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Dear GLPOA Member,

This office has been retained by the Gordon Lakes Property Owners Association with regard to the enforcement and collection of mandatory dues and the filing of liens or lis pendens on property when necessary. Please note that in this regard I am representing the Association and I am not providing you with legal advice.

Mandatory membership and dues payment to GLPOA for your property has been long established during a century of ongoing practices as well as special assessments for your lake roads in 1981 and the Gordon Lake Dam in 2002 which the Association entered on behalf of every single property in your community. The collection of dues remains fully enforceable on multiple grounds including the community referenced in your deed, New Jersey statutes and the many well-established case law precedents that require contribution for costs from benefitting properties such as yours. The Association will certainly prevail regarding dues.

A small lake community does not benefit when there are conflicts and certainly an individual homeowner contesting dues will inevitably incur their own legal costs and most likely all costs incurred by the Association with additional costs and delays when their property is eventually sold and liens have to be discharged. But an Association must enforce the collection of dues if it is to survive.

Therefore, I have advised the Association to resolve collection issues if possible with payment plans, but to fully pursue its legal authority to enforce dues as warranted.

Very truly yours,

Robert L. Moshman