

## **Estling Lake Fact Sheet**

### **Estling Lake Corporation**

- Founded in 1946 although the original association dates from the early 1900's.
- NJ corporation -- revenue from annual lease payments (called dues).
- Estling Lake Corporation owns the land, including the lake.
- 64 equal shareholders, each of whom leases a plot from the corporation upon which is constructed a "camp".
- 9 member board elected annually by shareholders for 3-year, staggered terms.
- Key governing documents are the Lease, By-Laws, Certificate of Incorporation, and the Building Rules.
- Annual contributions to reserves are approximately 1/3<sup>rd</sup> of total annual dues – most of the reserves are designated for future maintenance of the lake.
- Dues are considered "reasonable" because most of our land is taxed under the NJ Farmland Assessment Act.
- Annual Unaudited Financials.

### **Summer Community**

- Lease restricts usage, effectively making Estling a summer-only community.
- Lease also prohibits the Lessee from drilling a well. Denville water to the community is supplied through an over-the-ground pipeline that operates from mid-April to late October.
- Lifeguards on duty for 10 weeks starting in late June until Labor Day -- guards conduct rainy day activities for children when the weather does not permit swimming.
- Member of Hub Lakes sports league.
- Calendar of summer events posted on the website.
- There are also numerous community events during the season (e.g., pancake breakfast, chicken barbeque, game night).
- A watchman, historically a member of the Denville police force, lives on the property full-time to provide security to the community.

### **Community Participation is Part of the Estling Experience**

- There are numerous committees that contribute to the Estling experience – committees such as the Building Committee, the Lake Maintenance Committee, the Athletic Committee, the Beach Committee, etc – most members of the community participate on one or more of these committees.
- Events are almost always “do-it-yourself” in nature.
- The summer always begins with “work-weekend” in mid June when community members, representing over half of all shareholders, prepare the community for the summer by cleaning the athletic field, opening the community house, and setting up the beach and swimming area – this all occurs Saturday morning, followed by a community-wide lunch.
- The soda house at the beach (soda and ice cream) is staffed and run by the Ladies Club.
- Song Service, a core element of the Estling tradition, is held every Sunday evening at the Community House.
- Every Tuesday a group of men meet to cut and split wood for sale to meet our farmland assessment revenue requirements – donuts and coffee follow.
- Kids participate annually in land events, water events, and swimming events – there is also a Children’s song service

### **Building Committee Rules**

- Building projects must be approved by either the Board (Major projects) or the Building Committee (Minor projects)
- The Building Committee is composed of 9 members, including at least one member from the Board
- When building, rebuilding or expanding a camp, plans are reviewed considering: a desire to minimize the environmental impact, maintaining the character of the community, preserving the wooded nature of our surroundings, and promoting the quiet enjoyment of the lake.
- Every camp location is unique, and every building approval takes into account the effect on adjoining camps.
- Major construction must take place “off-season”, between Labor Day and Memorial Day.
- Permits are also generally required from Denville.

### **Annual Costs (2020 season)**

- Dues: \$4,200
- Denville Real Estate Taxes on Camps: \$2,500+ (varies)
- Denville Sewer