



*Preserving the health and
scenic beauty of Cozy Lake*

*CozyLakers, Inc.
42 Horseshoe Drive
Oak Ridge, NJ 07438*

Welcome to Cozy Lake!

We're delighted to welcome you—or welcome you back—to the Cozy Lake community! Our beautiful lake spans approximately 27 acres. Whether you love swimming, fishing, or boating, our well-maintained beach and convenient boat launches at The Point and Grove Road provide the perfect setting for relaxation and recreation.

Why Your Membership Matters

At CozyLakers, Inc., we're more than just a community organization—we're the stewards of Cozy Lake. Since our founding in 1923 our mission has been to protect and preserve this vital natural resource, ensuring its beauty and health for generations to come. **A healthy lake isn't just about enjoyment; it directly impacts our property values.** Poor water quality can lead to algae blooms, fish die-offs, and declining property appeal. By working together, we can keep Cozy Lake pristine and our investments secure.

Membership Benefits

As a member of CozyLakers, Inc., you'll enjoy exclusive access to a range of community amenities and opportunities, including:

- Use of CozyLakers property, including boat launches, beach, and lake
- Eligibility to rent the pavilion for private events
- Voting rights (full/chartered members only) and attendance at quarterly meetings
- The opportunity to serve on committees and help shape our community
- Participation in members-only events and activities
- Access to our private Facebook group and secure member portal on our website

What We Do

Your membership helps fund crucial efforts such as:

- ✓ Monitoring and controlling invasive species to protect the lake's ecosystem
- ✓ Regular water testing to ensure safety and compliance with regulations
- ✓ Educating residents on nutrient stacking that feed harmful algal blooms.
- ✓ Partnering with environmental organizations for conservation initiatives
- ✓ Organizing community clean-up events to maintain our lake's natural beauty

More Than Just a Lake—A Community!

Cozy Lake isn't just a place—it's a lifestyle! In addition to preserving the lake, we host exciting community events like the annual picnic, movie nights on the beach, boat races, and the exhilarating Polar Plunge. We also quarterly meetings where members can voice their ideas and stay informed.



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How to Join (or Rejoin!)

Becoming a CozyLakers, Inc. member isn't just about lake access—it's about protecting and enhancing our community.

 **Deeded residents** gain full voting rights in our organization.

 **Sponsored memberships** allow non-residents to join through a deeded member.

 **Tenant memberships** ensure renters can also enjoy the lake's amenities.

If you've let your membership lapse, now is the perfect time to renew! By rejoining, you help safeguard the lake, strengthen our community, and protect your home's value.

We'd love to have you as part of CozyLakers, Inc.! For more details and/or to request an application, contact cozylakesecretary@gmail.com.

See you at the lake!

CozyLakers, Inc.



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Landscaping Recommendations

To reduce algal growth in a lake through landscaping, focus on minimizing nutrient runoff, especially nitrogen and phosphorus, which fuel algae blooms. Here are some effective strategies:

1. Create a Buffer Zone with Native Plants

- Plant a **vegetated buffer strip** (10-50 feet wide) along the shoreline using native grasses, shrubs, and trees.
- These plants absorb excess nutrients before they reach the lake.
- Choose deep-rooted plants like **blue flag iris, sedges, dogwoods, and willows** for stabilization.

2. Reduce or Eliminate Fertilizer Use

- If fertilizer is necessary, opt for **low-phosphorus or phosphorus-free** options.
- Avoid applying fertilizer near water bodies and follow soil test recommendations.

3. Install Rain Gardens & Bioswales

- Rain gardens with native plants help capture and filter runoff.
- Bioswales (shallow, vegetated channels) slow down water flow and allow sediment and nutrients to settle.

4. Use Permeable Surfaces

- Replace traditional concrete driveways, patios, and walkways with **permeable pavers, gravel, or porous asphalt** to reduce runoff.

5. Control Erosion

- Maintain vegetation on slopes and along shorelines to prevent sediment from washing into the lake.
- Use **erosion control blankets, riprap, or coir logs** if necessary.

6. Manage Stormwater Runoff

- Install **rain barrels or cisterns** to capture roof runoff.
- Direct downspouts to vegetated areas rather than paved surfaces.

7. Limit Lawn Areas & Maintain Naturally

- Reduce turf grass near the lake and replace it with **meadow plants, wildflowers, or native ground covers**.
- Mow lawns at a higher setting (3 inches or more) to improve root depth and water absorption.



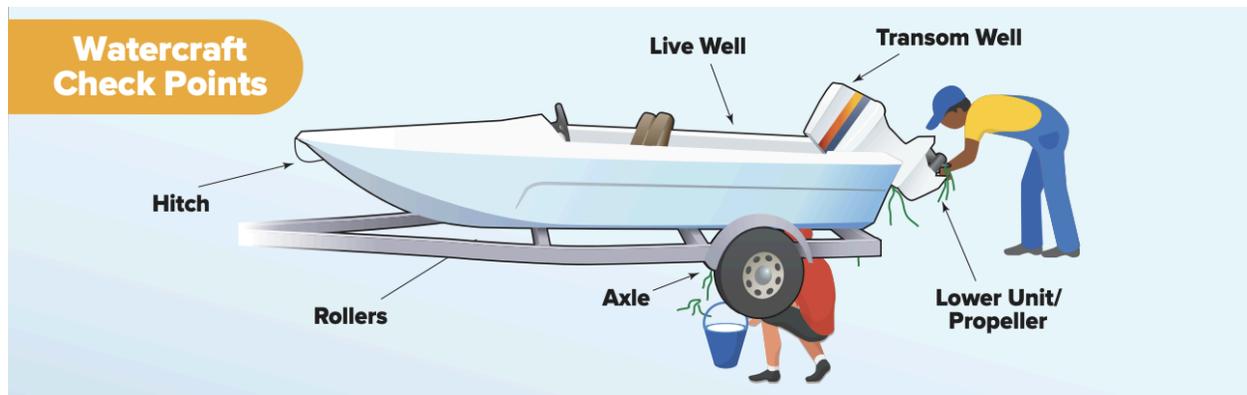
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PROTECT YOUR WATERS

Prevent the spread of aquatic invasive species

Aquatic invasive species (AIS) are plants and animals that live in the water and hurt native plants, animals, and the places they live. AIS also affects us by making boating, swimming, and fishing more difficult, making our time in the water less enjoyable. Once they are here, AIS are hard to get rid of.



To ensure your boat remains in optimal condition while stored at The Point of Grove Road boat launches, always keep it flipped upside down. This simple precaution prevents rainwater from accumulating inside the boat, which can create a breeding ground for mosquitoes and their larvae. By doing this, you contribute to a cleaner and safer environment for everyone.

Additionally, if you plan to transfer your boat to a different water body, it's crucial to thoroughly inspect it upon returning to Cozy Lake. This helps prevent the introduction of invasive species and pathogens that could harm the local ecosystem. Taking these measures not only protects your boat but also preserves the natural beauty of Cozy Lake for fellow members.

For complete Cozy Lake fishing & boating regulations, please contact cozylakesecretary@gmail.com



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Guide to Lake Living

Why should you be concerned about the health of Cozy Lake?

If you appreciate the value of your property and its surroundings, you need to care about and be active in maintaining the health and water quality of Cozy Lake. Poor water clarity and pollution combined with increased weeds and invasive plants have a direct impact on your waterfront property value.

"Around the Lake" Guidelines

Please:

DO NOT dump leaves or grass clippings in or around the lake. This contributes to poor water quality and aquatic plant growth.

DO NOT feed the fish, ducks, or geese.

DO TAKE CARE when using and storing pesticides, toxic substances, fuels, or oils. It only takes a small amount to pollute the water.

DO MAINTAIN Septic Systems. Faulty septic systems are a big concern as they can be a primary source of water pollution. Jefferson Township requires a 3 year septic tank pumping for all sewage disposal systems.

"In the Lake" Guidelines

Please:

DO NOT feed fish, ducks, or geese.

DO NOT bathe, wash animals, use soap on any kind, or relieve yourself in the lake

DO NOT dump leaves or grass clippings in or around the lake

DO NOT throw cigarette butts, empty cans, or trash or any kind in the lake

DO NOT spill oil or use a motor-oil engine when boating on the lake.