



WLE COMMUNITY BULLETIN

ISSUE #118

WINTER 2010/11

LUNCH WITH SANTA





PRESIDENT'S LETTER **by Jerry Beskovoyne**

Hi everyone, I hope you are all staying warm this winter. As of this writing in the end of December we are on track for one of the coldest Decembers on record in several years, which is quite hard to adjust after such a warm fall. Well, if it is going to be cold, we may as well get to enjoy some snow and some winter activities here in the mountains. I hope everyone gets out to enjoy some skiing, sledding and ice skating this season.

The WLE Indoor Pool and Fitness Center are fully operational seven days a week and waiting for your use this winter! I would like to take this time to thank Joe Mongalieri and Elvin Quinones for devoting their personal time to the upkeep and purchase of new equipment for the Fitness Center. Fabulous job fellows! On the thank you notes, this year WLE experienced a new Fall event, The Fall Festival held at the Ed Smith Memorial Field. The Board of Directors would like to thank Kathy Sollenne and all the volunteers for putting together a fantastic day full of food, rides and even a petting zoo! Regardless of some tough times with the heavy wind and the balloon ride this was an incredible event and one that will hopefully continue for years into the future. Nice job Kathy and Rec!!

The Treasurer, the Finance Committee, the General Manager and the Board of Directors are once again proud to be as fiscally financially responsible to the homeowners association for 2011 in these ongoing tough economic times. We have continued to keep our spending belt tight doing only one mid-size replacement project for 2011 and simply keeping up on the Community's overall landscaping and appearance. In turn we are only facing a 1% dues increase for 2011.

For those of you heading South to a warmer climate for the Winter I would like to remind you that I am jealous, but please be safe and enjoy yourself and we will see you in the Spring. To all of our weekenders and part-timers, please be conscious of your pipes and properly winterize your home prior to leaving it for any period of time during these very cold seasonal months. This also applies to the full timers should you go on vacation or even go away overnight.

As my last word I would like to remind all the families in the community that we have an incredibly devoted recreation department that really enjoys seeing people of all ages enjoying the events they put together year round. They always welcome new faces and enjoy any new ideas that you may have.

Please contact the office or check the website for regular updates on upcoming events. www.wleonline.org.



GENERAL MANAGER'S REPORT **by John Carney**

Winter has started out colder than normal. If it continues, hopefully we will have the right conditions for outside winter recreational activities. The lakes are already freezing and when the area is deemed safe we will make an area on Deer Lake Beach available for ice skating. Tanglewood ski area has announced that it will not open for the upcoming season. However, our area has many other enjoyable slopes. If you have not yet experienced Ski Big Bear it is definitely worth a try. Their advertisement can be seen within this newsletter. Sleigh riding will again be available at the Rockledge area. We plan to put some lighting up so bring the kids over for some great family fun day or night.

Keep tabs on the activities that the Recreation Committee will be scheduling throughout the winter. Their schedule can be found on the website, bulletin boards, inform-a-phone and the activity sheet located in the office. Don't forget, the area outside WLE has a lot to offer you and your family, including some great restaurants around the lake.

On a somber note, most of you have probably already heard about young Ava Gioe who has been diagnosed with a brain tumor and still remains in The Children's Hospital in Philadelphia. Ava is the granddaughter of our Maintenance Supervisor Charlie and the daughter of Mike who was employed by the Association when he was younger. Volunteers put together a fundraiser at the Ledge Dale Fire Hall that was absolutely amazing. Numerous people from WLE as well as the local communities came out and showed their support for the Gioe family. The Ledge Dale Fire Department donated their fire hall for the event and Nancy Settepani along with many volunteers put on one great event. At last count, the event, collections from both within and outside of WLE and donations from St Mary's Church yielded over \$11,000.

2011 will be WLE's 40th anniversary. Plans are already underway for activities set to take place in the summer. A 40th anniversary planning panel is being formed. If you are interested in participating please contact the office. 9/11/11 also brings about the 10th anniversary of the attack against America and those who call her home. Some interested volunteers have requested to investigate erecting a 9/11 Memorial. Further details will be made available in coming months.

Should you have any questions or concerns please do not hesitate to contact me. I wish you all a very happy and safe holiday season



WATER & SEWER REPORT **by Brian Schan**

Sewer plant & System

The treatment plant is running well. We continued going through the community and placed protection rings around manholes that could cause trouble during the plowing season, along with repairs that were done to selected manholes by injecting grout into to leaking areas. Some future areas are already marked for repair next year. Pump station #3 had both pumps pulled and serviced along with an impeller repair. The department has been running electrical conduit and prepping for more work that will take place on the wireless program in December. Preparations are being made for the upcoming winter months as the cold temperatures, ice and snow all have an impact on both the water and sewer systems. The generator at the sewer plant had a major service tune up as it has been in operation since the treatment plant was first built and it supplies power to the whole facility when there is a power outage.

Water System

The water system flow totals are up a little for this time of year. We are still doing leak detections but our meter readings are indicating the flows are up from usage. We are continuing to work with property owners to help reduce high water usage. The Water and Sewer department will be focusing on getting water conservation information out to all property owners as we need to take steps in making sure the future stability of the water system stays intact.

The Indian Drive water tower has been drained for the winter months. We painted the inside ski bluff building and will be getting to the other wells over the winter. Meter readings will increase as the cold weather settles in and the risk of property owner house freeze ups increase. We have already had a home freeze and flood 41,000 gallons in 72 hrs. The house is destroyed on the inside. If the water was turned off at the curb valve this could have been avoided. Heavy rain washed a portion of dirt and bedding off the water and sewer mains on the R.O.W between Evergreen Dr. and Cottage Lane putting it at risk to the cold weather and falling rocks. Extensive ditch work will take place soon fixing and rip rapping entire ditch area to prevent future risks.

The Water and Sewer department is always available to answer questions. Please feel free to contact us at the treatment plant. 570-689-7007

Reminder to protect your home: Turn off your water when leaving more than 24 hrs.



MAINTENANCE REPORT **by Charlie Gioe**

With the cold weather here, maintenance is ready and prepared for the snow. While we wait for it to arrive, we have a few projects planned for this winter. We are replacing the message board at the West Gate mail box area. Beaver Lodge will be getting a few more kitchen cabinets and a closet for the summer program's supplies. The shower stalls at the indoor pool bathrooms will be resurfaced, so watch for a temporary closing of the pool. We will also be doing the usual building of docks for the marina and while we're at it, we'll be building a few more picnic tables for various areas in the community. We will continue to maintain our buildings by painting and touching up certain areas.

When the snow starts to fall and the plow trucks are out, please refrain from walking or driving on the road. Maintenance is dealing with hazardous road conditions and sometimes poor visibility, so the less people on the road the safer it is for everyone. This is a reminder to all, please keep the 10 foot edge of your property (W.L.E. right away) from the road clear of **ALL** objects, this is the area were the snow is pushed back. The front end of boat trailers are at the most risk. Once they are covered by snow, they are no longer visible, which raises the risk of being hit while pushing the snow back. We ask this to prevent property damage and to keep everyone including our maintenance staff safe.

To all, have a safe and happy winter season!



B.C.O. REPORT **by Fran Raimo**

With winter upon us, you'd think building in W.L.E would be close to non-existent, but it's not. We currently have nine houses in the process of being built along with eleven other building permits in the works. We are now up to house number 1346.

Starting January 1, 2011, Pennsylvania will be the only state in the nation to adopt the new fire suppresses system rule, for one and two family houses. Pennsylvania along with four other states has been trying to pass this through since 2009. Various agencies (Insurance Co., Builder Assoc. and Realtors) have had suit filed against the state regarding this new rule. I believe in the coming months ahead we will be hearing quite a bit of controversy on this issue.

Now that the trees have dropped their leaves, it's a good time to inspect the condition of them. Examine your trees for disease. There are a few signs you can look for. Scan the trunk up to the top, If it is dead or broken off, or if you notice holes with dry rot, woodpecker holes, areas with a hollowed center, or with white fungus scales (finger nail fungus) then your tree is considered diseased. It would be best to completely remove the tree and all of the wood in order to prevent injuries and property damage and the spreading of the disease/fungus.

This is a reminder to all property owners and contractors, please keep the WLE right of way clear of all objects. This is the 10 feet of your property closest to the road. With winter here, W.L.E. needs this area to push the snow back while plowing.

To those in W.L.E. stay warm and happy this winter and to those who go south for the winter, bring back the warmth. Either way, I hope you all enjoy the winter season.



W.L.E. PUBLIC SAFETY DEPT.
by Chief N.R. Kizer

Winter is upon us once again for 2010, and it is starting out to be a cold one already. I have just a few things to go over with you, and some very interesting web sites you can find information on skiing, skating, snowmobiling and things you can do during this winter my friends.

W.L.E. VEHICLE IDENTIFICATION

Property Owner Vehicles need to have a current W.L.E. Bumper sticker on the rear of their vehicle. Property Owners and their guest all need to have a guest pass hanging from their rear view mirror. The fine, if caught without proper identification on your vehicle is \$25.00, If caught parked at the Marina or the West Gate area the vehicle will be towed and impounded by (CHAPMAN AUTO BODY TOWING IN HAMLIN 698-0310)

MEDICAL AND FIRE EMERGENCY DIAL 911 FIRST

The Emergency Phone is for Fire, Police and Medical calls only. It is not for barking or loose dogs, opening buildings, power outages or any other non-life threatening situations. It's for **Emergency Calls only**.

We have an answering machine which is checked every half hour when there is no one in the office at night and we have Communication Officers on staff after hours most of the time to take all of the emergency and non-emergency calls. If you come in after hours with a guest or happen to have a guest stopping by late, they can now stop by the office and pick up that very important guest pass or bumper sticker from 6:00 pm till 4:00 am Saturday through Friday and Sunday 9:00 am till Monday 4:00 am. Go around the back of the building up the stairs

and ring the doorbell and a communication officer will let you in and help you.

MAINTENANCE DEPARTMENT PLOWING OUR ROADS

Snow and ice make road conditions hazardous to drive on. Our maintenance men go out plowing and cindering the roads to keep them safe to drive on. Visibility is poor while plowing snow so we ask you to please keep your children from playing in the roads, building forts, and sledding on the road shoulders. The ATV'S, and snowmobiles also cause hazardous conditions when roadways are trying to be plowed. We, as adults, need to take control of our children before tragedy happens. A very good way to start would be while roads are being plowed, cease from riding your quads and snowmobiles on the roads or road sides till all the plowing is completed. Thank you for your consideration on this matter.

GOLF CARTS ARE NOT PERMITTED OUT WHEN IT'S SNOWING, OR ON SNOW COVERED ROADS, YOU WILL BE FINED

HOME SENSOR LIGHTS

The fact is that criminals don't like lit areas, so let's light up our homes at night with motion sensor lights. Be sure to point them down so they don't disturb your neighbors. Walkway lights are very nice to have also, **but be sure they are not strobe lights.**

I would like to remind everyone to please lock your vehicles at night and to keep your homes locked as well when you are not home.

WINTER

Winter is very unpredictable and you should be prepared for an emergency situation on the road with your family at any time. Check your vehicle or have it checked out by your garage mechanic before winter to be sure it won't leave you stranded. Here are a few items you should have checked out.

01. Battery	02. Belts
03. Windshield washer	04. Wiper blades
05. Heater	06. Tires
07. Hoses	08. Lights

Here are a few things you should have in your vehicle, you never know when an emergency situation will happen.

01. Jumper cables	02. Snow shovel
03. Ice scraper and snow brush	04. Flashlight with fresh batteries
05. First aid kit	06. 1 blanket
07. A properly inflated spare tire, wheel wrench, and jack	08. Sand, cat litter or other abrasive material for traction
09. High energy foods, such as candy bars, fruit, or nuts.	10. Flares, or reflective triangles

NEIGHBORHOOD WATCH

I want to thank the members of the "W.L.E. Neighborhood Watch" for their help and support this past year. The Director of Neighborhood Watch and I have been keeping in touch with each other weekly to keep W.L.E. safe. Come Join Neighborhood Watch and help take a bite out of crime.

FEEDING DEER

Feeding deer is not allowed in Wallenpaupack Lake Estates, The public safety staff will be keeping a close watch on this and the fines can get as high as \$500. Please don't feed the deer.

KASPER LODGE

No smoking and no dogs allowed inside or outside Kasper Lodge or the surrounding area.

SPEED LIMIT

The speed limit for all vehicles in W.L.E. is 20 mph or less. Speeding citations get quite expensive. Our radar units are all calibrated and our Officers are certified to operate the Radar units and will be out there enforcing the speed limit and writing citations.

DOGS

Dog licenses must be purchased on or before January 1st of each year, and dogs must have a current rabies inoculation. "LICENSE AND RABIES INOCULATION. "IT'S THE LAW."

PARKING

Parking on the side of the road is not permitted in W.L.E. It causes a hazardous condition for vehicles passing by, maintenance plowing snow and especially for emergency vehicles. Let's keep our roads safe for all.

STOP SIGNS

The stop sign means come to a complete stop, look both ways and proceed with caution. The Patrol Officers will be out there handing out citations to those who fail to do so. We need to set good examples for our children to follow.

PATROL OFFICERS

The Patrol Officers here at W.L.E. are trying to keep you, your children and W.L.E. safe from harm. We patrol the roads and enforce the Rules and Regulations of W.L.E. The Rules and Regulations are for the safety and well being of all. The Public Safety Officers are just doing their jobs; they do not make the Rules and Regulations, they only enforce them. So please don't take your hostility out on them.

My door is always open if you have a problem, or I can be reached at xlt6000@aol.com.



**WINTER FUN...
A FEW GOOD THINGS TO DO**
BY Chief N.R. Kizer

**Snowmobiling Can Be An Exciting Time For All:**

<http://www.dcnr.state.pa.us/atv/>

<http://www.dcnr.state.pa.us/atv/reciprocity.aspx>

All Snowmobiles Must Be State Registered And Insured:

They may be used on designated roads and snowmobile trails. The trails, which are on both state park and state forest lands, are open daily after **DECEMBER 12th 2010** weather permitting. Snowmobile maps are available at the park office open from 8:30 am to 3:30 pm 570-676-3428

Snowmobile & ATV Information:

Registration and Titling (717) 783-9227

<http://www.dcnr.state.pa.us/atv/>

Snowmobile Trails And Maps:

<http://www.dcnr.state.pa.us/forestry/snowmobile>

<http://www.dcnr.state.pa.us/forestry/snowmobile/snowindex.aspx>

PA State Snowmobile Association:

www.pasnow.org Lowell Morton PO Box 81 Annville, PA 17003 - 1-888-411-PSSA (7772)

Let's Go Skiing - push control and click on the blue address it will take you to a skiing locations:

[http://travel.yahoo.com/p-ski-533631-](http://travel.yahoo.com/p-ski-533631-big_boulder_ski_resort-i)

[big_boulder_ski_resort-i](http://travel.yahoo.com/p-ski-533631-big_boulder_ski_resort-i)

www.shawneemt.com/snowreport.html

www.skicamelback.com/SkiCamelback/Home.aspx

<http://www.skiblueemt.com/>

<http://www.elkskier.com/>

<http://www.onthesnow.com/pennsylvania/profile.html>

Check These Links Out For An Enjoyable Time:

<http://www.koziarschristmasvillage.com/>

<http://www.nepaicebox.com/index.php>

<http://www.fscofnepa.org/>

<http://www.visitnepa.org/homepage.php>

**If I can be of any further help please contact me.
Xlt6000@aol.com**

**NOTICE TO OWNERS OF ALL
RECREATION VEHICLES**

**INSURANCE EXPIRATION DATE MUST EXCEED DATE
OF REGISTRATION BY AT LEAST TWO (2) MONTHS.**

**ALL ASSESSMENTS MUST BE CURRENT AND ALL FINES IF
ANY MUST BE PAID PRIOR TO REGISTRATION.**



Resumes are due April 1st

for the Board of Directors
for property owners
who wish to run

No foolin'!

Please keep resumes limited to 1 page!

2011 Proposed Recreation Schedule

January:

15 - Dinner Dance

February:

18-19 - Wacky Winter Weekend

18 - Bonfire

19 - Snowman Building Contest

19 - Family Bingo w/Ice Cream Social

March:

12 - St. Patrick's Party

26 - Family Game Night

April:

23 - Easter Egg Hunt

23 - Live Entertainment

May:

14 - Hillbilly Wedding

28 - Plant Sale

28 - Meet your Neighbor

28 - Bingo (swim team)

June:

18 - Fathers Day Steak BBQ

July:

2 - July 4th Picnic

16 - Karaoke Night

23 - Adult Luau

23 - Flea Market

August:

5 - Swim Team Banquet

13 - Karaoke Night

20 - Recognition Dinner

September:

2,3,4 - Labor Day Games

October:

8 - Fall Festival

15 - Karaoke Night

29 - Adult Halloween Party

30 - Children's Halloween Party

November:

19 - Pre Holiday Party

December:

3 - Tree Lighting

10 - Lunch with Santa & Food Pantry

31 - New Years Eve Party

2011 WLE vehicle stickers are available. Please come in to pick them up and place them over your old 2010 sticker. It must be displayed at all times. All vehicles parked at an amenity including the Laundromat or Compacter must have their current WLE vehicle sticker displayed on their bumper. Guests of property owners must have a guest pass displayed on their rear view mirror.

Fines will be issued for all vehicles without the proper current year sticker displayed.

Current WLE Membership Badges must also be displayed by all property owners and their guests when using the Laundromat, Clubhouses, Pools or any facility. If you do not have either your sticker or membership badge, you will not be permitted to use any of the above mentioned facilities.

2011 Assessments

	2% Discount	Yearly	Quarterly
Improved w/Assessment:	\$1,624.45	\$1,653.00	\$413.25
Improved w/o Assessment:	\$1,529.45	\$1,558.00	\$389.50
Unimproved w/Assessment:	\$971.77	\$987.00	\$246.75
Unimproved w/o Assessment:	\$876.77	\$892.00	\$223.00

NOTICE SPRING THAW REGULATIONS

AFFECTING VEHICLES OVER 10 TONS

WALLENPAUPACK LAKE ESTATES WILL BE ENFORCING A 10 TON WEIGHT LIMIT ON ALL ROADS WITHIN THE COMMUNITY, ON A WEEKLY BASIS, EFFECTIVE DECEMBER THRU APRIL.

ALL VEHICLES IN EXCESS OF 10 TONS MUST OBTAIN APPROVAL FROM W.L.E. SECURITY OR AT THE ADMINISTRATION OFFICE BEFORE ENTERING W.L.E.

EMERGENCY VEHICLES, SUCH AS POLICE, FIRE, AMBULANCE AND RESCUE VEHICLES, W.L.E.P.O.A. VEHICLES, UTILITY VEHICLES, INCLUDING PROPANE AND OIL TRUCKS AND MOVING VANS ARE EXEMPT FROM THESE PROVISIONS.

THIS WEIGHT LIMIT WILL BE STRICTLY ENFORCED BY WALLENPAUPACK LAKE ESTATES SECURITY.

**OFFICE HOURS ARE 8:30 – 4:30 MON-SAT
TELEPHONE 689-4721**

CUSTOM GOLF CARTS



THE AREA'S BEST SELECTION OF CUSTOM CARTS - ALL OUR CARTS COME WITH FREE DELIVERY AND WARRANTY.

WE CAN ACCESSORIZE YOUR EXISTING CART OR BUILD TO YOUR EXACT NEEDS.

FOR OUR LATEST BROCHURE CALL PHIL AT (570) 226-0610 OR EMAIL PHILIPA@PTD.NET



Some of the best years of my life were spent in WLE. I have great memories of my days as a lifeguard. I grew up and moved out of the community but still spend most of the holidays and pool days there with my wife and 2 kids since most of my family members still live there...

On November 7, 2010 tragedy struck my family. My wife and I have endured a great amount of pain and desperation this past month, there have been many endless nights at the hospital and the battle has barely begun.

I want to say Thank you to all the wonderful people in the community that helped plan the Fundraiser in Ledge Dale, to those of you who went, to the people that donated baskets and food, to the people that couldn't make it but were kind enough to donate to Ava's fund. Thank you so much!

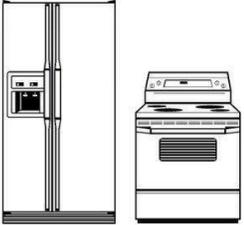
To the people that are praying for Ava. We need you to continue praying, because it's the prayers that keep us strong. Thank you!

The community has been amazing. I know I still have many friends there. God Bless you all and Thank you so much for the support you have given my family. Ava continues to wonder the doctors recovering from a massive stroke

that is usually unforgiving. Science cannot explain it. Of course, it's all through Him.

Ava is touching the life of many people and she will continue to do so. We are praying for a complete remission. It has happened before and it can happen again. Ava will heal completely and we will all be witnesses of that miracle.

Michael Gioe and Family



AUREL'A

TV & APPLIANCES

COMPLETE
PARTS DEPT
FOR ALL
MAJOR
APPLIANCES



BOSCH

KitchenAid®

Frigidaire

HOTPOINT




Refrigerators - Ranges - Washers - Dryers
Microwaves - Freezers - Dishwashers
and more!

Layaway Available





Weekend Deliveries

Open 7 Days a Week

Mon-Tues-Wed 9-6 Thurs-Fri 9-8 Sat 9-5 Sun 11-4

PACKAGE
PRICING
AVAILABLE

(570) 689-9757

(570) 253-3874

DISHWASHER
& MICROWAVE
INSTALLATION



Amana



Danby®

Designed to fit your lifestyle




SHARP

Rte. 590 to Rte. 348 Between Hamlin & Mt. Cobb

WLEPOA SCHOLARSHIPS

The application for the 2011 Scholarships are available in the Office as of 11/1/10. You may also print it online from our website in PDF format at: <http://www.wleonline.org/wlescholarship.pdf>

*Applications must be received
by April 1, 2011*

MARINA NOTICE

Please be advised that there will be notices on the bulletin board by the Marina defining when certain docks will be open for placement of your boat. Docks are only opened once fully anchored and stairways are in place and inspected. Unless you see that your dock is open you **MAY NOT** place your boat in the water. Opening dates should start around Memorial Day,

PROPERTY EVALUATION CERTIFICATE

YOUR PROPERTY MAY BE WORTH SUBSTANTIALLY MORE THAN YOU THINK

This free market evaluation will tell you the value of your home

CALL OR E-MAIL ME TODAY FOR AN APPOINTMENT



Paupack Group

patwle@aol.com
845-548-3037

My Goal is to Match Good People With Great Homes



WEICHERT, REALTORS
Paupack Group
2415 Rt 6, Hawley, PA 18428
845-548-3037
800-440-8070

Street _____
City, State, Zip _____
Phone _____ E-Mail _____
Property Address and Development _____

Independently Owned and Operated

➡ Golf Cart Test Dates ⚡

In order to sign up for the Golf Cart Test you must:

- be 12 years old, or
- be turning 12 within 1 month of the test date
- sign up in the office
- pay the \$20 fee at time of sign up
- show proof of age (no exceptions)
- have a parent/guardian present at time of signing up

You may sign up one month before the test date for your practice permit

Test Dates are as follows for 2011:

*May 21 *June 18 *July 16 *August 20 *September 17

FOOD PANTRY NOTICE

If every family donated 1 can of food a week or every other week, it would be plentiful and would feed quite a few families. We have Food Pantry locations throughout WLE that are collected on a regular basis during the course of the year.

They are: Administration Office - Adult Lodge - Exercise Room - Indoor Pool and the Main Club House. Your donations will be greatly appreciated!

Thank you to all that donated during this year's Christmas collection at the Main Gate. Because of your generosity, families will now be able to enjoy a Holiday Meal.

**WALLENPAUPACK LAKE ESTATES PROPERTY OWNERS ASSOCIATION
HIGHLIGHTS OF THE UNAPPROVED MINUTES
BOARD OF DIRECTORS MEETING
December 18, 2010**

The December 18, 2010 meeting of the Board of Directors was opened at 8:01 AM at the Administration Office with the Pledge of Allegiance. All members were present. In addition were the General Manager, John Carney and Steve Solenne, representing the Advisory Board.

At 8:20 Mick Henry and Dolores Russo came in to discuss some ideas for the 9/11 Memorial to be presented on September 11, 2011, the 10 year anniversary. Mick stated that as discussed among some property owners, the park area next to the Administration Building would be an ideal spot. They offered some sketches depicting the a walkway of pavers, a Flag of Heroes, a Flag of Honor and of course, the American Flag. The Board requested prices with a basic overall cost.

At 8:38 Mick and Dolores left and the Board continued conversing about the whole proposal. Some changed will be made and the committee will submit said changes.

The minutes of the November 20, 2010 were reviewed. The following corrections were made:

The date of the minutes read at the beginning of the meeting should have read October 16, 2010.

The name Cucciniello was misspelled. Rich Migliorato was thanked.

A motion was made by Gina Florio and seconded by Peggy Kostyshyn to accept the minutes as corrected. The motion was passed unanimously.

Treasurer's Finance Report – Dan Braun
Monthly Report as of November 30, 2010

WLE POA Bank Accounts
Totaling: \$1,709,654.05

WLE POA Equity (Cash
Basis): \$3,076,289.98

Dues Assessments Collection Rate: 98.0% on a Budget Year-to-Date Basis (including pre-pays) reflecting a slow-down in collection of the last quarter's assessments in the fiscal year and could portend a budgetary imbalance unless collections increase in December; Prepaid Dues Assessments were \$6,213.88; \$86,091.32

in cumulative annual prior dues (less than one year in arrears) collections made for 2010; Back dues (more than one year prior) of \$7,521.93 were collected, \$504.00 in court costs were recouped.

Significant individual line item actual-to-budget variances as of November 30, 2010:

Medical insurance in all departments exceed the 2010 operating budget due to adjustment of premiums following the enactment of the federal Patient Protection and Affordable Care Act

2011 Budget: The WLE Accounting Staff, General Manager, Finance Committee and Treasurer concluded their work on the 2011 Operating Budget. The 2010 Operating Budget is projected to be essentially balanced at the close of the year. The 2011 contribution to the Capital Reserve Fund as approved by membership vote at the 2010 Annual Meeting will be a more than \$5,000 reduction from the previous year as a result of cash-flow study efficiencies. Efficiencies exceeding \$60,000 were identified by the Treasurer and General Manager from initial 2011 projections. In 2011, expenses for the employer portion of employee medical insurance are projected to increase 8.0% over that of 2010 due to rate increases over the projected 18.75% increase in that year (actual 25.0% increase for 2010 due to adjustment of premiums following the enactment of the federal Patient Protection and Affordable Care Act). This 8.0% additional increase is the lowest of investigated alternatives, which incorporates a shift of additional premium and co-pay expenses to the employees. Marginal increases in electrical power rates are expected in 2011 and increases in the costs of fuel and propane are anticipated throughout the year, especially in the last half. All fee structures were investigated and found to be appropriate for the direct expenses being incurred. Since the prospect of restructuring the Sewer and Water Special Assessment Reserve was negated with the community's decision not to purchase the majority interest of Section 6, repayment of the internal loan from the Sewer and Water Special Assessment Reserve is to

begin 2011 in the amount of \$20,000. It is assumed for 2011 that: the economic recovery will not rebound; unemployment rates will continue to be problematic and wage increases will be sluggish, if at all; and inflationary pressures will pick up and become problematic before the end of the year. Additionally, the federal cost of living allowance (COLA) for social security and other entitlement programs will be 0%. After an extensive analysis, it was the concluded opinion and unanimous recommendation that further efficiencies or reductions in the 2011 Operating Budget would adversely impact the quality of operations in WLE and that an increase in 2011 lot assessments in the amount of 1% was necessary. The WLE POA BOD approved the 2011 Operating Budget and the 1% increase nun pro tunc.

Studies and Projects:

Treasurer investigated "Calling Post" at the suggestion of a property owner and concluded that it has limited cost-effective utility as an alternative to reminder post cards.

Finance Committee reviewed monthly financial statements and received clarification of questions.

- General Manager, Board of Directors and Finance Committee are investigating alternatives, as they are identified, for replacing the supplemental heating system of the Beaver Pool, which had exceeded its useful lifetime, and, in conjunction with this investigation, also are considering replacement of the filtration system. Thus far, geothermal has been eliminated as an option with installation cost that is too expensive and solar has been eliminated due to the lack of sufficient space in which to place the needed solar panels.

- An extensive investigation into the "flows" of the Sewer Treatment Plant (domestic and inflow/infiltration) as it relates to projected capacity requirements has been initiated - data collection will be completed in January 2011.

Treasurer confirmed that IRS rules do not permit volunteers to deduct direct expenses, including vehicle mileage, in support of 501 c (4) institutions, including the WLE POA. Volunteers are advised to consult with their tax preparing professional.

A view of the Board's "wish list" is available in the July highlights

General Managers Report – John Carney Rob Thompson from EHD has been in to review our present Property and Liability policy for our upcoming renewal in March of 2011. Most updated requested material has been forwarded to Rob for quotes from various underwriters.

1. The USDA has been in to do two deer surveys I am hoping for the result for the meeting. The surveys will assist the BOD as to how to proceed with the 2011 deer management plan. Preliminary results show reduced numbers of deer and this may now give us time to continue the efforts into alternative programs. As directed by PA Game Commission to assist with our deer management program and solely rely on the USDA we were able to distribute 4 DMAP coupons for the property owned in Section 6. Of the 4 issued one deer was harvested and another one was harvested using a PA State issued hunting license. With more time next year to set up the program we may be able to issue more of the 10 coupons issued to WLE. The program is open to hunters with a State hunting license and must be harvested during the hunting season.

2. An inspection of our marina by PPL indicated that we were previously approved for 4 more boat slips than we have on both H & J docks, but the permitted length would not yield 4 more spots. PPL has approved us to extend H & J allowing us the needed room. In 2011 we will be adding a total 8 more boat slips and 2 more wave runner slips. PPL will be lowering the lake level 5' below the normal level in October. The process will start in September, for routine maintenance of the dam which is performed every 5 years. PPL has not released the schedule as to the start of the drawdown, when they do we may need to alter our schedule as to when boats need to be remove so docks can be taken out with difficulties. The last time PPL lowered the lake to this level boats needed to be out by September 15.

3. I met with the property owner who met with you earlier in the year pertaining to his lots that at least one of the lots has been deemed wetlands. He continues to seek his options with his lots. By consensus it was agreed that when the property owner is in good standing they will consider the trade. A time limit will be set for the payment.

4. Interested property owners have requested 15 minutes of the BOD's time to

hear their proposal of erecting a 911 Memorial in WLE; I have set them to come in at 8:15

5. The West Gate Bulletin board is being re-built to more resemble the one at the Main Entrance. This request has been made over a period of time from property owners who do not pass by the main entrance that often and the topic has come up at open meeting too. It will be our effort to keep the boards updated with the latest activities. The bulletin board is only one of our means of communicating activities others are the activity schedule in the office, the inform-a-phone and the website.

Building – Al Cucciniello

George Greig, Chairperson of the Building Committee has resigned. This has left a position open. Lee Culligan was brought up as a possible candidate. He is a property owner and builder of spec homes within the Estates. There was some discussion as to whether it would be acceptable to have a builder who lives in the Association serve on the Building Committee. Consensus was that if indeed Lee is retired as he claims, he will be accepted. The committee breaks for the winter, they will reconvene in April.

Marina – Al Cucciniello

The addition of the new slips should be publicized. Perhaps on the website and/or Newsletter.

Sewer and Water – Ted Couillou

Markers have been placed around the manholes to avoid any issues when the plowing begins. The Indian Drive Tower has been shut down for winter.

Brian has requested to attend the next Board meeting to discuss some issues, one being the over usage of water being recorded. Please remember, it's always a good idea to turn your water off even if you are leaving on for a few days.

Maintenance – Ted Couillou

Maintenance has begun winterizing the facilities. The campgrounds are now closed and ready for the winters harsh weather. Culvert pipes are being cleared of debris and leaves. A new bulletin board will be installed at the West Gate

Security – Jerry Lastella

It was noted that the new report submitted by Security is a definite improvement, much easier to follow. There was some discussion on these instances:

#6 – Section 1, A trash bag of garbage on roadway, officer search through the garbage, found owner information.

Citation issued for littering.

There is occasion where someone taking their bags to the garbage where they may fall off the vehicle. Security should try to use judgment as it could potentially be a questionable situation.

#7 – 1:30AM - Section 4, 2 girls were caught hiding in the woods with empty backpacks. The girls were asked why they were hiding in the woods. They stated they thought there was a curfew and did not want to get in trouble. They were told to go home.

Legal and Administration – Gina Florio

John Carney and Gina are reviewing and updating the employee handbook. It is with the intent to make sure all language is clear, specific, and in compliance with updated HR policies and laws.

There was some discussion as to how to better structure a nominating committee

Citation Dispute Committee – Peggy

Kostyshyn

There was no CDC meeting in November. Marge Kenny has offered to serve on the committee which is in need of another member since the resignation of Virginia Bowen. The CDC must accept the candidate, then the Board will follow up with their approval.

Neighborhood Watch – Peggy Kostyshyn

Mick thanked everyone for the extra hours they patrolled on Halloween. The missing flag from the Adult Lodge has been replaced.

The meetings have changed to 4th Saturday of every month so as to no longer conflict with Rocky's golf cart courses which will now be scheduled for the 3rd Saturday.

Recreation – Peggy Kostyshyn

The Wine and Cheese held by Recreation was a success with 114 people in attendance. Kathy Solenne attended a meeting to request more money for next year's Fall Festival. She requested a starting amount of \$8,500. The 2010 Fall Festival broke even. The increased budget was approved. The committee feels that the community is not getting enough information about upcoming events. The Adult Lodge kitchen is in need of some minor renovations which will be looked into. Also under consideration are storage closets for each of the

committees/groups that use the Adult Lodge on a regular basis, and updating the stereo system.

Jerry Beskovoyne mentioned that once again there is some interest in opening a bar in the Adult Lodge. John Carney relayed that our insurance company is requesting an itemized list of alcohol revenues for each recreation activity where it is served. The revenues determine the amount of liability coverage needed.

Advisory Board – Steve Sollenne
There was no meeting in November

Correspondence
There was no correspondence this month

Right of First Refusals
3 were reviewed by the Board

Unfinished business
Hunting will be promoted on WLE owned lots in Section 6. In regards to the

Operating Budget, the Deer Management line has been changed to Wildlife Management. With the upcoming stocking of the lakes with fish, the goose egg program we have utilized, and the deer management, it helps streamline the budget to have them all categorized accordingly.

Signs will be posted at all fishing areas to promote catch and release. The lakes are tentatively scheduled to be stocked in April

Lights will be installed at the Rockledge sledding area.

What to do with the old Rockledge snack bar has been discussed ad nauseum. All options have been discussed with the conclusion that there is no practical use for it. It will be offered to property owners by bid. The winning bidder will have to remove it themselves.

New Business

WLE's 40th Anniversary is approaching. Property owners are encouraged to join the Celebration Council.

The 2 deer surveys that were performed on December 14 & 15 showed a significant reduction in the deer herd. The Association will continue a deer management program, but there will be no culling in 2011

A Motion was made by Jerry Lastella and seconded by Gina Florio to adjourn the meeting.

Adjourn at 11:37
January, the Board will hold a workshop in lieu of a meeting.

The next meeting Feb 19th at 8:00 AM in the Administration Building.

Respectfully submitted,

Nancy Settepani
Executive Assistant



570-226-4000

www.OurPoconoHomes.com

Let These Top Producers Represent You!!

Sales Executives: Al Premuto - 570-470-0141 and Maria Elena Premuto - 570-470-3431

This Issue's Featured Home



102 Beaver Lake Drive, Lake Ariel, PA 18436

to view this listing go to:
www.OurPoconoHomes.com/10-4533



2008 and 2009
Top Sales Executives

Get top representation in hiring us as your Buyer Agent!

Tired of listing your house / property with little or no results? We have the tools to SELL your house!! Let us show you how. Just give us a call!

Absolutely squared away Lakefront with gorgeous views of Beaver Lake. Privacy accents this 3 bdrm, 2.5 bath Home with hardwood floors, master suite w/view of Lake, wood F/P, 4-person Hot Tub overlooking Lake, aluminum dock, you must see this Lakefront!!! Being offered at \$369,000

Looking to sell or buy? We have the knowledge and experience of your community!!!
Give us a call for a free comparative market analysis of your home!

Tammy Lee Clause
Attorney at Law

Phone: 570-676-5212

Fax: 570-676-4886

Email: atyclaus@ptd.net Newfoundland, PA 18445

Route 191/507

P.O. Box 241

(570) 698-0815



DOUG BLACK'S GARAGE
GENERAL REPAIRS & STATE INSPECTIONS

DOUG BLACK
OWNER

149-153 Hanlon Rd.
LAKE ARIEL, PA 18436

Revenue / Expense Budget 2011

<u>ACTUAL</u> <u>12/31/2009</u>	<u>REVENUES</u>	<u>BUDGET</u> <u>2010</u>	<u>YTD</u> <u>Sep-10</u>	<u>ESTIMATED</u> <u>FULL YR</u>	<u>BUDGET</u> <u>2011</u>	<u>2011</u> <u>BUDGET VS</u> <u>10 EST.</u> <u>FULL YR</u> <u>%</u> <u>DIFFERENCE</u>	<u>2011</u> <u>BUDGET</u> <u>VS</u> <u>10 BUDGET</u> <u>%</u> <u>DIFFERENCE</u>
2,350,571	ASSESSMENTS	2,379,902	2,043,931	2,379,902	2,464,169	3.5%	3.5%
110,108	ASSESSMENTS PRIOR	90,000	82,335	90,000	90,000	0.0%	0.0%
36,751	BLDG FEES	30,000	19,114	30,000	25,000	-16.7%	-16.7%
23,889	R.V. REGISTRATION	24,250	23,807	24,250	24,250	0.0%	0.0%
42,446	MISC./FINES	30,000	31,683	33,000	35,000	6.1%	16.7%
29,425	FINANCE CHG	25,000	17,982	25,000	25,000	0.0%	0.0%
133,678	FACILITY INCOME MARINA	130,000	134,840	134,840	134,000	-0.6%	3.1%
17,094	FACILITY INCOME (LAUNDROMAT, CAMPGROUND, GAME LODGE)	17,000	15,779	17,000	17,000	0.0%	0.0%
5,971	INTEREST OPERATING	9,000	3,655	9,000	5,000	-44.4%	-44.4%
13,531	COMMUNITY BULLETIN	15,000	10,248	15,000	15,000	0.0%	0.0%
12,841	COLLECTION FEES	10,000	4,845	10,000	7,500	-25.0%	-25.0%
4,925	RESALE CERTIFICATES	4,333	4,075	4,333	3,500	-19.2%	-19.2%
94,970	CAPITAL IMPROVEMENT INCOME	59,090	46,505	59,090	55,000	-6.9%	-6.9%
	CAPITAL IMPROVEMENT FUND	12,000	12,000	12,000	12,000	0.0%	0.0%
	CONTINGENCY FUND OPERATING	35,000	35,000	35,000	30,000	-14.3%	-14.3%
410,925	PRE-PAIDS		55,879				
4,200	WAVE/RUNNER LOAN		3,150				
<u>3,291,325</u>	TOTAL CURRENT REVENUES	<u>\$2,870,575</u>	<u>\$2,544,828</u>	<u>\$2,878,415</u>	<u>2,942,419</u>	<u>2.2%</u>	<u>2.5%</u>
	<u>DISBURSEMENT SUMMARY</u>						
428,709	ADMINISTRATION EXP	447,445	335,265	458,707	471,549	2.8%	5.4%
330,950	MAINTENANCE EXP	304,335	209,175	302,009	313,801	3.9%	3.1%
484,673	SECURITY EXP	508,953	400,835	537,923	557,155	3.6%	9.5%
404,470	SEWER & WATER EXP	433,169	310,182	443,067	474,855	7.2%	9.6%
119,049	MARINA EXP	123,858	84,520	119,663	122,925	2.7%	-0.8%
374,382	BLDGS & GROUNDS EXP	463,459	352,521	464,137	472,419	1.8%	1.9%
242,360	POOLS & BEACHES	272,166	233,782	272,301	278,704	2.4%	2.4%
	CAPITAL IMPROVEMENTS		52,546				
<u>2,384,593</u>	TOTAL OPERATING EXP	<u>\$2,553,385</u>	<u>\$1,978,826</u>	<u>\$2,597,807</u>	<u>\$2,691,408</u>	<u>3.6%</u>	<u>5.4%</u>
	<u>CAPITAL BUDGET EXP</u>						
42,822	NEW CAPITAL EXP	72,145	76,307	76,307	\$10,716		
234,071	REPLACEMENT CAPITAL EXPENSE	245,045	208,370	245,045	<u>\$240,295</u>		
<u>\$276,893</u>	TOTAL CAPITAL EXP	<u>\$317,190</u>	<u>\$284,677</u>	<u>\$321,352</u>	<u>\$251,011</u>	<u>-21.9%</u>	<u>-20.9%</u>
	TOTAL DISBURSEMENTS	<u>\$2,870,575</u>	<u>\$2,263,503</u>	<u>\$2,919,159</u>	<u>\$2,942,419</u>	<u>0.8%</u>	<u>2.5%</u>



WLE PARKING BAN

Parking on WLE roads and right-of-ways is prohibited. Parked vehicles that interfere with winter road maintenance and/or snow removal will

be towed away at the owners' expense. A corresponding fine may follow.

RV OWNERS

The RV letters and registration sheets have been mailed. Please fill them out and return with payment by the end of



February. If you do not receive your papers by the end of January, please call the office.



LETTER CONCERNING WATER USAGE

Board Members,

I am submitting this report about my concerns on the future stability of the water system here in Wallenpaupack Lake Estates. Over the years the water system has gone through many changes. Water problems such as low water and even no water were common problems on weekends and summer holidays. The water system was supported up through the mid-1990s by three wells. Some yearly flow examples are: 1989 was 58,667,000 - 1993 was 57,272,000 - 1994 was 61,828,000 with approximately 870 homes. Here we are, fifteen years later and our 2009 yearly flow was 62,565,000 supplying 1300 homes. Key factors which allowed us to keep our flow down with the number of homes increasing were leak detections, finding and fixing the leaks, the mandating of the pressure reducing valves, and public education. However, we must continue to find ways to conserve water. At the present time we are able to hold good water pressure on holidays and weekends but the critical part falls on holiday weekends. We presently have five wells and two water towers. On tower holds 236,000 gallons and the second holds 100,000 gallons. Both water towers are equipped with two booster pumps which allow us to supply water into the water system from the towers during critical times. On a holiday weekend the five wells cannot keep up with the demand and we have to use water from the towers. An example of a holiday flow was on July 4th 2010, the wells put out 299,000 gallons and an additional 46,800 gallons were fed into the system from the water towers totaling 345,800 gallons in 24 hrs. This is a big concern and the water system should be able to maintain stability on just the wells. We have been told by DEP that we would have a difficult time getting approval for a 6th well. There are some alternate things that can be considered for future growth of the water system. Changing Ski Bluff well to a three phase electrical service which would allow us to change the pumps horse power and allow us to get more water from that well. Some research would have to be done to see exactly how much that would be. The other would be a third water tower. These will be looked into as options to improve and maintain stability of the water system.

The above information is a summary of the present state of the water system. With the concerns at hand, there is another problem that needs to be addressed. Last October we started the wireless reading program and over the last 10 months we have taken a large number of readings. After taking and reviewing all the information it is clear that there are large amounts of water being used at several homes. These high usage numbers are on a daily basis. Some examples are: 21,750 gallons in 3 days, 20,550 in 3 days. These types of numbers are not always at the same home. We see homes using 800 to 1200 gallons per day often. Our approach has been to contact the property owner to help determine the high usage and if it is a leaking toilet or faucet we recommend a plumber. If it is due to watering or it is unknown we encourage the Property Owner to conserve and monitor their usage. The problem is we have no support to mandate any of these actions. With not having a usage number in place or an overage charge, most times the usage doesn't change. The importance of placing a number of gallons allowed, say per quarter, will have a large impact in many aspects. Having the people aware of just how much water they are using will help them to become more conservative. I have learned there are some who just don't care how much water they use.

Brian Schan,
Director of
Water & Sewer Department

DELINQUENT PROPERTY OWNERS PLEASE TAKE NOTICE

If you fail to pay an unpaid balance of an assessment imposed by the Association, the Association is then required to file suit. In accordance with Schedule "A" the By-Laws of the Association, and Resolution of the Board of Directors, you will be liable for your unpaid balance, 15 percent interest per annum, costs of collection (including court and sheriff's costs), administrative costs, reasonable attorney's fees, and the cost of discontinuance or satisfaction of judgments. A \$200.00 charge for costs of collection and reasonable attorney's fees shall be imposed.

Failure to abide by the conditions of the previous paragraph will cause the Association to initiate the Sheriff Sale of your property. The Sheriff's costs for this procedure will also be included as part of the costs of this action.

ALL DELINQUENT ACCOUNTS WILL BE LISTED WITH A CREDIT REPORTING AGENCY

MARINA NEWS

2011 will bring the addition of a new finger on both H & J Docks which will give us 8 new slips at our Kempf Marina!

But wait ... there's more there are also 2 new Wave Runner Slips being added to give us a total of 8 for our annual drawing. The form is on page 20 with a due date of April 1, 2011.

Ostrander Design

(570) 729-8850



Architectural Prints for
Houses
Decks
Additions
Homeowner or Contractor

Need a builder?
We recommend only...
Fully Insured
PA Registered
Members of local builder
associations



Steve Ostrander
Dan Ostrander
900 Milanville Road
Beach Lake, PA 18405

Email: builders@ptd.net
www.OstranderHomeDesign.com





Sollenne Homes

When Quality Counts - Count on Us

Fully Insured **570-503-1675** PA004314
 steve@sollennehomes.com

Many References Upon Request

www.sollennehomes.com



FOR ALL YOUR BUILDING AND REMODELING NEEDS

- ▶ NEW HOMES
- ▶ ADDITIONS
- ▶ RENOVATIONS
- ▶ DECKS
- ▶ SUNROOMS
- ▶ DORMERS
- ▶ ROOFING
- ▶ SIDING
- ▶ WINDOWS
- ▶ GARAGES

and more ...

we do not limit ourselves to just these services - we are flexible & reasonable



SNOW PLOWING
 Seasonal Contracts &
 Plow Per Snow Available!
 call now to be placed on our route



"The bitterness of poor workmanship remains long after the sweetness of low price is forgotten"

ALLABOUTIMPROVING.COM

*Congratulations to,
Tara Tambasco,
on her appointment as 2nd Vice President
for the Wayne County Builders Association.*



AAI, Inc.
570.729.1246

BUILDING & REMODELING

- **ADDITIONS**
- **RENOVATIONS**
- **PAINTING**
- **FLOORING & more!**

CONCIERGE SERVICES

- **VACATION RENTALS**
- **HOME CLEANING**
- **IN HOME SHOPPING**
- **PARTY PREP & more!**

Reg# PA008861 Insured Experienced Reliable

*Proud
Members Of...*



*Tara
Tambasco
Realtor
Davis R.*
Chant
REALTORS



*Your Real Estate Professional
And Concierge Service Specialist*



United Northern
Mortgage Bankers, Ltd.

NMLS ID# 7230 | New York State Banking Dept.
Licensed Mortgage Banker License #100724
Additional State Licenses Upon Request



*Jerry Tambasco
Your trusted Mortgage Professional*

YES, IT'S A GOOD TIME TO BUY!

Think you should "hold off" on real estate? Think again!

It's a good time to buy, and here are some good reasons...

 *A "BUYER'S MARKET" WITH AMPLE INVENTORY AND FAVORABLE PRICES*
 *MANY LOAN PROGRAMS AVAILABLE, ALLOWING MANY BORROWERS TO QUALIFY*

 *RATES NEAR HISTORIC LOWS*
 *POTENTIAL TAX ADVANTAGES*
 *PRIDE OF OWNERSHIP*



Equal Housing Lender. Equal Housing Opportunity. All information is subject to change without notice. This is not an offer for extension of credit or a commitment to lend.

Tara Tambasco | LIC#RS315033
Davis R. Chant Realtors
251 Willow Avenue - Honesdale, PA 18431
(570) 878-2684 direct | (570) 253-4191 x40
allaboutyourpahome@hotmail.com

Jerry Tambasco | NMLS #62309 | PA #25154 | NC L-145661
United Northern Mortgage Bankers, Ltd.
809 Main Street - Honesdale, PA 18341
(516) 322-4009 direct | (570) 251-8006
jtambasco@unitednorthern.com

ALLABOUTIMPROVING.COM

*Complete Building
& Remodeling*



AAI, Inc.

570.729.1246

As Always no job TOO BIG OR too small!

weimprove@hotmail.com



Before

After



Masonry

Tile

Paint

Sheetrock

Now is a great time to plan for your winter remodel projects.

Did you know that AAI, Inc. specializes in...

Cultured Stone – GREAT FOR FIREPLACE, WALL DÉCOR

Ceramic & Stone Tile – FLOORS, BATHROOM, KITCHENS

Concrete – BASEMENT, GARAGE, CUSTOM PROJECTS

Sheetrock & Paint – ALL AREAS OF THE HOME

So, why not call today to find out more about ~~ changing the look of that old fireplace ~~ adding character to the kitchen backsplash ~~ finishing the basement to add more living space to your home or even just ~~ adding fresh color to every room in the home.



Reg# PA008861 Insured Experienced Reliable





Packages For Platoons

I am asking for Positive thoughts and Prayers for both my son 1st Lt. Sean G Ramirez USMC and my son-in-law Capt. Robert. Johnessee, USMC; both Marine Officers have been deployed to Afghanistan in December.

Interesting facts about them: Robert was Seans

Commanding Officer and at his commission ceremony to do the honors. Robert later married my daughter, Veronica. They have two sons Zane 10, and Ronin born 9/14/10.

Robert & Sean followed each other from base to base. Finally ending in what they all thought was a long term assignment at Lejeune. Now, they have followed each other again to Afghanistan.

All of our men need support: There are 40+ men in my sons Platoon, 18 to 26 years of age. Sometimes gum, socks, fly paper, flea collars and toothbrushes etc. are really needed.

I will provide postage or if anyone wishes an address for packages.

I thought if some of us here in WLE as a group, would pull together to do this, we would be able to show our support of our men.

If anyone, as a group or as an individual, is interested in "Packages for Platoons" please let me know, call Deirdre Ramirez: 570.856.7307.



**WINTERIZATION
"QUIK-CHECK"**

1. Turn off the main water supply to your home between visits.
2. Disconnect all garden hoses outside. They can cause the hose "bib" line to freeze and break inside the wall.
3. Drain the water meter, if located in an unheated access area, thoroughly. Otherwise, the meter may freeze and break. The cost of replacement and/or repair will be the property owner's responsibility.
4. Close the crawl space vents. Place a piece of insulation in each vent. This will help to protect the pipes located in the crawl space.
5. Leave the heat on low to further protect your plumbing. Open all doors on the lower kitchen cabinets and bathroom vanities to expose the plumbing to the heat.

Big Family Fun!

Regular Hours:
 Sun. & Mon. - 9:00am - 4:30pm
 Wed. & Thurs. - Noon - 9:00pm
 Fri. & Sat. - 9:00am - 9:00pm
 Closed Tuesday
 *Extended hours during Holiday periods - see ski-bigbear.com

15% Discount on Ski Lift Ticket with your WLE Amenity Badge!

Text BIGBEAR to 35819 to receive snow conditions, event info and specials!

SKI BIG BEAR
AT MASTHOPE MOUNTAIN

Gift Certificates Available!

ski-bigbear.com • 570.685.1400
Located just outside Hawley

Small Boat Notice

MUST be removed by the first Saturday in November (11/7)(Any boat not removed will be removed by us with a fine and penalty. After 180 days, the boat will be auctioned)

MAY NOT be placed in the boat racks until the first Saturday of April 2011 (4/2) (This is a first come first served basis. Once you choose your spot on the rack you must then come in to the office to let us know your location and for your sticker. Any boat not registered will be removed by us with a fine and penalty. After 180 days, the boat will be auctioned)

All Boats **MUST** be registered at office

There will only be one spot per property owner

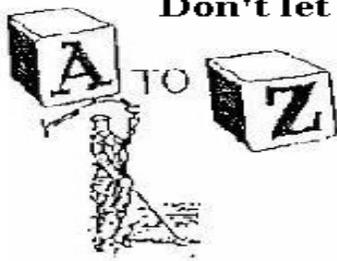
Chalet For Sale in Wallenpaupack Lake Estates
49 Deer Valley Road

Perfect for the family getaway!
40 Minutes from the Delaware Gap

- * 3 Bedrooms
- * 2 Bathrooms
- * 1/2 Basement
- * Wooded lot
- ** Walk to the Lake and Pools

**** For Sale by Owner \$149,900**

**** Call Lee (973) 886 - 8760**



Don't let your vacation home turn into a weekend job.

Maintenance

Electrical – Plumbing – Carpentry
Vinyl Siding – Roofing
Fully Insured – Free Estimates
Insurance Estimates Prepared



Decks, Carports,
Kitchens & Bath
Roof Repair
Popcorn Ceilings-Sheetrock
Drainage Problems
Chimney Cleaning/Winterization
Ceiling Fans Installed
Docks
Landscaping & Lawn Care

Basements finished
Screened Porches
Weekly Home Inspections
Masonry Work & Foundations
Pressure Washing
Work & Log Splitting
Tile Grouting & Caulking
Rain Gutter Installation
Locks Installed

Painting & Staining
Landlord House Maintenance
Skylights Installed
Vinyl Siding
Window & Screen Repair
Gravel & Driveway Lighting
Sliding Doors Added
Excavating & Backhoe Work

contact:
BILL CULLEY OR JOE PALADINO

570-698-7759 / 1-888-698-7759 / fax: 570-698-8075
e-mail: AtoZMaint@gmail.com

PA #0004327

Snow Plowing / Special on Interior Painting

•ROOFING •HOUSE STAINING •BASEMENT WATERPROOFING

Visit us Online at www.atozmaintenance.com



ADULT HALLOWEEN PARTY



The 2011 boating season brings us 2 new slips totaling 8 slips designated for Wave Runners/Jet Skis. If you are interested in reserving one of these slips, please fill out the form below and return it to the office no later than April 1, 2011. In the event that we receive more requests than we can oblige, slips will be assigned by lottery drawing. The cost will match the customary boating fee of \$375.00

- These slips are available to **ALL** Property Owners in good standing
- A property owner is allowed one slip regardless of how many properties he/she/they may own
- If your name is drawn, you will be contacted by phone and/or by e-mail
- The new slips will follow the same guidelines as the current Marina rules & regulations
- If you are granted a slip, you will receive a Marina contract and a copy of the rules & regulations. Please fill out the enclosed forms and remit along with payment by the deadline stated on your paperwork.
- This reservation is for the **2011 season only** and There shall be a new drawing each year

Yes, I am interested in obtaining a Wave Runner / Jet Ski slip for the 2011 Boating Season:



Name: _____ Lot/Section: _____

Phone Number: _____ Alt Number: _____

E-mail (if available): _____

Bill Bonventre Construction

PA#053424

Lake Wallenpaupack Resident for 20 Years

570-689-4190

all work done by owner – NO SUBS

Additions/Foundations

Bathrooms

Decks

Drywall and Painting

Hardwood Flooring

Kitchens

Plumbing/Winterizing

Remodeling

Roofing

Siding

Tiles

Windows and Doors

24 hour emergency

plumbing service in WLE

Fully Licensed

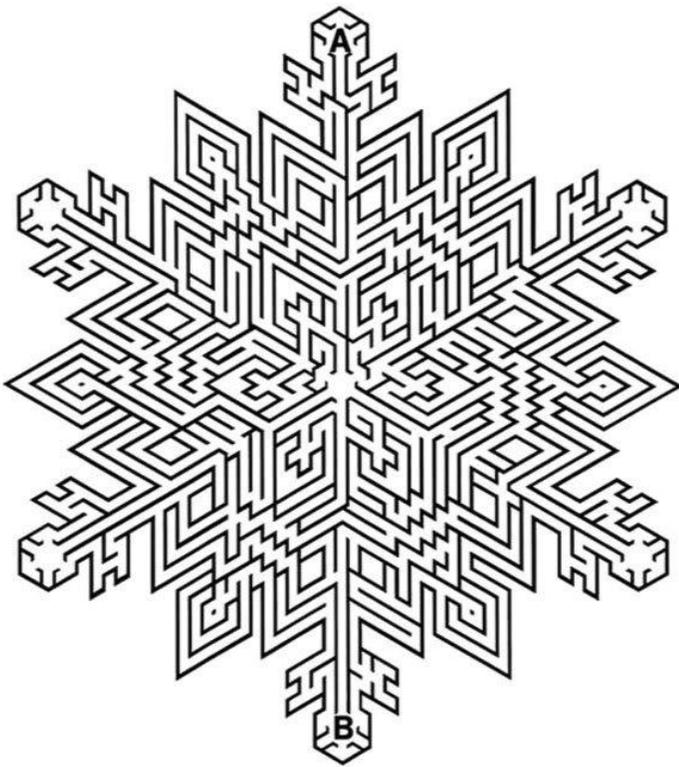
Fully Insured

570-499-4139

Free Estimates

Senior Citizen Discount

Snowflake Maze



It Was Sooooo Cold...

... roosters were rushing into Kentucky Fried Chicken and begging to use the pressure cooker!

... Grandpa's teeth were chattering - in the glass!

... when we milked the cows, we got ice cream! When we milked the brown cows - we got chocolate ice cream!

... my mail broke when I tried to pry open the envelope!

... the snowman knocked on the door and asked to sleep on the couch!

... I almost suffocated 'cause my boogers froze!

... the kids had to stay inside all weekend. Parents are now organizing a "teacher appreciation day".

... we had to wear so many layers of clothing that if you fell down, you just had to stay there until somebody found you and rolled you home!



Louis Chiacchiaro (570) 878-6945
Fully Insured e-mail: louis.elite@yahoo.com

Painting
Plumbing
Kitchens
Bathrooms
Windows / Doors
Seamless Gutters
House Cleaning / Weekly or Bi-Weekly

WINTERIZING
firewood for sale
25% off Interior Painting
until March 31, 2011

Sheetrock
Carpentry
Power Washing
Stain Decks
Tile Work
Finish Basements
Apolstry/Carpet Cleaning

Weekly House Checks

PA# PA009225

Toll Free No. 1-888-839-3430

POCONO TREE

and landscape service

639 Old Willow Avenue • Honesdale, PA 18431

Tree Service: Spraying, Feeding and Micro Injection, Trimming, Removal and Stump Grinding

Landscaping: Planting Beds, Retaining Walls, Septic System Repairs and Installation

70' Bucket Truck - 130' Skyhook boom truck

GARY E. SZEZORAK Phone/Fax **570-253-3207**

ISA Certified Arborist

QUALITY HOMES SINCE 1986
WAYNE R. BUTLER, PRES.
REG. #PA0266

Maple Properties Assoc, Inc.

CUSTOM BUILT HOMES

923 MEADOWLARK DRIVE (570) 842-3277
MADISON TWP., PA 18444 CELL (570) 510-1346
www.mpabuilder.com FAX (570) 842-3278

Our WLE children in sports!

Cross Country 10/20/10:



Taylor Maxson

Erika Maxson placed first and led Wallenpaupack to two wins in a cluster meet at Delaware Valley. Wallenpaupack finished the season 21-1.

Girls Varsity: Erika Maxson (WAL) 19:30 on a 3.02-mile course at Delaware Valley, Taylor Maxson (WAL) 19:52

Boys Varsity: George Folk (WAL) 17:14

Boys Jr. High: Top finisher: Michael Henry (WAL) 10:44 (course record), on a 1.89-mile course at Delaware Valley, Robbie Segalla (WAL) 10:48

Girls Jr. High: Anais Folk (WAL) 12:57

Wrestling:

On Wednesday December 15th - Kyle Hartman (185) fought till the end, eventually winning by injury default, to give the Purple Pack a 30-0 advantage.



Robbie Segalla & Michael Henry



Wallenpaupack's Michael Henry set a new course record and beat the old record by 5 seconds!



Tabitha Sollenne - Ultimate Frisbee

Ultimate Frisbee:

In just its second year of existence at Wallenpaupack, the Ultimate Frisbee Club team is already making big strides. They are becoming better competitively on the field, and the results of the game are leaving a life-long, lasting impression on the players involved in the sport.

"It has a little bit of every sport in it. It's a non-contact, contact sport. It's got elements of soccer, basketball, baseball, football, a little bit of every sport," senior co-captain Mike Okrent told the News Eagle.

With over 40 players out for this year's team, the large group was broken into varsity and junior varsity squads.

"The number one rule is called, 'Spirit of the Game'. At any level of the game there are no referees. It's all self-officiated, fair play. If there is a foul, you call it," said Busell explaining the rules of the game.

The game is set up similar to football. The field has endzones at either end, and the object is to catch the disc across the goal line for a point. The disc can be moved in any direction, but you can't run while holding it, and once a pass is incomplete, possession is turned over to the other team. There are three main positions: the handler (similar to a quarterback) is usually the one setting up the plays and making the throws; the mids can throw it, and are usually good at reading the disc and knowing where it will go; and the deep guys are the ones who catch the disc in the endzone and receive the scoring glory.

It's basically a sport that everyone can play. We don't single out any kids, we play to have fun, for the spirit of the game," added Okrent. "It's still very competitive and we want to win. It's a great time and a lot of fun." By Jason S. Renard, Hawley, Pa. —

Girls Basketball:

The Wallenpaupack sixth grade girls travel basketball team traveled to the Electric City to take on the North Pocono Trojans, and came back home with their first win, 26-21.



Sheila Whitman - 6th Grade Basketball

CURTIS B. PUTMAN'S
Tree Service Inc

- Professional Tree Trimming & Removal
- Vista Cutting & Views • Log Splitting & Rental Service • Chipper Service & Emergency Storm Work
- Stump Grinding

570-689-7516
 259 Hitchcock Rd
 Jefferson Twp. PA 18436

*Free Estimates
 Fully Insured*

C & D Builders
 & Sons Inc.

Joseph Dzwieski

1393 Easton Turnpike
 Lake Ariel, PA 18436

OFFICE: 570-698-5662
 HOME: 570-698-5999
 FAX: 570-698-1225

~ Insured ~ PA004964

L U N C H W I T H S A N T A



W.L.E. CLASSIFIED RATES:

\$10.00 FOR 25 WORDS OR LESS

\$.25 PER WORD AFTERWARDS

ADS MUST BE PAID IN ADVANCE WITH AD COPY

ANYONE INTERESTED IN SELLING THEIR PROPERTY, HOME, AUTO, RECREATIONAL VEHICLE, BOAT, ETC. OR WOULD LIKE TO PLACE AN AD SEEKING A HOME, PROPERTY OR RENTAL ARE WELCOMED TO PLACE AN AD

Notice to Property Owners

When selling your property, your Membership Badges are to be transferred to the buyer at time of closing. There will be a charge for each Badge not transferred at time of closing. Closing agent will collect the fee charged.

LOTS FOR SALE

Section 1 – Lot 033 – #5 Hidden Valley – Nice flat lot, 41 acres, on dead end street, close to West Gate. Asking \$24,000 Call: 570-352-5870 or 570-253-4597

Section 1 – Lot 058 – #14 Lakeland Drive – Lot for sale in section 1 on Lakeland Drive. 12,128 sq. ft. Asking \$20,000 Neg.– Call: 201-644-8530 or 201-390-2825

Section 2 – Lot 078 – Wallenpaupack Drive – buildable lot for sale. Asking \$17,500 – Call: 718-948-4614

Section 2 – Lot 026 – #942 Goosepond Road – buildable at 78x145x86x149, enjoy full amenities at WLE, wooded, across from Boy Scout Reserve Land. Asking \$6,900 Call: Lee 973-886-8760 or 570-689-4650

Section 3 – Lot 078 – Harmony Drive – 0.25 acre buildable lot on beautiful location. Asking \$15,000 Call: 516-578-2229 – All offers considered.

OTHER

Boat For Sale: 1989 Chris Craft Bowrider – Scorpion Model, V8, 300 HP, I/O, perfect for skiing, tubing. Fishing and cruising! Includes trailer and may be seen at WLE. Asking \$3,900 – Call: Lee 973-886-8760 or 570-689-4650

Snowmobile For Sale: 2001 Blue Polaris, 600 xcsp, excellent condition, always kept under cover. Asking \$2,500 Call: 717-691-1244 or e-mail: Edward.gordon6@verizon.net

ADVERTISEMENT DISCLAIMER

Wallenpaupack Lake Estates Property Owners Association, hereinafter “WLEPOA”, has sole discretion to publish any advertisement submitted for publication. WLEPOA is not responsible for the claims, representations and other information of the advertisements of others published herein, or the credibility of such advertisers. WLEPOA does not verify the truth or accuracy of any advertisement of the publication submitted by others or investigate the credibility of any such advertiser.

LOCKLIN’S BOTTLED GAS

ROUTE 590 HAMLIN PA
(570)-689-7100

BULK PROPANE DELIVERIES
PROPANE CYLINDER REFILLS

SALES – SHOWROOM HOURS
MONDAY – SATURDAY 8 AM – 3 PM



American Trades Master

Home Improvements

- * Kitchens * Bathrooms * Carpentry
- * Electrical * Plumbing * Basements * Decks
- * Handyman Services * Winterizing

PA003194 Americantrades@yahoo.com
Free Estimates
Fully Insured

Brett Reingold

(570) 698-0439 / 689-1995

Select Handyman
Home Remodeling & Repair



OFFICE: (570) 445-4225

CELL: (570) 815-0983

Eliminating
high general contractors prices.
No job too small!

Fully Insured

PA 067844

PAST IMPRESSIONS

ALL TYPES OF HOME DECOR

ANTIQUES • SEASONAL ITEMS

WOMEN'S ACCESSORIES

PURSES • SCARVES • SHAWLS • BELTS

JEWELRY (NEW, VINTAGE & HANDMADE)

WOMEN'S & CHILDREN'S CLOTHING
(ON CONSIGNMENT)



Come visit Past Impressions and shop our 2200 square feet of space in the 120 year old victorian house.

Inventory changes rapidly and most items are a one-of-kind treasure.

EVERY WEEKEND FREE HOT CIDER & COOKIES!

MONDAY, THURSDAY-SATURDAY 10-5

SUNDAY 11-5

CLOSED TUESDAY & WEDNESDAY



Bring this ad in for 10% off any item over \$9.99

CHECK OUR WEBSITE FOR UPCOMING EVENTS IN JANUARY!
www.ilovepastimpressions.com

570 689-4123
Route 191, 500 ft. North of Hamlin Corners, Hamlin, PA 18427



TAKE ADVANTAGE OF MY SLOW SEASON!

CBS CONSTRUCTION, LLC

"Start to finish, one job at a time"

RETIRED NYCMOS

570-352-5351

CALL FOR WINTER RATES

Chris Wakely

Owner Operated

LOCAL, HONEST & RELIABLE

Specializing in

General Repair, Painting, Roofs, Remodeling

Decks, Docks & Light Excavating

Fully Insured References Free Estimates

All Decked Out For Christmas!



At this year's annual tree lighting everyone was in the Holiday Spirit. Children's eyes opened wide with excitement as they saw this Golf Cart all decked out with lights pass by! Thank You to the Henry Family for making it extra special and fun!

Richard E. Quinlan General Contracting

Specializing in Interior & Exterior Painting

- Drywall Repair & Finishing
- Decks Power Washing & Staining
- Electrical Services & Carpentry
- Roofing & Siding - Gutters
- Plumbing & Heating - Air Conditioning

(570)

499-0657

PA053678
Fully Insured

Have You Seen This Guy?



If you've had work done on your home in WLE -then you have! **Michael DeFinis Contracting** has been serving this community for the last seven years. He loves working here and strives to keep each and every customer happy!

HERE ARE JUST A FEW REASONS WHY CUSTOMERS ARE SO HAPPY WITH HIS WORK:

- *He actually picks up the phone when you call!*
- *He will never leave a mess for you to clean!*
- *Communication with customers is his #1 Priority!*

New Construction/Renovations/Windows/Decks/Roofing/Siding/Basements/
Kitchens/Baths & More!

His "New Jersey" Work Ethic Blows Away The Competition

908-531-0837

Mention This Ad & Receive 10% Off Any Future Job!

Fully Licensed & Insured In NJ and PA

WLE COMMUNITY BULLETIN

The official Publication of the Wallenpaupack Lake Estates Property Owners Association

114 Wallenpaupack Drive,
Lake Ariel, PA 18436

The Community Bulletin serves
approximately 1,800 property owners.
It is published quarterly by the
W.L.E.P.O.A.

Deadline and publication dates may
change without notice.

Publisher is Kathy Solenne.

For information

Call: 570-689-4721

Fax: 570-689-0912

SPRING 2011 Edition

Deadline: May 15th
Publication: April 15th

ADVERTISING RATES:

1/8 Page - \$50 1/4 Page - \$100
1/2 Page - \$195 Full Page - \$380

Payment in advance with ad. No
exceptions. Checks made payable to
WLEPOA. There is an extra charge for
composition and type setting, if needed.
Submit ads early due to limited space. We
reserve the right to refuse any ad. Any ads
received after the deadline will be
published in the following issue.

E-mail: Ksolenne@wleonline.org

IMPORTANT PHONE NUMBERS

Administration570-689-4721
Inform-a-phone.....570-689-4409

Campgrounds.....570-689-9097
Marina.....570-689-9042
(Campgrounds & Marina seasonal)

Emergency Phone.....570-689-7311
State Police.....570-253-7126

COMPACTOR – is located behind
the stable near the Maintenance Shed –
Hours: 24 hours a day 7 days a week

VEHICLES need registration stickers
located on passenger side rear bumpers or
window. They are available in January
and need to be displayed before March.

BOARD OF DIRECTORS

PresidentJerry Beskovoyne
1st Vice President... Alan Cucciniello
2nd Vice President.....Ted Couillou
Treasurer.....Daniel G. Braun
Secretary.....Gerald LaStella
Member..... Gina Florio
Member.....Peggy Kostychyn

ASSOCIATION STAFF

Office Personnel

General Manager – John Carney, PCAM
Sandra Aleckna
Nancy Settepani
Kathy Solenne
Paul Kuhn
Donna Fenstermaker
Debbie Devine

Maintenance

Foreman – Charlie Gioe
Everett Abieht
Ken Moran
Greg Zimmerman
Nikki Kargul
Artie Guerra
Josie Huertas
Lamont Hayes
Peter Rambone

WLE Public Safety Department

Chief N.R. Kizer
Investigator Bob Vladika
Lt. John O'Conner
Cpl. Wayne Seeley
Officer Donald Smith
Officer Ron Soltis
Officer Russ Toepfer
Officer Jude Salerno
Officer Patrick O'Malley
Officer Dan Harmuth
Officer Scott Tavoline
Dispatch Officer Catherine Imburgio
Dispatch Officer Jessica Schofield

Public Works Staff

Director – Brian Schan
Tom McKane
Chuck Fenstermaker

Building Compliance Officer

Fran Raimo

Aquatic Director

Douglas Bagnall

WLE IS ONLINE – Visit us on
the internet at:
www.wleonline.org

AMENITIES

**CURRENT WLE BADGES MUST BE
WORN IN ALL AMENITIES** – and are
issued to Property Owners in good
standing yearly, Aug. 1st

Indoor Pool - Seasonal

Mon. – Fri. 9:30 am – 1:00 pm
Mon. – Thurs. 6:00 pm – 9:00 pm
Friday 6:00 pm – 10:00 pm
Saturday 11:00 am – 9:00 pm
Sunday 11:00 am – 7:00 pm

Tennis Court – Seasonal

Located on Tennis Lane & Beaver Lodge.
Equipment provided by participants. Open
to Property Owners in good standing only.
Reservations required.

Main Club House

Fully equipped facility. Open for special
WLE events & Property Owners in good
standing. Reservation/Fee Required.

Adult Lodge

Open for 18 years and over when
accompanied by an adult family member
over 21 yrs who is also a property owner
in good standing. Equipped with rest
rooms which are accessible to Rockledge
Pool area, pool tables, dartboard & more.

Rockledge Pool – Seasonal

Swimming pool, picnic area with Bar-b-
ques, volley ball court and snack bar.

Beaver Lodge & Pool Complex

25 Meter Pool, bathroom, restrooms,
snack bar (summertime only). Open for
special WLE events & Property Owners in
good standing. Reservation Required for
Lodge.

Kasper Lodge

Tues/Wed/Thurs: *4-7:00pm/11yrs. &
under - 7-10pm / 12 yrs. & Up
Friday: *4-7:00pm / 11yrs. & under -
7-10pm / 12 yrs. & Up
Saturday: *12-4:00pm / families
4-7pm / 11 yrs. & under
7-11pm / 12 yrs. & Up
Sunday: *1-5pm / families
(*8 & under must be w/an adult)

Deer Lake Building

Equipped with restrooms and used in
summer as a beach house.

Laundromat

Coin operated machines. Combination
lock. Call office for code.

RECYCLING – Sewer Treatment Plant
Every Saturday of the month 9am-12 noon
Please sort items

**NEXT QUARTERLY
PAYMENT DUE
APRIL 1, 2011**



WALLENPAUPACK LAKE ESTATES
PROPERTY OWNERS ASSOCIATION
 114 WALLENPAUPACK DRIVE
 LAKE ARIEL, PA 18436

PRSR STD

 U.S. Postage
 PAID
 Lake Ariel
 PA
 Permit No. 36

SKIING, SNOWBOARDING AND TUBING

Alpine Mountain	595-2150
Camelback	629-1661
Elk Mountain	679-4400
Jack Frost	443-8425
Masthope "Big Bear"	685-1400
<small>(15% discount on lift tickets when you present your current WLE Badge)</small>	
Sno Mountain (formerly Montage)	969-7669
Shawnee	421-7231



WLE LOTS FOR SALE

<p><u>SECTION 1 LOT 008</u> <u>1 Goosepond Rd.</u></p> <p><small>small buildable area</small> <u>\$2,200.00</u></p>	<p><u>SECTION 1 LOT 342</u> <u>14 Indian Drive</u></p> <p><u>Call Office For Price</u></p>
<p><u>SECTION 2 LOT 136</u> <u>74 Red Hawk</u></p> <p>PENDING</p> <p><small>small buildable area but steep</small> <u>\$8,500.00</u></p>	<p><u>SECTION 3 LOT 049</u> <u>6 Hurok</u></p> <p><small>small buildable area</small> <u>\$8,500.00</u></p>
<p><u>SECTION 3 LOT 50</u> <u>4 Hurok</u> wetland lot - non-buildable - good for the right to use amenities as a property owner <u>\$1,700.00</u></p>	<p><u>SECTION 3 LOT 209</u> <u>4 Deer Valley</u></p> <p>non-buildable - good for the right to use amenities as a property owner <u>\$4,500.00</u></p>
<p><u>SECTION 4 LOT 141</u> <u>23 Sunrise</u></p> <p><small>will require additional excavation costs</small> <u>\$10,000.00</u></p>	<p><u>SECTION 5 LOT 105</u> <u>7 Mountain Top</u></p> <p><small>Not priced as of printing</small> <u>Call the office for the price</u> <u>\$15,200.00</u></p>