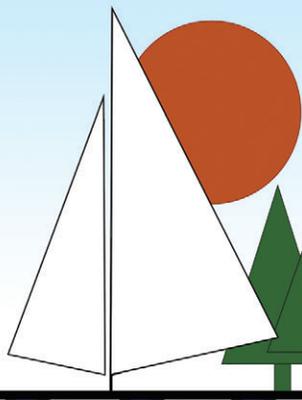


Wallenpaupack Lake Estates



COMMUNITY BULLETIN

FALL 2014
ISSUE #135



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



Fall Events:

October

- 25 - Adult Halloween Party
- 25 - Children's Halloween Party

November

- 29 - Pre-Holiday party



President's Report

by Daniel G. Braun

I trust that we all enjoyed our community and all that it offered this summer. During the summer, the new Board of Directors has settled into their new term after the Annual Meeting. The Neighborhood Watch assisted our Public Safety Department in patrolling our community as added eyes and ears to keep us and our properties safe during the most busy time of the year. The Quality of Life Committee has undertaken to ensure the esthetic beauty of our community and preserve the value of our properties. As



always, the Recreation Committee did their wonderful job of keeping us socially active with events including the Independence Day picnic, Music in the Park, the fishing derby, bingo, and the cardboard boat race. The new Marina Committee has held an organizational meeting.

Now the kids are back in school and the leaves are beginning to turn. The temperatures are getting cooler and the outdoor pools are being closed as I write this report. It is time

for those of us that are "die hards" to think about when to bring the boats in because soon the docks will be coming out. The youngsters of our Swim Team and the duffers of the Golf Club have ended their seasons.

The bucolic change of season that had become "normal" to our community was interrupted over the Labor Day Weekend. Upsetting, distressing, senseless, . . . there are only insufficient words in the dictionary to describe the crash on Goose Pond Road that took Ryan Leshner, Shamus Digney, and Cullen Keffer from their loving families and from our

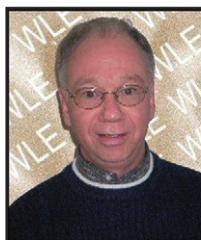
midst. None of us needed to be reminded that accidents do happen but all of us need to be reminded on occasion that time spent with loved ones should never be taken for granted and should always be cherished. As we enter the fall season, please cherish the time that can be enjoyed with loved ones and look forward to apples, jack-o-lanterns, turkey, and pumpkin pie – together.

Best wishes to all,
Dan

General Manager's Report

by John Carney

Now with summer winding down it is only a matter of a short time that the boats will need to be out of the marina and the docks will be coming out. The pools have already been winterized and soon the seasonal buildings will be closed down. We had a very successful summer with many of the amenity areas seeing well attended use.



The 4th of July picnic was one of the largest crowds in recent years.

Two areas that we received many compliments on were at the marina and the Main Beach, the area were the u-dock is. The marina saw some major sprucing up with painting of the stairways, 6 x 6 ties and picnic tables and adding a new layer of stone on the walkways. The work at the marina was a combination of a contractor, staff and volunteers. Volunteers did the majority of the painting. Later in the season a shed was installed for the Dock Mas-

ter to work out of and have a place to put equipment in to do work at the marina and in an emergency situation equipment and tools are readily available. At the u-dock area the stairway was extended close to the shoreline for easier access and a picnic area was erected.

Another job that got high praise was the extended area at Deer Lake Beach that allowed more area for picnic tables and fishing.

This summer also brought some hard rains that have kept the Maintenance Department busy fixing washed out areas, installing culvert pipes and working on drainage ditching. We will be getting into the fall season soon and it is important to keep the drainage areas around your home at the road clear and free of leaves and debris, including the culvert pipe under driveways.

The Sewer and Water Department is work-

ing on adding a new well to our system. The project is moving along very well. The drilling of new well takes a lot of coordination among contractors and government agencies. We are expecting the well to be in use for the Memorial Day weekend. It is easy to take this department for granted because you hear of very few problems with our sewer and water system, but there is a lot of work to do to keep it running as well as it is run. With new mandates from the governing agencies the cost has risen to operate the systems and more work needs to be done to satisfy additional testing.

A sub-committee has been formed for the building of a new Rockledge Pool. There has been one meeting to date and the second meeting will be on October 11 at 9 a.m. at the Adult Lodge. Jerry Beskovoyne is the Chairperson and these meetings will be open to the membership. The committee is in the very early stages of a concept plan and as the committee develops more detailed plans property

owners will be kept informed of the progress. Information will be available at each open session of the Board of Directors meetings on the third Saturday of the month from 9 a.m. to 10 a.m. at the MCH.

Another committee that has been formed and will remain as a committee is the Marina Committee. Paula Whitney is the Chairperson with Tony Schwab being the Board representative. If you have any concerns or want to relay anything to this committee send it to the office and attention it to the Marina Committee.

If you rent your home or are thinking of renting your home it is important that you get the proper paperwork to the office before the renter takes occupancy in the residence. You can get information on the WLE website or at the POA office.

Enjoy the fall in WLE, it is a great time of the year and there is a lot to do both in WLE and in the local communities. Feel free to contact should you have the need.

Water & Sewer Report

by Brian Schan

Sewer plant & System

The sewer plant has had some problems on different components over the summer. The treatment plant upgrade was done 21 years ago this past July. The return-activated sludge pumps have had their share of problems and this has always been a challenging area as things like hair, dental floss, sanitary items and



other miscellaneous items have had great consequence when passing through them. Our data communications computer is still being rebuilt as it went down several weeks ago with a major failure. This has caused major problems for our DEP reporting and data logging.

We are hoping the computer will be back in operation very soon. We will be pulling the Super Shredder after we catch up on several ongoing projects. It was budgeted for some minor repairs after further evaluation it may need major parts. We removed the pressure treated stair way at the sewer plant leading to the top treatment level. They were put in 22 years ago and were in bad shape. They were

replaced with a black top walk way which was less than half the cost of a wood replacement. Landscape upgrades were done at the Indian dr. water tower and we put weed fabric down and stone around the entire tank area. The replacement pump for pump station #6 has been ordered and we hope to have in place before the

winter. There will be some manhole repairing and infiltration work taking place over the fall.

Water System

The well rehab program is under way at the Main clubhouse well and it is in the beginning stages. There are some pictures available in this issue of the newsletter. After the well pump and motor were pulled, a camera review was done from the top of the well to the bottom. The results were unbelievable and proved the procedure was way overdue and very much needed. The iron and manganese buildup is very heavy. A five day jetting and flush process will be taking place and then another camera

review should show great results. With work performed by the water and sewer department we were able to reduce the cost from \$30,000 to \$14,000 for this project. While the Main Clubhouse well is off line we will be replacing miscellaneous parts and components. We will also be stripping and repainting the hydro tank and piping. The new well is slowly moving along. The next step will be taking place mid-September as the well will be drilled to its final size of 8 inches. Then an extensive pump test will take place this will determine the Gallons/Per/Min we apply for on the next permit through DEP.

Aggressive leak detection will take place this fall to try and reduce water flows before winter. We are still being inundated with failing XTR meter reading components at property owners' homes. We are passing 350 and do not see it slowing down. We are replacing them with an interpreter head which mounts directly on meter. We are doing our best coordinating appointments with property owners to do the necessary repairs. It has been difficult as many are not full time and don't come

up often. Pumps and tanks are being sized for all five wells to reclaim chlorine analyzer water which is presently being discarded on to the ground. The water will be put back into the system which is approximately 873,000 gallons of water wasted a year between all five wells.

Water Meters: we are asking anyone who receives a notice or letter regarding a meter problem to please contact us as soon as possible so we can correct the issue and keep up with the failing components. We greatly appreciate it.

Reminder: This is the time of year to start thinking about ways to protect your home for the upcoming cold season. A few things to help are: Disconnect hoses from outside spigots. Protect water meters with heat tape or draining when located in areas that go below freezing. Turn water off at outside curb valve!

See more winterizing tips in this Bulletin!

Notice: Water line protection is due by October 30. Sign up at WLE main office!!

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

Public Safety Report

by Chief N.R.Kizer

Fall is here once again, the leaves and trees will start changing, it's a good time to take a scenic fall drive, and see the trees, they come in an assortment of sizes and leaf structures. Some fall leaf displays last for a long period and some color displays are short lived.



When you approach an intersection where a school bus is stopped with red signal lights flashing and stop arm extended, you MUST STOP.

You MUST STOP at least ten (10) feet away from the school bus.

You MUST WAIT until the red lights have stopped flashing and the stop arm has been withdrawn before moving.

DO NOT MOVE until all the children have reached a place of safety.

The State penalties if convicted of violating Pennsylvania's School Bus Stopping Law include:

\$250 fine and five points on your driving record and 60-day license suspension

W.L.E. SCHOOL BUS STOP INFORMATION

CALYPSO IS A ONE WAY ROAD ON SCHOOL DAYS BETWEEN THE HOURS OF

7-7:30 a.m. & 3 - 3:30 p.m.

Drop-off and Pick-up Schedule

MORNING:

All vehicles must park in the Adult Lodge Parking lot and may not leave until ALL busses have left.

If you need to leave between busses or you arrive after the first bus then you MUST park on the side parking lot of the Adult Lodge.

Once the parking lot is open you can exit in either direction.

AFTERNOON:

ALL vehicles MUST park in the Adult Lodge Parking lot and may not leave until ALL busses have left.

Once the parking lot is open you can exit in either direction.

VEHICLE STICKER OR GUEST PASS

Please make sure your vehicle has a current W.L.E. 2014/15 sticker or guest pass on the vehicle. The officers are issuing citations when they find a vehicle without current sticker or guest pass and the fine is \$25 there are no warnings.

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.

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.

DRUGS AND ALCOHOL

The use of Drugs and Alcohol in Wallenpaupack Lake Estates will not be tolerated by anyone. The State Police will be brought in and charges filed on anyone caught using illegal drugs. The use of Alcohol by any juvenile in the State of Pennsylvania is illegal and charges will be filed on that juvenile with the State Police. If you are under the age of 21 and are charged with underage drinking, you will be fined \$500 or more and

can lose your Driver's License (even if you are nowhere near a vehicle).

THE FACT IS UNDERAGE DRINKING OF ALCOHOL IS AGAINST THE LAW IN PENNSYLVANIA. THINK ABOUT IT - IS IT REALLY WORTH IT?

NEIGHBORHOOD WATCH

I want to thank the members of the W.L.E. Neighborhood Watch for their help and support this past year, come join our team; we take a bit out of crime. Come see Bill Brown or myself and we will get you started helping us take a bit out of crime.

DON'T FEED THE DEER PLEASE

This causes an unhealthy herd of deer, your hearting them more than helping them. Fines will be issued if you are caught feeding deer.

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 wellbeing 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.

Chief N.R.Kizer
XLT6000@aol.com
570-335-4382

FOR 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 then contact the Patrol Officers on duty to respond.

If you wish to contact W.L.E. Public Safety Officers yourself in an emergency, call 570-689-7311, **AFTER YOU FIRST CALL 911** For non-emergency calls after hours call 570-493-3198 an Officer will answer the phone call.

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, give it to the EMS personnel, who gives it to Hospital staff.

PENNSYLVANIA'S SCHOOL BUS STOPPING LAW

When you meet or overtake a stopped school bus with red signal lights flashing and stop arm extended, you MUST STOP.

Maintenance Report

by Ken Moran

Wow, here we are, summer came and went so fast, and it certainly was a busy one.

It was nice to see all of the amenities being enjoyed by all, keeping up with them was quite the challenge. I hope we lived up to your expectations.

I would like to thank Recreation and all of the volunteers for the wonder-



ful job they did this summer, without them a lot of activities would be missed.

Now that the fall season is upon us, we are busy closing down the pools and as always working on drainage issues. It is at this time I would please

ask that you keep the culverts in front of your homes clear of any debris and

leaves. This will help with water flow during storms and prevent road and property damage.

We ask that all boats be removed from the Marina by October 15 so that Maintenance can start pulling docks and walkways. Please remove all hardware and carpets as necessary, as doing this makes it much safer for us to pull and stack the docks for winter storage.

Once the temperature starts to drop we will begin closing down the outside building restrooms to winterize and then we will shut down the campgrounds as well to winterize. When done with all of the above it will be time to prep the trucks for plowing. Until then I hope you enjoy the change of season and stop to enjoy the view!

Building Compliance Report

by Fran Raimo

As I reflect on the Building Compliance Department this past summer, I would sum it up as busy and productive. Many homes were involved in a variety of projects from adding on additions, garages, sheds, black topping of driveways, house and deck painting, to the landscaping of their properties. We also have three new homes that started construction since the start of the summer; we are presently at 1,367 houses.

Now that the summer season is over, please remember to remove your fabric ga-



zebo as WLE only allows them for the summer season, besides, they do not hold up well in the winter with the weight of the snow.

When looking to have trees removed, please fill out a tree removal application. You can get the application at the office or online at www.wleonline.org I will stop by your property to inspect the trees and post the permit if approved; they will be approved for removal if they are dead, diseased or dying. A tree removal permit is



good for 90 days,

I say this every year only because it's so important, PLEASE KEEP YOUR DITCHES AND CULVERT PIPES CLEAR OF ALL OBSTRUCTIONS (this includes leaves); this will prevent road and property damage.

Soon my work hours will be changing. Presently my hours are Wednesday, Friday 8-3:30 and Saturday 8-12 until November 1.

November to April my hours will be Tuesday and Thursday 8-3:30.

Enjoy the beauty of the fall season!



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Wallenpaupack Lake Estates Property Owners Association

Unapproved Highlights Of The Board Of Directors Meeting - August 16, 2014

Present were President Dan Braun, Vice President Gino Dall'Aste, Treasurer Bruce Phillips, members Paul Pogozelski and Tony Schwab. Also in attendance was General Manager/Assistant Secretary John Carney. Jerry LaStella was absent and Dan Harmuth arrived at 8:30 and left at noon.

Dan Braun opened the meeting at 8:02am with the Pledge of Allegiance.

The minutes of July 16, 2014 were reviewed and by motion from Paul Pogozelski and seconded by Bruce Phillips the minutes were approved with corrections as to indicating when Dan Harmuth and Jerry LaStella were excused.

Treasurer's Report – Bruce Phillips

Collections of assessments are going well and expenses are in line. Bruce noted a couple of line items that will be affected by actions taken or not taken, one in particular is wildlife, being that the culling did not take place in 2014 the \$30,000 will remain in that line item. It was suggested that we should contact the surrounding communities to see if any other communities are interest in culling. It was also suggested to contact the surrounding areas that allow hunting to see who is still hunting these areas and how many deer are being harvested. Bruce reported that the marina is showing a favorable income over expenses. Bruce suggested we should look into selling old docks if they are in good enough shape to sell.

Bruce has started work on the 2015 budget and will be expecting Board Members to be meeting with department heads of their respective departments to assist with the budget prep. Bruce reviewed his capital excel spreadsheet and commented that some of these items may very easily be moved to the operating budget.

Gino questioned the over expenditure of water meters and it was relayed that water meters are sold and the revenue is shown on the revenue side of the Operating Budget and does not offset the Sewer and Water Department page of the Operating Budget expenditure.

Open session started at 9:02.

Dan welcomed everyone and cleared up any misinformation anyone may have heard about his wife's recent medical issues.

General Manager's Report – John Carney

GM REPORT FOR
AUGUST 16, 2014 BOD MEETING

- Kenny Moran has been named Maintenance Supervisor. Kenny has been acting Supervisor since the injury of Charlie Gioe last October, under doctors supervision it was determined Charlie could not return to fulfill his duties. We will be thanking Charlie for his 15 years of service with a lunch at the Adult Lodge on September 5 with the employees and then we will open it up to all property owners at 1:30 with dessert and coffee.
- New parcel boxes have been added at the both mailbox areas.
- The new amended rental agreement has been approved and is now in use. Amendments include action to be taken by the landlord for disruptive conduct, drug related issues, designation of an agent if the landlord is located more than 50 miles away and making periodic inspections of the of home assuring proper maintenance of the home. Paupack Township is entertaining the thought of adopting a rental ordinance, which will help us with some additional rules. A letter has been sent out to all local Realtors informing them of our rules and reporting all rentals to the office. They were also informed that WLE will be

limiting open houses to before the 4th of July weekend and after Labor Day Weekend.

- With work performed in the early summer at the marina and the additional work done by volunteers the marina is looking as good as it has ever looked. With the addition of a shed for the dock master to work out of it will also allow the storage of equipment needed for emergencies and the operation of the marina.
- There will be a cleanup day held on September 6 at the maintenance area.
- Board Member Tony Schwab has developed a Marina Committee who have met and formed a charter that has been presented to the Board for review.
- Shortly the sub-committee for Rockledge Pool will be getting started and anyone who has signed up for the committee will be notified of the time and date of the first meeting.
- Through PA Game Commission and WLE's Deer Management Program we have been issued 10 DMAP coupons to be used on property owned in section 6. Coupons will be available at the WLE-POA office.
- Currently we are in talks with 3 contractors to replace the Beaver Lake gate valve and we have prices of \$10,000 to \$15,000 to replace the valve by lowering the lake. We would like to have the option of not lowering the lake to level of the valve so the contractors are determining the cost to do it without lowering the lake preliminary cost is \$50,000 to 100,000, we are working with them to pinpoint a price, but the minimum cost will be in the range of \$50,000. We are looking for quotes soon should we need to lower the lake some dredging could be considered.
- The new well that was drilled by the barn is proceeding through the permit procedure. The Geologist report is being forwarded to the DEP for final approval.
- A new ice machine has been purchased for the MCH.
- Two additional enclosed bulletin boards have been purchased for POA Recreation events to be installed at each gate.
- Aquatic Director Doug Bagnall had a save at Beaver Pool when a property owner stopped breathing while in the pool.

Dan Braun read the written questions:

- 1-508 – It was posted that the water line insurance will be \$42.00 next year, how come and who approved it? Is it the same company?
Answer: Yes, it is the same company and this is their increase for the renewal.
- The water usage assessment is 100,000 gallons before people are paying a surcharge...our summer months are when we have flow problems... why can't we monitor (I know Brian has the info) and break these 100,000 gallons into a monthly usage amount and charge the people abusing the water in the summer. If you are a full-time resident at WLE this shouldn't affect you because you still have your 100,000 gallons for the year and if you go over this amount you still pay the charge.
Answer: The Board set the excessive water gallons at 100,000 per year, it was also introduced to set 25,000 gallons per quarter rather than 100,000 for the year. Water usage will be reviewed by the ard.
- 3-292 – Why are owners not required to have liability insurance to cover dog bites? Both my daughters have been bitten and in each case the owners had no coverage.
Answer: To this point the Association has not

mandated owners to have insurance on dogs, normally this is covered under one's homeowner's policy and normally this question is asked when seeking a homeowner's policy and some insurance companies charge more for certain types of dogs.

- 7-171 – Will property owners on Beaver Lake be able to install hardscape docks if the lake is lowered to replace the gate valve?

Answer: At this point we are looking to replace the valve without lowering the lake, but should the lake need to be lowered we will look into to see if this can be done.

- 7-171 – Has the problem with the Dectron system in the indoor pool been resolved?

Answer: We seem to have the same occurring problem of low pressure which then allows the humidity level to increase. The tech has been called to check the system again, but it is being stressed to him that it needs to be fixed once and for all.

The following questions came from the floor:

- Has the Board approved the 2 year moratorium on renting when a new home is purchased?

Answer: No, not at this time.

- Why do you not want to lower the Beaver Lake to replace the gate valve?

Answer: If we had other reasons such as to dredge the lake it would be worth it, but to change the valve and lower the lake, which threatens the fish life and then the time to fill the lake back up, not draining it makes more sense if it is feasible.

- Was WLE successful for the bid to get 13 Hidden Valley property?

Answer: No, the Board set a limit on the amount to bid and someone else exceeded that bid. A letter will be sent to the new owner to let them know their obligations as new owners of the property that needs a lot of work.

- Has it been determined the size of the new Rockledge Pool and how much room is going to take form the existing area?

Answer: Dan Braun relayed that we are looking to obtain some additional property at the Rockledge area. A sub-committee is being formed and once they get an opportunity to meet they will start forwarding ideas to the Board. The proposed pool is the size between the present Rockledge pool and the Beaver pool.

- What is the downside of open houses and why would we not want to have them?

Answer: A downside may be with traffic and that is why they will be limited to held before the 4th of July and after Labor Day Weekends. Some property owners do not like to see open houses due to people just being able to come in and drive around WLE without supervision. For the most part the Realtors do a good job controlling traffic to and from the open houses.

Dianne Kitchell reviewed the Quality of Life Committee and what they are about and their procedures that they are taking to maintain the quality of life in WLE. Dianne also mentioned the idea to "adopt a neighbor" who may be in need of assistance. WLE is having a clean-up day on September 6 at the compactor area.

A property owner asked if the office can put out reminders of the proper way people should be walking on roads, which is walking against traffic.

The Board reconvened their meeting at the POA office at approximately 10:30am.

Sewer & Water – Dan Harmuth

The RAS pumps have been giving us problems one of the pumps had a major failure and could not be repaired. A new pump was purchased and

that pump failed within two weeks. The pump manufacture is working with us to rectify the problem. The data communication computer went down, one of the four hard drives has failed, with this going down it causes major problems for our DEP reporting. As always the full report can be found online or at the office.

On the topic of excessive water usage the Board would like to have a comparison of the second and third quarter water usage.

Public Safety – in Jerry LaStella's absence Gino Dall'Aste reported

The submitted report from Chief Kizer was reviewed. Gino relayed that Chief Kizer would like to purchase a camera that can be placed at areas of his choice to observe wrong doing. It was discussed, but before this camera is purchased more details are needed as to the range and quality. It was noted that the cameras in the cars may not be being used as much as they should be. The video is important when a citation is contested. Dan Harmuth questioned the equipment bought to deal with loose dogs as to how is going to be used and will the officers be trained to use the equipment? Dan also questioned what are we going to do with dogs that are picked up by our officers? The equipment will only be used when necessary. Dogs can be put in the barn until the owner is located. Tony Schwab made the recommendation that the Public Safety Department needs part-time/reserve officers for when full-time employees are out sick or on vacation or during busy times of need. Tony suggested waiving the need for act 235 for this type of employment to make it easier to fulfill these positions. The majority of the Board agrees with this, but they must have other credentials that would make them desirable for Public Safety work.

Legal & Administration - Bruce Phillips

Bruce is prepared to ask Margaret Keefe, Mark Scher and Bill McGreavey to be on the Finance Committee. The Finance Committee Charter needs to be amended to coincide with the By-laws for committee members' terms. The By-laws refers to 3 year terms and the charter states 1 year term.

Building & Marina – Tony Schwab

A Building Committee meeting was not held this month, but one is scheduled for next month. The Marina Committee has had its first meeting and Paula Whitney will be the Chairperson. Tony passed out the Marina Committee's Charter for the Board's review. There was some discussion as to staggering the terms and should members be only slip holders as written in the charter. No changes will be made at this time and by motion from Gino Dall'Aste and seconded by Tony Schwab the motion to approve the charter was approved 5 to 1 with Dan Harmuth voting against it.

CDC – Dan Harmuth

Five letters were received and reviewed. Five property owners attended and pleaded their cases. The committee discussed all cases, which resulted in one not guilty verdict, 4 guilty with no fines and 5 guilty with fines. The charter needs to be amended to remove the Advisory Board since it has been dissolved and open board meetings have taken the place of the Advisory Board. Another amendment will be under membership pertaining to missed meetings will be put under the heading of Administration. All committee charters will be checked to see if this pertains to any other

Wallenpaupack Lake Estates Property Owners Association

Unapproved Highlights Of The Board Of Directors Meeting - August 16, 2014

charters.

John Carney has been requested to attend the next CDC meeting.

Maintenance – Gino Dall'Aste & Paul Pogozelski

Gino highlighted the Maintenance report forwarded by Ken Moran, Maintenance Supervisor of the work performed in the last month. In addition to the report Gino reported on the work done by volunteers at the marina and other work that is planned to be done. Holes are being drilled in picnic tables for umbrellas and we are looking to add benches at Adult Lodge on the deck.

Recreation – Bruce Phillips

Bruce reviewed the minutes of July 12, 2014, which are available on-line or in the office. As Recreation requested the propane tanks have been removed from the barn and put in a secured area outside of any building.

Neighborhood Watch – Paul Pogozelski
Paul reported that there was no meeting this month.

Quality of Life – Gino Dall'Aste
The Quality of Life procedures were approved

at the last Board meeting which gives them direction to their procedures pertaining to unkempt lots. In the general rules and regulations unkempt lot needs to be replaced with unkempt lot.

As mentioned at the open session the Board will make contact with the new owner of 13 Hidden Valley to discuss their intentions of the prop-

erty being that the house is in such poor shape. The property was purchased at the last tax sale. The 911 Address Change Sub-Committee along with Dan Braun and Gino will meet with Wayne County Representatives on August 21 at the Com

Continued on next page

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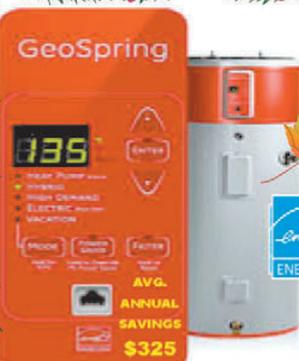
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We appreciate your Support and wish everyone at WLE Happy Holidays from all of us at Aurel's!

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Wallenpaupack Lake Estates Property Owners Association

Unapproved Highlights Of The Board Of Directors Meeting - August 16, 2014

Center. WLE is having a clean-up day on September 6 from 8am to noon at the compactor area and Paupack Township is having a clean-up day on September 20 at the township building.

Correspondence

Carney to Realtors

Re: Informing Realtors of new open house policy and rental regulations

Carney to Property Owner

Re: Respond BOD's decision in a matter of common area adjacent to their property

Carney to Property Owner

Re: Respond BOD's decision in a matter of damage to their canoe at non-power boat storage area

Property Owner to BOD

Re: Fines for fireworks and feeding deer.

The Board discussed the fines for fireworks and feeding deer. According to Rocky there have been 6 fines for fireworks and only warnings for feeding deer, both fines are for \$500. It was decided by consensus that the fine for fireworks would stay, but the fine for feeding deer will be reduced to \$250.00.

Property Owner to Carney

Re: A news article pertaining to a person killed who was by a police officer with a taser.

Both our insurance company and legal counsel monitor all situations were a taser is used.

Property Owner to the BOD

Re: Boat damage at the marina.

After reviewing the letter, which states his boat was damaged due to his rope breaking and WLE not following up to call him or replace the rope. Property owner is looking for compensation for the repair.

The BOD decision is not to compensate for the repair, each boat at the marina is the responsibility of the property owner to keep check on their boat.

Old Business:

Beaver Dam – covered in GM Report

New Well – GM report

Rockledge Pool Committee – Sub-Committee is being formed and plans are to meet over the Labor Day Weekend.

Quality of Life Committee proposed policy – Approved

Swim Team – No non-residents unless living with a property owner.

New Business:

Due to little activity on the WLE discussion board and since there is a yearly fee to have the service it was decided that the forum will direct property owners to use WLE Facebook.

Start reserving for gypsy moth spraying

Naming & Honor Roll – initial dialogue continues.

Communication Plan – the initial draft document was reviewed.

2015 Budget – initial draft expected next month.

Motion to adjourn by Gino and seconded by Tony.

Meeting adjourned at 2:03pm. The next meeting of the Board of Directors will be Saturday September 20, 2014 at 8:00am and the open session will start at 9:00am at the MCH. Bruce will not be at the September or the October meeting.

Respectfully submitted,
John Carney, Assistant Secretary

Board Motions

July 19, 2014 Minutes:

A property owner not in good standing can get a temporary vehicle ID that will be a different color than the regular guess pass and this also goes for anyone on a payment plan. The difference will be is that the temporary vehicle pass for a property owner not in good standing is only for travelling back and forth to their residence. It is not for amenity or compactor use.

Gino Dall'Aste made the motion, seconded by Tony Schwab that a property owner must be in good standing to receive a vehicle bumper sticker, motion carried with Jerry LaStella voting against.

It has been decided to have a cage available for a loose dog when the owner of the dog cannot be located. If after 24 hours the dog is not claimed it will need to go to the animal shelter in Honesdale. It was also decided that starting January 1, 2015 all dogs in WLE must be registered with the office, including those of renters.

Call Bernie for a Free Market Analysis of your home's current value!

Bernie Bieski is your neighbor, your realtor and your best source for WLE real estate information... "I look forward to working with you!"

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

See every home for sale in WLE at www.WallenpaupackLiving.com

See WLE homes sales data updated monthly... see how much homes are selling for in WLE

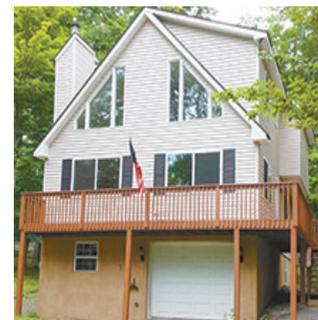


Office: (877) 422-HOME (ask for Bernie)

Direct to Cell: (570) 510-1379

email: bbieski@ptd.net

Web: www.WallenpaupackLiving.com



Renovations complete on this must-see chalet. 4 BR 2.5 Bath, features gourmet kitchen, granite counters, bamboo floors, fireplace and so much more. Quality craftsmanship throughout!
\$199,900



New Listing in WLE! This 3BR 3 Bath home is tastefully finished and features a finished lower level conveniently located in walking distance to the west gate bus stop.
Call Bernie for the price on this brand new listing



This immaculate Chalet on Eskra Road features 2 BRs and 2 Baths and has an oversized spacious loft that can be used as a 3rd BR, new roof, move in ready. Home is furnished and ready for summer fun!
REDUCED TO \$119,000.



4 Oakland Lane. Room for the family – over 3,000 sq. feet, with 5 bedrooms and 2.5 baths.
REDUCED TO \$259,000.



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Holiday Kasper Lodge & Indoor Pool Schedule



Christmas & New Year's Indoor Pool Schedule

Wednesday 12/24 8:00am - 12:00pm
 Thursday 12/25 CLOSED
 Friday 12/26 11:00am - 9:00pm
 Saturday 12/27 11:00am - 9:00pm
 Sunday 12/28 11:00am - 9:00pm
 Monday 12/29 11:00am - 9:00pm
 Tuesday 12/30 11:00am - 9:00pm
 Wednesday 12/31 11:00am - 3:00pm
 Thursday 1/1 12:00pm - 5:00pm

Normal Pool Schedule
 will resume on 1/2/14



Christmas and New Years Kasper Lodge Hours



Wednesday 12/24 - Closed

Thursday 12/25 - Closed

Friday 12/26 - (*2-4pm families) (4-7pm *11yrs & under) (7-11pm 12yrs & up)
 Saturday 12/27 - (*2-4pm families) (4-7pm *11yrs & under) (7-11pm 12yrs & up)
 Sunday 12/28 - (*2-4pm families) (4-7pm *11yrs & under) (7-11pm 12yrs & up)
 Monday 12/29 - (*2-4pm families) (4-7pm *11yrs & under) (7-11pm 12yrs & up)
 Tuesday 12/30 - (*2-4pm families) (4-7pm *11yrs & under) (7-11pm 12yrs & up)

Wednesday 12/31 - Closed

Thursday 1/1 - Closed

Friday 1/2 - family day 1-5pm
 Saturday 1/3 - back to winter schedule

*8 yrs. & under must be accompanied by an adult

CLOSED

Wednesday 12/24
Thursday 12/25
Wednesday 12/31
Thursday 1/1

KASPER LODGE

Updated - 9/12/14

Game Room FALL Hours:

Tuesday - Thursday - Friday
 *11 yrs. & under - 4:00 - 7:00 PM
 12 yrs & over - 7:00 - 9:00 PM

Saturday

*Families - 3-5:00 PM
 *11 yrs. & under - 5:00 - 7:00 PM
 12 yrs & over - 7:00 - 11:00 PM

Sunday

Family Day
 *1:00 - 5:00 PM

*8yrs & under must be accompanied by an adult

**YOU MUST HAVE AN AMENITY
BADGE TO ENTER THE LODGE**

New Year's Day
Indoor Pool is Open

Thursday 1/1
12:00pm - 5:00pm

Normal Pool Schedule
will resume on 1/2/12

KASPER LODGE

Updated - 9/15/14

Game Room Winter Hours:

Tuesday - Thursday - Friday
 *11 yrs. & under - 4:00 - 7:00 PM
 12 yrs & over - 7:00 - 9:00 PM

Saturday

Family Day - *3:00 - 5:00 PM
 11 yrs. & under - 5:00 - 7:00 PM
 12 yrs & over - 7:00 - 11:00 PM

Sunday

Family Day
 *1:00 - 5:00 PM

*8yrs & under must be accompanied by an adult

**YOU MUST HAVE AN AMENITY
BADGE TO ENTER THE LODGE**



Wednesday 11/26 - CLOSED
 Thursday 11/27 Happy Thanksgiving - CLOSED
 Friday 11/28
 (Families 12-4pm) (4-7pm *11yrs & under) (7-11pm 12yrs. & up)
 Saturday 11/29
 (Families 12-4pm) (4-7pm *11yrs & under) (7-11pm 12yrs. & up)
 Sunday 11/30
 (Family Day 12-7pm) (7-11pm 12yrs. & up)
 Monday 12/1
 (Families 12-4pm) (4-7pm *11yrs & under) (7-11pm 12yrs. & up)
 Tuesday 12/2 - back to winter schedule

*8 yrs. & under must be accompanied by an adult

CLOSED Thursday 11/27

Thanksgiving Pool Hours

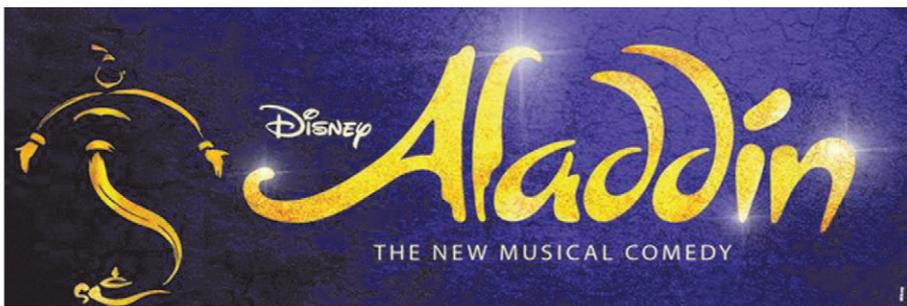


Friday 11/28
 Saturday 11/29
 Sunday 11/30

11am - 9pm

CLOSED

Thursday 11/27



New York City Bus Trip
December 17, 2014

Deadline is 38 people per bus or October 1st, 2014



\$131.00 or \$108.00 per ticket

\$131 Includes: Show Ticket Prime Mezzanine
 \$108 Includes Show Ticket Rear Mezzanine
 Both prices include bus with movie and restroom, driver tip & continental breakfast

Tickets on sale now

Tickets for show only without group rate is \$122.50 & \$112.00

After the October 1, 2014 deadline
 The price increases to \$113.00 / \$136.00 and new deadline is November 8, 2014

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LOTS FOR SALE
 18 Wallenpaupack Drive \$7500
 17 Wallenpaupack Drive \$7500
 69 Indian Drive \$16,000
 9 Ski Bluff Terrace \$12,000

| | | | | | |
|--|--|---|---|---|---|
| SOLD 36 Red Hawk Drive \$129,900 | SOLD 8 Canoochee Court \$167,400 | Pending 72 Lakeland Drive \$102,500 | Pending 60 Red Haw Drive \$175,000 | SOLD 20 Sunrise Terrace \$126,000 | |
| SOLD 43 Seneca Drive \$98,000 | SOLD 32 Red Hawk Drive List Price \$99,900 | SOLD 20 Arrowhead Court \$170,000 | SOLD 47 Red Hawk Drive List Price \$249,900 | SOLD 35 Red Hawk Drive \$119,000 | SOLD 44 Lakeland Drive List Price \$104,900 |

Our Agents!

| | | | | | | | | | | | |
|--|-----------------------------------|--------------------|----------------|-------------------|--------------------|------------------|-----------------------|------------------|--------------------|---------------------|----------------|
| Tim & Heather Meagher, Broker/Owners | Betty Covey, Associate Broker | Eileen Talalas | Phil Eckel | Harry Talalas | Dave Kovaleski | Heidi Sakacs | Linda Coccodrilli | Beth Hubbard | Dennis Barillo | Donna Kovaleski | Susan Hull |
|--|-----------------------------------|--------------------|----------------|-------------------|--------------------|------------------|-----------------------|------------------|--------------------|---------------------|----------------|

Wallenpaupack Lake Estates Property Owners Association Pet Registration

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

| OWNER INFORMATION | | | |
|--|---|---------------|--|
| Name(s) | | | |
| WLE Street Address and Section/Lot | | | |
| PET INFORMATION | | | |
| Name | | Date of Birth | |
| Sex | Weight | | |
| Species | Breed | | |
| Primary Color | Secondary Color <i>(if applicable)</i> | | |
| License # | Expiration Date | County/State | |
| Rabies Vaccination Date | Microchip # <i>(if applicable)</i> | | |
| PHOTO IDENTIFICATION | | | |
| **Please provide a picture of your animal attached in the space below when possible | | | |
| | | | |

Pet Registration

Page 1 of 2

Wallenpaupack Lake Estates Property Owners Association

| VETERINARIAN INFORMATION | | | |
|---|-------|-----|----------------|
| Name | | | |
| Address | | | |
| City | State | ZIP | |
| Phone # | Fax # | | |
| INDEMNIFICATION | | | |
| I/we agree to indemnify and hold the Association harmless for any damage or injury caused by the above mentioned pet. | | | Please Initial |
| Signature | | | Date |
| Signature | | | Date |

DISCLAIMER AND SIGNATURE

I/we represent that the above information is factual and correct, and agree that any falsification or misrepresentation in this registration form will justify further investigation by the Board. I/we agree that the above referenced pet is licensed. I/we agree that if the above referenced pet dies, I/we will notify Wallenpaupack Lake Estates Property Owners Assoc. of the death and will complete a new form if a new pet is obtained.

I/we understand that the ability to keep such a pet is a privilege, not a right. Failure to adhere to the WLEPOA Declaration and Rules & Regulations regarding pets shall result in action taken by the WLEPOA Board of Directors.

| | |
|-----------|------|
| Signature | Date |
| Signature | Date |

REGISTRATION REQUIREMENTS

The following items must be included in order to properly register your pet:

- _____ Completed Pet Registration form
- _____ Copy of Certificate of Vaccinations
- _____ **Picture of your pet when possible

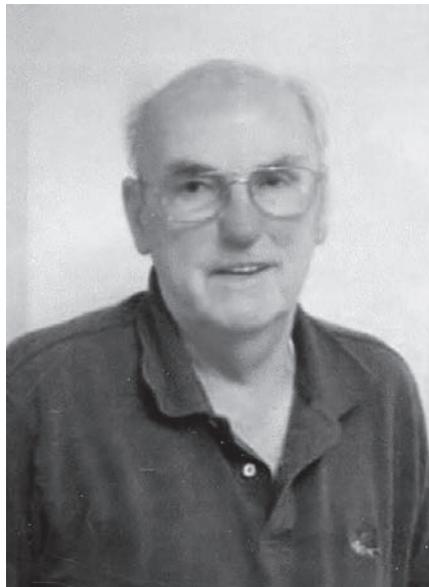
Return this registration form to:

Wallenpaupack Lake Estates Property Owners Association
14 Wallenpaupack Drive
Lake Ariel, PA 18436

tel# 570-689-4721
fax# 570-689-0912

e-mail: wlemail@wleonline.org

Resident of the Month Jerry Bradley



Although long time resident of WLE has moved to The Bristol at East Meadow it did not take him long to get involved!!

The following is a write up that was published in their bulletin:

Congratulations goes out to Jerry on being chosen as our Resident of the Month! Jerry and his wife Arlene have been married for 58 wonderful years. They have 3 sons, 1 daughter and twelve grandchildren ranging in age from 12-31 years old. Jerry is a proud Veteran having served 18 years as Air National Guard Activator during the Korean War. He and Arlene lived in Queens and Jerry worked as an Executing Broker for Merrill Lynch and was a member of the Stock Exchange. Upon retirement they moved to Pennsylvania where Jerry volunteered as a Neighborhood Watch and also at the Scranton Medical Center delivering mail and helping out in Reception. His

hobbies include model making and woodworking and several of his items have been sold on consignment at a shop in Pennsylvania. The Bristol now has the pleasure of the Bradley's residing with us since November 2013. Jerry is looking forward to our new Mens' Hobby Shop where he will be joined by our male residents in making models and doing woodworking. Thank yo Jerry for your participation in our Recreation Department and for all your help. We so appreciate it!

And To All A Good Fright!

Guest Passes

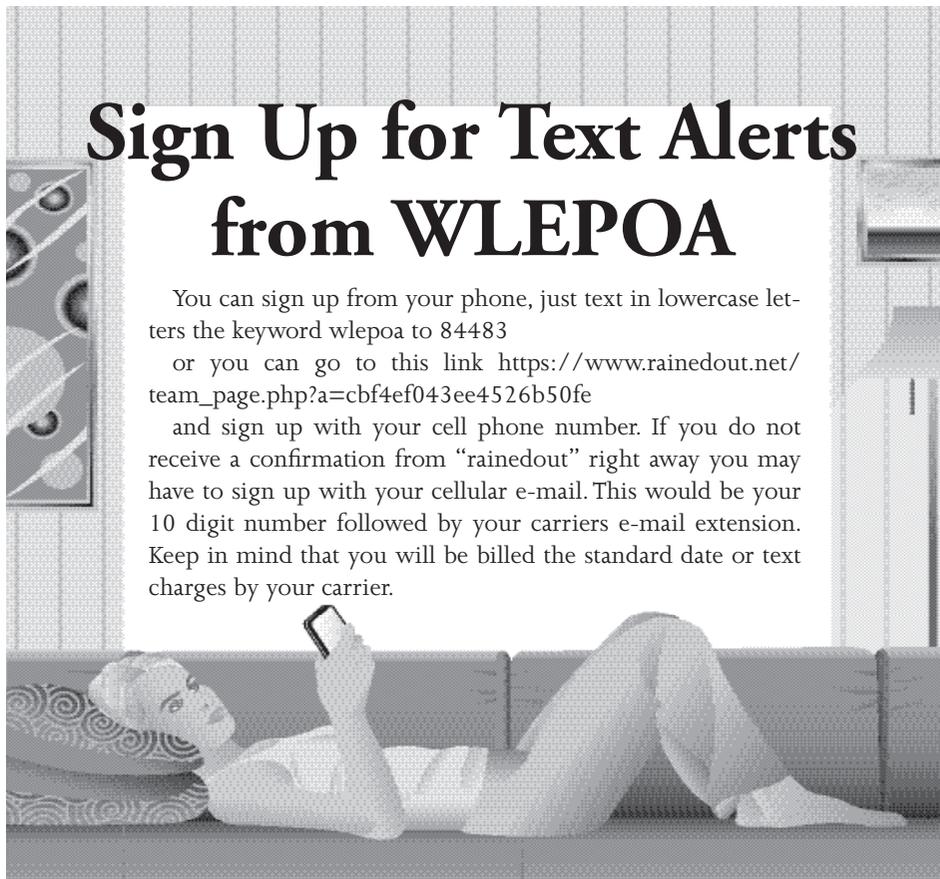
Please be advised that if you are renting your home or if you have a guest coming without you, you must notify the WLE Administration of- fice so that we may issue passes. If you do not notify us we cannot issue a guest pass.

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.



Pet Registration

Page 2 of 2

Wallenpaupack Lake Estates Property Owners Association

CALYPSO IS A ONE WAY ROAD on School days between the hours 7 -7:30 a.m. & 3 – 3:30 p.m.

Drop-off and Pick-up Schedule

MORNING:

All vehicles must park in the Adult Lodge Parking lot and may not leave until ALL busses have left.

If you need to leave between busses or you arrive after the first bus then you **MUST** park on the side parking lot of the Adult Lodge.

Once the parking lot is open you can exit in either direction.

AFTERNOON:

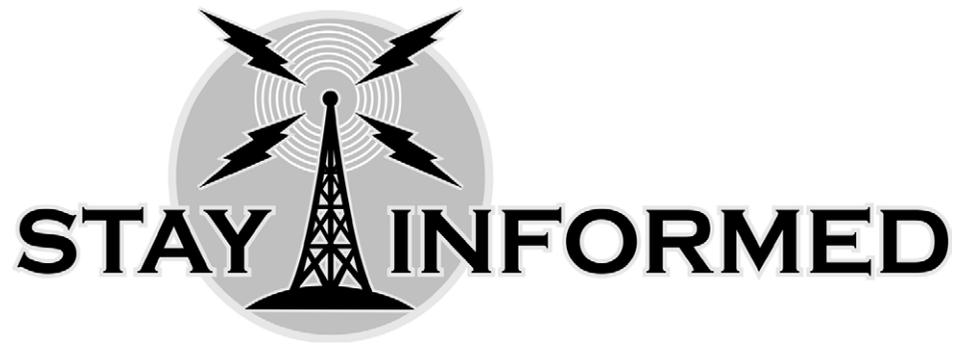
ALL vehicles **MUST** park in the Adult Lodge Parking lot and may not leave until ALL busses have left.

Once the parking lot is open you can exit in either direction.

Open Burning / Refuse:

Burning is prohibited throughout WALLENPAUPACK LAKE ESTATES except for campgrounds.

Chimineas and manufactured fire pits with spark arrestor are allowed. Upon WLE approval and issued permit, masonry fire pits with spark arrestors are allowed for contained outdoor fires. Homemade fire pits are NOT allowed.

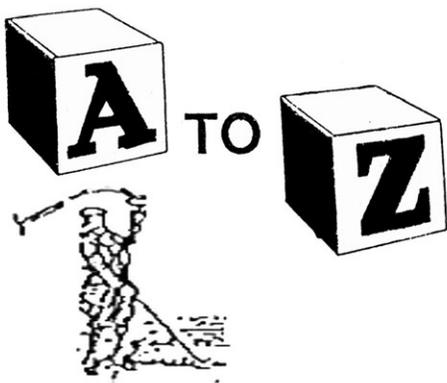


We would like you to know that we broadcast WLE emergency preparations and notices on WDNH 95.3 whenever possible. Please tune in to that radio station for up to date notifications.

Loss Assessment Liability Insurance

Wallenpaupack Lake Estates retains property and liability insurance for the protection of the Association. The Association's liability coverage is a \$2 million policy with a \$9 million umbrella for a total of \$11 million coverage.

WLE, over the years, has informed property owners that a Loss Assessment Liability Insurance coverage is available for homeowners of private associations for additional protection for the homeowner should the association be successfully sued for more than the limits of the policy. As a Property Owner of the Association the members would be responsible for the amount over the association's limit and this insurance will protect you on an individual basis. Maximum coverage is \$50,000 and the premium is very reasonable. Check with your insurance agent for details.



Maintenance

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- 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

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WLE Weekend of Races



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**Call 570-427-4213
to learn more.**

SAFETY TIPS FOR HALLOW-EEN

- DO NOT cross roads with your mask on
- Young children should be accompanied by an adult
- Be careful walking at night – especially if wearing a dark colored costume – wear reflectors or reflective clothing
- All candy and fruit should be inspected by an adult before eating
- DO NOT mark or intentionally damage anyone’s property
- Golf Carts and other recreational vehicles should not be operated with a mask on
- A list of “Safe Houses” to go trick-or-treating will be available in the office on October 30
- **Have a safe and Fun Halloween from the entire WLE Staff!**



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Halloween Haunts



Welcome Foolish Mortals... For all you ghosts and ghouls out there who share the enthusiasm for the macabre, here are some links to local haunts!

- The Forest of Fear: www.theforestoffear.com
- Dracula’s Forest: www.draculasforest.com
- Horror Hall: www.horrorhall.com
- Roba’s Tree Farm: www.robastreefarm.com
- Gravestone Manor: www.gravestonemanor.com/
- Reapers Revenge: <http://reapersrevenge.net/>

Happy Halloween To All
And To All A Good Fright!

Ride for the Lake



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



Reduced to \$119,900
13 Wallenpaupack Dr
 MLS#14-3179



\$339,000
32 Mohican Rd LAKEFRONT!
 MLS#14-4665



\$249,000
21 Oak Ter
 MLS#14-3753



14 Canary Ln, Lake Ariel
 MLS#14-2326



122 Harmony Dr, Lake Ariel
 MLS#13-5236



11 Red Hawk Dr, Lake Ariel
 MLS#14-1530

We need more listings! We're selling!
LIST WITH US!

*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!*

Casino Bus Trip



These local kids were boating in Martins Cove last weekend when they were "caught" wearing their life jackets by Pennsylvania Fish and Boat Commission's Officer Plumb. They love their new tee-shirts. Kudos for safe boating!



Thanks for a terrific summer. Looking forward to a fabulous fall!

Personal help with all your real estate needs is just a phone call away!



Call me at 570.856.7307

poconosrealtor@yahoo.com

Deirdre Ramirez

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

ADULT HALLOWEEN PARTY

OCTOBER 25TH, 2014
7 PM - 11 PM
MAIN CLUB HOUSE

Please join us for some ghoulish games, freaky fun, frightening food, and a devilish DJ!

BYOB

21 years and over only

Please purchase \$20 ticket @ Main Office

Cut Off is October 18th or 130 people

TRICK-OR-TREAT AT THE WLE OFFICE ON HALLOWEEN



CALLING ALL CHILDREN TO COME AND GET SOME CANDY DURING OFFICE HOURS AND SEE THE STAFF ALL DRESSED UP

Children's Halloween Party

October 25th, 2014
Beaver Lodge
11am - 1pm



\$3 per ticket available @ Main Office for children under 12 & any accompanying adult

Fun foods, ghoulish dance contest, games, & a parade!



570-857-0220



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| | |
|--|---|
| <p><u>SECTION 1</u> <u>LOT 46 & 47</u> <u>16 & 18 Hidden Valley</u></p> <p><u>Both lots</u> <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><u>buildable but steep</u> <u>\$8,500.00</u></p> | <p><u>SECTION 3 LOT 049</u> <u>6 Hurok</u></p> <p><u>small buildable area</u> <u>\$8,500.00</u></p> |
| <p><u>SECTION 4 LOT 141</u> <u>23 Sunrise</u></p> <p><u>will require additional excavation</u> <u>costs</u> <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> |

A letter from a former Property Owner of "Camelot"

October 7, 2013
To John Carney, Manager WLE
From Delores Hughes Malfucci,

Hi,
I enjoyed speaking with you. I have many happy memories, in fact, I didn't want to leave. Looking back, Wallenpaupack Lake Estates was a wise choice. Our grandchildren were happy and often said; "Nan, you gave us great vacations and we were free to come and visit you anytime." There was room for all three families and their dogs!
We retired in 1986, my husband HJ Hughes (Bud) and I had six years with family and friendship in the Poconos. All of you made it possible.

Sincere Thanks,
Dolores Hughes, Malfucci
Along with this letter came a photograph with a note and their rendition of "Camelot". The note was about their wedding:

November 29, 1997 – May 9, 2008 Ten years of Happiness. The residents of WLE rented a bus and went on our Honeymoon with us!! They put a large sign on the back of the bus "Just Married" – cars were blowing their horns – WOW!!
We thank Delores for sharing her memories of WLE with us all.

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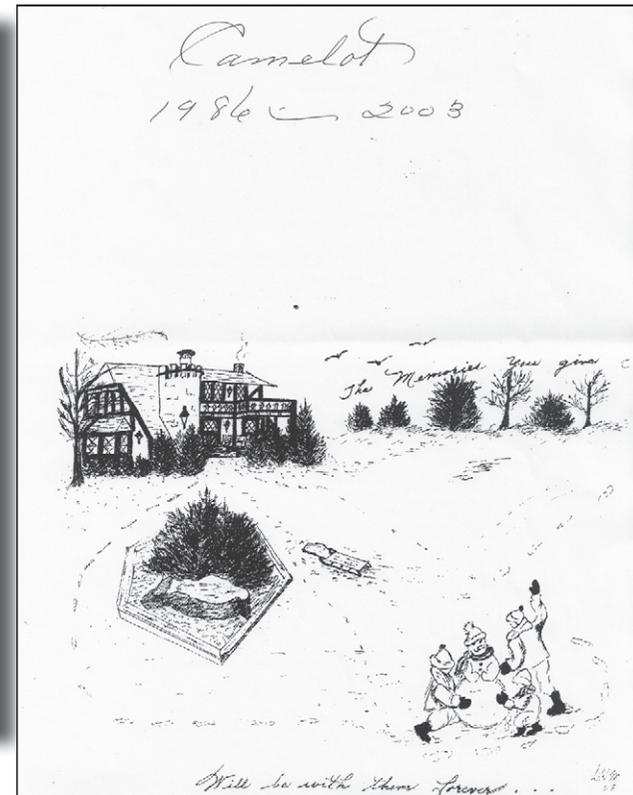


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WINTERIZING YOUR HOME

• 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.

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



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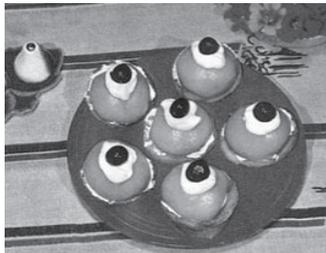
The Recipe Box

Grandmas 1950's Goodies

Retro Fruit Shortcake

recipe from 1955 magazine

- | | |
|----------------|----------------------|
| 2 cups flour | 3 tsp. baking powder |
| 1 tsp. salt | 2 tbsp. sugar |
| 1 egg | 3/4 cup milk |
| 6 tbsp. butter | |



Make like biscuits — Add dry ingredients together. Add wet ingredients (except butter) together. Combine the two; then cut butter into the mixture until the dough resembles cornmeal.

Turn dough onto a floured surface, lightly dusting the top with flour. Using your fingers, press into a 1-inch thick round. Cut out shortcakes with a 2-inch cutter.

Bake at 450° in individual cakes for 20 minutes. Add whip cream and half a cling peach. Top off with whip cream and maraschino cherry.

Thursday Morning Breakfast has now resumed!

7:30 a.m. at the Adult Lodge.

Please park all vehicles on the side of the building and use the side entrance doors.



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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.

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



You will notice these signs around the Community. Please help us help you!

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Water Aerobics - 8:30-9:30am

Monday - Friday
8:00am - 12:00 Noon
6:00pm - 9:00pm

Saturday
11:00am - 9:00pm

Sunday
11:00am - 7:00pm

Please be advised that pool may not be used during water aerobics - however showers and sauna are still available

Any questions, comments, compliments or complaints contact
 The Administration Office 570-689-4721

Is your Federal Pacific circuit breaker panel safe?



You can spot a Stab-Lok breaker by Federal Pacific Electric from the red strip across the switch.

Your electric panel ensures your home's electrical safety, but is it safe? If your home was built between 1950 and 1990 and is equipped with a Federal Pacific Electric (FPE) panel with Stab-Lok circuit breakers, you run a significant risk of breaker malfunction and fire.

The breakers inside the panel are designed to guard your home's electrical system against circuit overload, short circuits and outside power surges coming into the panel. When an overload occurs, a breaker protects you by tripping, thus shutting down the power to the circuit. However, if a breaker is defective or not operating properly, the risk of fire to the panel and consequently to your home becomes imminent.

Multiple tests done on the breakers since the 1980s have proven that one in four Stab-Lok breakers will be defective and not properly trip off. Unfortunately, when the testing began in the early 1980s, a New Jersey court later ruled that FPE committed testing fraud and a cover-up, labeling the breakers as meeting the standards set by the UL when in reality, they were defective.

In 1983, the Consumer Product Safety Commission (CPSC) closed its two-year investigation and felt it impossible to create a product recall at the time because of budget issues, even as Federal Pacific panels and breakers continued to be installed in millions of homes that to this day still run the risk of an electrical fire. An estimated 2,800 fires each year directly result from Federal Pacific panel breaker malfunction. Federal Pacific Electric has been out of business for many years, but the danger and damage caused by their negligence continues.

Do you have a Federal Pacific panel?

If you own a home between 23 and 63 years old, check your breaker box. A Federal Pacific panel will usually have its name or logo on the front cover. Inside, you will find the name Stab-Lok printed near the center or side of the panel. The intact breakers will have the signature red strip that runs across the front.

If you find you do have a Federal Pacific panel or Stab-Lok breakers, call a licensed electrician in your area for further information regarding replacement.

DETAILED INFORMATION AVAILABLE IN THE OFFICE

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

| | |
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The Sunshine Gals

The Sunshine Gals have certainly kept their calendars full with activities during the summer. Below are pictures of some the places they went. Some of the members in the photos include Madeline, Rita, Ann, Catherine, Fran, Janet, Maryann, Harriet, Marge, Carolyn, Mary, Fran, Michele, Joanne, Carol, Annette, Marianne, Esther, Christine, and Maryann's granddaughter Madison.

June 19 – Barabara’s House for Tea

July 11 – Holly Ross: where we had a demonstration of a few pieces or green ware and the kiln when finished.

August 13 – Grey Towers

August 16 – Billys Hope Farm: we were able to pet the horses and visit the farm animals.



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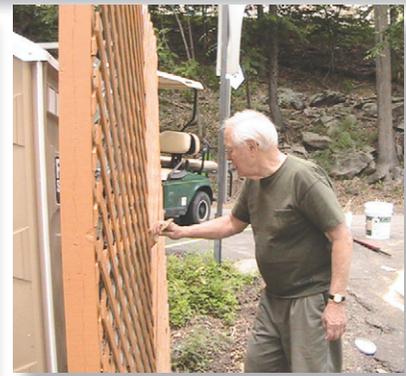
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Left to right top row: Bob Heatherington, Tony Schwab, Joe Mongalieri
 Left to right bottom row: Paul Pogozelski, Bob Assenheimer, Joe Melia, Gino Dall' Aste,
 Mike McGregor, Clark Kitchell
 Missing is Rich & Barbara Freise, Conrad Zabransky, Charlie Lucarelli





Crimson Sky

Crimson Sky was one of the bands that performed during the "Music in the Park" nights. Band members in photo are:

- Tristan Garrity on lead guitar (Peggy Kostyshyn's Grandson)
- Paulie Rheinhold on Bass guitar
- Allison LaRoche lead singer
- Samantha LaRoche on keyboard
- Dylan Latore on drums

It was a fantastic evening with a wonderful turnout.

Deer Beach all spruced up



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These pictures are of the Main Clubhouse Well Rehab project which will clean out iron and manganese from well water feed fractures down in the well. The well will be cleaned all the way to bottom, which is 304 feet deep.



Don't forget about WLE's December events ...

Back again is the Tree Lighting and Lunch with Santa, Cookies & Cocoa and of course The New Years Eve Party

Check the Activity schedule in the office or on-line for more information as it becomes available

ATTENTION GOLF CART OPERATORS OF ALL AGES

Please pay attention to what's behind you. When a vehicle approaches, you should not only pull over, BUT COME TO A COMPLETE STOP so they can pass you in a safe manner. DO NOT pull over on a hill or a blind curve, do not wave on a car to pass you on a hill or a blind curve. The vehicle cannot see what's coming.

ATTENTION VEHICLE OPERATORS OF ALL AGES

Please do not tailgate the golf cart in front of you. They cannot pull over on a blind curve or on a hill as it makes it dangerous for all parties involved.

To advertise in the next WLE Bulletin, call Seth at 570-427-4213

THE JOHN RECHINDA WLEPOA SCHOLARSHIP

The applications for the 2015 Scholarships are now available in the Office and online. Applications must be received by May 1, 2015.



Who is eligible?

- Competition is open to high school seniors who will be attending an accredited college/university as freshman in September.
- Children and grandchildren of property owners in good standing are eligible.
- Applicants must be legally residing within the United States.

the scholarship policy of the college/university. The award may be used for tuition, books, or any approved expense relative to the student's college education, subject to the approval of the Financial Officer of the college/university.

- There will be four \$1,000 scholarships awarded. The scholarship award will be sent directly to the college/university at which the recipient is enrolled and will be credited to the recipient's account for use in accordance with

How are recipients selected?

- Scholarship selections are based on the applicant's academic record, demonstrated leadership ability in school and community activities, work experience, and a statement of goals and aspirations.

When will the recipients be notified of the awards?

- Applicants will be notified by June 1, 2015. Awards will be presented at the An-

nual Property Owners Meeting on June 13, 2015.

How to apply:

- Each qualified candidate must-
- Complete and sign application
- Have an official high school or college/university transcript forwarded directly from the school to the WLE Scholarship Committee.
- Return all application materials by May 1, 2015 to the attention of the WLE Scholarship Committee.

How much is the Scholarship Award?

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.

Veterans Day Memorial Service

Join us on November 11, at 11 a.m.

The Board of Directors will Host a Veterans Day Memorial Service at our 911 Veterans & Memorial Park, located next to the Administration Office



Jet Ski Lottery!

Look for the Jet Ski Lottery form in the next issue of our Newsletter.

Please remember that it will be due April 1, 2015

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 2015

All Boats MUST be registered at office and any boat not registered will be removed by us with a fine and penalty. After 180 days, the boat will be auctioned

There will only be one spot per property owner

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 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

Holiday Edition - **Deadline:** November 10 - **Publication:** December

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:

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

Section 2 – Lot 007 - #880 Goose Pond Road – Top of hill – very buildable – full set

of house plans included. Asking \$10,500 Call: 570-510-1252

Section 3 – Lot 190 - #4 Lotus Terrace – Buildable lot in cul-de-sac. Asking \$19,995 or best offer. Call Jim: 973-632-3457 or 973-476-3614

Section 4 – Lot 046 - #15 Aquarius Drive – last buildable lot overlooking Deer lake – 2nd Tier. Asking \$35,000 – Call: 570-689-7781

HOUSE FOR SALE

Section 5 – Lot 143 - #7 Sunny Slope Drive – 3 bedroom, dining room, living room, family room, walk-in-pantry, 60’ finished basement and some furniture for sale. Asking \$279,900 (neg) – Call: 570-689-5535

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.

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 Officer Russ Toepfer
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 Officer Scott Tavoline

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 John DeYoung

Building Compliance Officer

Fran Raimo

Aquatic Director

Douglas Bagnall



TAKE ADVANTAGE OF LOCKLIN’S BOTTLED GAS

Locklin’s is again locking in the price of propane for the upcoming year for WLE property owners who use their service.
 If you use:

Over 150 gallons - \$2.00 per gal
 Under 150 gallons - \$2.50 per gal

These prices are for current customers

If you would like to become a customer
 Call Locklin’s at 689-7100

There are no surcharges or delivery fees

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. Open as a Teen Center. Call to have it opened. Available when there recreation is not having a function.

Kasper Lodge

Tues/Thurs/Fri: 11yrs. & under - 4-7 p.m./ 12 yrs & up - 7-9 p.m.
 Saturday: *Family time 3-5 p.m./11 & under - 5-7 p.m. / 12 yrs. & Up 7-11 p.m.
 Sunday: *Family Day 1-5 p.m. (*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.

Next quarterly payment Due January 1, 2015

PA#027686

Ken Nelson

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Online Payments

For your convenience WLEPOA Members can now pay their dues and/or fees online at <http://www.wleonline.org/payment.html>. There is a convenience fee per transaction that is charged and collected by the provider (Yapstone Inc.). This is a safe and secure method of paying your dues/fees.

Please refer to the 2014 Assessments page for dues payments.

On the sign up/in page you will see an input area asking for "Section/Lot/911 Street Address" please be sure to fill this in correctly so that we can apply your payment to the correct account.

Multiple lots:

You must create a separate login and username for each Section/Lot/911 Street Address in order for your payment to apply correctly

PLEASE be sure to sign up with your correct section/lot/911 so that your payment is applied to the correct account

Benefits of Paying Online

- It's completely secure.
- No checks to write.
- Avoid late fees.*
- Nothing to mail or drop off at the office.
- Create an account and keep track of your payments

Online Payment Options

- One-time Payment
- DuesPayment AutoPay - Pay a fixed amount on the date of your choice or use the Variable AutoPay feature to set up a payment range. Set it and forget it! Learn more.
- DuesByText™ - DuesPayment will send you a text message the day your dues are due. Just reply with the word "PAY" and the amount. It's that easy! Sign up online.
- DuesPayment Mobile - Pay dues on-the-go from your iPhone, Android phone, or tablet. Manage your account, view your payment history, and enroll in text or email reminders. Learn more.

Online Dues Payment Help

If you need help with online dues payment or prefer to pay with a credit card, you can call DuesPayment Customer Service at (866) 289-5977, Monday through Friday, 10 a.m. - 8 p.m., Saturday noon - 8 p.m. and Sunday 1 - 8 p.m. (Eastern time). There is a fee for payments made by credit card.

*You will be charged late fees if dues are received after the due date.



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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.

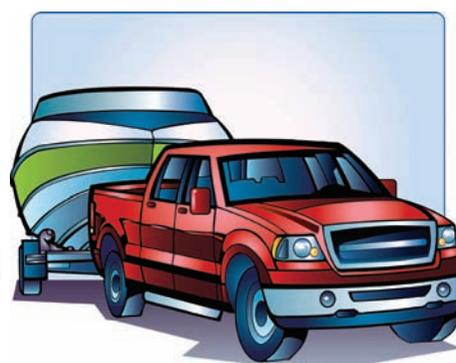
When Are My Dues Due?

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 longer 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.

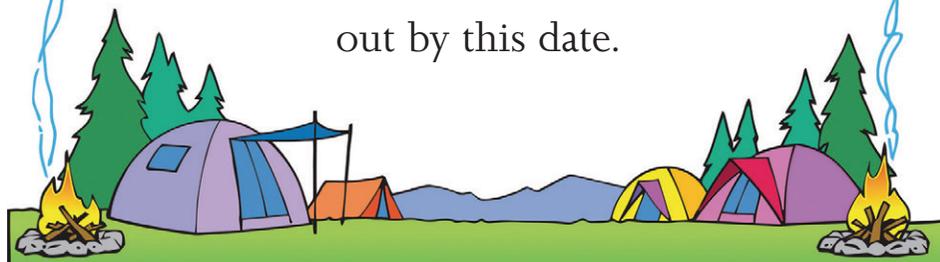
Marina Closes October 15



Please remove all hardware and anything else you may have put on your docks. There will be a fine imposed for anything left that Maintenance needs to remove.

Campground Closes October 15

Please have all campers removed and the site cleaned out by this date.





Youth Choir sings for WLE

On June 26, "Impact" a youth choir from Burke Virginia stopped here at WLE as part of their annual mission tour. After a "pot luck" dinner, the choir provided us with a beautiful and inspirational evening of music and song.

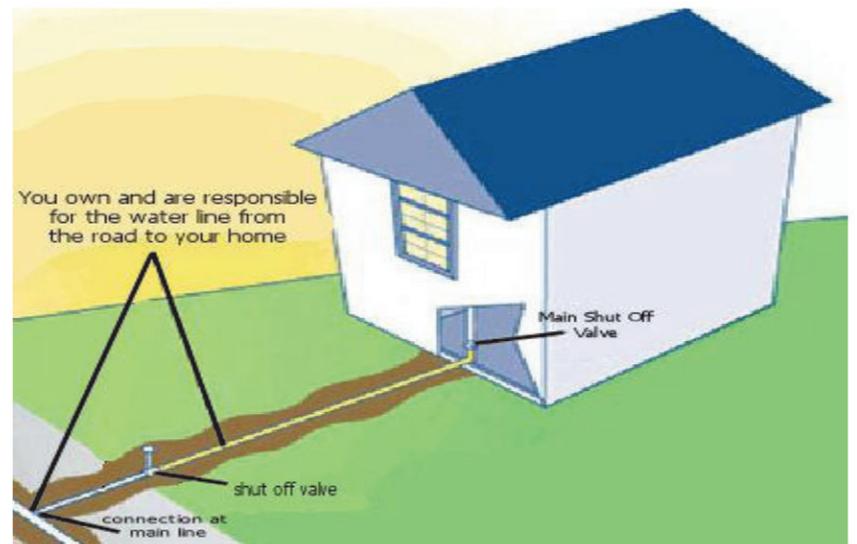
We received this note from the choir director:

It was our pleasure and joy to be with you all. The kids all really enjoyed their time singing and being in WLE. What a beautiful location and community you have.

Thank you so much for your hospitality and warm welcome!

Blessings,
Julianne

WATER & SEWER INSURANCE NOTICE



The Water Line Protection Insurance will be available again this year.

PLEASE SEND OR DROP OFF YOUR PAYMENT AT THE OFFICE BEFORE OCTOBER 31, 2014

YOUR COVERAGE IS \$42 FOR THE YEAR

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Two entrees and an appetizer from our delicious special menu...Only \$27.95
Includes two house salads.

Prime Rib Thursday
Prime rib au jus, baked potato, vegetable and house salad — just \$13.95

Happy Hour Friday
In the bar - \$1 off drinks from 5-7 pm and complimentary hors d'oeuvres
Live acoustic music from 6-9 pm
Complimentary Light Fare Buffet 5-7 pm

Saturday Night Out
Live entertainment from 9:30 pm - 1:30 am

'Taste of Italy' Sunday
Delicious pasta dishes for just \$10 all night long and other favorite Italian specialties

All specials above cannot be combined with any other discount, promotion or special offer. Specials not for take-out.

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- Customer oriented
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- Small and select
- Self-builds welcome

Why Modular

- Cost-efficient
- Time-efficient
- Storm-strong homes
- Environmentally-friendly

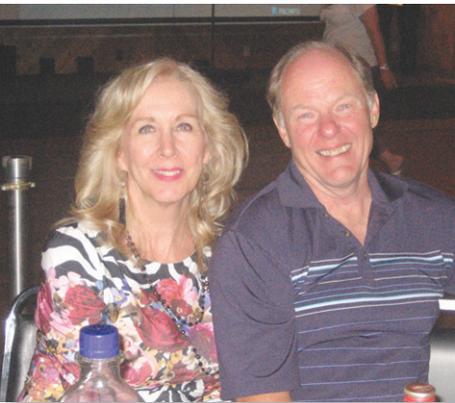
Whether you're looking for a chalet or a Cape Cod, a split level, 2-story or raised ranch, G.A. Lampron Homes can provide not only the floor plans and specifications, but also the advice and assistance to make your new home a reality quickly.

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 Charming 3 bd. Chalet has Open Floor Plan, FP in Great Room, HDWD Flrs, Front Deck, Balcony, New Kitchen w/Granite Counter, White Cabinets & Stainless Steel Appl.



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 Spacious 3 bd., 2 bth., open kitchen/ living/dining room floorplan, vaulted wood ceiling, stone fireplace w/gas insert, loft, partially finished lower level w/family room and a 15' x 25' built-in garage.



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 3 bd./2 bth. Immaculate Vacation or Year Round home. Open Floor Plan, Lots of Storage & Light, Cathedral Ceil., Shed & Large Deck. Everything a Family could ask for.



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