ways to keep residents informed of community developments, at the same time, residents need to take more personal responsibility for paying attention to information that is distributed, for attending meetings, and for generally keeping themselves informed.”

By far, the strongest positive response is the desire for residents to be notified when the MKL Boards receive notification of a Harding Township Variance request.

The status of MKL community projects as they are implemented is of interest to the community. This topic often came up in the discussion groups and received a high positive rating in the survey.

“Provide residents with status If the project is postponed, explain why. People think that they are being ignored.”

Also receiving a high positive response, is the desire for an online tool such as a “dashboard”. Online tools provide easy-to-access to project status for those who are interested.



Suggestions / Recommendations

1. Send an email alert to residents when a Harding Township Variance notice is received by the MKL Boards. These notices are time sensitive (usually 10 days before the Township public meeting). The email should include a PDF of the notice received because the notice will provide residents with a description of the variance, meeting date, time and where to find the application materials at the Harding Municipal Building.
2. Implement an online “dashboard” /project status tool. This may be accomplished by asking one or two community members to develop a prototype that can be easily implemented and updated. Many “dashboards” use red/yellow/green to visually reflect the progress of a project against its estimated timeline and budget.
3. Implement hanging a “Boil Water” sign and/or a “Check the Web” sign to alert residents to important updates.
4. Develop an MKL privacy policy regarding the use of email, phone numbers and addresses.
5. Try holding an informal, semi-annual meeting around June. As one resident succinctly noted:
“Try it and see if attendance warrants it”
6. Explore developing an annual calendar showing the anticipated dates of key events such as Road Clean-up, Annual Meeting, Holiday Party, ...

“ Develop an annual calendar of key events like road clean-up so that residents can plan ahead. Include important information and contacts. Create something useful like the township recycling info.”

Discussion Group Comments for Governing Principles

COMMUNICATIONS

- Develop a "dashboard" for MKL projects so that the community can see how the project is progressing, the costs and source of funding, unexpected problems or changes.
- Provide residents with status on requested projects - for example road drains. If the project is postponed, explain why. People think that they are being ignored.
- Have a "Boil Water" sign to hang by the roads so that people who don't have email or hear the robo call will know.
- Have a "Check the Web" sign to hang by the roads for important updates that people should be aware of.
- Develop an annual calendar of key events like road clean-up so that residents can plan ahead. Include important information and contacts. Create something useful like the township recycling info.
- Have an annual meeting along with a semi-annual or quarterly state of the union meeting.
- Easier communications, more details but easier.
- Use apps like "next door"
- Website should be updated and more interactive (bulletin board of important sign up and info that can be easily accessed by community members) Instead of info coming from different sources (Facebook, Instagram, etc.), it should all be located on the website or in one place.
- Proactively communicate plans for tree management, water pip maintenance, tennis court upgrades... Maybe via website or email.
- Develop an interactive feedback process between the community and the boards.
- Privacy concerns regarding email addresses, phone numbers... the current email process isn't secure. Use a process like "Mail Chimp". People should not be able to reply "all".
- Personal information provided to the board should not be shared outside of MKL.
- Need a volunteer who has the time to do PR for the community. Community Affairs needs to be better defined.
- It's fair for residents to look up status of projects, but they need to know where to find the information and be assured that it will be current.

- Use more methods/tools to communicate - conference calls, small group meetings, apps, texts, monthly forums, "zoom".
- Do not use broadcast emails.
- Newsletters could include more "nuts and bolts" information and should be sent out more frequently and more timely, so information is not one or two months old. This could be accomplished much more efficiently if dispersed through a website.
- Ensure there is a system to get all facts to all residents before and after decisions are made.
- Communication has declined over recent years, information about Portico was not communicated well.
- The website could also be used to acknowledge those neighbors who have generators who would be willing to have others (those who do not have a generator) into their homes during a power outage if they need a place to stay for a period of time.
- Facebook should not be used because hard to control the spread of info beyond residents only.
- Dislike Facebook, too difficult.
- Since residents use so many different channels of communication residents should be asked how they want to get information.
- Send newsletter out more frequently.
- Board agenda should be published at least 24 hours before the meeting so that residents can decide if they want to attend.
- Board should provide a 3-page summary before the annual meeting covering a summary of what will be covered.
- Board should provide updates on all projects with cost to date, so all know the status.
- MKL vendor contracts should be reviewed every 3 years and information communicated to residents.
- Board needs to provide update on projects and costs with periodic updates.
- Follow-up on projects that have already been approved, post on website/google docs, maybe an app, add to quarterly newsletter.
- A written reminder should be given to residents as to what time high volume, noise polluting work projects can begin as well as end.
- Issue quarterly reports on the status of the community.
- Ask residents to participate and for assistance with specific projects.
- Ask residents for special donations for projects that are not part of basic maintenance. For example, that's how the playground was developed.
- Update website more frequently.
- Create an electronic bulletin board.
- Develop a process to share resources like plumbers/contractors/electricians/landscapers/arborists. Maybe we can get reduced rate if the vendor gets multiple projects.
- When the Board receives a zoning variance notice, it should be communicated and shared with the Community.
- MKL Board should ask for community input to zoning variances.
- Residents should be able to self-select how they want to be contacted -email, mail box drop, texts, robo-calls ...
- Provide more frequent information and background on community issues. Or, tell me where the most recent information is and commit to keeping it updated.
- Be sure to welcome new neighbors and explain how MKL works, the rules and how to volunteer.
- Send more emails communicating what's going on with the Boards.
- Make sure the long term planning questionnaire clearly defines items so that the answers are consistent. For example, what does "rustic" mean.
- Share what the various board committees are doing and who is leading the efforts.
- Communicate when board projects go out to bid and make sure that the community knows that we are actively bidding work and managing costs.
- Share the requirements for vendors/bids in case a resident knows a company that would like to bid.
- Expand the information in the newsletters. Maybe describe ongoing projects, project status, highlight various committees and what they do.
- It's intimidating to go to a board meeting. We need a protocol on how the board interacts with guests.
- Have an opinion column in the newsletter.
- It's a caring community, develop better ways to reach out to members.
- Send out timely/seasonal reminders to remove bird feed, tie trash can lids... when the bear is roaming.

Survey Comments for Governing Principles

69. Develop an online “dashboard” for MKL projects to allow the community to track project progress including funding and changes 1) “Just ask people”
70. Proactively communicate maintenance plans for MKL committees such as tree management, water system or road improvements ... Comment: 1) “Minutes are already published” 2) “They are in meeting notes already”
71. Hang “Boil Water” or “Check the Web” signs to alert residents to important updates Comments: 1) Added “along with phone calls” 2) “Robo-call is sufficient”
72. The MKL Board should notify the Community when it receives a Harding Township Variance Notice regarding community properties Comment: 1) “Already does” 2) “This would be in meeting notes, too”
73. MKL should have a semi-annual meeting in June in addition to the January annual meeting Comment: 1) “Try it and see if attendance warrants it” 2) “We often have Inform meetings, anyway”
74. Establish a policy for maintaining the privacy of email, phone numbers and addresses
75. Review MKL vendor contracts on a regular basis Comment: 1) “Already do” 2) “are currently reviewed” 3) “perhaps the only real contracts are with AGRA, the lake treatment company, and the fire suppression company”

**MT. KEMBLE LAKE
LONG RANGE PLANNING SURVEY
MARCH 2019**

Instructions: Below are Long Range Planning ideas generated by the MKL Community in a series of adult and kids discussion groups. Please indicate your preference for each issue by marking the appropriate box and return by March 18, 2019.	Very Interested / Agree	Neutral	Not Interested / Disagree
Roads, Parking and Safety			
<i>Items below potentially cost greater than \$10,000</i>			
1. All MKL roads should have the same kind of paving	27 (26%)	45 (44%)	31 (30%)
2. All MKL roads should have gutters and curbs	15 (15%)	19 (18%)	69 (67%)
3. Widen LTE in the area south of Alpine	5 (5%)	35 (34%)	63 (61%)
4. Develop additional Beach and Clubhouse parking	9 (9%)	30 (29%)	64 (62%)
5. Install sidewalks along all MKL roads	2 (2%)	9 (9%)	92 (89%)
6. Install street lights along all MKL roads	9 (9%)	19 (18%)	75 (73%)
<i>Items below probably cost less than \$10,000</i>			
7. Prohibit parking on the street when snow is forecast to facilitate snow plowing	66 (64%)	18 (17%)	19 (18%)
8. Develop consistent look for MKL road and information signs	29 (28%)	42 (41%)	32 (31%)
9. Reduce traffic speed by implementing 15 mph speed, more signage and using a speed activated sign to alert drivers to their speed	38 (37%)	28 (27%)	37 (36%)
10. Implement temporary speed bumps during warm weather	22 (21%)	27 (26%)	54 (52%)
11. Enforce parking rules with fines	13 (13%)	32 (31%)	58 (56%)
12. Increase lighting outside the Clubhouse and/or Basketball/Tennis Court	19 (18%)	48 (47%)	36 (35%)
13. Install timer-controlled lighting by the Dog Park	10 (10%)	36 (35%)	57 (55%)
MKL Community Spaces			
<i>Items below potentially cost greater than \$10,000</i>			
14. Remove the compost pile behind the Garden	16 (16%)	53 (51%)	34 (33%)
15. Actively manage the compost pile behind the Garden for resident use	38 (37%)	41 (40%)	24 (23%)
16. Develop the large field behind the Garden as a park or soccer field	20 (19%)	32 (31%)	51 (50%)
17. Add a Bathroom to the Playground or allow access to Clubhouse bathroom	16 (16%)	30 (29%)	57 (55%)
18. Move the Dog Park to a less secluded area	17 (17%)	35 (34%)	51 (50%)
<i>Items below probably cost less than \$10,000</i>			
19. Add a covered picnic table by the Playground	26 (25%)	47 (46%)	30 (29%)
20. Upgrade / expand Tennis Court fencing	8 (8%)	43 (42%)	52 (50%)
21. Upgrade Basketball Court with painted lines and better net	37 (36%)	40 (39%)	26 (25%)
22. Develop walking trails around the Lake and within Community	31 (30%)	29 (28%)	43 (42%)
23. Upgrade the Tennis Court water fountain and put it outside the tennis court to be accessible to all	40 (39%)	34 (33%)	29 (28%)
24. Improve the appearance of the Garden Fence with plantings and/or paint	28 (27%)	40 (39%)	35 (34%)
25. Plant trees/shrubs and add recreational items in the field on the corner of Beach and LTW	17 (17%)	34 (33%)	52 (50%)
Overall Community Appearance and Shared Spaces/Vacant Lots			
<i>Items below potentially cost greater than \$10,000</i>			
26. Improve the appearance of the LTW Fire Lane and Fishing Hole	13 (13%)	45 (44%)	45 (44%)
27. Hire a Landscape Architect to develop a community plan for all MKL common areas, roads and entrances	19 (18%)	24 (23%)	60 (58%)

	Very Interested / Agree	Neutral	Not Interested / Disagree
Overall Community Appearance continued			
28. Establish MKL standards for property maintenance	24 (23%)	29 (28%)	50 (49%)
29. Retain the current appearance of MKL's natural state	65 (63%)	31 (30%)	7 (7%)
30. Protecting the natural environment of MKL is an important part of our community	85 (83%)	16 (16%)	2 (2%)
31. Do not allow homeowners to block lake views from walkers	12 (12%)	26 (25%)	65 (63%)
Lake and Beach			
<i>Items below potentially cost greater than \$10,000</i>			
32. Expand the Beach to make it larger	10 (10%)	28 (27%)	65 (63%)
33. Replace and add new rail road ties/retaining wall to the Beach area	20 (19%)	60 (58%)	23 (22%)
<i>Items below probably cost less than \$10,000</i>			
34. Add buoys with life preserves in the lake for swimmers	27 (26%)	40 (39%)	36 (35%)
35. Explore federal and state grants for dredging and lake maintenance	83 (81%)	16 (16%)	4 (4%)
36. Allow MKL Kids to set-up a "snack shack" at the Beach	29 (28%)	35 (34%)	39 (38%)
37. Increase signage prohibiting non-residents from using Lake	34 (33%)	44 (43%)	25 (24%)
38. Purchase community kayaks and boats for all to use	19 (18%)	19 (18%)	65 (63%)
39. Implement Lake clean-up with residents using boats to remove tree limbs and debris	47 (46%)	40 (39%)	16 (16%)
Water Company and Infrastructure			
<i>Items below potentially cost greater than \$10,000</i>			
40. Install an automatic generator at the clubhouse for all to use when the power goes out	34 (33%)	32 (31%)	37 (36%)
41. Develop a 10 year plan for the water company using a consultant for professional input	36 (35%)	45 (44%)	22 (21%)
42. Hire a water management company to maintain the current system instead of using volunteers	19 (18%)	33 (32%)	51 (50%)
Water Company and Infrastructure			
<i>Items below probably cost less than \$10,000</i>			
43. Upgrade pump house steps so volunteers can safely enter	50 (49%)	42 (41%)	11 (11%)
44. Research cost of burying electrical wires either by utility company or as water pipes are replaced	56 (54%)	25 (24%)	22 (21%)
45. Install cameras at clubhouse and water tanks for remote monitoring and security	25 (24%)	44 (43%)	34 (33%)
46. Maintain reserves to insure expensive maintenance can be done (over \$10,000)	76 (74%)	23 (22%)	4 (4%)
47. Develop a proactive plan to replace/maintain water pipes	55 (53%)	36 (35%)	12 (12%)
Clubhouse			
<i>Items below potentially cost greater than \$10,000</i>			
48. As repairs are made to the Clubhouse, handicap accessibility should be reviewed and improved	56 (54%)	35 (34%)	12 (12%)
49. Update the interior décor of the Clubhouse	24 (23%)	48 (47%)	31 (30%)
50. Renovate the Clubhouse Basement	31 (30%)	46 (45%)	26 (25%)

	Very Interested / Agree	Neutral	Not Interested / Disagree
Clubhouse			
<i>Items below probably cost less than \$10,000</i>			
51. Install better storage for exercise equipment and tables	18 (17%)	52 (50%)	33 (32%)
52. Rent the Clubhouse to non-residents as additional source of funding	24 (23%)	17 (17%)	62 (60%)
53. Hire an outside food service to provide dinners for residents on Friday nights during the summer	20 (19%)	29 (28%)	54 (52%)
54. Increase the width of the northeast end of the clubhouse driveway	2 (2%)	44 (43%)	57 (55%)
By-Law Changes			
<i>Items below are structural changes MKL governance</i>			
55. Allow residents to run for specific positions on the MKL boards	59 (57%)	26 (25%)	18 (17%)
56. Require that MKL Board officers (President, Secretary, Treasurer) to have previously served on an MKL Board committee	31 (30%)	36 (35%)	36 (35%)
57. Do not allow short term rentals such as Airbnb	52 (50%)	26 (25%)	25 (24%)
58. Lakeshore officers should be different than the Association officers to serve as a “check and balance”	39 (38%)	42 (41%)	22 (21%)
59. Set term limits for Board members	47 (46%)	26 (25%)	30 (29%)
60. Implement a surcharge to homeowners renting their property to compensate for additional resources required contacting both renters and homeowners	25 (24%)	28 (27%)	50 (49%)
Fees and Dues			
61. Continue to include items like individual household leaf pick-up in our dues	66 (64%)	25 (24%)	12 (12%)
62. Evaluate re-structuring dues based on proximity to lake, size of house or value of house	20 (19%)	13 (13%)	70 (68%)
MKL Volunteers			
<i>Items below potentially cost greater than \$10,000</i>			
63. Explore using a management company instead of volunteers for the maintenance and management of MKL	22 (21%)	18 (17%)	63 (61%)
<i>Items below probably cost less than \$10,000</i>			
64. Explore whether it is realistic to continue to maintain MKL property using volunteers	37 (36%)	39 (38%)	27 (26%)
65. Every MKL household should give a certain amount of volunteer time, or pay an incremental fee	33 (32%)	25 (24%)	45 (44%)
66. Establish a technology advisory committee to explore how to integrate new technologies into MKL, eg video conferencing meetings and car charging stations	29 (28%)	28 (27%)	46 (45%)
67. Revive the Environmental committee to enforce existing rules regarding environment, water shed and how to protect the lake	60 (58%)	26 (25%)	17 (17%)
68. Explore other ways to govern MKL eg co-op or condo models	20 (19%)	34 (33%)	49 (48%)

	Very Interested / Agree	Neutral	Not Interested / Disagree
Communications			
<i>Below are ideas to improve MKL processes</i>			
69. Develop an online “dashboard” for MKL projects to allow the community to track project progress including funding and changes	58 (56%)	32 (31%)	13 (13%)
70. Proactively communicate maintenance plans for MKL committees such as tree management, water system or road improvements ...	72 (70%)	23 (22%)	8 (8%)
71. Hang “Boil Water” or “Check the Web” signs to alert residents to important updates	60 (58%)	21 (20%)	22 (21%)
72. The MKL Board should notify the Community when it receives a Harding Township Variance Notice regarding community properties	84 (82%)	14 (14%)	5 (5%)
73. MKL should have a semi-annual meeting in June in addition to the January annual meeting	57 (55%)	38 (37%)	8 (8%)
74. Establish a policy for maintaining the privacy of email, phone numbers and addresses	58 (56%)	32 (31%)	13 (13%)
75. Review MKL vendor contracts on a regular basis	75 (73%)	25 (24%)	3 (3%)

Comments:

Name (Optional) _____