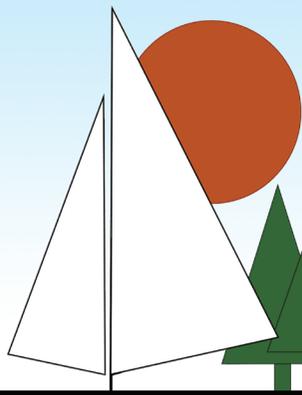


Wallenpaupack Lake Estates



# COMMUNITY BULLETIN

SPRING  
ISSUE #123



A Publication of the Wallenpaupack Lake, Estates Property Owners Association  
114 Wallenpaupack Drive, Lake Ariel PA 18436  
[www.WLEONLINE.org](http://www.WLEONLINE.org) 570.689.4721

## Spring is in the Air!



# Making a Difference

Ed Madison

What are you involved with?

I am a member of the Wallenpaupack Lake Estates neighborhood watch and have been doing it for four years. I assist the public safety department by patrolling the community with my friend and neighbor, Mick Henry. If we see someone who needs assistance, we will stop and do whatever we can to help.

I report any suspicious activity I see and escort all emergency vehicles to the scene of where they are needed. I volunteer at various events that take place throughout the year, run by the recreation committee at WLE. I dress up at the Easter bunny, Santa Claus and a vampire at Halloween. I help out with the community blood drives by picking up food.



ever I can.

More about Ed

- Age 72
- Originally from Queens.
- Lived in Hackensack, NJ before moving to Wallenpaupack Lake Estates in 2001.
- Was a member of the NYC Department of Social Services, where he did clerical duties

Why do you like helping out?

I love the people in my community and I've never been happier anywhere else. I like to repay the friendships I've been given. I also love working with kids and seeing their faces light up when I come out in the various outfits at holiday events. I like to help out with what-

for 31 years

- Member of St. Mary's Church in Lake Ariel.
- Has a brother Bill, a sister Mary, and a sister-in-law Anne Marie
- Participates in the Fourth of July Golf Cart Parade, which consists of decorating golf carts and driving them throughout the community
- Loves driving his golf cart around and going to the Hamlin Senior Center to have lunch with friends and play bingo.
- Likes going to the Scranton Yankees games and all of the events and parties that take place in WLE throughout the year
- Loves attending the New Years Eve party and sitting with his friends Charlie, Charlie's wife Anna, and Charlie's sister-in-laws Millie and Anita. The ladies are called Charlie's angels by all their friends

~Kelly Waters, News Eagle

Marie Selius

Paupack Twp. —

What are you involved with?

I head a Wednesday afternoon craft group that crochets, knits and makes crafts for our local hospitals and nursing homes. Some of the items made are adult bibs, blankets, baby blankets, pillows and bags for patients in wheelchairs to carry their belongings in.

I make pillow pockets that the group stuffs and sews closed for post-op patients. The group has received several awards from places we've donated to, for our help and appreciation. I participate in water aerobics on Monday, Wednesday and Friday, and when the instructor is unable to attend, I take over the class. I am also an active member of the WLE's Recreation Committee and



I help at WLE's functions. I cook for the Fourth of July, and help sell cakes and shirts at other functions. I am a member of the Women's Luncheon Club where I help decorate for most of the luncheons and help with clean up afterwards. I chair a lot of committees.

Why do you like helping out?

I like to make people happy. I am very proud of the helpers I work with. I don't get to meet a lot of the people who receive the donated items, but I know that it makes a difference in their lives and it makes me feel good.

"I am the President of the Women's Club in WLE states," says Peggy Kostyshyn, a friend. "Marie is an asset to our club. She is always there to help and never has bad words for anyone. She works whenever she is called

upon. She is also a great baker and cook."

More about Marie

- Age 79
- Lives in Wallenpaupack Lake Estates (WLE)
- Born in Lithuania, lived in Germany, moved to Brooklyn, lived in New Jersey where she met her (late) husband Albert, and moved to WLE
- Was married to Albert for 49 years
- Has two children and five grandchildren. Her daughter Lisa McAndrews lives in Connecticut with her husband and kids, Michael and Kevin. Her son Albert lives in New York with his wife and kids, Andrew, Brett and Katelyn.
- Likes playing cards
- Walks about 2-3 miles a day.

~ Kelly Waters, News Eagle

Mick Henry

What are you involved with:

I am the Chairman of the Wallenpaupack Lake Estates Neighborhood Watch Unit. I assist our public safety department patrolling the streets of our community and helping out property owners any way I can. I have served on several committees while living in WLE, such as the



Major General Daniel J. O'Neill. Some of the dignitaries who attended the ceremony were Representative Mike Peifer, Madame Secretary Carol Aichele, the honorable Bonnie Carney, and Wayne County Sheriff Mark Steelman. The memorial gives our community a place to reflect and meditate.

I was at the World Trade Center on September 11 and will never forget all of the brave heroes we lost that day. Not a day goes by I don't think about that day and I know that God's grace is the reason I am here today.

Why do you like helping others?

I was taught at a very early age that God wants us to love one another. I believe helping someone is the nicest way to show them you love them. That is the reason why I wanted to become a police officer: to help others. You put your life on the line every day and that doesn't come without a price. I have had some bones broken, teeth knocked out, were stabbed and have a titanium plate and screws in my neck and I deal with pain on a daily basis. Despite that, I know that I have been so blessed by God. I have a beautiful wife who loves me, an awesome son and the greatest family and friends a man could ever dream of.

"People know Mick throughout the community with his involvement in neighborhood watch activities," says John Carney, WLE General Manager. "But he also volunteers and tends to people's needs. He is fantastic. Mick is a good neighbor and makes sure everyone is all right. He means so much to WLE. It's people like Mick that make WLE a great community."

More about Mick:

- Age 53
- Originally from Queens, NY
- Has lived in Wallenpaupack Lake Estates since 2005
- Married to his wife Donna for 24 years
- Has a 16-year-old son Michael, a brother Frank and a sister Kathy.
- Loves Jesus, his family, friends, WLE and life itself
- Retired from the New York City Police Department in 2004 as a detective after 20 years of service. Worked most of his career in the Organized Crime Control Bureau.
- Attends Parker Hill Community Church in Dickson City
- Is a lifelong Yankee fan
- Enjoys fishing and his trips to the Little League World Series every year with his son and friends.

~News Eagle, Kelly Waters



Tabitha Sollenne

How do you help out?

Between age 12 and 14, I worked at a Recreation Summer Program where I helped children. When I was 13 I took a baby-sitting course at the Red Cross and earned my baby-sitting certificate. I was also a nanny for one summer for three kids, who I now baby-sit for. Currently I am a baby-sitter, a pet sitter and a dog walker. I am also a lifeguard at Wallenpaupack Lake Estates (WLE). I helped raise funds for the families of the 9-11 tragedy. I was a Girl Scout junior leader for one year and I give swim lessons. I help out at various events throughout WLE such as a Children's Halloween party, haunted hayrides, the Fall Festival, Winter Fest, Wacky Winter Weekend, Labor Day Games, Swim Team bake sales, Tricky Tray auctions, movie nights and many more. I peer tutor at school and at home. I've been a volunteer for each of the three blood drives in WLE for the past four years. A couple days after my 16th birthday I became a first time blood donor and have been donating ever since. I should be getting my gallon pin with this last Christmas Drive.

My plate is pretty full but I always find time to give back to my community when I can by volunteering wherever I can.

Why do you like helping out?

When I make a difference in someone's life for the better it makes me feel good. I really love working with children too. I like helping out a lot and it's fun. I love seeing the facial expressions and behaviors of children and their parents when they are having a good time. I want to be a positive



Rosemarie Frank

What are you involved with?

I help out at the Hawley Senior Center and do anything that is needed to be done such as working in the kitchen, serving meals, doing dishes, making coffee, etc. I have also helped out at hospitals with the elderly, where I would do things for them that they needed, like combing their hair for instance. I also helped out at an animal shelter.

role model.

What else are you involved with?

I've been a member of the community swim team since I was five. I went to Australia in 2008 as a People to People Student Ambassador. I fundraised my tuition and got to know what it felt like to raise money and not having my parents pay for it completely out of pocket. I've been a part of Science Olympiads, the Dance Squad, SADD (Students Against Destructive Decisions), Prom Committee, National Honor Society, National Junior Honor Society and the school's student facilitators programs. Since 2010 I have been taking classes at Lackawanna College, Lake Region campus, to earn some college credits through the dual enrollment program.

"Tabitha is always helping out where she can," says Mick Henry, family friend.

"We are extremely proud of her," said Tabitha's parents. "She always puts others first."

More about Tabitha

- Age 17
- Originally from Farmingdale, Long Island
- Lives in WLE
- Parents are Kathy and Steve. Kathy works at the WLE office and Steve owns a construction company, Sollenne Homes
- Has a 15-year-old brother, Justin
- Senior at Wallenpaupack High School
- Has been taking dance lessons at Christina Sohns Williams School of Dance in Hamlin since she was five
- Takes karate classes in spare time
- Likes traveling and ultimate frisbee
- Received a service letter from the General Manager at WLE for her efforts of first aid while at the scene of an accident, waiting for medical personnel to arrive
- Plans on majoring in Special Education/Elementary Education with a minor in Speech Pathology and Audiology, in college

~News Eagle, Kelly Waters

Why do you like helping out?

I feel that it's my job. I am happiest when I am doing things for people and I love being active. I thoroughly enjoy helping out my neighbors, at functions, and anywhere I can help.

More about Rosemarie

- Age 69
- Originally from New Jersey
- Lives in Wallenpaupack Lake Estates
- Has two sisters, Nancy and Theresa
- Married to husband George for 43 years
- Loves animals, puzzles, crafts, camping, the outdoors, swimming, and fishing

~Kelly Waters, News Eagle

# President's Report

by Jerry Beskovoyne

Happy Spring everyone, did we even have a Winter?? Let me start by apologizing to all the Winter activity people who really were disappointed in this ski/snowboard season, my heart also goes out to the ski areas who really suffered this year. No worries, though, because I am certain that this won't be the last you will see of the white stuff and cold weather in the future. As always, welcome back to the seasonal people coming back to their Wallenpaupack homes.

The docks and boat racks are all being put onto the interior lakes and the main docks have begun being installed on Lake Wallenpaupack. A lot of people do not know it, but Wallenpaupack Lake Estates boasts the largest marina on Lake Wallenpaupack and it is quite a process for the Maintenance Department to refurbish, replace and put in all these docks over the next few weeks leading up to the boat season. Since last year's boat season was cut short, we are trying our best to get an early jump on the docks this year to allow for an earlier

than usual boat season.

Still being in a recessive economy, the Board and General Manager have no large projects on the table and only plan to spend our basic monies and resources maintaining and landscaping our grounds. We are planning to focus landscape efforts especially on certain areas such as the Tennis Courts and around the pool areas leading into the Summer Season. We hope everyone understands that we are doing our best to keep the Homeowners Association on track for a solid future by being financially responsible in this economy. We are hopeful that we have reached the bottom and good times are to come again in the years to



come.

The Board of Directors and myself would like to thank Chief Rocky Kizer for 25 years of service to Wallenpaupack Lake Estates. Proudly I would like to say that I remember the year he started and am happy to say that I have known him for over a quarter century! Chief, this doesn't mean that I am forgiving you for the tickets I have received over the years, but thank you for all your service to us here. In addition to Security, a thank you to all departments who help keep our community running year round. Looking forward to seeing everyone real soon and I hope you all have a great Spring.

# General Manager's Report

by John Carney

I hope everyone enjoyed the winter that "wasn't". I have lived in this area a long time and have never experienced such a mild and snowless winter. Personally, my family and I enjoy the season by taking advantage of the activities that include snow and ice. The ski areas were still able to operate with their snowmaking abilities, however, even they had a difficult time dealing with the above-normal temperatures, and without natural snow on the ground, many people were not motivated to go skiing.

There were some advantages to the warmer-than-normal temperatures and lack of snow for individuals and WLE; we all saved money on heating and snow removal. The past winter was easy on our roads, which will not take much to get them back into shape. Money that would normally go to roads will be allocated to maintaining the shoulders of the road and drainage ditches. This type of work is necessary to keep our roads in good shape for longer periods of time. We plan to start scalping shoulders and opening up drainage ditches shortly. There are a couple of things that you may notice with this type of work. First is that the scalping of shoulders will remove an average of three feet of sod from the side of the roads. Therefore, a lawn that goes right to the road will be noticed more than places where a decent shoulder already exists. Second is driveways that should have culvert pipes and do not will have ditching ending above the driveway. In these situations, we will need to work with the property owners to install a culvert pipe. Once installed, we will then continue the ditch to and away from the pipe. On

our survey of roads and drainage, we have noted many property owners' culvert pipes are blocked and are in need of maintenance. The above upkeep is important to allow the water to be able to get to the ditches and travel them until it empties out to a reservoir.

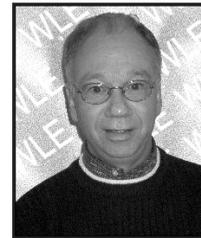
My article is being written the end of March and the trees in front of the office are already budding. Maintenance has started sweeping roads and doing their spring cleaning around the amenities. Fishing docks are in at the interior lakes and the docks at the marina will be started this week. This weather has allowed us to get a jump on routine maintenance that would not usually be started until later in April.

We do not have any big projects planned for 2012. Our capital budget reflects mostly items and projects to maintain existing assets or established maintenance programs; such as roads, trash compactor, and wood chipper. We will also be addressing some of the parking lots for resurfacing. Another area of concentration is the mandated EPA testing of our water system. Other than this past winter's weather, another first for many of us is dealing with such a poor economy. We know personally that it has affected many of our property owners, which naturally affects the POA. Normally, we have a collection rate in the high 90's, and the last couple of years it has fallen to the mid 90's. This may not sound like much of a difference, but when you operate with a close budget, it does have an effect, especially when you add in less revenue for building. For years, building permits brought in sizable revenue that is now no longer there. The Board has been and is focus-

ing on this situation for both short and long-term.

Short-term - We have cut back on some staffing and relocated our Building Compliance Officer to assist the Sewer and Water Department. Also, working with an insurance broker, we were able to save a considerable amount on employees' health insurance and the employees are also paying more of their premium. We are always seeking cost savings through our vendors and our daily operations. We also continue to stay on top of collections; our Collection Administrator Janet Havet is doing a good job of working with property owners who are having difficult times to get their accounts paid. We will always do all we can to work with members, but members must take responsibility to pay their assessment when due and not ignore our letters. Once we institute legal action, it becomes more difficult and costly for property owners. A certain percentage of property owners are making late payments and this has had a negative effect on us, especially in the 4th quarter when we do not get the money in until the following year. It is understandable, especially a person who pays every quarter may feel if they are late with their payment, how much can it really hurt, but when you get enough late payments, it can affect our cash flow. When this happens, especially in the 4th quarter, it affects how we budget for the following year.

Long-term - We are considering all factors, such as our yearly operating budget, contribution to reserves, and how we will meet future sewer and water funding with the current sewer and water special assessment ending in 2016. We have also changed our investment brokerage firm this year and the strategy of investing to maximize inter-



est, but insure the principal. This will be the challenge of the new Board of Directors, Management and the Finance Committee.

In closing, to emphasize the importance of the above, not too long ago a property owner had his house ap-

praised for refinancing. The appraiser mentioned to him that through this period of a bad economy causing houses to lose value, that WLE, and he mentioned one other community located in the Pocono Region, maintained their values better than most communities. He attributed it to the upkeep of the facilities and infrastructure. All property owners have a vested interest in WLE, and to maintain and increase property values we must continue to maintain and enhance the facilities. POA's are a unique concept that many share the cost of what individuals may not be able to afford by themselves. Hopefully, that is why you bought into a POA, and not just because you got a good deal on a home or you are really not interested in the amenities but rather just need a place to live. With all WLE has to offer, and the dues including sewer and water, you would be hard pressed to find a better situation than WLE.

Due to conservative budgeting, the years' dues increases have lagged behind our actual expenses and it is catching up to us now. Over the next year the Board will be working on how we can increase revenue and we will always work on cutting expenses, but it does get to the point where it is difficult to keep cutting expenses without cutting on services.

Please feel free to contact me with any concern you may have or to discuss in further detail anything in my report.

# Water & Sewer Report

by Brian Schan



you are conserving water!!

I have been mentioning about one of the new mandates we need to implement on the water system. The chlorine levels are unfortunately going to run higher. West Gate well 0.75mg/l, Fawn Hill well 1.55mg/l, Main Clubhouse well 1.10mg/l, Beaver well 2.00mg/l and Ski Bluff well 0.60mg/l. This will carry an average of 1.20 throughout the water system. There will be a taste and odor difference in the water! The average use to be around 0.40 for many years. If we fail to meet our state compliances, we would be subject to fines. The new regulations being implemented across the nation from the Environmental Protection Agency are having big impacts on many water systems.

There will be a taste and odor difference in the water from the chlorine level increases!

Reminder : To protect your home, turn off your water when leaving for more than 24 hrs.

The water system flows have been continuing to run on the lower side, averaging between 85,000 to 95,000 gpd which is a reflection on a lot of hard work on targeting areas that can cut down water waste and loss. We still have our work cut out for us, as this is only a drop in the bucket on what we can and need to achieve to continue to preserve our water for years to come and make it available. Please conserve, as every little effort counts, and together it does make a difference. We have installed all the new chlorine analyzers at the well houses and they are up and running and doing their job of collecting data and sending it back to the main computer at the sewer plant. We are making final adjustments on the chlorine levels that will put them at our mandated target

levels.

We are excited about our new staff member, Fran Raimo, who recently joined the Sewer and Water staff on a part-time basis. Her time will be split between the Building Compliance Department and us. She is currently in training and will be working on and with many different programs with us, such as the meter reading program, administrative, and many miscellaneous tasks in the field and at the plant. Having Fran and her vehicle adds a great piece to our department. It will relieve us of several tasks, allowing us to focus even harder on many key projects and programs! So when you see Fran out and about getting a water meter reading, smile and wave because

# Public Safety Report

by Chief N.R.Kizer

FOR ALL MEDICAL AND FIRE EMERGENCIES YOU MUST DIAL 911 FIRST

Spring is here once again, even though we didn't have much of a winter this year. I have a few things that I would like to address.

Please be sure you all have your current phone numbers in your Property Owner's file in case we need to contact you during an emergency.

Property Owner's vehicles need to have a current W.L.E. 2012 bumper sticker on the rear of their vehicle and their guests need to have a guest pass hanging from their rear-view mirror.

Now that spring is here, warnings will no longer be issued.

We have a problem with dogs running around unattended and that is against the Pennsylvania State Law and W.L.E regulations. The State Dog Warden has already issued a number of citations to dog owners that let their dogs run loose and we will continue to contact the Dog Warden for future issues. Please be sure that your dog(s) have current LICENSE AND RABIES INOCULATION. "IT'S THE LAW."

The use of Drugs and Alcohol by juveniles in Wallenpaupack Lake Estates

will not be tolerated by anyone. The State Police will be brought in and charges filed on anyone caught using either. The use of Alcohol by any juvenile in the State of Pennsylvania is illegal. If you are under the age of 21 and are charged with underage drinking, you will be fined \$500 or more and you can lose your Driver's License (even if you are nowhere near a vehicle).

UNDERAGE DRINKING IS AGAINST THE LAW - THINK ABOUT IT

IS IT REALLY WORTH IT?

I want to thank the members of the "W.L.E. Neighborhood Watch" for their help and support this past year. We need you to come join our team and help us



take a bite out of crime.

Please remember that feeding the DEER is against the Rules and Regulations of W.L.E and fines will be issued if you're caught feeding the deer. It is also unsanitary for you and unhealthy for the deer.

The Public Safety Officers patrol the roads and enforce the Rules and Regulations of W.L.E. They are there for both the safety and well-being of all. The Public Safety Officers are just doing their jobs and 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 570-335-4382 or xlt6000@aol.com.

# Maintenance Report

by Charlie Gioe



Spring came early this year, giving Maintenance a jump start. We have already taken off the plows and cinder spreaders and stored them away until next year!

This past winter we have been busy with upkeep on our amenities. We have been working on the marina docks and we have rebuilt F Dock to rectify last year's problem. We would like to remind our boat owners to please close their canopies upon docking your boat, and do not place carpeting within your slip area or anywhere on the dock. These

measures are taken to prevent damage to the docks. The Laundromat was painted and the ceiling tiles were replaced. The Fitness Center was also painted and a chair rail was installed. Our indoor pool also got a fresh coat of paint, the walls were stained and the bench tops were replaced. Doing this has given these buildings a nice fresh appearance. The old Beaver Snack Bar was moved and placed by the barn, it was re-painted and given a new floor. It will now be used by Neighborhood Watch. The tennis courts were cleaned up and the nets

were put up. We are also installing the fishing docks, and we are in the process of cleaning up and removing leaves and debris from all amenity areas.

All property owners that are interested in dumping their leaves and branches (NOT LOGS) can bring them to our drop-off area on Bear Trail.

Please keep your ditches and culverts clear of all debris to prevent property and road damage. This is your responsibility.

The W.L.E. dumpster is for household trash only, so please do not throw anything else in there and do not leave large items next to it on the ground. We have a bulk pickup system that is for just about everything else. Bulk pickup is for: Grills, Furniture, Water Heaters, TVs, etc. You can call the office for a price and appointment for pickup. Construction material of any kind will not be accepted.

Maintenance will once again be distributing trash containers throughout our amenity areas. Please use them and help keep W.L.E. the beautiful place that it is. (This includes roadside trash as well.)

Spring is here, be happy and enjoy!

# Treasurer's Report

by Dan Braun

With our new WLE newspaper, we have more room for articles of interest, so, this is the first of what will be a regular article submitted by the WLE POA Treasurer concerning issues of a financial nature in our community.

Those of you who attended last summer's Sewer and Water information meeting will recall that the Sewer and Water Special Assessment ends in 2016. You will also recall that the original purpose of the Sewer and Water Special Assessment was to have the funds available for the expansion in Phase 2 of the construction of our sewer plant and that a subsequent amendment approved by the community authorized funds

from the Sewer and Water Special Assessment to be applied for the "betterment" of the sewer and water systems. As we approach the end of the Special Assessment, it is necessary that we plan for a smooth transition as well as insuring that we have the funds necessary for the originally intended purpose to expand the sewer plant in Phase 2 of its construction. In this regard, beginning in 2012, we have refrained from using funds from the Special Assessment for authorized "betterments" of the sewer and water systems and continue repayment of an internal loan. In view of the current low level of building activity for new homes, we estimate that we will

have the approximate level of funds necessary for Phase 2 construction of the sewer plant when and if it becomes necessary (the necessity of Phase 2 construction may be avoided through a water conservation program, which could be the subject of another long article in its own right).

So - the 2012 EPA mandate for automated chlorine samplers/monitors and automated chlorinators at each of our wells needed to be paid for with other than Sewer and Water Special Assessment funds. In recent years, our "Projects Spending Plan" included "betterment" projects for the sewer and water systems with funds made available from the Special Assessment. Beginning in



2012, our "Projects Spending Plan" was limited to Capital Improvement, New Capital from Operating, General Reserves (for repair and replacement), and Contingency as sources of funds for all the various projects demanding attention within our community and the cost of the EPA mandate, in excess of \$57,000, needed to be absorbed. As a result, we will be repairing, replacing and maintaining, but you will not be seeing new projects of any significance in our community during 2012. Money is tight and we are judiciously managing our expenditures in all portions of our community, including our Operating Budget.

We welcome your questions and your feedback.

# B.C.O.'s Report

by Fran Raimo

With the start of the spring season comes all the warm weather outdoor projects. If you are going to be doing any of the following: changing any exterior colors, having a contractor add gravel to your property, adding a parking pad, having any type of landscaping done by a contractor, using any equipment other than manual equipment as a property owner or blacktopping your

driveway, you will need to obtain a 30-day non-fee permit first. This permit can only be renewed once, so please schedule your work accordingly.

If you're contemplating purchasing or building a shed, the maximum size is 10'X12' and height is 15'. The color will need to be approved and a permit form filled out and submitted to us along with the \$25 fee. You will first

need to get a zoning permit from Paupack Township before a W.L.E. permit can be issued.

Keep in mind that a tree removal permit is needed to remove any trees. This permit is good for 60 days and will only be renewed once before your existing permit expires. Please come into the office and fill out an application. Upon



inspection and approval, the permit will then be posted on your property. All properties with uprooted trees or hanging tree(s) that are a hazard need to be removed or cut and stacked in 18" lengths or less.

Please take note of the new hours for Building Compliance since they have changed starting April: Tuesday and Wednesday 8:00-8:30, Thursday and Friday 8:00-12:00, Saturday 8:00-12:30

## Successful Bidders for the Snack Bars

Congratulations and good luck to the following for their successful bids to run the WLE Snack Bars.

- Rockledge - Samantha Krafcheck
- Beaver - Peter Triantafillou

## NOTICE TO OWNERS OF ALL RECREATION VEHICLES

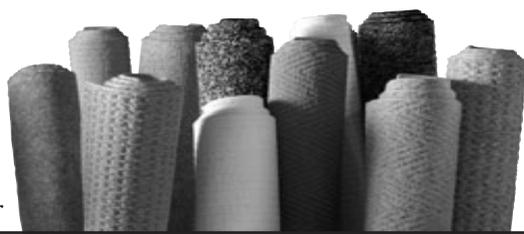
**INSURANCE EXPIRATION DATE MUST EXCEED DATE OF REGISTRATION BY AT LEAST TWO (2) MONTHS. ALL ASSESSMENTS MUST BE CURRENT AND ALL FINES IF ANY MUST BE PAID PRIOR TO REGISTRATION.**

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# Wallenpaupack Lake Estates Property Owners Association Highlights Of The Unapproved Minutes - Board Of Directors Meeting March 17, 2012

The March 17, 2012 meeting of the Board of Directors was opened at 8:15 AM with the Pledge of Allegiance. Present were President Jerry Beskovoyne, Dan Braun, Gina Florio, Al Cucciniello, Jerry LaStella, Advisory Board Liaison George McMullin, General Manager John Carney, and Recording Secretary Marge Kenny. Peggy Kostyshyn and Ted Couillou were excused.

The February minutes were reviewed and approved with the following correction by Dan Braun on Page 4, the last line at the end of the last paragraph of Dan's report, "and there has been a voluntary..." has been changed to read "and all department heads voluntarily froze their own salaries temporarily." Motion made to approve as corrected by Al Cucciniello and seconded by Dan Braun.

**Treasurer's Report – Dan Braun**  
Monthly Report as of February 29, 2012:  
WLE POA Cash in Bank Accounts Totaling: \$2,328,940.27

WLE POA Equity (Cash Basis): \$3,075,691.16  
Dues Assessments Collection Rate: 106.9% on a Budget Year-to-Date Basis (excluding \$162,820.46 in pre-pays); \$38,945.25 in cumulative annual prior dues (less than one year in arrears) collections were made; Back dues (more than one year prior) and Civil Suit collections totaling \$16,856.59 were also collected; 2 civil complaints were settled, and 10 judgments were filed.

Significant individual line item actual-to-budget variances as of February 29, 2012:

- Positive variances are being realized in the salaries of the Maintenance and Public Safety Departments and a positive variance is noted in the Community Bulletin line. These expense variances are consistent with the recommendations made at February 2012 BOD meeting to reduce the 2012 Operating Budget expenses by \$85,000.00 due to revenue concerns.

**Studies and Projects:**

- Finance Committee reviewed monthly financial statements and received clarification of questions.
- Riley and Company has completed the audit of the WLE POA finances for 2011. Preliminary results are being shared with the BOD at their March 17, 2012 meeting.
- Treasurer and General Manager have received initial results of the cash-flow planning study for 2013 from Riley and Company. Discussions and refinements are in progress.
- Treasurer, General Manager and Finance Committee Treasurer continue to identify alternative sources of revenue for the community.

Dan made special note of the fact that dues collection is going well and that Janet is doing a very good job on arrears. Further discussed by the Board was the use of credit card and Pay Pal options for the payment of dues, but further research still needs to be done and any decisions were tabled until that process can be completed.

Dan further reported that he and John Carney have looked at the 2012 Revised Budget and noted that the amount proposed by Riley and Company to be set aside for the Capital Replacement Fund is hampering our operating budget. Further, the new chlorine samplers and injectors required by the EPA have cost us \$57,000, but we had no recourse and must be in compliance with federal guidelines. In previous years, we might have tapped the Sewer & Water Special Assessment Fund to help pay that \$57,000, but we are mak-

ing every effort to work within our other available funding sources for such expenses and have taken that expenditure out of the 2012 Project Funding.

There was a discussion of foreclosures within WLE and whether or not the community receives any benefit from those that are settled. Dan reported that we do have liens against these properties and do receive a portion of those liens, but not 100 percent.

Also discussed were some properties along the main entrance to WLE, and at other locations in the community as well, that are not being properly maintained and what can be done about them. It is the request of the Board of Directors, as a consideration to your neighbors and the community as a whole, especially now that winter has ended and spring is upon us, that you perform whatever cleanup projects are necessary around your homes and keep your properties in a tidy condition.

**General Manager's Report – John Carney**

- To date 6 bid packages for Rockledge and 3 for Beaver snack bars have been requested. The snack bars are advertised in WLE and in the local News Eagle paper.
- Latest observations of the pond leveler in Section 6 is that a level below the top of the dam is being maintained. On March 13 the level was approximately 16" below the top of the dam, Maintenance removed the vertical adjustment pipe which should bring it down another 18" – 24". The lack of snow has contributed to the lower levels.
- The easement agreement with Gary Mohr has been agreed upon by WLE purchasing an easement area from him. The easement area ranges 16' at the rear line and 18' on the side line to allow enough room to maintain the sewer and water lines which run under his property. The cost for the easement is \$10,000. Paperwork has been forwarded to Attorney Walker in Hamlin to prepare the deed.
- The unseasonably warm weather is allowing the Maintenance and Sewer & Water Departments to get a "jump" on spring projects that normally would not be started until the end of the month or even in April.
- The preparation of road, drainage and shoulder work is being mapped out for scheduling and pricing.
- A trial hearing is set for April 9, 2012 for the incident that took place on January of 2008 at the area once operated as a ski hill.
- A draft of the annual meeting packet is included in your board packet for your review, noting what is still needed. As of today, one resume has been submitted from Dan Harmuth and one verbal commitment from Marge Kenny. Resumes must be in April 2 by 4:30 PM. (April 1st falls on Sunday this year.)
- Also in your packet is the draft of the financial statements for your review. Merrill Lynch will be sending us confirmation of our insurance protection for the investments that they hold. ML insures accounts over the normal FDIC limits with a Lloyds of London Policy. The confirmation is needed for Riley Associates to add to the statements. Once the statements are reviewed, Dan and I will be meeting with Riley Associates.
- All three members of the Election/Nominating Committee are interested in being re-appointed for this coming election of Directors.

Regarding Item 1 in John's report, the Board is

concerned that not only price be the determining factor, but also the all-around best choice be considered, so the Board will wait until April 1st to consider any and all proposals that are actually submitted. At this point packets have gone out to potential bidders, but no formal proposals have been received.

Regarding Item 4, the Board requested that the area around Tennis Lane be added to the early cleanup schedule, with completion as soon as possible.

Regarding Item 9, all previous members of the Election/Nominating Committee wish to be re-appointed. This was unanimously approved by all Board members present at the meeting, including Peggy Kostyshyn via cell phone, as was the nomination by the BOD of Peggy Kostyshyn and Gina Florio to serve as vote monitors.

**Marina – Al Cucciniello**

There are presently 223 people on the waiting list for marina slips, 21 new permitted slipholders and 17 sublets, in addition to the two usual rental slips that can be rented by either the week or the weekend. The new floating dock has been ordered. John Carney has met with Charlie and Kenny in Maintenance to discuss how it will be installed and also how to better utilize the docks we already have in order to be more in compliance with the new PPL regulations. Maintenance is in high gear for spring already with the building of new docks and the current metal ramps are being repainted grey. It is anticipated that interior docks will be in place by April 7th.

**Building Committee – Al Cucciniello**

No meetings until April. The subject of metal garages was introduced and discussed among the Board members, as well as the construction and color of detached garages in general, and it was felt that the exterior of any garage should match the construction and color of the home, but further discussion was tabled to allow the Building Committee to consider this at their meeting next month and report back to the Board.

The newly instituted resale inspections consist of first checking office files to see if there are any preexisting issues to be addressed. Fran will then do an exterior inspection, and if allowed by the selling property owner, will do an interior inspection as well, including sump pumps. There is no extra charge to the property owner for these inspections and the new system seems to be working well.

**Sewer & Water – (as submitted by Brian Schan)**

**Sewer Plant –** The treatment plant has been running well. The office has been renovated and a new computer stand was built to accommodate all three of our computers. The blower room was also renovated, an epoxy floor coating is being put down on the main floor in the treatment plant, and a new work bench station was built. There have been technical issues with the #2 air valve and we are troubleshooting it and trying to get it functioning properly again.

**Water System –** The water system flows continue to run on the lower side, averaging between 85,000 to 95,000 gdp, which reflects a lot of hard work targeting areas that can cut down on water waste and loss. All the chlorine analyzers have now been installed and are up and running, collecting data and sending it back to the main sewer plant computer, and final adjustments are being made to chlorine levels to put them at our mandated target levels. And just a reminder to everyone that there will be a taste and odor dif-

ference in your water as a result.

We are pleased to welcome Fran Raimo as our newest staff member. Fran will be with us on a part-time basis, when not fulfilling her duties in the Building Compliance Department. She will be working on many different projects within our department, including our meter reading program.

**Maintenance –**

The Fitness Center has been reopened and looks great. Beaver Lodge is getting a facelift, all walls were restained, some bathroom light fixtures were replaced, and four windows on the back wall of the Lodge will be replaced. The Laundromat has been painted, ceiling tiles were replaced, and one dryer was also painted to give it a fresher look. And a second sink was reinstalled in the Adult Lodge.

**Public Safety – Jerry LaStella**

Rocky has ordered the new radio system to be in compliance with the new 7 megahertz narrow band regulations. We are also purchasing a portable radar system for speed control during the summer months based on the success and positive feedback from our testing of a rental unit last summer.

**Recreation –**

No meeting held in March.

**CDC Committee –**

No meeting held in March.

**Neighborhood Watch –**

No meeting held in February.

**Advisory Board – George McMullin**

No meeting held in March.

**Correspondence –**

Letter from property owner regarding a fine assessed for a water pipe break was reviewed and mitigating circumstances were considered.

First Right of Refusals - 3

**Old Business –**

Cleanup & Repair of Section 4 (Tennis Lane) – Underway  
Ice Machine – Nothing further at this time.

**New Business –**

Property located at 206 Sunrise Court belonging to WLE, do we ever intend to do anything with it or should we consider selling it? After discussion, it was the opinion of the Board that because of its adjacent location to Rockledge Pool, we may have a use for it in the future, should not consider selling at this time, and further discussion was tabled.

Jerry Beskovoyne attended the recent Swim Team's banquet and discussed how nice it was, and that he was honored to accept a plaque on behalf of the Board of Directors presented by the Swim Team in appreciation for their use of the indoor pool. They told Jerry that without the support of the Homeowners Association, their success would not have been possible.

Motion to adjourn, Al Cucciniello. Second, Dan Braun. Meeting adjourned at 10:12 AM. The next meeting will be April 14th at 8:00 AM.

**Respectfully submitted,**  
**Marge Kenny**  
**Recording Secretary**



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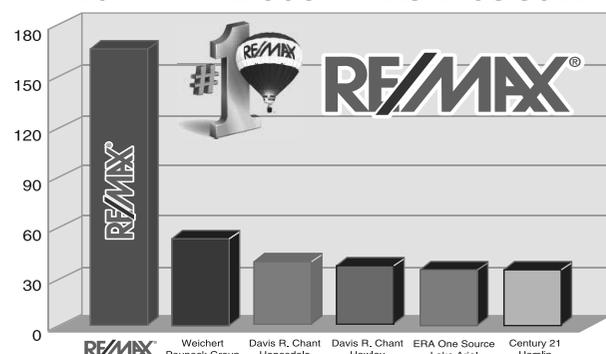
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**2011 WAYNE COUNTY LISTINGS SOLD**



All data is from the Pike/Wayne MLS listings sold between 1/1/2011 and 12/13/2011 in Wayne County, PA.



**Indian Rocks \$99,000**  
NY World's Fair - Own a Piece of History. This charming cabin, was actually built for one of the pavilions at the 1964/65 New York World's Fair. Legend tells us there are several stone pieces on the property, which were transported, along with the house, to Indian Rocks after the close of the fair, by the original owner. Cute as a button, there is even a dutch door leading from the kitchen out to the screened porch. Very close to Indian Rocks own docks on Lake Wallenpaupack. How cool is that?



**Wallenpaupack Lake Estates \$225,500** - PRIME WALLENPAUPACK LAKE ESTATES LOCATION ONLY 8/10 mile from indoor pool, beach area 5 year young raised ranch with 4 large bedrooms (master w/walk in closet & 13 x 9 bath w/whirlpool tub, stand up shower) dual sinks in both baths, central air, 3 decks with private balcony off master bedroom, lg 2 car garage.



**Rt 590 Hamlin Highway, Lake Ariel \$310,000** - 9 Acres with 2 homes and lots of possibilities when you purchase this property located just outside of Hamlin in Wayne County. Mother/Daughter or rent second home to help pay the mortgage. Main home has 3500 Sq' finished which consists of 4 bedrooms, 3 full baths, huge eat-in kitchen, formal dining room, family room and expansive sun room. Bonus... Conestoga 28x32 outbuilding and lots of blueberry bushes. Listed below appraisal at \$310000



**Bidwell Hill Road, Lake Ariel \$199,999** - White fenced, beautiful, huge home with 4 spacious bedrooms and 2 enormous baths with large jacuzzi. Situated on 5.3 acres with wooded lot and privacy. Large deck to entertain. Look at the size of these rooms. Country Kitchen, dining room, family room, bright-big bedrooms. Enough space for everybody!! COUNTRY RETREAT. Only 5 minutes to Lake Wallenpaupack and 15 minutes to Interstate 84.



**Paradise Point Lakefront, Lakeville \$459,500** - Immaculate lakefront Gumble Cottage in your own private cove on Lake Wallenpaupack. Featuring a beautiful floor to ceiling stone fireplace, knotty pine interior, 3 bedrooms, 2 baths, sleeping loft, large kitchen with dining area, family room with wooden beams, wet bar, wood stove surrounded by stone, CENTRAL A/C, 2 car garage, large deck, level slope to the lake from the rear patio, firepit, private dock including two waverunner docks. Comes Fully Furnished!



**Wallenpaupack Lake Estates \$139,000** - This well built home is ready for a new owner. Seasonal lakeviews. This home offers open floor plan, large two bedrooms, one-bathroom, plus a loft. Hardwood floors, screened-in porch.



**Paupack Lake Estates Lakefront \$355,000** - Stunning lakefront property with spectacular views. This lakefront Chalet defines mountain lake get away. Panoramic views of the lake, 100 feet of level lakefront access on this generously sized 230 acre lake. Home is spotless and ready to be enjoyed!



**Wallenpaupack Lake Estates \$180,000** - Excellent quality, Well maintained, meticulous condition with large screened in porch and deck. The perfect country home. Cathedral living room with brick fireplace. Hardwood floors throughout with oak kitchen cabinets. Take a look at this wonderful home.



**Lake Ariel Lakefront \$495,000** 5.5 Acre Lake Ariel Lakefront Camp with private dock, 3 bedrooms, 2 bath ranch with large screened porch, sunroom, oak floors, 4 car garage stalls and huge basement. \$495000



**Golf Park Drive, Lake Ariel \$275,000** - Captivating curved stairwell foyer sets the stage as you experience a home for all of the senses and times of your life. Formal living and dining areas are flanked by multiple family retreat areas, spacious kitchen, and super bedrooms and baths. Inground heated pool makes the outdoors a hit.

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**1. Turn Key New Construction (Alexis) \$151,900** - Featuring 3 bedrooms, 2 baths, full basement, hardwood floors in living, dining and kitchen area. Crown Molding throughout, full appliance package. Complete with landscaping. Covered front porch, rear deck and screened in porch. 60-90 Day Move In. Model home available at RE/MAX BEST.



**2. New Construction (The Northland) \$239,900** - 1870 Sq ft. Dramatic Beaded Pine-Cathedral Ceilings. Open ranch with 3 bedrooms and 2 baths. Extra large master suite with his and hers closets, stone fireplace, hardwood flooring in living areas, screen porch, front and rear decks. Unfinished Loft and Basement for Future Expansion.



**3. New Construction (The Gingerbread) \$129,000** 1019 Sq ft. plus. Value Pricing without Skimping! Quality vinyl flooring in wood grained finish. The kitchen is fully equipped. Stone look laminate countertops. Black or white appliances. Unfinished upper level plumbed for additional bath, can easily accommodate 2 additional bedrooms.



**4. New Construction (The Brittany) \$239,900** - 2600 Sq Ft 3 bedrooms, 3 baths, Stone Fireplace, 1 1/2 car heated garage, Screen porch, Main level Master Bedroom, Wood Floors, and Enormous Kitchen.



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Associate Broker Owner



Eileen Talalas



Phil Eckel



Irene DeGregorio



Harry Talalas



Heidi Sakacs



Linda Coccodrilli



Scott Vetrosky



Beth Hubbard



Dave & Marie Kovaleski

# How Can I Pay My Dues?

A question that has been asked of the WLEPOA Office many times.

At this time we are not able to accept credit or debit card payments due to the high transaction fees of 2.3% – 2.9% and the additional .39 per transaction charge that many CC providers charge. The fees mentioned here have been the cheapest that we have found through PayPal, however it is still a substantial charge when looking at the yearly totals. We are still looking into it, but as of now, in trying to keep costs to the Association down, do not see it as being a feasible method of payment.

In the meantime, you do have the option of direct pay or bill pay through your bank. While each bank is a little different, the overall concept is pretty much the same. You can have a regularly scheduled payment mailed to us automatically by your bank directly from

your account. They would issue us a paper check and mail it on your behalf. If your concern is having a reoccurring payment deducted from your account, you also have the option of setting up online banking and manually choosing the amount you send to us and still have the bank send it out. You would have to check with your bank to set this up and see what fees, if any, may be involved.

Please keep in mind that any and all payments should be made to WLEPOA and should have your Lot & Section written on it so that we may apply it to the correct account.

There is also an ATM Machine in the lobby of the Administration Building that you may use to withdraw cash from your debit or Credit Card for any payments while here. Please be advised that this is a third party ATM and WLE is not responsible for any ATM transaction.

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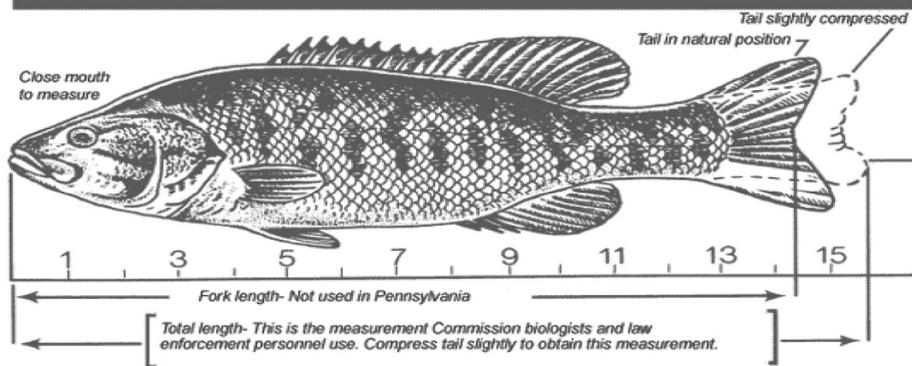
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<i>*MANDATORY IMMEDIATE RELEASE OF BASS FROM APRIL 16<sup>TH</sup> TO JUNE 17<sup>TH</sup></i>		
CRAPPIE	9"	NO MORE
SUNFISH	7"	THAN 10 FOR
BLUEGILL	9"	COMBINED
PERCH	9"	SPECIES
CATFISH	9"	

ALL OTHER SIZES AND DAILY LIMITS FOLLOW PA STATE LAW  
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#### HOW TO MEASURE A FISH



Fish stocking will continue in 2012. This year Bluegills will be stocked in Deer & beaver Lakes. Bluegills are an important fish for the lakes as the smaller ones provide food for the Bass. They are fun to catch but please remember to adhere to the chart above. Bluegills must be 9" in length to keep with a maximum limit of 10"

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# The 1st Annual Paupack Plunge

On February, 18th 2012, approximately 60 people plunged into the frigid waters of Lake Wallenpaupack in an effort to raise funds for the two local dive and rescue teams that assist us in our many lakes and rivers. Over \$2000 was raised for the Ledgedale Dive Team & the Tafton Dive & Rescue Team.

The event took place at the Lighthouse Harbor Marina, and over 300 people attended, in addition to the plungers. Plungers and onlookers also got a chance to enjoy free entertainment, food and hot chocolate/coffee inside the marina. As the snowflakes came down, funds were raised for a great cause!

These pictures are of some of our own WLE Property Owners!



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# Eric Usbeck, of WLE and Baileigh Vanderhoof take home 8 medals at the Lackawanna League Championship Swim Meet!

Hawley, Pa. — 2/28/12

At the Lackawanna League championship swim meets, Wallenpaupack Area had a strong showing and brought home a total of 22 medals to the shores of the Big Lake. Two of those swimmers, Baileigh Vanderhoof and Eric Usbeck stood out individually with Vanderhoof grabbing two silvers and Usbeck a gold.

"I've always been around water, but I was in a summer swim league when I was eight," said Vanderhoof who is now a sophomore. "I didn't start swimming competitively until I was 12 when I joined the Pocono Piranhas."

"I first started swimming when I was in seventh grade because I thought it was a game," joked Usbeck. "I didn't really start to take it seriously until my freshman year, but I couldn't swim in my sophomore year because I was hurt. So, I'm really trying to work hard this year and really take it seriously."

## Training Regime

The Paupack swim team spends countless hours in the pool training for upcoming events. Both Vanderhoof and Usbeck agree that training is an essential ingredient in the winning recipe.

"I spend about two to two and half hours in the pool every night," said Vanderhoof.

"I also try to run and do some training on a Vasa machine at home. It's like a swim simulator, but you can use it for all around training. The training definitely helps in the long run."

"I spend about six hours a week in the pool, but I try to lift weights three nights a week as well," added Usbeck.

## League Championships

"Nonnenberg just out-touched me in the fly, and Campo beat me in the breast," said Vanderhoof.

"The competition was really intense. I really like swimming with Nonnenberg and Campo because they really push me to do better, and I usually get a good time when I race against them."

Usbeck brought home the Bucks' only gold medal on the day, edging out Tunkhannock's Joe Moffitt in the 100 Breast. He also gathered a silver medal in the 50 Free. "It felt really good to win and to see that all my hard work is paying off. It helps me set goals to keep going," said Usbeck.

## From the Starting Block

Everyone has a different style when it comes to preparing for the start of a race. "Before a race, I sometimes get nervous so I just try to stay loose and stay focused," Vanderhoof said.

"I like to stretch a lot before a race and I like to listen to loud music. I just want to focus on what I have to do in the race," said Usbeck.

The District Meet will be held this Friday and Saturday at the CYC in Wilkes Barre.

Along with Vanderhoof and Usbeck, 16 other Buckhorns have qualified for the meet.

For the girls, Natasha Beskovoyne (WLE), Alexandra Caccese, Maria Caccese, Valerie Christiansen (WLE), Kelly Frey, Ashley Gerwitz (WLE), Nicole Hamelburg, Katherine Lufty, Samantha Rhatigan (WLE), and Kaela Vanderhoof will all be competing.

For the boys, Kyler Chern, Brandon Denniston, Nicholas Denniston, Mason Gallik, Chase Osborne, and Brendan Vanderhoof will take to the water.

"I want to go out there and have fun, and get the best time I can," said Vanderhoof.

"I'd really like to go to states again, since I'm seeded first in both of my events. I did pick up some experience last year and I think that will help a lot."

"I'm hoping that I can do good and stay with everyone and drop my times," Usbeck said.

"There's going to be a lot of good competition there and I just want to do the best I can. I'm expecting a great race and hopefully I'll make it to states. That would be a dream come true."

~ Jason S. Renard, News Eagle

Since this article — Eric Usbeck took Gold at Districts and is heading to States!



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The Leon M. Scudder Memorial Scholarships were presented by the Wayne County Community Foundation on June 19, 2011. Ten \$2,000 Scholarships were presented to area High School graduates, including Sarah Shanke from Wallenpaupack Area High School and Wallenpaupack Lake Estates who graduated in 2011.

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Darren Muro

# WCA ANNOUNCES ITS 2012 SCHEDULE

Wallenpaupack Communities Association announces its yearly schedule of topics of interest to all communities around the lake. The WCA meets on the second Saturday of each month from May to September, 8:30am at the PPL Environmental Learning Center located on Rt. 6. The WCA will hold its first meeting of 2012, May 12 at 8:30am. Speakers will include representatives from PPL. Katie Lester, Manager for Community Relations for Lake Wallenpaupack will lead the program with other PPL representatives to review both the commercial and residential permitting procedures and other topics of interest pertaining to the Lake. The program includes a very interesting presentation of the history of the lake. The representatives will be more than happy to answer any of your questions pertaining to the lake.

The WCA is looking forward to a productive slate of topics with some new topics being added this year.

Topics: May 12 – PPL – Lake Wallenpaupack (8:30 – 10:30)

\*June 16 – Roads and Drainage \*please note this is the third Saturday of the month.

July 14 – Lake Wallenpaupack Watershed District

August 11 – This is joint meeting with the Community Association Institute (CAI). The meeting will be on legislative issues facing private communities and the speakers will also review the use of atv's and golf carts being used in private communities. This will be a breakfast meeting so you must register to attend this meeting.

September 8 – TBA

If you work, volunteer or live in a private association you will find the above topics of interest to you and your community. If you are having a particular situation in your community feel free to bring it up for discussion members have received help from others with similar situations experienced in their community.

The WCA has been organized for educating and relaying information to the surrounding communities around Lake Wallenpaupack. The WCA is especially important for smaller private communities that do not have professional staff. This year's topics will be very informative to anyone associated with a private community association and especially to anyone in a leadership role. Programs normally run about 1 hour and time is always set aside after the presentation for a question and answer session. The WCA is open to anyone interested in coming to hear the speaker. Membership is available which will guarantee you that notices and minutes will be sent to you. Membership fees are \$25.00 for Associations and \$5.00 for individuals. Checks can be sent to Wallenpaupack Communities Association, c/o Ms. Marge Sellen, P.O. Box 457, New Milford NJ 07646 or you can submit it at the first meeting. If you have any questions please contact John Carney, President during daytime hours at 689-4721 or email: jcarney@wleonline.org

The PPL Environmental Learning Center is located near the PPL Lake Wallenpaupack offices at Wilsonville, Palmyra Township (Pike), off of Route 6 between Wallenpaupack Area High School and the bridge that is on the Wayne and Pike County line.



Pictured in photo are the Wallenpaupack Communities Association (WCA) elected officials for 2012. From left to right are John Carney, President, Marge Sellen, Secretary/Treasurer and Charles Bergmann, Vice President.

## "Re-name Our Newsletter" Contest

We are currently running a contest ... you guessed it ... re-name our Newsletter. In the beginning it was called "The Lake Lines" then it went to and has been ever since the 80's the "WLE Community Bulletin" With a fresh new look to the Bulletin – we would love to see a new name as well.

Please either fill out the form below and mail it or drop it off to the office or e-mail [ksollenne@wleonline.org](mailto:ksollenne@wleonline.org) with your suggestion. All contestants must be a member in good standing at the time of the June meeting.

The winner will be contacted by phone and will be presented with a Gift Certificate at the June 9, 2012 Open Members Meeting.

-----  
**Deadline for all submissions is June 1, 2012**

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Lot & Section: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_



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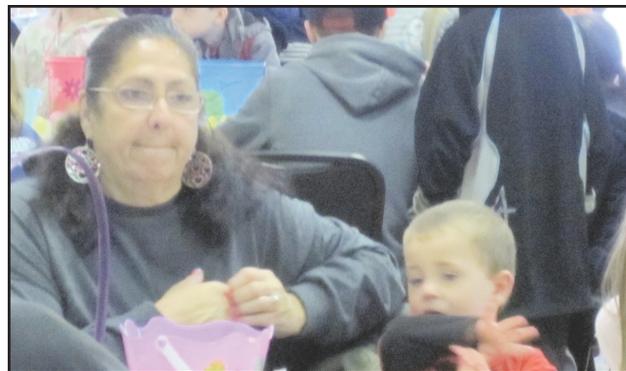
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# Easter Egg Hunt



# St. Patrick's Day Party



# Wacky Winter Weekend!

## Snowman Making

This year's weather proved to be a challenge for Wacky Winter Weekend. The weather just did not cooperate for the Sled Building Contest, but thanks to some quick thinking we were able to put together a "Make Your Self into a Snowman" event.

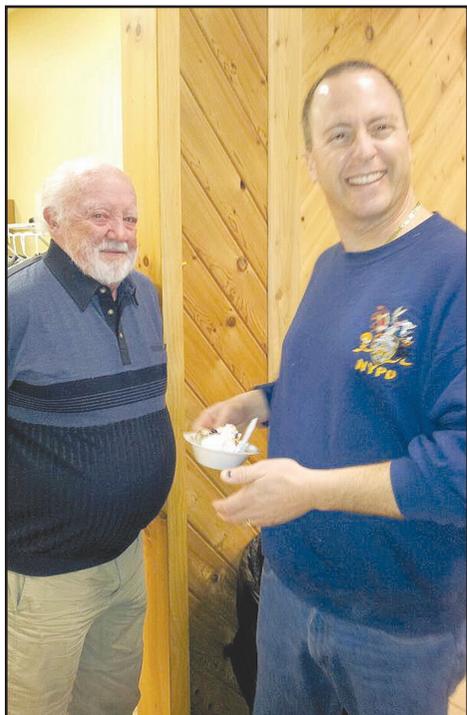
Movie Night on the NEW big screen in the Main Club House was fun. The screen certainly is a wonderful addition for indoor movies!

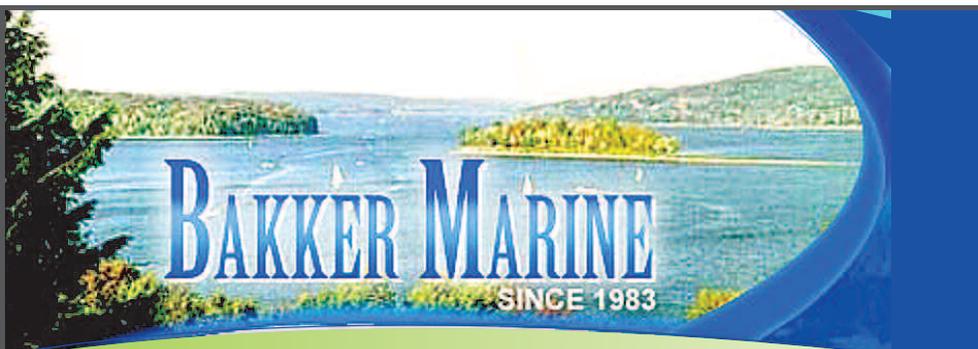
The warm climate brought extra people to WLE for the weekend and made The Ice Cream Social a HUGE hit! Over 120 bowls of Ice Cream was served that night and notice from the pictures that ice cream IS NOT just for kids!!!!

The Magician was a nice way to end the night and the weekend. He made things disappear right in front of your eyes! The kids and adults alike were truly amazed!



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Boys: The Paupack swimmers on the boys team include: Shafiq Yasuw Alvarado, Kyler Chern (not pictured), Brandon Denniston, Nicholas Denniston, Mason Gallik, Chase Osborne, Eric Usbeck (WLE), and Brendan Vanderhoof

Girls: The Lady Bucks on this year's swim team are: Natasha Beskovoyne (WLE), Maria Caccese, Alexandra Caccese (not pictured), Valerie Christiansen (not pictured & WLE), Audrey Crisman, Kelly Frey (not pictured), Ashley Gewirtz (WLE), Katherine Lufty, Nicole Hamburg, Breanna Petrowski (not pictured), Samantha Rhatigan (WLE), Baileigh Vanderhoof, and Kaela Vanderhoof.

While the weather outside is turned a bit chilly in the Fall of 2011, a group of student athletes from Wallenpaupack were in the pool working hard and pushing themselves, getting ready for the upcoming swimming season. Last season, the girls finished sixth overall at districts, while the boys were eighth.

Other swimmers that will be making a splash in the league will be Katherine Lufty, Nick Denniston, Natasha Beskovoyne (WLE), Kaela Vanderhoof, Samantha Rhatigan (WLE), Eric Usbeck (WLE), and Chase Osborne.

## 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.

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## Share Your News

We would like to invite WLE to share your news with us. Births, Weddings, Graduations, did someone make the local newspaper, school or sports achievements; these are the things we like to hear about. Of course this invitation is always good and we always welcome your news for any issue.

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Or e-mail: [Ksollenne@wleonline.org](mailto:Ksollenne@wleonline.org)

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Is spring around the corner? I think so, In February, I caught this beautiful perch along with three other fish at Deer lake. Last year I don't think the lake started to thaw out until April, I love this place. Photo of the catch and release along with verbiage courtesy of Mick Henry

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**Check out my web site or video located in my signature.. and tell a friend!**



Four Wallenpaupack juniors, including Taylor Tedesco of WLE, recently traveled to Wayne Memorial Hospital, so they could participate in a job shadowing opportunity as part of the school district's career initiative.

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# Sudoku

Answers on page 27

Puzzle 1 (Medium, difficulty rating 0.54)

		7		5		8		9
			1	7	6		2	
		4	8					
	6						3	1
		1	7	8	3	4		
7	4						8	
					8	1		
	8		9	6	7			
9		6		1		2		

Puzzle 1 (Hard, difficulty rating 0.65)

	8			3		9		4
9		7			8			
		5		4	7			
5				7		2	8	
	6						5	
	7	2		8				3
				8	5		3	
				7			8	6
4		8		6			9	



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# Man finds his German double (Richard Krebs, meet Richard Krebs)

Somebody once said somewhere in the world you have a double, you didn't know about. Ridiculous? Ask Richard Krebs, a Verizon worker who lives in Wallenpaupack Lake Estates.

Krebs and his wife Kathleen raised two sons. In June 2008 they celebrated the birth of their first grandchild. Wanting a special gift he could leave him, Grandpa Krebs thought to look up their family history and have it recorded so his grandson would know his roots.

His search came up with someone quite unexpected- not a long ago ancestor but someone living in Germany, the land of Krebs' forefathers.

He started with the genealogical records available at Ellis Island. He was aware that his grandfather Theodore Krebs emigrated from Germany to the United States in 1893. He came over from a town called Aschaffenberg. He found out that his grandfather's brother was from another town, called Weibersbrunn.

Krebs would soon get used to these marvelous German names.

In October 2010 he was digging further online to see if he could find any more information. Totally on a whim, one day Krebs decided to type in his own name, "Richard Krebs" and then "Weibersbrunn."

What he found was erstaunlich! (amazing)! Unvorstellbar! (incredible)!

This could get a bit confusing, so from now on we'll refer to our Richard Krebs as Krebs (US).

He found a German man by the name of Richard Krebs. This man has an astonishing resemblance to Krebs (US). His German counterpart, furthermore, is only four months younger- both are 64. The German man is the mayor of a small town called Bischbrunn.

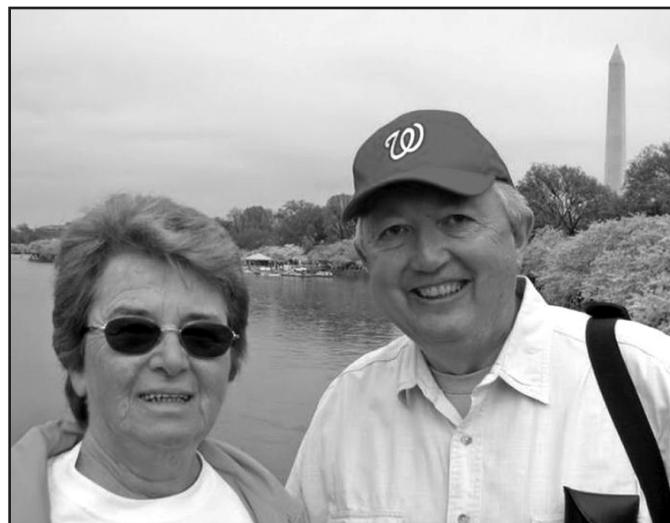
He and his wife Ann have two daughters. He lives in the very same area that Krebs' (US) forefathers lived.

Bischbrunn, Weibersbrunn and Aschaffenberg form an equilateral triangle, only eight miles apart on each side. Bischbrunn is within Lower Franconia, a section of Bavaria.

Krebs (US) and Mayor Krebs share the same facial features, to the extent that if not a mirror reflection, then one might swear they are identical twins.

The mayor has a web site ([www.richard-krebs.de](http://www.richard-krebs.de)) that has several pictures of himself at various stages in his life. In each case, Krebs (US) notes they bear an uncanny resemblance to himself at those ages.

With the helps of a friend, Angelica John-



son, who speaks German, Krebs (US) wrote a letter and sent it with pictures of his own life at similar stages, to show the mayor.

Mayor Krebs replied with a letter translated into English by his daughter. Krebs (US) said that the mayor was also astounded at the resemblance. He was so amazed, he went to the German press, and even before Krebs (US) received the return letter, he got a telephone call for an interview from a German radio station.

The story was also published in a German newspaper, Main-Post.

The German press called it "Dopplegänger." This refers to an old German folklore of a sinister double of oneself, although in modern usage the term has come to refer to anyone who seems to be a twin.

The two look-alikes have begun an e-mail correspondence.

The area of Bischbrunn, Krebs (US) said, is very similar to the rural countryside of Wayne County, PA, with forests and farmlands. Bischbrunn had only 1,917 people

in a census taken in 2000.

He and his wife have made arrangements to fly to Germany June 1st for a two-week visit with the mayor. He said the mayor is planning to give a nice tour.

Contacted by e-mail and with the aid of an English-German translation service, Mayor Krebs offered his comments to The News Eagle:

"Yes, I admit with pleasure that I was surprised in October, 2010 very much, as I have news of my 'double'. The exterior resemblance [and similarity of] age are amazing. Also the fact, that the forefathers from Richard T. Krebs come from our immediate region. We work diligently it to fathom the tracks of our common forefathers."

He said that the German media is very interested in capturing their impending face-to-face visit, and he and his family are in great anticipation.

Since they began correspondence, Mayor Krebs began investigating his new American friend's genealogy, and was able to trace it

back to 1748. Unfortunately, records on his family prior to 1748 were destroyed in an air raid in World War II. The mayor's family has been researched back to 1700. Interestingly, they are yet to find a common ancestral link, despite their appearance and name.

They have thought about having a DNA test,

though that could be costly. Krebs (US) is interested to know if such a test could determine how many generations back they may be related.

They have also visited online through Skype, which allows them to see one another. Dieter Winterle translated for the Krebs (US) and the mayor's daughter Stefanie translated at their end. Krebs (US) noted that Stefanie also bears some resemblance to their son Michael.

Now Krebs (US) is working on learning German.

Krebs (US) said he and the mayor are both very eager to meet.

German newspaper Main Post (type "Richard Krebs Lake Ariel" in their search box) [www.mainpost.de](http://www.mainpost.de)

Mayor Richard Krebs' web site (in German)

[www.richard-krebs.de](http://www.richard-krebs.de)

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## 2012 Resumes of Candidates for the Board of Directors

All resumes are listed in the order they were received by the office



Daniel Harmuth

My name is Dan Harmuth. I live in WLE full time with my wife Rachele and my 3 children. We really enjoy this community and are excited to be involved with all the different aspects of it.

I am a Nurse at Pocono Medical Center, but most of you know me as "Officer Dan" from the years that I worked as a security officer and dock master while I was attending Penn State University earning my Nursing degree.

I was born in PA and proudly served our military as a Navy Submarine Sonar technician for 6 years on the USS Newport News. I have been a firefighter for the last 24 years and am currently a member of our local fire company. I have also been an EMT for the last 22 years and was one of the medical officers on our security force in my time working for WLE. I've worked as a paralegal for years prior to my transition into the medical field.

My wife and I both believe it's important to be involved in our community. She is currently the co-chair of Recreation and you probably have seen her organizing the cardboard boat races last summer (she was the one running around with the megaphone) or covered in glue and paint hosting arts and crafts for the kids.

As for me, I really enjoy the community. I've experienced it both as a property owner and as an employee. We have a lot of great strengths, but we also have areas where we could improve ourselves.

Anyone who knows me knows that I am a say-it-like-it-is type of person. I'm fair, practical, and direct. My years of military and medical service have taught me how to handle tough situations and communicate effectively.

If you have any questions about me or my ideas on improving this community, please don't; hesitate to email me at [danharmuth@gmail.com](mailto:danharmuth@gmail.com).

I hope you'll consider me for the Board of Directors.



Marge Kenny

My name is Marge Kenny and I am running for the WLE Board of Directors. My husband Allan and I have been residents of WLE since 2001; the first few years as weekenders, but as year-round residents for almost eight years now.

We have attended and enjoyed all the activities offered by WLE over the years. In fact, the day we closed on our house was New Year's Eve, and we celebrated both our new house and the new year by attending the WLE party that night and remember how graciously we were accepted and how easy it was to make new friends.

Both of us have volunteered for the many activities sponsored by the Recreation Committee over the years. We can never say no when Pat Nagle or Kathy Solenne ask for help! You will usually see us serving up clams on the 4<sup>th</sup> of July. Last year we were selling you raffle tickets for the 2012 dues at the spring, summer and fall WLE functions.

I have always wanted to be more involved in and give more of my time to WLE, but until recently, my full-time job in New Jersey did not permit that. Even though I am still working full time, I now have the luxury of working from home; first two days a week, now four. Last winter, 2011, I joined the CDC Committee and hold the position of secretary. I am really excited about what CDC has accomplished since then, including a return to warnings for a first violation and recommending the installation of the cameras and monitors that you now see at the front desk in the Administrative Office. In July of this year, when a new recording secretary was needed for the Board of Directors, I volunteered and have been fulfilling those responsibilities ever since. Working closely with the current Board has given me a lot of insight into how things operate and what my appetite to become an actual member! Not to be outdone, Allan now sits on the Building Committee, which he joined in October 2011.

Although I am not a financial wizard, nor have I run a Fortune 500 company, I have been in the field of court reporting for over forty years. For ten of those years, I ran my own business. The national agency that I joined eleven years ago in their infancy is now a \$200 million dollar company. My husband likes to say my job is the fire extinguisher. On my business card it says Client Services Manager for Corporate Accounts. What I do is work closely with over 3,500 court reporters and reporting agencies around the country and oversees, negotiating their billing rates, arbitrating any issues between them and us, making sure our legal clients are receiving the services they expect on a timely basis, and acting as a consultant regarding reporter issues for all of our local offices across the country, which now number thirty. I also hold a paralegal degree and had an active real estate license when we lived in New Jersey prior to moving to WLE. I feel that my legal background, my negotiation and arbitration skills, my knowledge of real estate, and most importantly my love for WLE and my desire to keep it a community we all want to live in and be proud of, will make me a valuable member of the Board of Directors. I am grateful for the number of residents that have encouraged me to run. I promise both them and you to make myself available to discuss any community concerns you may have and take them to the Board, and I humbly ask for your support and your vote in June.



Gerald "Jerry" LaStella

I, my wife of 30 years, Barbara and two sons, Justin and Raymond, have been here almost 8 years full time. In that period we have enjoyed most of what the community has to offer, especially the friendships developed. Prior to my Law Enforcement career I have worked in lumber yards, home construction and even a stint in the US Post Office and US Army Reserve. My Law Enforcement background includes the Seaside Heights P.D. retiring as Captain after 26 years and 11 more years as Chief Police Instructor at the Ocean Co. Police Academy in Lakewood, N.J. Presently a realtor with ERA One Source Realty on Rt. 590 Hamlin and just reappointed to be the Basic recruit and Special LE II officer training coordinator effective April 2012.

I am finishing my fourth year on the Board of Directors and have learned that. There are "arrows coming from the trees." It is easy to sit back and criticize the people you elect to make your community both a safe haven and a financially stable one. During my tenure the dues rate has never been above 3%, prior years around 8% and better. We have been more fiscally responsible and tightened our belt as you have yours, yet still maintain a beautiful place to live.

The volunteer rate must be exhilarated for us to enjoy the amenities even more. I told you in my last resume that we would be more open and, we have. You now know who voted for or against an item or rule or increase or decrease. I am proud to say that I am "not a rubber stamp man.", never have been and never will be. I have also noticed that when a person gets older he or she should push aside negative thoughts, deal only with the positive people and think for yourself and not always believe in what other people want you to believe. I also believe that when any of you have come to me with a thought or problem that you were satisfied with the ending or at least I tried. Please compare what was accomplished with little or no additional cost to you, the organization member.

I still want to have less control over the homeowner who bust his rump and wallet to maintain his property while his neighbor grows lawns on his roof and keeps junk, ala art, in their yard. The size of a garden and pond are still on the books. Needing permits for cutting down your bush that you planted or not getting credit for trees that you have planted ... It just goes on and on and on... Don't be a Robin Hood and shoot arrows from the trees.

**Since there were three available positions open for the 2012 elections to the Board Of Directors and only three resumes were submitted, the above Property Owners are your newly appointed members. There will not be an election this year.**

## Small Boat Notice

**MUST** be removed by the first Saturday in November (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 2012 (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 get 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**



# Sophianna's

If you enjoyed their Ice Cream when they were at the Texaco Station in Hamlin, then you'll enjoy it even more at their new location. Sophianna's opened up in early March and I have to say it is still very good Ice Cream!

They are now located in the Hamlin Shopping Plaza next to KFC. The service is wonderful and the place is adorable. They will now be open year round and will be expanding to coffee, pastries and bagels.

If you have not stopped by, go check them out when you have a hunkering for some dairy yumminess! You won't be disappointed.

They are currently open Weekdays from 11:30am – 9:00pm and weekends till 10 p.m.

1.570.503.7084

## Members Meeting

Open to all W.L.E.P.O.A. members in good standing.  
Please bring your amenity badge for admittance.  
June 9, 2012 - 10 a.m.–Main Club House

## RV Registration:

Please be advised that all RV's are to have the PLATE AND 2012 sticker no later than June 1, 2012. You may pick yours up provided that all corresponding paperwork has been handed in to the office and paid for.

# WLE GOLF CLUB

Did you know that WLE has its own Golf Club? All outings are on Saturdays w/6 outings per year. Low green fees on great courses includes golfing, carts, food & drink. Great opportunity to play with your neighbors and meet new friends. Annual dinner & family BBQ. New members are always welcomed.

**Call Rich Migliorato**  
**570-689-9818**



# Free Camping

The Board of Directors of the W.L.E.P.O.A. will again extend an invitation to lot owners only, who have supported us over the years, to stay at the campground so that they may check over their prop-

erty and fully enjoy the amenities which the Association has to offer.

This invitation will again be extended for a free one-week stay for all campers, trailers and tents not requiring water

and electric hook-ups. The rental fee for an improved site, with water and electric hook-ups, will be \$5 per night. The availability for all sites will be on a first-come basis.

Please contact the Association Office at (570) 689-4721 to make your reservation. At the time of your reservation, you must be a member in good standing. For your convenience, the office is open from 8:30 AM to 4:30 PM Monday – Saturday.

The charge for an un-improved site is \$12.50 per night and the charge for an improved site is \$17.50 per night.




**WATER RESTORATION**



**FIRE RESTORATION**



**MOLD REMEDIATION**

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192 SQ. FT.

**\$399**

Installed with padding

**The Rec. Room**  
Stain - Fade & Wear Resistant Berber Style Aver.  
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**Living - Din. Room**  
New Luxurious Ever-Strand – Soft Yarn w/Scotchgard  
12x30 area  
360 SQ. FT.

**\$1,059**

Installed with padding

Shop Early Some Quantities Limited



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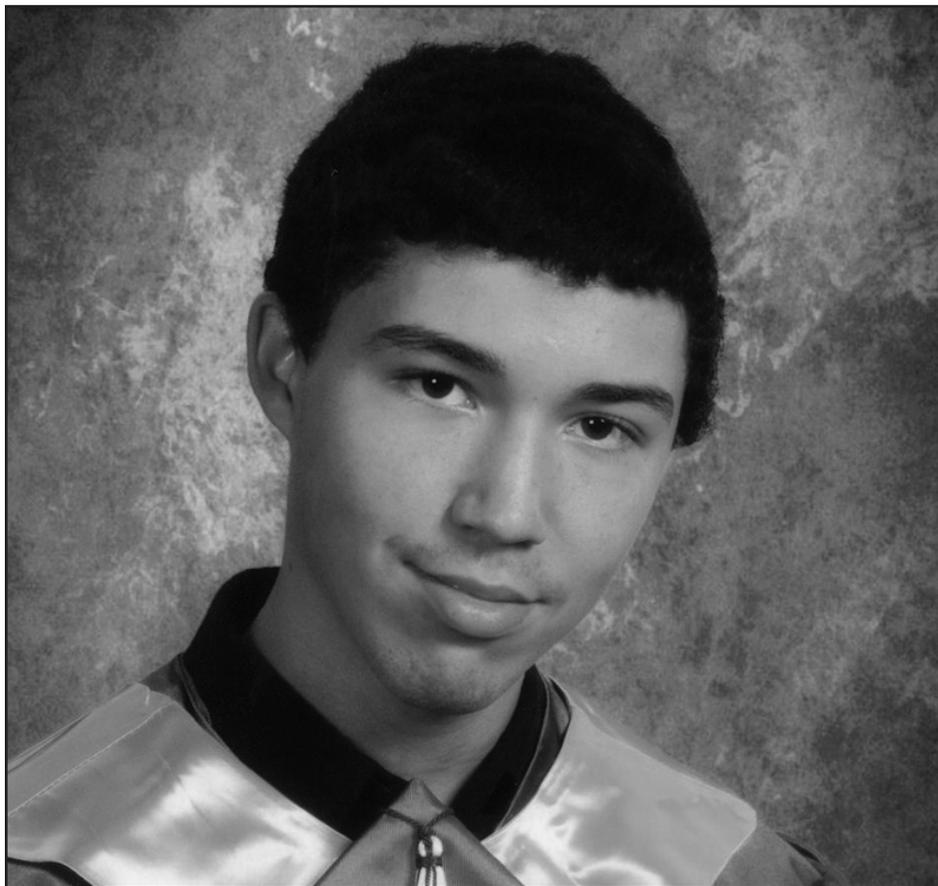
Route 590 - Between Hamlin & Lakeville across from Wilmot Nursery

**698-7500 • 1-800-437-6750**

FREE IN-HOME ESTIMATES (570) 876-2828

OPEN: Mon., Tues., Thurs.,

Fri. & Sat. 10 a.m.-4 p.m.; CLOSED Wed. & Sun.



Our own George Folk of WLE was one of six high school seniors from Wayne and Pike Counties nominated to U.S. service academies for the coming academic year by U.S. Representative Tom Marino, PA-10.

Folk is the son of George and Jessica Folk. He is a senior at Wallenpaupack Area High School. He has applied to, and received an appointment to the U.S. Naval Academy. He will be inducted on June 28.

# MOLD

## Attention Homeowners

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• Registered PA Fire & Water Damage Specialist • EPA Certified for Lead Paint

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Hours:

Inside Restaurant

Sun. - 11 a.m.-4 p.m., Mon. & Tues. - CLOSED,  
Wed. & Thurs. - 11 a.m.-9 p.m., Fri. - 11 a.m.-10 p.m.,  
Sat. - BREAKFAST starts at 8 a.m. - closing at 10 p.m.

Outdoor BBQ

Sun. - 11 a.m.-4 p.m., Fri. - 11 a.m.-7 p.m., Sat. - 11 a.m.-? p.m.

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- \* Burgers – Off Road, The Rusy, Boomer Bleu
- \* Salads – Caesar, Chefs, The Wedge
- \* Starters – Crab Mac-n-Cheese, Calamari
- \* Seafood – Scallops, Grilled Salmon, Ahi Tuna
- \* Steak – NY Strip, Kobe Sirloin Filet
- \* Pastas – Chicken "Carbonara", Spaghetti
- \* Plus a full service Bar!



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# FISH FOR FREE DAYS

May 28 & September 3 – Fish for Free Days allow anyone (resident or non-resident) to legally fish for Pennsylvania's most popular fish without a fishing license. Each year the Pennsylvania Fish and Boat Commission's Executive Director designates 2 Fish for Free Days. All other fishing regulations still apply. It is the perfect opportunity to introduce a friend or relative to the lifelong sport of fishing. There's no better way to enjoy Pennsylvania's great outdoor than a day of fishing with the entire family.



## Fireworks Display

This display is fired near the shores of Lake Wallenpaupack, next to the High School, and will begin at approximately 9 p.m. Wednesday, July 4. Parking will be available in the High School parking lots, and the bleachers will be open to spectators at approximately 7 p.m. Rain date Thursday, July 5.



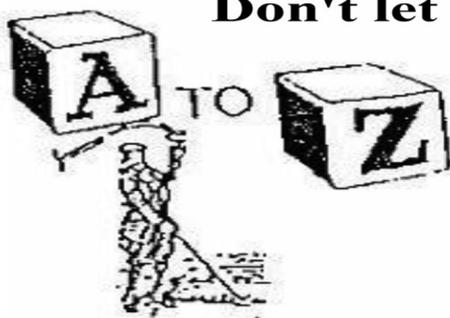
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Decks, Carports,  
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Basements finished  
Screened Porches  
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Locks Installed

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The seniors on this year's Wallenpaupack Area softball team include Jess Carrigan (far left) of WLE! They had a good year.

# WHAT'S GOING ON

in the  
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to subscribe.

## Sudoku Answers

From page 21

Puzzle 1 (Medium, difficulty rating 0.54)

6	2	7	3	5	4	8	1	9
8	5	9	1	7	6	3	2	4
3	1	4	8	9	2	6	5	7
2	6	8	5	4	9	7	3	1
5	9	1	7	8	3	4	6	2
7	4	3	6	2	1	9	8	5
4	7	5	2	3	8	1	9	6
1	8	2	9	6	7	5	4	3
9	3	6	4	1	5	2	7	8

Puzzle 1 (Hard, difficulty rating 0.65)

6	8	1	2	3	5	9	7	4
9	4	7	6	1	8	5	3	2
3	2	5	9	4	7	6	1	8
5	3	4	1	7	6	2	8	9
8	6	9	4	2	3	1	5	7
1	7	2	5	8	9	4	6	3
7	9	6	8	5	4	3	2	1
2	5	3	7	9	1	8	4	6
4	1	8	3	6	2	7	9	5

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# Important Phone Numbers

Administration ..... 570-689-4721  
 Inform-a-phone..... 570-689-4409  
 Emergency Phone ..... 570-689-7311  
 State Police..... 570-689-2066

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

## CLASSIFIEDS

### W.L.E. CLASSIFIED RATES:

**\$10 FOR 25 WORDS OR LESS**

**\$.25 PER WORD AFTER-WARDS**

**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

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### 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 140 – #37 Rolling Hills Drive – Corner lot, level & dry. Asking \$25,000 – Call: 347-495-2587

Section 1 – Lot 472 – #40 Rolling Hills Drive – Backs up to stream & greenbelt. Asking \$20,000 – Call: 570-253-0747

Section 2 – Lot 013 – #902 Goosepond Road – Great building lot. Asking \$8,500 – Call: 570-253-0747

Section 2 – Lot 026 – #942 Goosepond Road – Buildable lot only \$3,000! That's right, buildable! Call: 973-886-8760

Section 2 – Lot 078 – #54 Wallenpaupack Drive – Buildable lot for sale, 12,695 sq.ft. - Asking \$14,500 Call: Robert 718-948-4614 or 718-869-1648

Section 3 – Lot 190 – #4 Lotus Terrace – Asking \$25,000 Call: Jim 973-476-3614 or 973-632-3457 for more information.

Section 3 – Lot 302 – #62 Deer Valley – Build your dream home on this level lot. Perfect location. .25 acres. Asking \$22,000 Call: 631-835-2246

Section 7 – Lot 164 – #164 Silver Spring Road – Asking \$25,000 Call: Jim 973-476-3614 or 973-632-3457 for more information.

### HOUSES FOR SALE

Section 1 – Lot 069 - #34 Lakeland Drive – Beautiful Chalet, 3 bedrooms, 2 baths, finished walk-in Family Room, long paved driveway, furnished. Asking \$185,000 – Call: Naki 516-316-3628

Section 4 – Lot 009 – #3 Calypso Drive – New construction, 3 bedrooms, 2 ½ baths, hardwood floors, granite countertop, finished basement, gas fireplace, washer & dryer included. Short walk to Rockledge Pool and Deer Lake. Asking \$229,900 Call: Jim 973-

476-3614 or 973-632-3457

Section 4 – Lot 253 – #39 Aquarius Drive – New construction, 3 bedrooms, 2 ½ baths, hardwood floors, granite countertop, finished basement, gas fireplace, seasonal view of Deer Lake, short walk to Rockledge Pool and Deer Lake. Asking \$238,700 Call: Jim 973-476-3614 or 973-632-3457

### BOATS FOR SALE

1963 Searay – 18', 85 HP, new Bimini top, trailer included, clean classic in perfect condition. Must Sell! Negotiable! Call: 718-372-1423 to leave message – 917-662-7342 or 917-854-2900.

16' 2009 Boston Whaler Montauk – 60 HP, Merc. Four stroke, less than 40 hours used, includes galvanized trailer. Bimini roof and all covers. More extras. Asking \$18,900 – Call: Phil -609-209-2072

### CLUB CAR FOR SALE

Precedent – electric back seat, rain jacket, like new! Asking \$3,100 – Call: 570-253-0747

### 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.

# 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.

Deadline and publication dates may change without notice. Coordinator is Kathy Sollenne.

**For information Call: 570-689-4721 or Fax: 570-689-0912**

Summer 2012 Edition - **Deadline:** June 15th - **Publication:** July

### CLASSIFIEDS RATES:

**\$10 up to 25 words .25 cents for each additional word beyond 25**

Payment is required in advance with ad. No exceptions. Checks made payable to WLEPOA. 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: Ksollenne@wleonline.org**

**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.

**WLE IS ONLINE** – Visit us on the internet at: [www.wleonline.org](http://www.wleonline.org)

### BOARD OF DIRECTORS

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

### Maintenance

Foreman – Charlie Gioe  
 Ken Moran  
 Artie Guerra  
 Lamont Hayes  
 Peter Rambone  
 Bobby Kratzer  
 Kerri Gibson  
 Deniece Tuttle

Officer Kerri O'Hara

### Public Works Staff

Director – Brian Schan  
 Tom McKane  
 Chuck Fenstermaker  
 Fran Raimo

### Building Compliance Officer

Fran Raimo

### Aquatic Director

Douglas Bagnall

### ASSOCIATION STAFF

#### Office Personnel

General Manager – John Carney, PCAM  
 Kathy Sollenne  
 Paul Kuhn  
 Donna Fenstermaker  
 Debbie Devine  
 Jane Miller  
 Janet Havet

### 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 Scott Tavoline

### 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 a.m. – 1 p.m. • Mon. – Thurs. 6 p.m. – 9 p.m.  
 Friday 6 p.m. – 10 p.m.  
 Saturday 11 a.m. – 9 p.m.  
 Sunday 11 a.m. – 7 p.m.

#### 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, bathhouse, 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 p.m./11yrs. & under - 7-11 p.m. / 12 yrs. & Up  
 Friday: \*4-7 p.m. /11yrs. & under - 7-11 p.m. / 12 yrs. & Up  
 Saturday: 4-7 p.m. / 11 yrs. & under  
 7-11 p.m. / 12 yrs. & Up  
 Sunday: \*2-6 p.m. / 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.

**Bulk Propane Deliveries**  
**Propane Cylinder Refills**

Sales – Showroom Hours  
 Monday – Saturday 8 a.m. – 3 p.m.

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**LOCKLIN'S**  
**BOTTLED GAS**



**NEXT QUARTERLY PAYMENT**  
**DUE July 1, 2012**

# WLE Lots for Sale

## SECTION 1 LOT 008

1 Goosepond Rd.

non-buildable lot  
**\$3,000.00**

## SECTION 1 LOT

046 and 047

16 & 18 Hidden Valley

will be sold as combined lots and will be combined upon signing of sales agreement – reduced annual assessment available to buyer.

**\$15,000.00** (for both)

## SECTION 1 LOT 397

88 Indian

close to beaver lake & pool  
**\$12,500.00**

## SECTION 2 LOT 136

74 Red Hawk

buildable but steep  
**\$8,500.00**

## SECTION 3 LOT 049

6 Hurok

small buildable area  
**\$8,500.00**

## SECTION 3 LOT 209

4 Deer Valley

non-buildable – good for the right to use amenities as a property owner  
**\$3,000.00**

## SECTION 4 LOT 351

3 Mohican

Close to main club house & fitness center  
**\$12,500.00**

## SECTION 4 LOT 141

23 Sunrise

will require additional excavation costs  
**\$10,000.00**

# Golf Cart Test Dates

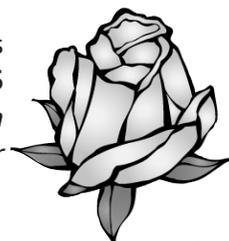
In order to sign up for the Golf Cart Test you must:

- 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)
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# Advocates of the Big Lake

Lake Wallenpaupack Watershed Management District (LWWMD) board of directors and staff gathered for a picture at the Jan. 18, 2012 meeting.

Protecting the ecology of Lake Wallenpaupack and its 219 square mile watershed involves looking after the birds of the air as much as the fish of the lake.

This year, a specially designed card featuring local birds will be featured by the Lake Wallenpaupack Watershed Management District (LWWMD). In 2011, the District had a successful direct mail donation campaign, and each letter went out with a card picturing the 26 species of fish found in Wallenpaupack over the years. These cards have been available at certain locations, offered at no charge. They are coated and present both pictures and identifying information as well as informing the public about the environmental oversight offered by the District.

Alex Zidock, board chairman, suggested at the Jan. 18th meeting that bird identification cards be pursued. He was waiting word from the Pa. Game Commission about using their photo archive. He proposed that both lake water fowl and popular song birds be included.

"We could do salamanders and creepy



From left, seated: Board members Mark Reidenbach, Fred Schoenagel, Keith Williams, Karl Eisenhauer, Peter Snyder, Trish Attardo. Back row: Board members Tom Oakley, Craig Smythe, Carol Gwozdziwycz, Charles Sexton, Brian Schan (of WLE), Peter Helms, Eric Ehrhardt, Tom Mueller, Katie Lester, Coulby Dunn, Brian Smith, Rich Caridi, Chairman Alex Zidock; and District Administrator Nick Spinelli. Palmyra Twp. (Pike) —

crawly things found under rocks," Zidock said in alternative. The board approved picturing birds.

They sent out about 10,000 letters last year. Help in stuffing envelopes was reportedly available from the Wallenpaupack schools as well as the Human Resource Center.

Meanwhile, the District still wants to pursue a video cam mounted next to one of the osprey nests near the Wallenpaupack dam. The video would be presented live on the LWWMD's web site and possibly could be linked to other sites. Concerns surround the costs of the equipment and pole. Katie Lester, who represents PPL on the board. Advised that it may take more time for arrangements, and may not be ready till 2013. Osprey return to the nesting sites set up by PPL in mid-March, and the camera would need to be up before the birds are back.

Several new board members were introduced. Sally Corrigan, Director of Pike County Community Planning and former

director of Lacawac Sanctuary, represents Lackawanna County, which shares the watershed. She said that water is their most importance resources, and the work of LWWMD needs more recognition.

Brian W. Smith, chairman, Wayne County Board of Commissioners, is now representing Wayne on the District board, following Commissioner Wendell Kay's term. The commissioners swap responsibilities to broaden their perspective, he said. Smith was a dairy farmer for 27 years and said he is aware of the need for "a balanced conservation ethic." This, he said, respects the needs of homeowners and business development while protecting the environment. Smith added that he loves to fish on Lake Wallenpaupack, but doesn't do it well.

Craig Smythe of Lakeville is owner and president of Clemleddy Construction. "The watershed is a huge part of my business," he said. "I'm interested in keeping it pristine." Progress needs to preserve the lake's natural beauty, he added, which

brought him here 25 years ago.

Also new on the board are Tom Oakley, Paupack Township Supervisor and Keith Williams, manager of the Lake Wallenpaupack Visitor Center for the Pocono Mountain Visitors Bureau.

Administrator Nick Spinelli attended a meeting of the Common Waters Partnership, which he said will be a valuable organization for the District to partner. Common Waters Partnership embraces varied regional stakeholders interested in protecting the watershed basin of the Delaware River. Their brochure describes their mission, "to conserve clean water, natural places and working lands through cooperation, scientific research, education and technical assistance by and for the stake holders of the region."

Delaware Highlands Conservancy is another group which the District may be able to partner, Spinelli said.

The LWWMD office, next to the PPL Environmental Learning Center, may be contacted at 226- 3865.

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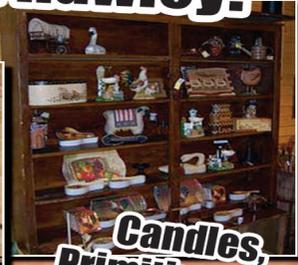
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# Wallenpaupack Area High School Players

They did it again! Another fantastic job by the WAHS Players! This year the Players performance of The Fiddler on the Roof was amazing, entertaining and very professional! What the school may not realize (or perhaps they do) is that their students have talent beyond a High School level.

Months of rehearsal, a week of full dress rehearsals each night from after

school till about 9pm at night, and week-ends is the dedication that it takes to do such a fine job. These kids have enthusiasm and give up a lot of their free time in between other activities and commitments that some of them have.

Let's not forget it's not just the actors that are dedicated, it's the costume coordinators, the backstage crew and the pit band. They all practice and work together

for what is always hard work yet fun and rewarding.

Among the Players are our very own WLE children: Actors – Casey Young & Tabitha Solenne, Stage Crew – Monika Ambrus and Pit Band – James Rockerfella.

Great job everyone!

~ Photos & Masks taken & drawn by Tabitha Solenne



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