

COMMUNITY BULLETIN

WINTER 2014
ISSUE #132



A Publication of the Wallenpaupack Lake, Estates Property Owners Association
114 Wallenpaupack Drive, Lake Ariel PA 18436
www.WLEONLINE.org 570.689.4721

Winter Scenes



February:

Wacky Winter Weekend!

- 15 – Ice Cream Social
- 15 – Family Bingo
- 15 – Cardboard Sled Building
- 16 – Cardboard Sled Contest
- 16 – Pasta Dinner

March:

- 15 – St. Patricks Dance

April:

- 19 – Easter Egg Hunt

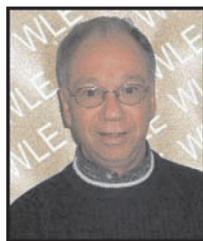
General Manager's Report

by John Carney

By the time you receive this newsletter hopefully the weather will have warmed up some, but so far we have really experienced some of the coldest winter weather in quite a while. The cold weather and snow is good for our area for the winter sports our area provides and the local economy depends on it.

December's Board of Directors meeting was the first of the new format for open meetings. As you probably already know, in lieu of monthly Advisory Board Meetings the BOD will now have an open session to bring the membership up to date on community matters and have a question and answer session. This will take place from 8 to 9 a.m. on the third Saturday of the month at the Main Clubhouse.

Bring your questions written out or you can write your questions on provided index cards at the sign-in counter. Please limit your questions to two. Questions must include your name and WLE address. If you cannot make the meeting and would like a



question asked during the meeting, you can drop it off at the office and put in the suggestion box. Questions will be answered at the meeting, or if research needs to be done, an answer will be forwarded to you then documented in next month's minutes. All written questions with an answer will be reflected in the minutes.

If you have an interest in running for a position on the Board of Directors, resumes must be in by April 1 by 4:30 p.m. This year there will be three openings, two three-year terms and one two-year term due to a Board of Directors resignation in 2013. The successful candidate receiving the least amount of votes will fulfill the two-year term. Contact the office if you would like more information.

Winter weather brings some fun things to do in our area such as sleigh riding, ice skating and skiing, but at the same time care must be taken when driving our roads. The Maintenance Department does

a great job with snow removal, but it does take time to complete the 18 miles of roads that must be done. It is important that vehicles are pulled off the road and in driveways so the snow removal operations are not hindered. Cold weather also causes freeze-ups of homes; freeze-ups are experienced every year in WLE, even with our notifications to properly winterize homes. This year is no exception, we have already detected four freeze-ups, and once the weather warms up and pipes start to thaw and due to pipes breaking, it makes for one huge mess in the house. It also wastes a lot of water and demands manpower from the Sewer and Water Department.

Starting late 2013, we have switched recycling to single stream recycling. Now, instead of needing to separate all your recyclables, you now can put everything together and dispose of it in one container. Recycling is held every Saturday at the STP 9 a.m. to noon. In the summer we will look to expand recycling to Wednesdays. In this newsletter the recycling procedures are

listed. Along with recycling, you can also bring large metal items to the recycling center, such as BBQ grills, lawn mowers and appliances. Appliances that have freon in them, the freon has to be removed before it can be brought to the center. If you have not had it removed, you must go to the office first and pay \$20.00 before dropping the appliance off. Another service that is available to Property Owners is a bulk pickup. If you have items that are not recyclable or are not household trash that can be put in the compactor, contact the office to get a price to have your item(s) picked up.

The Board of Directors held a workshop January 18 to discuss items that will be addressed in 2014. On February 15 the BOD meeting will be open to the membership from 8:00 to 9 a.m. to discuss these items and to hear your questions and concerns.

Enjoy the winter and be safe.

Water & Sewer Report

by Brian Schan

Sewer Plant & System

The treatment plant has been feeling the effects of the extreme cold temps. Ice building up on the outside components have been keeping us busy keeping things up and running. Koberlein

was in and removed five tractor trailer loads of sludge (35,000 gallons) in December. This will hold us over until March. Storage shelving has been added at the treatment plant for additional storage of spare parts and miscellaneous items. A grinder pump and tank was installed at the Main Clubhouse. This pump was installed in conjunction with the gravity sewer line that leaves the clubhouse. The installation of the pump will allow the clubhouse to



remain open during high water events at the sewer pump station and will help prevent back-ups in the building. There may still be some events that require the closing of the clubhouse, but this will lessen them tremendously.

Water System

Well, this winter didn't waste any time following past winters with property owners' homes freezing up, causing pipes to burst, flooding their homes. We have had four so far and unfortunately expect more. Two homes had 16,000 gal/24hrs and one had 14,500 gal/24hrs causing significant damage. (See some pictures in this newsletter) This can be

avoided by simply turning off your water at the curb valve. Our meter reading program helped us locate these leaks at the homes in a few hours, which helped lessen water loss and damage. Without the wireless meter reading devices, it could have taken days to find these leaks, therefore the water loss would have been even greater. The Beaver well expansion project has been completed. The chlorine residual was lowered from a 2.00 to a .51 parts per/million. The new well addition also has a pavilion attached which houses one of the portable generators. The generator has been moved to its new location and is ready to run should the power fail. This generator will also supply power to Beaver Lodge during power outages.

We had an inspection by DEP at all of our well houses. There are some changes and upgrades needed so we can continue to meet and keep up with new regulations. The well flows are up higher than I would like for this time of year, some due to usage and some due to water leaks. We are looking for the leaks, but snow makes it difficult to find unmarked curb valves when we check property owners' service lines for leaks. This is the best place to do leak detection, as approximately 95% of water leaks occur on service lines.

Protect your home, turn off water at curb valve when leaving for more than 24 hrs!!

Public Safety Report

by Chief N.R.Kizer

WINTER BACK ALREADY, PENNSYLVANIA A WINTER WONDERLAND!

ALL MEDICAL AND FIRE EMERGENCIES, YOU MUST DIAL 911 FIRST

By dialing 911 first, the process moves much faster and more accurately. In an emergency situation, that can be a lifesaving move. Com Center will notify the Patrol Officers over the radio and send them to your location, a much more efficient way.

AFTER YOU CALL 911 FIRST, if you wish to contact W.L.E. Public Safety Officers yourself in an emergency, call 570-689-7311.

After hours for non-emergency calls, 570- 493-3198 and a Patrol Officer will answer your call.

OFFICE PROPERTY OWNER FILES

Please be sure you have your current phone numbers in your property owner file in case we need to contact you in an emergency situation. In the event of a medical emergency, patients should have a complete copy of all prescribed R/X and over-the-counter medications, as well as any allergies patient may have should be listed. This is very important to have ready to give to the EMS personnel, who will then give it to the hospital staff.

ADULT LODGE SCHOOL BUS PARKING

Parking in the Adult Lodge parking lot, you must come to a complete stop and stay stopped until the flashing lights on the school buses go out and it is safe to go.

If you come late to the bus stop, you will be directed to the right, alongside the fence railing, to park your vehicle and wait until the flashing lights on the school buses go out and it is safe to go. Failure to comply, you will be fined.

VEHICLE STICKER OR GUEST PASS

Please make sure your vehicle has a current W.L.E. sticker or guest pass on the vehicle. The officers are issuing citations when they find a vehicle without a current sticker or guest pass.

GOLF CARTS

When the roads are snow covered or it's snowing out, golf carts are not allowed on the roads in W.L.E. Golf carts become a TRAFFIC HAZARD when snow is falling.

SNOWMOBILES

Snowmobiling this time of year can be a fun and exciting family activity. Please remember that state registered and insured snowmobiles ONLY may be used on designated snowmobile trails. The trails, which are on both state park and state forest lands, are open daily after the end of deer season in late December, weather permitting.



Snowmobile Information

- (717) 783-9227
- www.dcnr.state.pa.us/forestry/recreation/snowmobile/smregistration/index.htm
- www.dcnr.state.pa.us/forestry/recreation/snowmobile/smenforcement/index.htm

- www.dcnr.state.pa.us/forestry/recreation/snowmobile/smoperation/index.htm

PA State Snowmobile Association

- www.pasnow.org/ Lowell Morton PO Box 81Annville, PA 170031-888-411-PSSA

PA Snowmobile Law

- www.pasnow.org/resource/pdf/PA%20Snowmobile%20Law.pdf

Snowmobile Trails and Maps

- www.nepsnotrails.org/
- www.dcnr.state.pa.us/forestry/snowmobile/snowindex.aspx
- www.dcnr.state.pa.us/forestry/snowmobile/snowindex.aspx
- www.dcnr.state.pa.us/forestry/snowmobile/pocono.aspx
- www.dcnr.state.pa.us/forestry/snowmobile/pocono.aspx
- www.dcnr.state.pa.us/forestry/recreation/snowmobile/index.htm
- www.dcnr.state.pa.us/forestry/recreation/snowmobile/index.htm

Let's Go Skiing:

- poconosbest.com/Skiresorts.htm

DOGS / CATS

It is against Pennsylvania State Law and W.L.E. Rules and Regulations for dogs to run free. Dogs must be kept under owner's control at all times. The Pennsylvania State Dog Warden will be called in on any dog found running loose in W.L.E., so please remember to keep your dog under control at all times. Your neighbors and friends do not want to be bothered by your dog.

Pennsylvania State Law requires that all dogs have current licenses and rabies inoculations. Owners of dogs and house cats three months of age or older that are not vaccinated or have not received a booster shot at the required time can be fined up to \$300 in the Magistrate's Court.

PLEASE DON'T FEED THE DEER. It's against the Rules and Regulations of W.L.E. and it's unsanitary for you and unhealthy for the deer. Fines will be issued if you are caught feeding deer.

NEIGHBORHOOD WATCH

The passing of our friend Mick Henry has saddened me; we worked closely together on keeping crime down in our community. I will miss my friend.

I want to thank Neighborhood Watch for all your help and support this past year. I know how hard we work together to fight crime in our community.

(LET'S TAKE A BITE OUT OF CRIME)

ATV'S

The use and operation of off-road or all-terrain vehicles (ATVs) is prohibited entirely from the community of Wallenpaupack Lake Estates ("WLE"), including the residential lots, roads and common areas thereof as of June 11, 2012. Violators will be fined.

HUNTING IS NOT ALLOWED IN W.L.E.

BB guns, pellet guns, bows and paintball guns are not allowed to be used on any property in Wallenpaupack Lake Estates. If

caught using one, you will be issued a \$100 citation.

The Public Safety Officers here at W.L.E. patrol the roads and enforce the Rules and Regulations of W.L.E. The Rules and Regulations are for the safety and well-being of all. The Public Safety Officers are just doing their jobs; they do not make the Rules and Regulations, they only enforce them. So please don't take your hostility out on them. My door is always open if you have a problem, or I can be reached at 570-335-4382 or XLT6000@AOL.COM

Treasurer's Report

by Dan Braun



I know you have wondered whether we as property owners are getting our money's worth at WLE POA and how we compare to other POAs in the Pocono region in terms of amenities, expenses, etc. This is especially so when there has been an increase in assessment dues and a new special assessment such as this year for the Rockledge Pool replacement. So – I've been doing some comparative investigations. In getting started, I found that no two communities are exactly alike, making the selection of communities for comparison difficult. I wound up settling on the communities most like us in size and services. All communities do not have the same amenities and some are more "all inclusive" in their dues function with regard to amenity usage, while others are more "a la carte" and charge separately for amenity usage. As a result, the table below, which depicts

annual rates, is more complicated than you would initially think. You will note that as of the first week of January 2014 (when I am writing this article), not all community rates for 2014 are yet available. The table does, however, provide a good basis for complete comparison, rather than relying upon a singular element of consideration that you may have overheard at Weis or a local restaurant.

Conclusions – you can live in a cheaper POA, but you will get far less included amenities and services; to get the amenities and services comparable to WLE POA, you will need to pay more at another POA. WLE is where we live – it was and is a good choice as a community and as an investment. I would NOT live anywhere except in WLE in the Poconos!!!

As always, we welcome your comments and your questions.

Item	WLE POA	#2 POA	#3 POA	#4 POA	#5 POA	Note/explanation
	2014	2014	2013	2013	2014	
Improved-lot dues/assessment	\$ 1,702	\$ 1,713	\$ 633	\$ 1,570	\$ 1,355	
S&W Special Assessment	\$ 95	n/a	n/a	n/a	n/a	
Rockledge Pool Special Assessment	\$ 50	n/a	n/a	n/a	n/a	
adult lodge/center	incl.	?	n/a	\$\$\$?	
badges for common facility use	incl.	?	n/a	?	?	6 badges
fitness center	incl.	?	n/a	\$ 150	?	(per adult), open, year around
Guest pass	incl.	?	\$ 4	?	?	each
pool pass/tags (indoor pool)	incl.	?	n/a	n/a	?	open, year around
pool pass/tags (outdoor pool)	incl.	?	\$ 40	\$ 72	?	6 seasonal tags
public safety/security	incl.	incl.	incl.	incl.	incl.	
reserve assessment	incl.	?	?	incl.	?	
sewage system service	incl.	\$\$\$	n/a	incl.	incl.	
solid waste disposal (trash/garbage)	incl.	\$ 105	?	incl.	incl.	
Special Assessment (Improved Lot)	n/a	\$ 200	n/a	n/a	n/a	
teen center	incl.	?	n/a	\$\$\$?	6 badges
vehicle stickers	incl.	?	incl.	?	?	assumed at 2 per improved lot
vehicle stickers (ea. add'l)	incl.	?	\$ 2	?	?	per add'l vehicle
central water connection & usage	incl.	n/a	\$ 1,294	\$ 1,076	\$ 1,294	assumed at 100,000 gal per year, 12 mo./yr.
water on/off (first cycle)	incl.	?	incl.	\$ 20	?	
water on/off (addl. cycles)	incl.	?	\$ 25	\$ 50	\$ 25	
Total (Minimum cost to live in community/yr)	\$ 1,847	\$ 2,018	\$ 1,998	\$ 2,938	\$ 2,674	
Other (Fees/Options/Etc)						
ATV registration	n/a	?	\$ 50	?	?	
Boat storage/rack (paddle/row/canoe)	\$ 25	?		\$ 50	?	
Boat registration/sticker (paddle/row/canoe)	incl.*	?	\$ 4	\$ 15	?	
Capital Improvement (new purchase) - improved		\$ 1,500	\$ 633	\$ 1,570	\$ 1,355	
Capital Improvement (new purchase) - unimproved		\$ 750	\$ 316	\$ 1,570	\$ 528	
Dock Slip for motorboat, single	\$ 410.00	n/a	\$ 400	n/a	n/a	On Lake Wallenpaupack
Dock Slip for motorboat, single	n/a	\$\$\$	n/a	\$ 500	?	On Interior Lake
Motorboat registration fee	incl.*	?	?	\$ 85	?	
Golf cart/snowmobile registration	\$ 25	?	\$ 25	?	?	
Golf Course Handbook	n/a	?	n/a	\$ 500	?	
Handbook	incl.**	?	\$ 7	?	?	
Main Club House Rental	\$ 325	?	n/a	?	?	
Resale Package	\$ 100	\$ 125	\$ 125	\$ 150	\$ 200	
un-improved lot assessment/dues	\$ 1,120	\$ 1,370	\$ 633	\$ 1,570	\$ 1,055	
un-improved lot water fee	n/a	n/a	n/a	\$ 688	n/a	
Legend:						
* Included with dock slip/rack space	**					
** Included in resale package	**					
unknown	?					
cost included in an element of basic costs	incl.					
not available/applicable	n/a					
additional fee/cost of unknown amount	\$\$\$					

Conclusions – you can live in a cheaper POA, but you will get far less included amenities and services; to get the amenities and services comparable to WLE POA, you will need to pay more at another POA. WLE is where we live – it was and is a good choice as a community and as an investment. I would NOT live anywhere except in WLE in the Poconos!!! As always, we welcome your comments and your questions.

Wallenpaupack Lake Estates Property Owners Association

Unapproved Highlights Of The Board Of Directors Meeting - December 21, 2013

The Question & Answer session of the Open Portion of the BOD Meeting was called to order at 8:04 a.m. by President Jerry Beskovoyne.

We asked for a moment of silence for Mick Henry, all followed.

It was explained that George Greig would read the questions submitted by the Property Owners and a Board Member would answer. No discussion followed.

We started with the General Managers Report so that the Property Owners would know what was going on.

General Manager's Report – John Carney:

Dan, Paul Kuhn and I had a conference call with a representative of Bank of America and their person who handles the credit card side of the business. Dan will expand on this to higher degree, but pieces are coming together to be able to set up credit card payments for PO's to pay their dues by credit card by use of our website or physically coming to the office. We still need to iron out a few minor details.

Paul and I met with a representative from Paychex's, they are company who does payroll and HR. We have met them in the past, but have never acted on the service of outsourcing our payroll operations. Paul and I were both impressed by the representative and what they can do to burden the load of our accounting department and assuring that all state regulations and documents are in order could be a big plus to consider using them. Paul will forward to me a list of items that Paychex's could do to relieve WLE of some of the duties the accounting office is presently doing. By doing this it will allow Paul to focus on other areas of accounting and be more involved with HR. Recently we were considering Janet working some more hours to fulfill some voids, but this would take the place of that.

I recently have heard from the DEP that our gate valve design has been approved and our engineer has sent the plans to the gate manufacture for the fabrication of the gate valve. The time frame for fabrication will be 6 to 8 weeks.

Since Thanksgiving we have been experiencing winter type weather and snow removal operations have been in full swing. The Maintenance Department has done a good job clearing the roads, especially with the last storms with the snow changing over to sleet and freezing rain. The department in Charlie Gioe's absence is doing very well.

Dan Braun and staff are working on our list of capital and capital reserve projects that will be introduced to the Board at the January workshop. In Charlie absence Fran is inspecting our buildings and we already know that some of buildings are due for carpet replacement. All items on the Replacement

Study are being reviewed to as if it is needed or not and then adjusted for when it will be proposed to be repaired/replaced.

Single stream recycling has started with many favorable comments as to how much easier recycling has become. We are hoping that because it is easier it will get more people to recycle. The more people who recycle results in less trash that goes into the compactors and reduces the amount of container exchanges, which saves money.

The Deer survey took place this week and I should have the results for the meeting.

A new dishwasher has been installed in the MCH and will be ready for use for the New Year's Eve Party. A representative is scheduled to come in to give a demonstration of the machine and supply us with the proper chemicals to use. The machine has a 2 minute cycle and is rated for 30 trays per hour the machine came with one tray and we are able to use the 3 trays from the old machine. Our old machine is going to be serviced by Scranton Restaurant Supply and they will sell it on consignment. Once sold we can consider if we want to look into a bigger ice machine for the MCH or continue to bag ice for the functions that need it. The ice machine in the MCH can be put at Beaver Lodge.

Question & Answer Session of BOD Meeting:

1- Robert Assenheimer 4-290: This question is for Gino. When you campaigned for election to the BOD, you said you would have our by-laws changed so that new home owners would not be allowed to rent their houses for the first two years. What have you done about this?

This will be discussed at the January workshop.

2- Diane Kitchell 1-508: If the BOD decides we need a culling this season, can any of the meat be distributed to WLE residents if they want some? It is good giving the meat away to the needy families in the area but there are people within WLE that eat venison and are on a fixed income and would appreciate it.

John will look into the possibility of this distribution and let you know.

3- Mike D'Francesco 5-126: For Dan Harmuth. What is the reason you proposed a \$300 increase in Marina fees?

The Campground fee went up so it was just a suggestion, but it didn't pass.

4- Mike D'Francesco 5-126: For Dan Braun. Could you please explain all of the Marina expenses?

An explanation of direct and indirect expenses was clearly not acceptable to the Property Owner, who then requested a specific number for 2013 Marina expenses. (As provided to the BOD on 17 August 2013, the estimated total cost of the Marina (ad-

ministration, operation, and maintenance) was \$173,897.28.)

Property Owner not fully satisfied with answer so figures will be brought to next meeting.

5- Carol Greig 1-034: I read in the minutes of the last BOD meeting of November 9, 2013, that a motion was made and approved to allow a Property Owner to use the MCH for a fund raiser benefiting another PO. This would include anything pertaining to Health, Education and Welfare. Could you be more specific in regard to education? Since it is a fundraiser, I feel the \$100 fee should be waived.

The BOD feels that \$100 fee should be charge as it is mainly for utilities used and for clean-up.

6- Bree Della'Bella 1-333: Has the Sewerline Insurance question been resolved?

Yes, we cannot apply line insurance to the dues because of our tax status.

7- Eileen McGregor 2-201: Is there any % to the homeowner if using a credit card?

Yes, the amount will fluctuate. Pennsylvania can charge for us to use a credit card.

8- Bree Della'Bella 1-133: Why was the term of the Badges changed? Why are changes made?

Badges are the same, the dates have not changed. It was discussed that the stickers for auto and Golf Carts changed and were easier to renew all at the same time.

Questions from office – none

Next Question & Answer session of the Open Portion of the BOD Meeting will be February 15, 2014 at 8:00AM as there is only a workshop in January.

Various discussions followed and some of the Property Owners thanked the BOD for this moment. They felt it would be much

better.

A suggestion was made to put a suggestion box in the office for "suggestions" and the BOD would review and answer them.

Dan Braun was asked by a Property Owner why there were no face to face meetings with the finance committee. Dan replied that he did most of the discussions on line, since most members and alternates were not full-time residents. The Property Owner did not feel that was a good enough answer and also stated that the finance committee members should be full time so that they can be here for meetings.

Closed portion of the BOD Meeting:

The December 21, 2013 Board of Directors Meeting was called to order at 9:15 a.m. followed by the Pledge of Allegiance.

Present were President Jerry Beskovoyne, Vice President Al Cucciniello, Treasurer Dan Braun, Secretary Peggy Kostyshyn, Members Dan Harmuth & Gino Dall'Aste. Excused was Jerry La'Stella. Also attending was General Manager John Carney.

Both John Carney & Jerry Beskovoyne had to leave early so we proceeded with what needed to be covered by them.

Minutes of the November meeting were approved by Dan Harmuth & Peggy Kostyshyn.

Questions on Johns Report?

Paychecks will take some pressure off of Paul and will include some time clock problems. It was approved unanimously.

With the departure of Jerry Beskovoyne at 9:40 a.m., Al Cucciniello assumed control of the meeting.

Wallenpaupack Lake Estates Dues from 2003 to present

To a foster child searching for answers, a Mentor makes all the difference.

Become a Mentor Foster Parent!

Mentor foster parents receive specific training on our innovative one-to-one model, 24-hour support from our professional clinical team, and up to a \$1500 monthly stipend, depending on the region and youth served.

Basic Requirements:

- At least 21 years of age
- Valid PA driver's license
- Extra bedroom

Pennsylvania
MENTOR

800-825-7014 ext. 4222
www.pa-mentor.com



Board of Directors continued...

Year	Amount	% of Increase	S/A
2003	\$1141.00		
2004	\$1175.00	3.00%	
2005	\$1244.00	6.00%	
2006	\$1342.00	8.00%	\$150.00 Section 7
2007	\$1449.00	8.00%	
2008	\$1499.00	3.50%	
2009	\$1543.00	3.00%	
2010	\$1543.00	0.00%	
2011	\$1558.00	1.00%	
2012	\$1605.00	3.00%	
2013	\$1653.00	3.00%	
2014	\$1702.60	3.00%	\$50.00 Rockledge Pool

Monthly Report as of November 30, 2013:

WLE POA Cash in Bank Accounts Totaling: \$2,328,977.19
 (including \$795,521.20 in the Sewer and Water Special Assessment Fund)
 WLE POA Equity (Cash Basis): \$3,251,143.48

A Dues Assessments Collection Rate (Cash Basis) of 98.82% on an Operating Budget Year-to-Date Basis (excluding \$12,469.52 in pre-pays); \$76,810.94 in cumulative annual prior dues (less than one year in arrears); three civil complaints were resolved and one was filed with \$14,185.93 in collections.

Significant individual line item actual-to-budget, negative cash-basis expense variances from the annual budget as of November 30, 2013: None.

Studies and Projects:

- Treasurer visited the Wayne County Courthouse and coordinated with the Registrar of Wills, Recorder of Deeds, Tax Assessment Office and Tax Claim Office regarding problematic properties within WLE.
- Treasurer coordinated with the Pennsylvania Inheritance Tax Office and the Department of Revenue Office of Chief Council regarding problematic properties within WLE.
- Treasurer has investigated alternatives and pricing to a swipe-card based facility access system with interfaces to the TOPS management software in use by WLE POA. Alternatives will be presented to the BOD for consideration.
- Treasurer coordinated with the Bank of America Transition Center associated with the divestiture of all Pennsylvania based Bank of America branches and their sale to Community Bank N.A to exempt all of the WLE POA accounts from the transfer.
- Treasurer has investigated alternative solutions to the use of credit cards, electronic fund transfers, automated clearing house transactions, secure world-wide-web bill payment sites and other options for use by property owners in making payments of dues, fees, etc. with interfaces to the TOPS management software in use by WLE POA. Alternatives will be presented to the BOD for consideration.
- Treasurer, General Manager, and Lead Accountant held a conference call with representatives from Bank of America regarding their electronic bill payment gateway offering for use by property owners in making payments of dues, fees, etc.
- Treasurer has coordinated with Riley and Company regarding the initiation of the 2013 audit, which will begin in January 2014.
- Treasurer, General Manager and Finance Committee have begun the development of the 2014 Capital/Projects Budget for the January BOD workshop and review/approval at the February 2014 BOD meeting.
- Finance Committee reviewed monthly financial statements and received clarification of questions.
- Treasurer, General Manager and Finance Committee continue to identify alternative sources of revenue and cost savings for the community.

This year looks ok 98.82% of dues paid of the 97% budgeted.

9:58am – BOD in Executive session.
 10:36am – end of executive session.

Dan Braun – Bank of America made the decision to sell off all local branches to Community Bank, which presumptively included all customers in the area. Action was taken to preserve our bank accounts with Bank of America and Merrill Lynch.

Much discussion ensued on pros and cons for the online use of credit cards by Property Owners through Bank of America or Ahome.net to pay their dues. Paul will still need to individually post updates to our management system (TOPS). It was unanimously decided

that Bank of America was the way to go.

2013 audit with Riley and Company will begin in January.

Marina – in order to just audit Marina it would cost \$1000 as an addition to the current audit that has been done annually by Riley and Company. It was decided that campground and Marina are revenue and expenses and there was no need. Peggy Kostyshyn/no, Gino Dall’Aste/no, Dan Braun/no, Dan Harmuth/yes

Capital Budget – on going – replacement cost.

Executive session 11:05am – back to regular meeting at 11:40am.

Building – Al Cucciniello:

There wasn’t a meeting for Building so no report to read.

Marina – Al Cucciniello:

Marina is closed so there is no report.

Sewer & Water – Dan Harmuth:

Dan read Brian’s report. Gino questioned the new hire for S&W. It was explained to him satisfactorily.

Security – Jerry La’Stella:

Excused – no report however some security issues were discussed.

Legal & Administration – Dan Braun:

Dan had nothing to discuss. 477 owe back dues in comparison to the high 600 from last year. Janet is doing a great job.

CDC – Dan Harmuth:

One person found guilty and amended the citation. Letter received on unregistered vehicle, found guilty.

Maintenance – Gino Dall’Aste:

The amount of tons of garbage has not gone up. Mats on lower end of pool and chlorine check installed. New exit lights in Adult Lodge ordered. Switch in men’s sauna is being fixed. More benches are needed at indoor pool. Adult Lodge deck tables will be built at 3x4 feet with benches attached.

Kenny is doing a great job in Charlie’s absence.

It was also discussed that a platform for summer concerts with an overhang is supposed to be built by Maintenance before the spring.

Gino would like bids to go out for the tar & chipping. Whoever gets the bid should do all the T&C for that year. Invoices and payments should be listed in detail. Patching should be listed as well.

Recreation – Peggy Kostyshyn:

There was a recreation meeting scheduled, but, due to inclement weather, not enough people showed up for a quorum. Therefore the meeting was canceled. Next meeting scheduled is January 11, 2014, 10am in the Adult Lodge.

Neighborhood Watch:

The BOD had been asked to recommend someone to head up Neighborhood Watch since they do not feel that it their place to appoint someone. Maybe John or Rocky could assist them. Peggy will speak with them and ask.

Peggy asked if we could name the 911 Memorial after mick Henry. Discussion followed and it was decided that a plaque on the Neighborhood Watch shack would be more appropriate.

Quality of Life – Gino Dall’Aste:

Committee advised changing unsightly lot to unkempt lot. QOL Committee will make a list of standards for unkempt for submission to BOD for approval. Minutes are available in the office.

Unfinished Business:

Beaver Dam is currently being worked on.

Rockledge Pool: Special Assessment payments are being received.

Employee handbook has been completed and will be ready shortly.

Dan Braun will look into more postal package boxes for our two locations.

Gino Dall’Aste would like to have a cell tower placed in section 6. 1of 3 areas are being considered.

Gino Dall’Aste questioned how long we have been with Riley & Associates. Dan Braun replied that they have been competitively reviewed and reassigned a few times.

Gino Dall’Aste would like to go on record that he was not happy with the 3% increase to our dues.

Motion made by Dan Harmuth, seconded by Peggy Kostyshyn to adjourn at 1:26 p.m.

Respectively submitted,
 Peggy Kostyshyn, Secretary

WLE is Lit up for the Holidays



WLE is Lit up for the Holidays



Hello fellow neighbors of Wallenpaupack Lake Estates!

My name is Bernie Bieski and I am happy to announce that Century 21 Country Lake Homes will be opening a new office on Route 507 in Greentown, across the street from John's Italian Restaurant.

Century 21 Country Lake Homes agents have over 200 years of combined real estate experience! We look forward to bringing our knowledge, professionalism and industry-leading Century 21 marketing power to the residents of Wallenpaupack Lake Estates.

I love WLE...that is why I live here!

I want to be your 24/7 real estate resource in WLE.

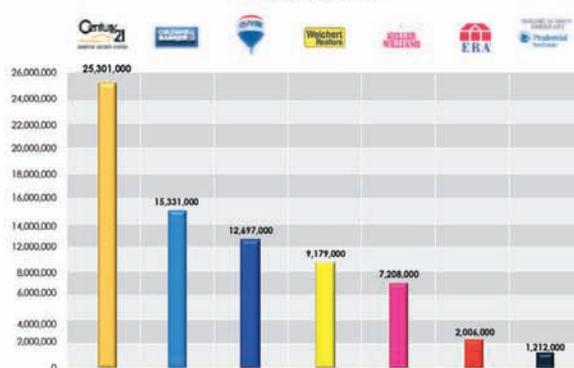
Call me at 570-510-1379 for ALL your real estate needs.

See every home on the MLS at www.WallenpaupackLiving.com
Wallenpaupack Lake Estate's most informative real estate website.



What does Century 21 Country Lake Homes and Bernie Bieski offer to the residents of WLE?

Real Estate Franchise Website Unique Visitors
December 2013 YTD



All Data From: COMSCORE

- Century 21 global marketing resources... Our listings are advertised throughout the tri-state area and beyond!
- Your neighbor and your agent... Bernie has lived in the Lake Region for over 25 years and his family live in and love WLE!
- FREE comparative market analysis of your homes value for all residents of WLE... I can visit your home at your convenience.
- Vast contractor referral network... When you need help, we can put you in touch with quality professionals.
- WLE real estate statistics tracker... My website will chronicle the monthly real estate activity in our community.



Office: (877) 422-HOME (ask for Bernie)
Direct to Cell: (570) 510-1379
email: bbieski@ptd.net
Web: www.WallenpaupackLiving.com



Serving the entire Lake Region with offices in Greentown and Lords Valley

Wishing Jerry and Arlene Well

Jerry & Arlene Bradley have been full-time residents for a very long time. They are part of our WLE History and sadly we say goodbye as they have moved to an assisted living home on Long Island, NY.



Jerry & Arlene have been members of

WLE since 1972 and remain mem- time residents of WLE.

bers—just no longer full-time.

Jerry worked on Wall Street for 42 years. From floor clerk to a member of the New York stock Exchange as the first floor Broker for Merrill Lynch, he retired in 1988 and they became full-

In 1989, Jerry was elected to the WLEPOA BOD and served for 6 years and during his last 3 years he was Board President. He was also Vice Chairman of Recreation, helped establish the Craft Shop, started Neighborhood Watch Patrol and successfully petitioned the Hamlin Ambulance to be the primary cover-

age at one time.

Arlene had been a part of the Woman's Luncheon Club, ran the craft shop for many years, was part of Recreation and the Woman's sewing club.

We wish them well and look forward to their visits to WLE.



ELITE HOME IMPROVEMENT, INC.

Home Repairs & Maintenance
Drywall
Basements
Windows & Doors

Bathrooms
Plumbing
Painting
And much more ...

Call Us To Winterize Your Home
We Also Do Weekly House Checks When You're Away

Broken pipes give us a call
Looking to sell your home?
Some times all it takes is
a fresh coat of paint.

LOUIS
CHIACCHIARO
POA Member
Fully Insured

Phone: (570) 878-6945 PA009225



TIMBERCREST BUILDERS
CUSTOM HOMES & COUNTRYSIDE REMODELING
(570) 576.0540

LOCAL AND RELIABLE
www.timbercrestbuilders.com
email: info@timbercrestbuilders.com
FREE ESTIMATES • PA098893

Come see us at the Pike County Home Show April 12 & 13
at the Delaware Valley High School in Milford!



PineCrest MARINA
ON LAKE WALLENPAUPACK

839 Route 507
Greentown, PA 18426
(just north of Tanglwood Lakes)
OPEN: 9 a.m.-5 p.m.
570-857-1850
www.pcmarina.us
email: pinecrestmarina@gmail.com

Improvements coming this season

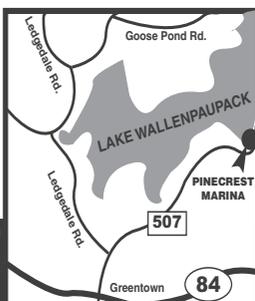
- Brand new docks • New improved dock access
- Aluminium gangways • Camera surveillance
- Lighting • New boats & jet skis for rent
- Space for boats up to 30' long



Exclusive dealer of Starcraft boats & Sylvan pontoon boats. Exclusive distributor for WaveArmor dock system & jet ski ports.

NEW BOAT FINANCING!!

NEW BOATS AND JET SKIS FOR RENT
HOURLY, DAILY & WEEKLY



PA017039



DUFFY

Plumbing & Heating

"The pipes, the pipes are calling"

(570) 470-5522

Installation • Repair • New Construction
Remodels • Residential • Commercial
Forced Air Heat & Air Conditioning
Ductless Split A/C Systems

Keeping Wayne and Pike counties WARM all season long,
with friendly, reliable service!

Christmas Lights

Each year so many of our residents decorate their homes for the Holidays. This year was no exception. The Quality of Life Committee was able to get a few pictures before they all started coming down. Next year we hope to get out early and capture some more of the beautiful displays! So decorate to the hilt because you never know if your home will be featured in the Newsletter!



Let a fellow Wallenpaupack Lake Estates resident help you with your homeowner mortgage—and get a FREE HOME OWNER PROTECTION PLAN

ADDED PROTECTION FOR YOUR HOME AND FAMILY
For years, Gateway Funding has been "Opening Doors to Home Ownership" for thousands of homeowners by offering the kind of comprehensive services you would expect from one of the largest privately held mortgage companies in the United States. Gateway is now opening even more doors to help home purchasers with FREE Home Warranty Coverage! One Year Home Warranty is absolutely free when you finance your new home purchase with Gateway.



Barbara Garrett
Mortgage Originator in PA • NMLS# 197696
Licensed by the PA Department of Banking
570-561-7829 • 52 Aquaraius Dr., Lake Ariel PA 18436



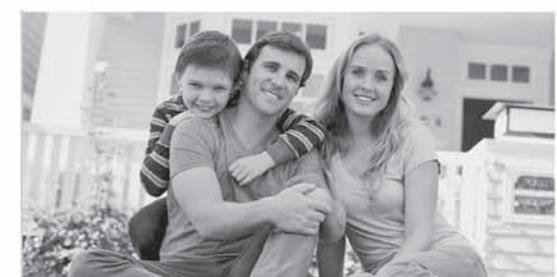
TOWARDS YOUR APPRAISAL COSTS!

Present this coupon and receive as much as \$450 towards your appraisal costs!
*Money to be reimbursed at closing. Must Close by 3/31/14. Purchase Transactions Only. Available to new customers effective December 18, 2013.

For more information call Gateway Funding Today!
Call your local lender, **Barbara Garrett**, at **570-561-7829**
I live in WLE, I work in WLE and I love WLE!

Call today for ALL of your mortgage and refinancing needs...Rates are low, so call today!

- Conventional Loans
- FHA Loans
- Veterans Loans
- Rural Housing Loans with 100% Financing
- PA Housing Loans
- Competitive Refinancing Rates
- Renovation Loans
- Cash Out Refinancing Loans



Fast pre-approvals, competitive rates and personalized service from your WLE mortgage professionals. Barbara Garrett and Gateway funding... helping the residents of WLE with all their mortgage needs!

RECYCLE NOTICE

STARTING DECEMBER 7TH, 2013 WE WILL BE GOING WITH SINGLE-STREAM RECYCLING. ALL OF YOUR RECYCLABLES CAN BE PLACED TOGETHER IN THE SAME BIN.

We will follow the same recycle hours for now of every Saturday between 9am – 12 noon

During the summer we will be adding Wednesdays

NO SORTING REQUIRED!

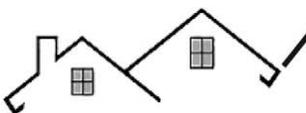
THE FOLLOWING CAN BE PLACED IN YOUR BIN AND MIXED ALL-TOGETHER

- Aluminum food and beverage containers with food debris removed. Labels do not need to be removed.
- Glass food and beverage containers with lids and food debris removed. Clear, Brown, Green & labels do not have to be removed.
- Natural and pigmented plastic narrow-neck containers with symbols 1,2,3,4,5,6,7 (milk bottles, water bottles, detergent bottles, shampoo bottles, bleach bottle, etc.). Lids and food debris removed. Labeled do not have to be removed.
- Ferrous (iron, steel, tin) cans with food debris with food removed.
- Newsprint – black & white or pigmented. Not bound or placed in bags.
- Construction paper, Kraft paper, Cereal boxes, Shoe boxes, or similar.
- Printer paper, computer paper, copy paper.
- Junk mail
- Magazines, catalogs, etc.
- Corrugated cardboard.
- Phone books.

SHORT LIST OF MATERIALS NOT ACCEPTED (IN THE SINGLE-STREAM CONTAINER)

- Wax coated paper or cardboard.
- Any material with food debris.
- Plastic bags of any kind.
- Batteries of any kind (requires special handling).
- Styrofoam of any kind (requires special handling).
- Light Bulbs (requires special handling).
- Mirrors, window or auto glass, porcelain, ceramics, glass cookware/bakeware, microwave oven trays, drinking glasses, perfume/cologne bottles.
- Wood or Yard waste.
- Unnumbered plastics.
- Coat hangers, wire.
- Household items such as toasters, cookware, bakeware, electronics, appliances, etc (requires special handling).
- Hazardous or toxic substances.
- Items containing or having debris and residue containing hazardous or toxic substances such as paint cans with wet paint, motor oil containers, gasoline cans, glue, petroleum products. etc.
- Aerosol cans.

WLE Small Boat Map

MICKEL LOG HOME SERVICES

Staining, Corn Blasting, Caulking,
Hot Water Pressure Washing, Log Replacement
Excellent Results Guaranteed!

Before and after photos and video at www.logrenew.com

No one in the area does more log homes than we do.

570-729-1857

570.676.5212

atyclaus@ptd.net

Tammy Lee Clause
Attorney at Law

Route 191 • 507 Newfoundland, PA 18445

Family Law • Real Estate • Civil Litigation • Association Matters

Let Attorney Clause review your Real Estate agreement BEFORE your sign it.

WINTERIZING YOUR HOME

• Turn off your main water valve, which is located outside by your curb.

*Note: This should be done even if you are leaving your heat on or returning in a few days. It lessens the risk of costly water damage tremendously! Remember, shutting off your main water valve is a good practice. Year round pipes and water heaters could leak without warning.

• Turn off power supply (electric or gas) to your water heater.

Drain tank with a garden hose.

*Note: When re-opening, do not turn power source back on to water heater until it is completely full and a stream of water is coming out of the hot side of the faucet. Electrical elements will burn out if it is not full.

• Go to the lowest point on your water system to drain.

Check your basement or crawl space for any drains to open. The best location is usually where your water main enters your house. There is usually some type of drain at this location.

• Go to the highest point in your home and start opening all faucets and flushing toilets.

*Note: Hold the handle of the toilet down until the tank is empty

*Note: Disconnect washer hoses so those lines can drain too.

• Continue these steps floor by floor until all fixtures are opened and drained.

Leave everything in the open position until you reopen.

• Don't forget outside hose bibs and miscellaneous laundry tubs, bar sinks and any other water-using fixture.

• Loosen the bottom nut on your water meter and make sure all water is out of the meter.

If all of the water is not drained from your meter it could freeze and break. The repair and cost of materials will be at your expense.

*Note: Liquid in meter head is not water. It is sealed in oil for moving parts and it will not drain out.

• When everything is drained, pour non-toxic RV antifreeze into every

drain.

Pour approximately 2 cups of the antifreeze into every drain in your sinks, tubs and showers, as well as your toilet bowl and tank.

*Note: For best results on the toilet bowl, remove as much water as possible using a cup and/or sponge. Then fill the bowl till no air space is left in the bottom. This helps keep any smell from the sewer line from escaping. By removing the water, you also will help in not diluting the antifreeze.

TO RE-OPEN THE LINES, REVERSE THE STEPS (7 THROUGH 1)

Remember, every home is different, and this list of procedures is only a guide. Different situations may require different procedures. These are simple steps, which may assist you. Some water lines may have "bellies" or loops that will not allow the water to drain. Some lines may need to be blown out with an air compressor. Using a compressor on water lines can help insure better draining of the pipes.

SPECIAL INSTRUCTIONS

Washing Machine – After the pipes are drained, remove the hoses from the water hook-up on the washer. Turn the dial to "Warm Water" setting and slowly pour antifreeze into both the hot and cold-water hoses. This will slowly pull anti-freeze into the washer. Fill valve approximately 1 ½ cup per side, and then pour about 4 cups of anti-freeze into the

washtub. Turn the dial to the "Spin Cycle", which will circulate the anti-freeze into the washer pump. At the conclusion of this cycle, place the drain and fill hoses under the lid, so that any remaining anti-freeze can drip into the tub. Remember to put anti-freeze into the trap of the washer drainpipe.

Dishwasher – After the house has been drained, turn the dial to "Fill". This will pull any remaining water from the supply line. Put approximately 4 cups of anti-freeze into the bottom of the dishwasher. Turn dial to "Rinse" for about 30 seconds. This will pull anti-freeze into the pump.

WLEPOA SCHOLARSHIPS

The application for the 2014 Scholarships are available in the Office. You may also print it online from our website in PDF format at: <http://www.wleonline.org/wlescholarship.pdf>

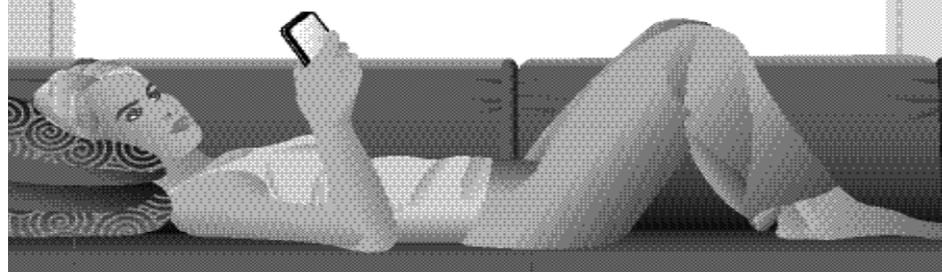
Applications and ALL corresponding paperwork must be received by April 1, 2014

Sign Up for Text Alerts from WLEPOA

You can sign up from your phone, just text in lowercase letters the keyword wlepoa to 84483

or you can go to this link https://www.rainedout.net/team_page.php?a=cbf4ef043ee4526b50fe

and sign up with your cell phone number. If you do not receive a confirmation from "rainedout" right away you may have to sign up with your cellular e-mail. This would be your 10 digit number followed by your carriers e-mail extension. Keep in mind that you will be billed the standard date or text charges by your carrier.



PA 008383



RINKER GENERATOR

AUTOMATIC HOME GENERATOR SYSTEMS



(570) 698-9696

www.rinkergenerator.com

Quiet Operation
Propane or N.G.
Best Warranties

Full-Service Dealer
1-Day Installation



Generator Systems



Cummins Onan

The Recipe Box

Grandmas 1950's Goodies

HONEY BRAN MUFFINS

- | | |
|-----------------------------|--------------------------|
| 1- 2 cups sifted flour | 2- 3 tsps. baking powder |
| 3- ½ tsp. Salt | 4- ½ tsp. nutmeg |
| 5- ½ cup strained honey | 6- ¼ cup sugar |
| 7- ½ cup seedless raisins | 8- 1 ½ cup milk |
| 9- 2 cups bran | 10- 1 egg |
| 11- ¼ cup melted shortening | |

Sift first 4 ingredients together. Stir in bran and raisins. Beat egg well, add honey, sugar, milk and melted shortening. Add to dry ingredients stirring only enough to dampen all the flour. Fill greased muffin pans about 2/3 full and bake in a pre-heated oven at 425° for 25 minutes. Makes 16-18 muffins.

Bread, Biscuits & Rolls

Printed and published in 1953

SNOW PLOWING
Kenneth Burger Contracting
(570) 351-8005

General Contractors
 • Electrical • Plumbing & Heating • Additions
 • Painting • Waterproofing

PA#011342

Stop Telemarketers from calling you...

To prevent this, call the following number from your cell or home phone: 888-382-1222. It is the National Do Not Call list and will only take a minute of your time. It blocks your phone number with no expiration date. You must call from the cell or home phone number you want to have blocked. You cannot call from a

different phone number.

It will take 30 days to reach all telemarketers, after the thirty days if they continue to call, you can file a complaint at <https://www.donot-call.gov/>

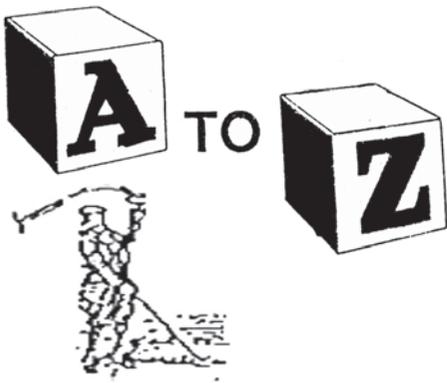
You can also register your home or mobile phone for free at the website listed above.

Resumes are due April 1st



for the Board of Directors
 for property owners
 who wish to run
No foolin'!

Please keep resumes limited to 1 page!



Maintenance

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

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

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

- Landscaping & Lawn Care
- Basements Finished
- Screened Porches
- Weekly Home Inspection
- Masonry Work & Foundations
- Pressure Washing
- Work & Log Splitting
- Tile Grouting & Caulking
- Rain Gutter Installation

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

Contact:

Bill Culley or
 Joe Paladino

570-698-7759

1-888-698-7759

fax: 570-698-8075

E-mail:

AtoZMaint@gmail.com

SNOW REMOVAL

Visit us online at www.atozmaintenance.com



PA#0004327

WLE Museum Update

Have you seen it? The WLE "Museum" exists!!! The hallways from the entry to the WLE Main Clubhouse have been populated with pictures documenting the history of our community. There is room for expansion - yes, our future history is yet to be made - BUT, some parts of our past history are still missing.

PLEASE - HELP US!!! We know there are people/events/stories that we have not appropriately documented. We accept that we have also not documented the people/events/stories of which we are not even aware. Please, please, please (especially our "OLD TIMERS"), tell us your stories, let us copy your pictures, and share in your history and legacy.

These are some of the things (pictures first) that we KNOW are historically significant to our community but we have no/inadequate documentation. Among them:

- A picture of Ed Smith or the Father - Son ball games that he organized in the early days of our community and resulted in the naming of "Ed Smith Field."
- A picture of Frank Genesee, who was instrumental in the financial viability of the early days of our community and whom after Genesee Park is a namesake.
- Pictures of the WLE Swim Team over the

years (if you don't see it, we likely don't have it).

- A picture of the scofflaw developer that flew to Costa Rica (yes - milk carton and Post Office photos can be scanned).
- A picture of the stone fireplace that used to be in the Beaver Lodge

As you may have observed, we have not yet displayed anything in the display case. Artifacts are one of a kind - all of our photos can be replaced because we digitally scanned them and all we need to do is hit "print". Yes - we have a lock for the display case but have decided that we should have a security camera on it before putting our accumulated artifacts on display. Again, there are "things" that we KNOW are historically significant to our community but we have no/inadequate documentation. Among them:

- WLE badges needed from the following years (all of 1970's, 1980-1986 & 1994)

Our Museum is truly a "work in progress." But then perhaps that is exactly the way it should be. As the history of the community continues to unfold, we now have the ability to document and preserve it.



OOPS!
In the last issue, we accidentally titled Lakeville's Fire Truck as the Ledge Dale Fire Truck. We apologize for the mistake.

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.

We have had 4 homes damaged due to broken pipes so far for the 2013/14 winter season and a unfortunately expect more. Two homes had 16,000 gal/24hrs and one had 14,500 gal/24hrs causing significant damage.



This home had broken pipes on 3rd floor causing flooding and causing severe damage to every floor below !!!!

SANTARELLI & SONS OIL

443 Main Street, Peckville PA 18452

(570) 489-7690

www.santarelliandsonsoil.com



Heating Oil • Gasoline • Diesel • Kero • Off Road

MENTION YOUR DEVELOPMENT
for a **GROUP RATE DISCOUNT**
on heating oil.



LOWEST PRICES!

Call us about our
"Price Match Plus Program"

ALL MAJOR CREDIT CARDS ACCEPTED



This is what happens when a hose is not removed from the spigot. We usually average about 10 to 12 a year!!



Get top representation in hiring us as your Weichert Realtors®

Tired of listing your house/property with little or no results? We have the tools to SELL your house!!

Let us show you how. Just give us a call!!

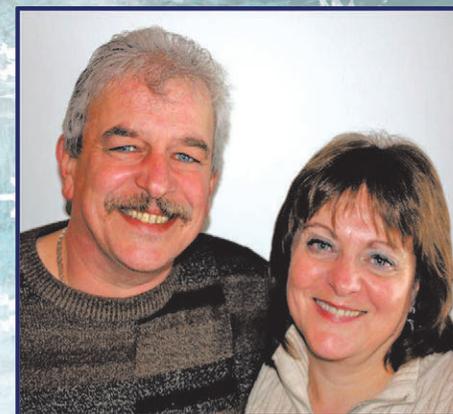
Weichert, Realtors®

Paupack Group

570-226-8240

www.OurPoconoHomes.com

Look up listings on our web page above



Sales Executives:

Al Premuto 570-470-0141
 Maria Elena Premuto 570-470-3431



\$192,500
37 Red Hawk Dr
Lake Ariel, PA 18436
 MLS#12-4192



\$199,900
122 Harmony Dr
Lake Ariel, PA 18436
 MLS#13-5238

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



This is a past leak from a different year but it shows the damage it can do in a home!!



We just learned that Laird Moore passed away on December 30 in Maine, just before the New Year. Laird was 89 years old. He was one of the first property owners in WLE.

Photo courtesy of Father Ronald Altrui



Selling? You will love the way
♥ I represent you!
I will sell your house!

Call: 570.856.7307

poconosrealtor@yahoo.com

Deirdre Ramirez

ERA Lake Ariel Top Agent 2011 - 2012 - 2013
Multi-Million Dollar Producer 2011 - 2012 - 2013

Sunshine Gals



Happy Thanksgiving!
The Sunshine Gals had a great afternoon spent at the Adult Lodge for their Thanksgiving get together.



Merry Christmas!
The Sunshine Gals enjoyed their Christmas at Back Draft this year. Keeping with the Christmas Spirit we donated to the Pantry of St. Thomas Moore Church. We hope all of you had a great Christmas and a Happy New Year!



GeoSpring
Hybrid Water Heater

Whirlpool

MAYTAG

KitchenAid

FRIGIDAIRE

GE

WAYNE COUNTY BUILDERS ASSOCIATION

AUREL'A

TV & APPLIANCES

**REFRIGERATORS - RANGES - WASHERS - DRYERS -
MICROWAVES - FREEZERS - DISHWASHERS -
TELEVISIONS & MORE**

**6 MONTHS NO INTEREST W/PAYMENTS*
SATURDAY DELIVERYS AVAILABLE**

OPEN 7 DAYS A WEEK

MON-FRI 9-6 SAT 9-5 SUN 11-4

E-MAIL: aurels@echoes.net
WEBSITE: aurelsappliance.com

(570) 689-9757
(570) 253-3874

FREE DISPOSAL OF OLD APPLIANCES!

*SEE STORE FOR DETAILS

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

COMPLETE PARTS DEPT FOR ALL MAJOR APPLIANCES

BOSCH

Amana

VIKING

SANSUI

HOTPOINT

weber

SHARP

Find us on Facebook








WLE Lots for Sale

<p><u>SECTION 1</u> <u>LOT 46 & 47</u> <u>16 & 18 Hidden Valley</u></p> <p>Both lots <u>\$15,000.00</u></p>	<p><u>SECTION 1 LOT 379</u> <u>88 Indian</u></p> <p><u>\$12,500.00</u></p>
<p><u>SECTION 2 LOT 136</u> <u>74 Red Hawk</u></p> <p>buildable but steep <u>\$8,500.00</u></p>	<p><u>SECTION 3 LOT 049</u> <u>6 Hurok</u></p> <p>small buildable area <u>\$8,500.00</u></p>
<p><u>SECTION 4 LOT 141</u> <u>23 Sunrise</u></p> <p>will require additional excavation costs <u>\$10,000.00</u></p>	<p><u>SECTION 4 LOT 351</u> <u>3 Moroccan</u></p> <p>SOLD <u>\$12,500.00</u></p>

Lakeville SELF STORAGE

on Route 590 (2 miles from Wallenpaupack Lake Estates)

Lowest Prices!

1st Month FREE

(w/six month contract) with this ad

Many Sizes Available
RVs, Boats, Cars, Stuff!

*Save room in your house or driveway...
let us store it for you!*

570 335-0725

lakevillestoragepa.com

Lakeville Supply

Firewood, Bag Coal, Wood Pellets
Anti-skid, Ice Melt, Winter Supplies

Open
Mon.-Sat.
8 a.m.-5 p.m.

*Amish-Built Sheds,
Garages, Furniture, Pole Buildings*

Pickup & Delivery Available

General Store
Blue Buffalo Pet Food

(between Hawley & Hamlin)
Route 590 • 226-2037



Everything... for the
 Do-It-Yourselfer to
The Seasoned Professional

- DOORS & WINDOWS
- PAINT SUPPLIES
- MILLWORK
- HARDWARE
- BUILDING SUPPLIES
- HEATING EQUIPMENT
- AREA WIDE DELIVERY

- TREATED LUMBER
- PLYWOOD
- ROOFING MATERIALS
- PLUMBING SUPPLIES
- ELECTRICAL SUPPLIES
- POWER & HAND TOOLS
- BOOM TRUCK AVAILABLE



PAUPACK, PA

570 226-4531

visit us at
www.gumblebrothers.com

HOME CENTERS

1% DISCOUNT THE YEARLY ASSESSMENT MUST BE PAID BY JAN. 31, 2014

1% DISCOUNT ON ANNUAL ASSESSMENT ONLY
NO DISCOUNT ON THE SPECIAL ASSESSMENT S/W OR POOL OR REPLACEMENT FUND

1. HOME PAYING S&W & POOL SPECIAL ASSESSMENTS WITH DISCOUNT WILL BE	\$1,832.47
2. HOME PAYING POOL SPECIAL ASSESSMENT WITH DISCOUNT WILL BE	\$1,734.47
3. LOT PAYING S&W & POOL SPECIAL ASSESSMENTS WITH DISCOUNT WILL BE	\$1,112.54
4. LOT PAYING POOL SPECIAL ASSESSMENT DISCOUNT WILL BE	\$1,017.54

* IF YOUR BILL INCLUDES S&W & POOL SPECIAL ASSESSMENT, YOUR DISCOUNT WILL BE 1 OR 3.

* IF YOUR BILL INCLUDES POOL SPECIAL ASSESSMENT, YOUR DISCOUNT WILL BE 2 OR 4.

REPLACEMENT FUND IS NOT IN ADDITION TO THE ANNUAL ASSESSMENT, BUT A PORTION REMOVED FROM THE ANNUAL ASSESSMENT FOR CAPITAL RESERVES.

SPECIAL S & W ASSESSMENT ENDS 2016.

IF YOU WISH TO PAY OFF EARLIER, CONTACT OFFICE FOR A PAY OFF FIGURE.

SPECIAL POOL ASSESSMENT FEE

FEE PAYABLE BY THE UNIT OWNERS WILL BE \$50.00 PER YEAR PLUS A 5% INFLATION RATE AFTER 2014 PAYMENT.

FEE COMMENCES IN 2014 AND CONTINUES THRU 2018

FEE IS DUE QUARTERLY OR CAN BE PAID OFF IN JANUARY OF EACH YEAR

YOUR CURRENT VEHICLE STICKERS WILL EXPIRE JULY 31, 2014.

PICKUP NEW VEHICLE STICKERS WITH YOUR BADGES AT THE END OF JULY, 2014.

THE FOLLOWING IS THE QUARTERLY BREAKDOWN OF THE ANNUAL DUES.

THIS INFORMATION IS BEING PROVIDED DUE TO THE LAYOUT OF THE BILLING COUPON. THE COUPON INDICATES ONLY THE TOTAL DUE FOR EACH QUARTER. PLEASE KEEP THIS INFORMATION AS A REFERENCE SO YOU MAY UNDERSTAND YOUR ASSESSMENT BILL.

SEE REVERSE SIDE FOR PAYMENT BREAKDOWN

QUARTERLY PAYMENTS 2014

HOME PAYING S&W AND POOL SPECIAL ASSESSMENT

	JAN	APR	JULY	OCT	TOTAL	1% DISCOUNT	TOTAL
ANNUAL ASSESSMENT	378.37	378.37	378.37	378.37	1513.48	15.13	
REPLACEMENT FUND	47.28	47.28	47.28	47.28	189.12		
SPECIAL ASSESSMENT S/W	23.75	23.75	23.75	23.75	95.00		
SPECIAL ASSESSMENT POOL	12.50	12.50	12.50	12.50	50.00		
	461.90	461.90	461.90	461.90	1847.60	15.13	1,832.47

LOT PAYING S&W AND POOL SPECIAL ASSESSMENT

	JAN	APR	JULY	OCT	TOTAL	1% DISCOUNT	TOTAL
ANNUAL ASSESSMENT	196.57	196.57	196.57	196.57	786.28	7.86	
REPLACEMENT FUND	47.28	47.28	47.28	47.28	189.12		
SPECIAL ASSESSMENT S/W	23.75	23.75	23.75	23.75	95.00		
SPECIAL ASSESSMENT POOL	12.50	12.50	12.50	12.50	50.00		
	280.10	280.10	280.10	280.10	1120.40	7.86	1,112.54

HOME WITH SPECIAL ASSESSMENT POOL

	JAN	APR	JULY	OCT	TOTAL	1% DISCOUNT	TOTAL
ANNUAL ASSESSMENT	378.37	378.37	378.37	378.37	1513.48	15.13	
REPLACEMENT FUND	47.28	47.28	47.28	47.28	189.12		
SPECIAL ASSESSMENT POOL	12.50	12.50	12.50	12.50	50.00		
	438.15	438.15	438.15	438.15	1752.60	15.13	1,737.47

LOT WITH SPECIAL ASSESSMENT POOL

	JAN	APR	JULY	OCT	TOTAL	1% DISCOUNT	TOTAL
ANNUAL ASSESSMENT	196.57	196.57	196.57	196.57	786.28	7.86	
REPLACEMENT FUND	47.28	47.28	47.28	47.28	189.12		
SPECIAL ASSESSMENT POOL	12.50	12.50	12.50	12.50	50.00		
	256.35	256.35	256.35	256.35	1025.40	7.86	1,017.54

WINTERIZATION “QUIK-CHECK”

- Turn off the main water supply to your home between visits. (Your outside shut off is the best place)
- Disconnect all garden hoses outside from spigot. They can cause the hose “bib” line to freeze and break inside the wall.
- Drain the water meter, if located in an unheated area, thoroughly. Otherwise, the meter may freeze and break. The cost of replacement and/or repair will be the property owner’s responsibility.
- Close the crawl space vents. Place a piece of insulation in each vent. This will help to protect the pipes located in the crawl space.
- Leave the heat on 48 degrees or above to further protect your plumbing. Open all doors on the lower kitchen cabinets and bathroom vanities to expose the plumbing to the heat.

NOTICE SPRING THAW REGULATIONS

Affecting vehicles over 10 tons

Wallenpaupack lake estates will be enforcing a 10 ton weight limit on all roads within the community, on a weekly basis, effective december thru april.

All vehicles in excess of 10 tons must obtain approval from w.L.E. Security or at the administration office before entering w.L.E.

Emergency vehicles, such as police, fire, ambulance and rescue vehicles, w.L.E.P.O.A. Vehicles, utility vehicles, including propane and oil trucks and moving vans are exempt from these provisions.

This weight limit will be strictly enforced by wallenpaupack lake estates security.

Office hours are 8:30 – 4:30 mon-sat

Telephone 689-4721

**Card Bingo has taken a vacation
for the Winter Season ...
But don't fret ...
It will be back in the Spring!**

Main Street Tax & Accounting

PERSONAL INCOME TAX
PREPARATION & FILING
STARTING AT

\$69

- Personal Tax Preparation
- Business Tax Preparation
- Tax Planning
- New Business Consulting
- Payroll & Bookkeeping Services

876 Main Street
Newfoundland, PA 18445

(570) 252-4829 • www.TaxOnMain.com

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.

Contact the office at 570-689-4721 and ask for Kathy Or e-mail: Ksollenne@wleonline.org

Quality of Life

We have recently seen some Property Owners expanding or renovating their homes. We would love to be able to have some pictures of the before and afters so that we can showcase some of them in our Newsletter.

The Quality of Life Committee is interested in letting people see the wonderful improvements that we have seen, and, would enjoy sharing them with the rest of the Community

Thank You, Quality of Life

DELINQUENT PROPERTY OWNERS PLEASE TAKE NOTICE

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

of judgments. A \$200.00 charge for costs of collection and reasonable attorney's fees shall be imposed.

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

ALL DELINQUENT ACCOUNTS WILL BE LISTED WITH A CREDIT REPORTING AGENCY

NOTICE TO WLE PROPERTY OWNERS PERTAINING TO SECTION 6

Developer Bill Spillane (B & B development Partners, Inc.) who owns the majority of the property in Section 6 has posted the property with "No Trespassing" signs. Mr. Spillane has been in touch with the Pennsylvania State Police informing them of the trespassing that is taking place and warns that he will press charges to violators.

WLE owns some property in Section 6 and in particular two parcels that property owners have the right to enter upon. The only access to this property is off the Goose Pond Road and onto Lenape Lake Drive, which is located west (going towards Hamlin) of the West Gate. There will be a sign erected to mark the road.

Maps are available at the office so you can locate WLE property in Section 6.

NOTICE!!

Mandatory Water Restrictions for Memorial Day, July 4th & Labor Day

No Watering lawns!! (Newly seeded lawns and new landscaped plantings may be watered by hose only - Not Sprinklers!! Time of watering: before 8am and after 7pm)

No washing of Blacktop Driveways!!

Pressure washing and vehicle washing to be done between 1 and 6 p.m.!!

Please avoid all other excessive water usage.

Use a nozzle at the end of all hoses.

Note: Memorial Day (May 25, 26, 27)

July 4th (July 4,5,6,7)

Labor Day (August 31, September 1,2)

Any questions please call The Water and Sewer Department at 570-689-7007 or the Main office 570-689-4721.



DEBBIE FRIESE, Assoc. Broker
570-226-8240 ext. 14
570-470-4716 cell
Here For YOU!

Weichert, Realtors
Paupack Group
Each Office Independently Owned & Operated.

*Not sure about what to do?
I can help find the
key to happiness!*

Ask the Realtor who Helped 42 families achieve their real estate home sales needs in 2013. Answering your local real estate neighborhood questions.



Here for YOU! Call any day of the year for a FREE "RIGHT PRICE" evaluation of your home.

PA#027686
Ken Nelson
CARPENTRY
• Home Improvements • Decks
• Remodeling • Additions
Over 30 Years Experience, No Job To Small
(570) 795-0244 (570) 983-6029

2014

Proposed Schedule

February:

15-16 Wacky Winter
Weekend

15 -Ice Cream Social

15 - Sled Building

15 - Family Bingo

16 - Pasta Dinner

16 - Sled race

March:

15 - St. Patrick's Party

April:

19 - Easter Egg Hunt

19 - Blood Drive

May:

10 - Adult 21yrs. & over
Event

26 - Memorial Day Family

Fun Day

26 - Bingo (swim team)

June:

25 - NYC Lion King /
Museum of Natural History
bus trip

July:

5 - July 4th Picnic

19 - Adult 21yrs. & over

Event

19 - Flea Market

August:

Swim Team Banquet

9 - Comedy Night

September:

6 - Labor Day Event

October:

11 - Fall Event

11 - Spook Walk

25 - Adult Halloween Party

26 - Children's Halloween
Party

November:

Pre Holiday Party

December:

6 - Tree Lighting

6 - Lunch with Santa &
Food Pantry

31 - Ornament Exchange

31 - New Years Eve Party

Please be advised that
this schedule can change
without notice

After Hours Guest Pass

Should you come to WLE and arrive after office hours or on a Sunday you can still obtain a guest pass for your vehicle or for your guest.

You can call the office at 570-689-4721 and leave a message on the answering machine with your name, phone number and address. An officer checks the messages and they will call you back and either meet you at the office or bring one to your home.

When Are My Dues Due?

This is a question that has been asked of the office many times.

Dues are payable by the 1st day of each quarter (January, April, July & October). As of the 2nd day you are considered delinquent and no lon-

ger a member in good standing.

Here is where many people get confused. You have until the last day of the quarter month to pay your dues without an interest charge only.

Mary Beth Bridals & Boutique

Bridals ♥ Maids ♥ Mothers ♥ Tuxedos
Prom Gowns ♥ Dresses ♥ Semi Formals
Cocktail Dresses ♥ Accessories
Dyeable Shoes & Handbags

STORE HOURS:

TUES.-THURS.-FRI. 12-7

WED. & SAT. 10-4

849 MAIN STREET IN HONESTALE

570-253-6520

JAKE'S CARPET

FLOOR & WINDOW COVERING

577 Hamlin Hwy. (Route 590), Hamlin

www.jakescarpet.com • Email: jakescarpet@gmail.com

570.689.7188 • 1.800.673.2582 *Free Estimates*

15% Off Sale

carpet • vinyl • ceramic tile • hardwood • laminates • vinyl tile
area rugs • window blinds • draperies • wood blinds • cellular blinds

Hours: Mon., Tues., Thurs. & Fri. 9-5; Wed., 9-6; Sat. 10-2

Go South on Route 590 toward Hamlin.

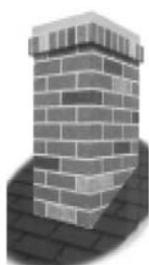
We are located just past Weis Market on the right.

Serving the community since 1978.



GE Capital Financing

PA001689



Gouldsboro Chimney & Furnace Cleaning

(570) 676-5253

\$10 OFF
chimney repairs
and cleaning
with this ad

Stainless Steel Liners & Caps • Woodstove & Fireplace Inserts Installed
Wooden Chase Chimneys Rebuilt and Repaired
Masonry Chimneys Rebuilt and Repaired
Gas or Oil Chimney & Furnace Cleaning • Fireplaces • Wood & Coal Stoves
Animals and Any Other Blockages Removed

PAUPACK POWER SPORTS

345 Everly Road & Rt. 590, Lakeville Pa

MMI Certified Harley Davidson and Metric Technician

Full Support Services

ATVs - Side by Side - Snowmobiles and More

Scheduled Service - Performance Upgrades - Tires
Parts & Accessories

Boat & PWC Spring/Summerize also available

570-226-4322

www.paupackpowersports.com / shawn@paupackpowersports.com



DEADLINE: May 10, 2014 Or Full Bus

Tickets without group rates run between
 \$140 - \$160 per person
 You save between \$40 - \$60 on ticket plus you get
 breakfast and there is no driving,
 no tolls & no gas

\$130.00 per person

Incl: Comfort bus w/movie round trip,
 driver tip, continental breakfast,
 show ticket in mezzanine.



DEADLINE
 June 10, 2014 Or Full Bus

\$29pp 2yrs. & under
 \$48pp 2-12 yrs.
 \$50pp 13-18 yrs.
 \$59pp 19 – 59 yrs.

\$56pp Senior / College Student
 Incl: super saver admission & bus

SUPER SAVER ADMISSION

Incl: admission to the Museum and Rose Center
 for Earth and Space plus all special exhibitions,
 IMAX films, and the Hayden Planetarium Show

Save between \$2 - \$7 per person on tickets plus you get breakfast
 and there is no driving, no tolls & no gas

2 Options – Tickets on sale now for both – You Choose
Bus Trip – June 25, 2014 – Tickets include admission, comfort bus w/movie, driver tip & continental breakfast



Lunch With Santa





Bug E. Bug Pest Control

570-955-8382

Lake Ariel bugbugpestcontrol@gmail.com

Owen Motors Inc.

Quality Service You Can Depend On!

Repairs, Rentals, Sales. Specializing in VW

348 Hamlin Highway • Lake Ariel, PA 18436

570-689-5600 • Fax 570-689-5601



Lunch With Santa

December 7, WLE held its annual Tree Lighting followed by Cookies & Cocoa at the Main Club House. As always, it was a wonderful night shared with friends and family.




Eastern Propane
Today's Best Energy



*Thank You For The Opportunity
To Provide Wallenpaupack Lake Estates
With Clean Energy &
Dependable Service*

HIC # 8163

- 24 Hour Repair Service
- Automatic Deliveries
- Sales, Service & Installation of Quality Propane Products
- Service, Repair & Maintenance of Home Heating & A/C Equipment
- Level Payment Plans & Prebuys
- Heating Assurance Plans




Family Owned & Operated Since 1938

570-226-3771 www.easternpropane.com 108 Langan Ave
Hawley, PA



Great Restaurants
for the Winter

Gresham's
Established 1999

CHOP HOUSE
AN ITALIAN STEAKHOUSE
on Beautiful Lake Wallenpaupack

There's always something happening at Gresham's...

TWO FOR TUESDAYS
Two Entrees and and Appetizer from our special menu.
Only \$26.95 Includes two house salads

WINE AROUND ON WEDNESDAY
30% Off bottled wines from 4-8 p.m.

PRIME RIB THURSDAY
Prime Rib au jus, baked potato, vegetable and salad. Still just \$12.95

HAPPY HOUR FRIDAY
In the Bar - \$1 Off drinks and appetizers from 5-7 p.m.
Live acoustic music from 6-9 p.m.

SATURDAY NIGHT OUT
Live entertainment from 9:30 p.m.-1:30 a.m.

'TASTE OF ITALY' SUNDAY
All you can eat pastas for \$9.95... Plus additional fabulous Italian specialties, our famous Italian hoagie and wines specials from Italy

All specials above cannot be combined with any other discounts, promotion or special offer.

Now open Tuesday - Sunday at 4 p.m. Closed Mondays

(570) 262-1500

greshamschophouse.com

MARTIRANO
OUTDOOR SERVICES

PA LIC #075183
We make dirt look good
Newfoundland, PA

Whether it's commercial or residential, Martirano Outdoor Services specializes in providing customers with innovative solutions to the most challenging situations.

Structures that last are built on strong foundations and with Martirano Outdoor Services, you can trust that your project will endure for years to come.

See our work on  

(570) 766-1785
martiranooutdoorservices@yahoo.com

Services:
Lawn maintenance (weekly and bi-weekly) • Yard Clean ups • Landscaping • New lawns
Drainage systems • Dry wells • Waterproofing wet basement, crawls space, yards (solved)
Foundation and crawl space repairs • Driveway seal coating and blacktop repairs
Full service excavation • Grading, utility lines, footers, pier holes • Gravel driveways
Concrete and retaining wall installs and repairs
Demolition • Concrete and blacktop removal • Stump and tree removal

New Year's Eve




**CURT
PUTMAN
TREE SERVICE**
570.689.7516

SERVICES AVAILABLE

- Tree Trimming
- Emergency Storm Work
- Lot Clearing
- Tree Removal
- Firewood Delivery
- Stump Grinding



Important Phone Numbers

Administration 570-689-4721
 Inform-a-phone..... 570-689-4409
 Emergency Phone .. 570-689-7311
 State Police..... 570-253-7126

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

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

Spring 2014 Edition - **Deadline:** March 15th - **Publication:** April

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

CLASSIFIEDS

W.L.E. CLASSIFIED RATES:

\$10.00 FOR 25 WORDS OR LESS

\$.25 PER WORD AFTERWARDS

ADS MUST BE PAID IN ADVANCE WITH AD COPY

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

Notice to Property Owners

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

LOTS FOR SALE

Section 1 – Lot 092 - #35 Lakeland Drive – Slight slope and buildable lot near Beaver Pool area and Campgrounds. Asking \$12,500 – Call: Fred 646-734-9506

Section 1 – Lot 279 - #6 Deerfield – Gently sloped dry buildable lot near Beaver Pool area. Asking \$19,500 – Call: 570-689-4685

Section 1 – Lot 519 - #34 Mockingbird Lane – Level buildable lot. Asking \$15,000 or best offer. – Call: 570-503-7201

Section 1 – Lot 542 - #2 Mockingbird Lane -. Large corner, flat, dry, buildable lot. Asking \$23,000 – Call: 570-491-2317

Section 1 – Lot 542 - #2 Mockingbird Lane -. Large corner, flat, dry, buildable lot. Asking \$23,000 – Call: 570-491-2317

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.

BOARD OF DIRECTORS

President, Jerry Beskovoyne
 Vice President, Al Cuccuniello
 Treasurer, Daniel G. Braun
 Secretary, Peggy Kostyshyn
 Member, Gerald LaStella
 Member, Dan Harmuth
 Member, Gino Dall'Aste

Maintenance

Foreman – Charlie Gioe
 Ken Moran
 Artie Guerra
 Lamont Hayes
 Bobby Kratzer
 Deniece Tuttle
 Brian Stine
 Kit Jackson

Officer Kevin Appel (part time)

Public Works Staff

Director – Brian Schan
 Chuck Fenstermaker
 Fran Raimo
 Ryan Bigelow

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 Ron Soltis
 Officer Russ Toepfer
 Officer Jude Salerno
 Officer Scott Tavoline
 Officer Daniel Cuccherini

Sticker Notice:

All vehicle ID's now coincide with the dates of the badges rather than starting January 1.

The sticker will run from July to July. You can start picking them up by June 1st or when you come in for your badges by the end of July.

Your new sticker must be on your vehicle by August 1 and will be good until July 31, 2015.

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. 8 a.m. – noon
 Mon. – Fri. 6 – 9 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 years who is also a property owner in good standing. Equipped with rest rooms, pool tables, dartboard & more.

Rockledge Pool – Seasonal

Swimming pool, picnic area with Bar-b-ques, volley ball court, sand box and snack bar (summer only).

Beaver Lodge & Pool Complex

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

Kasper Lodge

Tues/Wed/Thurs/Fri: *4-7 p.m./11yrs. & under - 7-11 p.m. / 12 yrs. & Up
 Saturday: *3-7 p.m./Family Hours - 7-11 p.m. / 12 yrs. & Up
 Sunday: *1-5 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 open daily



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

Maple Properties Assoc, Inc.
 CUSTOM BUILT HOMES

923 MEADOWLARK DRIVE
 MADISON TWP., PA 18444
www.mpabuilder.com

(570) 842-3277
 CELL (570) 510-1346
 FAX (570) 842-3278

Next quarterly payment Due
April 1, 2014

Neighborhood News

We welcome the following new Property Owners to WLE!

Section 1

Timothy Baltimore & Sheila Smith, Curtis & Carolyn Tripoli, Cheryl Cooper-Hatch, Barbara Gazzillo, Richard & Maureen Lang, Dohn Eliane

Section 2

Anthony & Kathleen Dobies, Kenneth Hoefling, Corine Treslar, Scott & MaryEllen Miller

Section 3

Linda Fischer & Sandra McLaine & Suzanne Oberman, Riccon International LLC

Section 4

Norman & Mary Laporte, Salvatore & Joann Cottone, Roy Nelson, I&H Forever, Inc.

Section 5

Edyta Stankiewicz

Section 7

Michael & Christine Wilson



A Benefit For The WESTERN WAYNE JR. WILDCATS

Saturday, March 1 • Bennoco's • 482 Hamlin Hwy, Hamlin, PA

Doors open at 5 p.m. • Dinner from 6-7:30 p.m. • Show to begin at 8 p.m.

Admission is \$25 in advance/\$30 at door. Call Lynn Duda 570-698-0284 for tickets.

This donation includes Pasta dinner and the show.

- A buffet style pasta dinner will be available from 6-8 p.m. The show will follow at 8:30 p.m.
- There will be a Cash Bar available all evening.
- There will be many door prizes and a "Silent Auction."
- A 51" Samsung TV and a Tub O' Cheer will be raffled off. The raffle tickets cost \$5, and the tickets will be sold both prior to and throughout the evening.

For more information, please visit jrwildcats.homestead.com.

All proceeds benefit the youth of the WWJW Football and Cheerleading Organization.



We once again have 6 slips designated for Wave Runners/Jet Skis for the 2014 Boating Season. If you are interested in reserving one of these slips, please fill out the form below and return it to the office no later than April 1, 2014. In the event that we receive more requests than we can oblige, slips will be assigned by lottery drawing. The cost will match the customary boating fee of \$410.00

- These slips are available to **ALL** Property Owners in good standing
- A property owner is allowed one slip regardless of how many properties he/she/they may own
- If your name is drawn, you will be contacted by phone and/or by e-mail
- The new slips will follow the same guidelines as the current Marina rules & regulations
- If you are granted a slip, you will receive a Marina contract and a copy of the rules & regulations. Please fill out the enclosed forms and remit along with payment by the deadline stated on your paperwork.
- This reservation is for the **2014 season only** and There shall be a new drawing each year



Yes, I am interested in obtaining a Wave Runner / Jet Ski slip for the 2014 Boating Season:

Name: _____ Lot/Section: _____

Phone Number: _____ Alt Number: _____

E-mail (if available): _____

NON-POWER BOAT STORAGE

Non-powered boats can be stored at the designated areas at Deer and Beaver Lakes starting at 8 a.m. April 5. This is on a first come first serve basis, once you put your boat in a spot come to the office to register your boat.

To secure your reservation the boat must be put into a designated rack space, there is no reserving or saving spots.

Last year, except for the areas off of mohican and deer beach, all other areas had spaces remaining throughout the summer.

Please refer to the map (located in this issue) for the various small boat areas.

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 in April starting at 8 a.m. (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. Once payment is received on or after the first Saturday of April, you must either place a boat in your spot. At any time during the rental you must have a boat in the rack.

Any boat not registered in the office and not displaying a current sticker 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

Septic Tank Cleaning

Toll Free (888) 345-6688 Local 253-3660

Have you had your Septic Tank cleaned Lately?

Don't wait for problems to overwhelm you.....

Call Koberlein Today!

Septic Pumps - Alarm Repair Service

High Pressure Line Jetting

Septic Tank Cleaning

Drainfield Cleaning

Sewer Rooter Service



Full Service Septic Company



K O B E R L E I N

RV Owners



The RV letters and registration have been mailed out. Please fill them out and return them along with payment. Sending in your paperwork and coming to the office in March or April, will most likely result in less wait time.

Keep in mind that once you send in your paperwork and payment you must come to the office and pick up your flag and sticker which need to be on the appropriate vehicle by June 1st.

Marina Notice

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

TriState Golf Carts

Ezgo Authorized Dealer

- Service and Parts for All Makes and Models
- Custom Built All-Terrain Carts/ Sales & Accessories
- Rentals Available



(570) 344-4443

www.tristategolfcartsinc.com

1225 North Keyser Avenue, Suite 2 - Scranton, PA

Lighthouse HARBOR MARINA

SALES
SERVICE
SHOWROOM
STORE
AND
MORE

969 ROUTE 507
GREENTOWN PA 18426

VISIT OUR SHIPS' STORE
& WATER SPORTS PRO SHOP

WWW.LIGHTHOUSEHARBOR.COM

570-857-0220



OPEN
7 DAYS A WEEK
ALL YEAR!

BENNINGTON MONTEREY BOATS

LAUBSCHER INSURANCE Agency

Featuring great auto insurance rates and friendly, personal service.

Take the savings to help pay your winter heating and holiday bills!

Call "Lobster" today for a free quote!

570-839-2600

475 Route 196 • Mt. Pocono, PA

Open Saturdays 9 a.m. to noon



WLEPOA is looking for interested parties to operate **Rockledge Pool Snack Bar.** If you would like more detailed information please contact the office at 689-4721.

We would like you to know that we broadcast **WLE emergency preparations** and notices on **WDNH 95.3** whenever possible. Please tune in to that radio station for up to date notifications.



Notice

In order to install a permanent outdoor generator you need to get a Paupack Township permit and a non-fee permit from W.L.E



If you marvel at the beauty of WLE in the summer, you will find equal cause for wonder in the winter... There is a privacy about it which no other season gives you... In warmer seasons it is open season... only in the winter, in WLE, can you have longer, quiet stretches when you can savor belonging to yourself. "WINTER SUNSHINE" – it is the life of the crystal, the architect of the flake, the fire of the frost, the soul of the sunbeam. This crisp winter air is full of it.



3 MOCKINGBIRD LANE
3 BD/2 BA
\$149,900 / PW 14-175



4 OAK LANE
4 BD/ 3 BA
\$339,000 / PW 13-3518



14 CYPRESS CT.
4 BD/3 BA
\$238,900 / PW 14-180



71 BEAVER LAKE DR.
3 BD/ 2 BA + GARAGE
\$199,000 / PW 13-2714

ERA ONE SOURCE REALTY
DEALING UNPARALLELED REAL ESTATE SERVICE TO THE NEPA REGION FOR OVER A DECADE



VACATION RENTALS
call to book your getaway today!



76 MUSTANG RD.
2 BD/1 BA - NEW PRICE
\$69,000 /PW 13-5208



13 MOHICAN RD.
3 BD/1 BA
\$109,000 / PW 13-2489



110 HARMONY DR.
3 BD/ 2 BA
\$120,000 / PW 13-1124



14 WALLENPAUPACK DR.
3 BD/ 2 BA LOG HOME
\$175,000 / PW 12-1955



102 WALLENPAUPACK DR.
4 BD/ 2 BA
\$229,000 / PW 13-2295



Mary Ellen Stezar
Cell: 570-947-1629



Bill Culley
Cell: 570-499-6656



Lori Harsche
Cell: 570-983-6625



Joe Paladino
Cell: 570-499-6265



Deirdre Ramirez
Cell: 570-856-7307



Donna Smith
Cell: 570-352-8789



Jodi Cooper
Cell: 570-604-0336



74 AQUARIUS DR.
4 BD/ 2 BA - LAKEFRONT
\$359,000 / PW 13-2167

LAKE ARIEL OFFICE
1182 Hamlin Highway
570.698.0700
ERA1.com



SUNITA ARORA
Broker/Owner

- Accredited Buyer Representative
- Certified Residential Broker
- E-Pro
- Graduate Realtors Institute
- Seniors Real Estate Specialist

