

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION

Welcome to Upper Greenwood Lake

Upper Greenwood Lake is a vibrant year-round community offering the perfect blend of natural beauty, recreation, and history. Nestled in Hewitt, Passaic County, New Jersey, this scenic lake is the largest of West Milford Township's 18 recognized lake communities, set "on the mountain" at an elevation of 1,135 feet.

A Unique Community for Lake Living:

Upper Greenwood Lake's location and amenities make it a haven for families and individuals who love lakeside living.

A Thriving Community Association: The Upper Greenwood Lake Property Owners Association (UGLPOA) owns and maintains the lake's parklands, ensuring residents have access to the pristine shoreline and other shared spaces

Amenities for All Seasons:

- Clubhouse: Located lakeside with expansive views, the clubhouse is perfect for community events and private celebrations.
- Outdoor Pavilion: A versatile space for outdoor gatherings and events.
- Boat Launch: Easy access for boating, fishing, and lake exploration.
- Beach: A centerpiece for summer fun, with activities and relaxation for residents of all ages.

Whether you're enjoying the tranquility of the lake or engaging in the vibrant community life, Upper Greenwood Lake offers something for everyone.

Easement Fees - Mandatory Easement Payment

All properties with deeded lake rights must pay the annual easement fee.

The easement fee is due by March 1st. Total includes late fees (after March) . All online payments include credit card processing fee.

POA Membership Dues must be paid in ADDITION to the Easement Fee.

POA Membership is optional for all easement holders. Please Note: If you have a dock space or wish to keep your boat in the water overnight, you MUST join the POA.

Easement Payment

2026 easement fee is \$310.63 and is due by March 1st. Total includes Credit Card processing fees and late fees (after March). PLEASE NOTE- Any payments are applied towards to past due easement fees first.

Price: \$323.16

Optional POA Membership Dues

In order join, POA Dues must be paid in addition to your easement fees. Once you are assigned a dock, you must join the POA. Dock Owners are charged a \$25/mo late fee after March 1st. Docks not paid by May 1st can be reassigned.

POA Membership (No Dock)

2026 Membership is \$354.00 Total includes NJ Sales Tax and Credit Card processing fees. Price: \$364.88

POA Member (Dock Owner)

2026 membership is \$354.00 Includes Dock late fees (\$25/mo starting after March 1st), NJ Sales Tax and Credit Card processing fees. Price: \$416.38

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Easement Fees vs. POA Membership: What's the Difference?

As a property owner in Upper Greenwood Lake, your deed grants you entitlement to lake access, provided your easement fees are current. These annual fees are mandatory and essential for maintaining the lake, dam, and other lake-related infrastructure.

While easement fees ensure access to the lake itself, POA (Property Owners Association) membership offers additional benefits, including access to the beach, clubhouse events, and other exclusive community activities.

- Easement Fees
 - Required for all property owners annually.
 - Support the upkeep of the lake, dam, and related facilities.
 - Ensure deeded access to the lake.
- POA Membership Fees
 - Optional for property owners.
 - Grant access to the beach and participation in UGL community events and activities.

By staying current on your easement fees, you maintain your rights to lake access. Choosing to pay the POA fee unlocks additional perks and opportunities to fully immerse yourself in the vibrant Upper Greenwood Lake community.

Can a Friend, Relative, or Guest Launch a Boat on Upper Greenwood Lake for a Day?

No. Only property owners with deeded lake rights and current easement fees may launch watercraft on Upper Greenwood Lake. Additionally, property owners must be present with their guests either on the watercraft or at the beach when guests are using these amenities.

This ensures the lake remains private and accessible exclusively to members of the Upper Greenwood Lake community and their accompanied guests.

There is a dead tree on parklands. What should I do?

Before removing any trees from POA parklands, you must obtain approval. Please contact the UGL office for assistance and guidance on the next steps.

Is there a speed limit on the lake?

- 30 MPH Maximum: On Saturdays, Sundays, and legal holidays.
- 10 MPH Maximum: Between sunset and sunrise, regardless of the day.

These limits ensure the safety of all residents and visitors enjoying the lake.

Can I build a dock or make changes to my property near the water?

Any construction or modifications near the water, including docks, must be approved by the Property Owners Association (POA). Please contact the office for approval procedures.

I'm not getting email blasts. How do I sign up for these?

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Please visit our website under the "contact" tab to enroll your email.

How do I schedule a rental for the Clubhouse?

Please contact the UGLPOA office at (973) 853-4262 or Office@UGLPOA.com.

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Disclosure to Buyers: Realtors are responsible to disclose this information to potential buyers. Prior to closing on a property on Upper Greenwood Lake, please have the buyers and / or their attorney contact the UGLPOA office to make sure there are no outstanding easement fees owed.

Please do not advertise properties "with a dock". Docks/Dock spaces do not go with the sale of a home. All new owners must apply and be approved for a dock space, even those that are behind the home.

The UGLPOA welcomes comments, questions or suggestions and may be reached by phone at 973-853-4262 or by e-mail at office@uglpoa.com.

Notice to Buyers

Upper Greenwood Lake property ownership includes deeded rights to lake amenities (swimming, boating, fishing) governed by easements. All property owners are obligated to pay an annual easement fee.

Outstanding easement fees must be paid in full prior to the sale of a property. Failure to do so may result in litigation involving all parties, including the new owners.

Realtors, Attorneys, and Title Insurers are responsible to disclose this information to potential buyers. Prior to closing on a property in Upper Greenwood Lake, please contact the UGLPOA office or have your agent or attorney confirm current or outstanding easement fees owed.

All property owners are obligated to pay an annual easement fee covering essential lake maintenance (taxes, dam upkeep, weed control, security). This fee is due by March 1st. Fishing requires a valid NJ fishing license. POA membership is optional but offers enhanced benefits like beach access, dock spaces, community events. Membership dues support these amenities and community events.

New owners of properties with outstanding easement fees will be responsible for all past dues, late fees, and may not be eligible for POA membership. Please refer to the UGLPOA for detailed information on easements, fees, and regulations.

Easement:

Upper Greenwood Lake consists of approximately 2,100 properties, each with a deeded right to enjoy the lake's amenities, including swimming, boating, and fishing. These rights, referred to as easements, are granted to property owners, who we refer to as easement holders. As part of maintaining the beauty and functionality of our lake, all easement holders are required to pay an annual easement fee. This fee supports the upkeep of the lake, including essential services such as property taxes on the lake and parklands, dam maintenance and inspections, weed control, and security personnel.

The easement fee is due by March 1st each year. If you do not receive your annual invoice by that date, please contact our office for assistance.

UGLPOA Membership:

UGLPOA membership is non-transferable and new owners should not reimburse sellers for POA membership

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at the time of sale. Easement fees, however, are transferable. UGLPOA membership requires additional dues beyond the Easement Assessment. Members are eligible to be elected to the Board of Trustees as well as volunteer to work on committees. UGLPOA members in good standing can apply for dock space, which is subject to availability and approval; as well as use the beach. UGLPOA members also receive a discount on clubhouse rentals.

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Docks:

Easement holders in good standing are eligible to apply for a dock space on Upper Greenwood Lake. Applications are processed by the UGLPOA Dock Committee in the order they are received. The committee strives to assign dock spaces that are as close and convenient as possible to the applicant's home. Homeowners who do not reside near the lake will be assigned dock spaces in designated public access areas.

Please note that dock spaces must be officially assigned. No docks may be placed or used on Upper Greenwood Lake without prior assignment. Once a dock space is assigned, the dock owner is required to become a POA member and pay annual POA dues in addition to the easement fee. If you need to make repairs to your dock, please inform the Dock Committee beforehand.

Dock dimensions are limited to a maximum of 4 feet by 18 feet, and all dock owners are responsible for maintaining their docks in good condition. Dock fees are billed annually, regardless of whether the dock is in use. To relinquish a dock space, dock owners must notify the UGLPOA in writing. In cases where a dock is in a location not accessible to the general public and cannot be reassigned, the dock owner is responsible for removing the dock in addition to submitting the written notice.

Important Reminder: Docks do not transfer with the sale of a home. If new owners wish to have a dock, they must apply through the office. Once a space is assigned, POA membership dues must be paid annually in addition to the easement fees.

Parklands:

A strip of parkland extends along most of the shoreline of Upper Greenwood Lake and is considered common property under the care of the UGLPOA. If you are considering tree removal or any alterations to the parklands, please contact the UGLPOA for approval beforehand. Additionally, no permanent structures may be built on these parklands, including but not limited to decks, wells, septic tanks, walls, fences, or extensions to homes. Any encroachments of this nature will need to be removed by the property owner, or the POA will arrange for their removal.

Please contact the UGLPOA Office at Office@Uglpoa.com

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