NEWSLETTER

SUNRISE BEACH CLUB

Autumn shows us how beautiful it is to let things go – Unknown



NEW WEBSITE/PHONE

Please visit our new website. It has been built to assist our community members in locating all the pertinent information about Sunrise Beach Club.

https://www.sbclaceynj.com/

Our new phone number is (609) 467-8774



GENERAL MEMEBERSHIP MEETING

The General Membership meeting for Sunrise Beach Club is scheduled for Friday, October 23, at 6:30pm. The meeting will be held at:

Lacey Community Center -
15 E Lacey Road, Forked River, NJ 08731

ANNUAL WINTER FEST - PIZZA PARTY

Shake off those winter blues and join your fellow community members for the Annual Sunrise Beach Club Winter Fest on January 16, from 5:00–9:00 PM. Enjoy a cozy evening filled with delicious food, great company, and plenty of laughter as we gather together to celebrate the season.

All SBC members in good standing are invited to attend. The event is BYOB, and admission is $5 per person.

We hope you'll join us for a fun winter evening with friends and neighbors!

Lacey Community Center -
15 E Lacey Road, Forked River, NJ 08731

IN SBC NEWS...

BEING A GOOD NEIGHBOR

Sunrise beach is a beautiful community that we are all fortunate to be a part of. Along with living here, we need to do our best to be a good neighbor. Like many of you, I enjoy taking a nice walk through our community. There are so many lovely homes in all sections of Sunrise Beach and there also seems to be a growing number of homes in disrepair. From overgrown weeds, garbage cans and bins out at the front curb all week, old vehicles, boat and jet ski trailers in the front of homes. Not only is this unsightly but it can attract vermin, be a fire hazard and reduce everyone's property value.

Be a good neighbor and keep these items out of sight. Move trailers from the front of your home, keep your garbage in sealed containers at least at the side of your home and only on the curb for garbage day. Take control of the weeds. If a home is neglected and unoccupied, reach out to the town for assistance. On recycling day, try not to fill your cans to the rim. On windy days, lots of recycling can end up on your neighbor's lawn and much of it is blowing into the Federal Nature Reserve. Remember to remove your pet's waste and don't leave garbage behind. These little things go a long way in keeping Sunrise Beach beautiful.

Thank you,
A fellow neighbor

MEET YOUR COMMITTEE

Bill Kanze
President

Roger Lange
Vice President, Beach Committee Chairman

Moira Restaino
Treasurer

Debbie Nelson
Secretary & Website Administrator

Larry Costa
Trustee, Events Chairman

Jim Evans
Trustee, Beach Committee

Susan Schirmer
Trustee, Beach Beautification Committee

Karen Sobolewski
Trustee, Social Media and Communications

Jerry Ruggiero
Trustee

Trustee Positions Available. Please contact any committee member if interested.

SBC FINANCIAL NEWS

Dues for calendar year **2027** will be sent out in October to the email address and cell phone number we have on file. The annual fee will remain at $60. This provides approximately $38,000 to cover annual operating expenses and $19,000 towards our capital expenses. Our annual operating expenses run closer to $45,000 with the difference being made up with other miscellaneous income such as boat ramp access and paper invoicing / statement fees. Late fees are added to our capital funds. Our budget was reviewed in depth at our May general meeting.

If you have changed your email address, it is your responsibility to let us know. If an invoice must be mailed, the paper invoice fee remains at $10.

Late Fees:

- Late fees of $25 for every year you are in arrears will be charged on January 1, 2027. For example, if we have not received payment by December 31, 2026, for your calendar year 2026 dues, 2026 late fees and your 2027 dues, you will be invoiced $25 for every unpaid invoice for a total of $75 (3 invoices @ $25 each).
- If you have an open, unpaid invoice from 2024, 2025, 2026, as of December 31, 2026, you will be invoiced $75.
- If you have four unpaid dues invoices, you will be invoiced $100 in late fees. These are a few examples. To help you, you will receive a statement along with your 2027 dues invoice if you have a past due balance.
- Late fees are totally avoidable by paying on time. Any member that has a balance due that is three years old as of January 1, 2027, will be sent to legal collections. The initial legal cost will be invoiced on January 1st . Collection fees are billed to the member that is associated with this cost.

We encourage everyone to pay their invoices when received. If you received an electronic invoice, use the review and pay link that comes with your invoice. This is a unique payment link that can only be used for the invoice associated with it. If you have more than one invoice to pay, you will need to use the payment link for each invoice to pay that bill (2 invoices = 2 payment links). There is no fee for electronic payment with your credit card, and this is our preferred method of payment. **We do not use PayPal**. Should you prefer to pay by check, Make the check payable to **Sunrise Beach Club**, include your Sunrise Beach property address and mail it to:

Sunrise Beach Club
PO Box 123
Lanoka Harbor, NJ 08734-0123

If you have any questions regarding your membership account, please reach out to us at
www.sbclaceynj.com



REAL ESTATE NEWS

Status	Property	Beds	Baths	Sq Ft	List Price / Closed Price
Active	141 Sunset Drive	3	3	2034	$469,000
Active	244 Juniper Lane	4	2.5	1666	$480,000
Active	101 Foxwood Lane	3	2	1602	$489,900
Active	819 Forepeak Drive	3	3	3038	$1,175,000
Active	806 Spar Drive	5	3.5	3602	$1,300,000
Active	835 Anchor Drive	6	4.5	3716	$1,499,000
Active	0 Windward Drive	5	3.5	2549	$1,800,000
Active	1287 Capstan Drive	6	4.5		$2,350,000
Pending	511 Conifer Drive	2	1.5	2001	$365,000
Pending	137 Sunset Drive	3	1	1292	$474,900
Pending	718 Conifer Drive	3	2	1192	$499,999
Pending	832 Forepeak Drive	3	2.5	1932	$809,000
Pending	1013 Capstan Drive	4	2.5	2103	$1,350,000
Closed	203 Sunset Drive	3	2	1506	$599,000/ $499,999
Closed	234 Spruce Lane	4	2.5	2240	$599,000/ $601,050
Closed	810 Leeward Drive	3	2	1276	$675,000/ $675,000
Closed	427 Boxwood Drive	4	3	2500	$789,900/ $805,000
Closed	958 Capstan Drive	3	2	2000	$1,125,000 $1,125,000
Closed	808 Ensign Drive	5	3.5	2156	$1,189000/ $1,190,000
Closed	1207 Capstan Drive	4	3.5	3607	$1,250,000/ $1,660,000

BEACH AND PLAYGROUND UPDATE

PROTECTING OUR SHORELINE: BEACH IMPROVEMENTS AT WORK

Over the past several months, work has been underway to address erosion and improve the overall condition of our beach. During higher-than-normal tides and significant storms, water was breaching the bulkhead and washing across the beach, eroding the sand and creating concerns about the long-term stability of the area. After consulting with several companies, an interlocking retaining system was installed at strategic points along the beach to act as a barrier and redirect incoming water. The system works in conjunction with drainage installed along the bulkhead, helping channel water away from the sand rather than allowing it to wash across the beach. During our most recent storm, the improvements were put to the test and performed as intended, significantly reducing erosion.

In addition to the erosion-control measures, weed control and landscaping efforts have greatly improved the condition of the beachfront, resulting in cleaner, weed-free sand. It has already been wonderful to see members taking advantage of the improved space—from children building sandcastles to a few golfers practicing their sand-trap shots!

These improvements are part of our ongoing effort to protect the shoreline while creating a clean, welcoming beach for all of our members to enjoy.

PLAYGROUND UPDATE

The playground was closed after several safety concerns were identified, including rust on the metal equipment, damaged chains and swivels on the swings, and, most importantly, inadequate protective surfacing beneath the equipment to help prevent injury in the event of a fall.

While safety is always our first priority, the Board also recognizes its responsibility to be thoughtful stewards of the dues paid by our community members. We consulted with several companies specializing in playground equipment and safety to determine the best path forward. An initial inspection recommended complete replacement of the playground, which would have represented a significant expense to the community. Rather than immediately move forward with that option, the Board continued to explore alternatives.

A second professional inspection determined that the existing playground could be safely reopened with the appropriate repairs and improvements. Based on those findings, a repair plan was developed and approved by the Board, and the necessary funds have been allocated. We are now moving forward with those repairs.

We understand the inconvenience this closure has caused our families, and we sincerely appreciate your patience throughout the process. Our goal has never been to unnecessarily restrict access to a valued community amenity, but to ensure that it can be enjoyed safely while also making fiscally responsible decisions on behalf of our membership. Safety and responsible stewardship of community funds remain at the forefront of every decision we make.

IMPORTANT LINKS

LACEY TOWNSHIP
www.laceytownship.org

LACEY RECYCLING CENTER
www.laceytownship.org/lacey-recycling

LACEY BEACHES AND PARKS
http://www.laceytownship.org/content/4714/3684/default.aspx

LACEY PUBLIC LIBRARY
http://theoceancountylibrary.org/branches/la/la.htm