

Wallenpaupack Lake Estates

# COMMUNITY BULLETIN

WINTER 2015  
ISSUE #137

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



## UPCOMING EVENTS

**February:**

- Wacky Winter Weekend 14 & 15
- Ice Cream Social
- Family Bingo
- Sunday Brunch

**March:**

- 14 – St. Patrick's Dance

**April:**

- 4 – Easter Egg Hunt
- Blood Drive

# President's Report *by Daniel G. Braun*

The holidays are done and as I sit down to write this note, Old Man Winter and Mother Nature seem to be having a debate. I think the old guy is winning at the moment. Only the hearty amongst us have not joined the convoys heading south for at least a visit to those same "friends and relatives" that seem to join us at the lake in the summertime. Yes, it's getting lonely right here in WLE.



Now that is not a complaint - just a fact. So... what is there to do in WLE when so many of our neighbors have fled to the south? Well - there is Wacky Winter Weekend (an ice cream social, BINGO, and brunch - all in the Main Clubhouse). And - this happens on Valentine's Day weekend, so set up a play date with your mate (and get by cheap while staying warm). Later in the season, don't forget about the festivities that always prove

to be a fun time for St Patrick's Day in WLE. Many thanks to our Recreation Committee for keeping a smile on our faces throughout the year.

During these winter months, it is especially important that we look out for each other. Our Neighborhood Watch and Quality of Life committees do us great services in that regard - we are so much more than a community - we are friends and neighbors that look out for each other. Not always can we look out for each other - sometimes we need to take care of ourselves. You need to

be especially careful in this winter weather about frostbite and the dangers of overexposure to the weather. You also need to be a safe driver in the treacherous winter road driving conditions that occur in northeastern Pennsylvania at this time of year. As Sergeant Esterhaus used to say on Hill Street Blues, "Let's be careful out there."

And remember . . . every day that the sun comes up in the east is another day closer to Spring, (and those "friends and relatives" from down south will start showing up on our doorsteps again).

# General Manager's Report *by John Carney*

Now that the busy holiday season is past us, Northeast PA is in the real winter season. Our area has a lot to offer through the winter months. We will do our best in WLE to keep the area in front of Deer Lake Beach cleared for ice skating. Of course, the weather and conditions will dictate how good the ice will be for skating. Another popular spot is at the Rockledge Area for sleigh riding which is also lit up at night for night-time sleighing. The use of snow-mobiles has become difficult in WLE, but just check with Rocky if you are looking for areas to ride. The Lacawac Sanctuary, PPL Learning Center, and other areas around Hawley have scheduled events for children and adults. The Big Bear ski area at Masthope offers WLE Members a discount if you show them your current WLE Badge.

Now that we are in 2015, we are asking all dog owners to register their dog(s) at the office. Applications are available at the office and on the WLE Website.

The Rockledge Pool Subcommittee has



been busy meeting and putting plans together to submit to the Board of Directors. This project is being paid for by a 5-year special assessment and capital replacement funding for Rockledge Pool.

By a property survey that was done in Section 5, it has been brought to our attention that there are some discrepancies in certain property lines. When land was purchased by the developer of WLE, the developer purchased land from an existing small POA, Wallenpau-pack Heights, which had its own plotted map with recorded surveys. In the sale of the property, nothing dismissed the original property lines on certain lots, but we have no way of knowing exactly what lots they are without a title search being done or checking the deed. The Building Department will let anyone know who submits an application to do any work on lots in Section 5 as to the potential discrepancies. It is important that when a title search is done, that the chain of title is searched far

enough back to determine if there is a prior recorded lot description. If you have any questions, feel free to contact me.

We have just completed our first full year of membership open sessions during the BOD's monthly meetings. This move to have open sessions has been very successful to allow membership input and keep members updated on association business, but still give the BOD plenty of time to take care of monthly business. The open session will remain the same, running from 9:00 to 10:00 AM at the MCH.

One topic that is always touched on is security issues, including speeding, protection of private homes, and security in and around amenity areas. This has been and will always be a concern in WLE, but this is an area where property owners can help. The speed limit is 20 mph and it is for the safety of all, especially in the summer when there are many walkers, bike riders and children in golf carts. Careless driving rules do not only apply to motor vehicles, but also include golf carts and UTVs. All of these vehicles need proper WLE vehicle I.D.

to show they belong in WLE. Another security measure is having current I.D. badges at amenity areas, especially at the pools. Should a Public Safety Officer ask you to leave an amenity area because of not having proper vehicle I.D or badges at the pool, it is not going to make for a nice relaxing day.

We commend the majority of property owners who pay their annual assessments on time. Please remember annual assessments are due the first day of the quarter month. Late fees are not charged until the end of the month. At that time, you will receive a late notice. It is important that you respond to the late notice, even if it is a telephone call to the Collection Department to avoid further legal cost.

If you have any thoughts of being a candidate for the Board of Directors, your resume needs to be received at the POA office by April 1st at 4:30pm.

Enjoy the winter, and be safe on the ice and while doing other winter sports. Should you have any questions or concerns, please feel free to contact me. All contact information is in the newsletter and on the website.

# Water & Sewer Report *by Brian Schan*

## Sewer Plant & System

The treatment plant has been affected by cold temps. Ice building up on the outside components have been keeping us busy keeping things up and running. A new Super Shredder has been purchased and installed. The old shredder had

failures and replacement costs exceeded the cost of a new shredder. The old shredder will be rebuilt over time and become our spare. The new 115 HP pump at Pump Station #6 has generated a few voltage and AMP issues. We are working with PPL, as it seems there is a possibility the transformers may need to be replaced with larger ones. A few electrical adjustments will take place first to see what further actions will need to take place. We hope to be able to address miscellaneous projects needing to be done



throughout Sewer and Water facilities during this winter period. These projects tend to get pushed to the side due to the busy spring, summer and fall activities.

## Water System

Water flows are up considerably for this time of year as three of our five wells are producing higher than normal daily flows. We are continuing to spend countless hours on leak detection, looking for water loss; a few small leaks were found and fixed. Cold weather has already claimed a couple homes, causing frozen and broken pipes which flooded, causing damage inside the homes. We made some revisions at the Ski Bluff welded steel water tower this year and are keeping the tower  $\frac{3}{4}$  full. This is a trial. Our hopes are to continue this in

the future, thus allowing us to have a water back-up source through the winter months. The Indian Drive water tower cannot contain water over winter months because it is a bolted panel tank and will not hold up to the ice buildup. We will be installing pumps and tanks at all five wells to pump the chlorine analyzer test water back into the water system. These analyzers require a constant flow of water from the system to monitor the chlorine residual. The average flow is about 18 gal/hr. This will recover approximately 157,680 gallons of water per well per year, which would be a recovery of 788,400 gallons per year of lost water from all five wells. These analyzers were part of the EPA mandate along with the increased chlorine concentration in the water a couple of years back.

The Water and Sewer Department will

continue to strive and take all measures possible to give the best water quality to your home! Help us help you to ensure we can meet water demands (Please conserve water!)

We are still working with XTR failures. These units are the small grey units mounted on the outside of your home. If you're contacted by the Water and Sewer Department in reference to this issue, please help us by scheduling an appointment with us so we can remove the failed XTR and replace it with a special meter head. This is what transmits the readings to our wireless laptop reading device.

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

Respectfully Submitted,

Brian Schan

Director of Water and Sewer

# Public Safety Report

by Chief N.R.Kizer

Winter is upon us once again, we've had a couple snowfalls already this winter season and it can be very unpredictable. I urge you to drive safely for your sake and the sake of our children walking to and from the school bus.

Property owners need to update the phone numbers in their property owner file in case of an emergency. If an emergency comes up, we need to be able to get hold of you or your family.

**FIRE, POLICE AND AMBULANCE CALLS DIAL 911 FIRST** - for all other emergency calls dial 570-689-7311. If you need an Officer for any other reason call 570-493-3198 .

## FEEDING DEER

This is not allowed in W.L.E., you will receive a fine for feeding deer. This lures too many deer into an area with insufficient food and leads to having unhealthy deer. PLEASE DON'T FEED THE DEER.

## LET'S TALK ABOUT WINTER:

REMEMBER, WHEN IT'S SNOWING OR THE ROADS ARE SNOW COVERED, GOLF CARTS ARE NOT PERMITTED ON THE ROADS.

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

- Battery
- Belts
- Windshield washer
- Wiper blades
- Heater
- Tires
- Hoses
- 08. Lights

Here are a few things you should have in your vehicle. You never know when an emergency situation will happen. Just last year, many people were stranded on well-traveled interstate highways because of snow conditions.

- 01. Ice scraper and snow brush
- 02. Snow shovel
- 03. Jumper cables
- 04. Flashlight with fresh batteries



05. Flares or reflective triangles

06. 1 blanket

07. A properly inflated spare tire, wheel wrench and jack

08. Sand, cat litter or other abrasive material for traction

09. High-energy foods, such as candy bars, fruit or nuts

10. First aid kit

11. Medication with you that you might need in an emergency if you get stranded for a period of time

## DANGEROUS SITUATION

Do not dump your stove or fireplace ashes in the compactor, this will cause a fire in the compactor. We have cameras at the compactor and you can be held accountable for this action.

## SNOWMOBILING THIS WINTER CAN BE AN EXCITING TIME FOR ALL

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 maps are available at the park office. 570-676-3428

[www.dcnr.state.pa.us/forestry/recreation/snowmobile/smadditionalresources/index.htm](http://www.dcnr.state.pa.us/forestry/recreation/snowmobile/smadditionalresources/index.htm)

## SNOWMOBILE INFORMATION:

(717) 783-9227

[www.dcnr.state.pa.us/forestry/recreation/snowmobile/smregistration/index.htm](http://www.dcnr.state.pa.us/forestry/recreation/snowmobile/smregistration/index.htm)

[www.dcnr.state.pa.us/forestry/recreation/snowmobile/smenforcement/index.htm](http://www.dcnr.state.pa.us/forestry/recreation/snowmobile/smenforcement/index.htm)

[www.dcnr.state.pa.us/forestry/recreation/snowmobile/smoperation/index.htm](http://www.dcnr.state.pa.us/forestry/recreation/snowmobile/smoperation/index.htm)

[www.dcnr.state.pa.us/forestry/recreation/snowmobile/smsafetyandtraining/index.htm](http://www.dcnr.state.pa.us/forestry/recreation/snowmobile/smsafetyandtraining/index.htm)

[www.dcnr.state.pa.us/forestry/recreation/snowmobile/smoperation/index.htm](http://www.dcnr.state.pa.us/forestry/recreation/snowmobile/smoperation/index.htm)

[www.pasnow.org/cool-events](http://www.pasnow.org/cool-events)

## PA STATE SNOWMOBILE ASSOCIATION:

[www.pasnow.org/](http://www.pasnow.org/) - Lowell Morton, PO Box 81, Annville, PA 170031, 888-411-PSSA

## PA. SNOWMOBILE LAW:

[www.pasnow.org/resource/pdf/PA%20Snowmobile%20Law.pdf](http://www.pasnow.org/resource/pdf/PA%20Snowmobile%20Law.pdf)

## STATE GAME LANDS:

The Pennsylvania Game Commission Bureau of Land Management, 2001 Elmerton Avenue, Harrisburg, PA 17110-9797

(717) 787-9612

## SNOWMOBILE TRAILS AND MAPS:

[www.nepsnotrails.org/](http://www.nepsnotrails.org/)  
[www.dcnr.state.pa.us/forestry/snowmobile/snowindex.aspx](http://www.dcnr.state.pa.us/forestry/snowmobile/snowindex.aspx)

[www.dcnr.state.pa.us/forestry/snowmobile/pocono.aspx](http://www.dcnr.state.pa.us/forestry/snowmobile/pocono.aspx)

[www.dcnr.state.pa.us/forestry/recreation/snowmobile/index.htm](http://www.dcnr.state.pa.us/forestry/recreation/snowmobile/index.htm)

LET'S GO SKIING. CLICK ON THE BLUE ADDRESS, IT WILL TAKE YOU TO ALL THE SKIING LOCATIONS IN THE POCONOS.

[poconosbest.com/Skiresorts.htm](http://poconosbest.com/Skiresorts.htm)

IF I CAN BE OF ANY FURTHER HELP JUST CONTACT ME AT XLT6000@AOL.COM

## NEIGHBORHOOD WATCH:

I want to thank the members of the "W.L.E. Neighborhood Watch" for their help and support this past year.

The head of Neighborhood Watch, Bill Brown and I work together to take a bite out of crime in W.L.E.

WE NEED YOU, TOO. COME JOIN OUR TEAM; WE TAKE A BITE OUT OF CRIME.

## SNOWBIRDS:

I would suggest you install motion detection lights on the outside of your home. This would increase the protection of your home by enhancing the view of the surrounding area. This also helps the patrol officer to see your home better while patrolling.

THE FACT BEING, CRIMINALS DON'T LIKE LIGHTED AREAS.

## SPEED LIMIT:

The speed limit for all vehicles in W.L.E. is 20 mph or less.

## DOGS:

You must keep your dog on a leash. If your dog is caught running loose, you will be fined. Dog licenses must be purchased on or before January 1st of each year, and dogs must have a current rabies inoculation. Dog Enforcement Officers will be coming into W.L.E. regularly now on our request. Beginning January 1, 2015, all property owners' dogs must be registered at the Wallenpaupack Lake Estates office.

"LICENSE AND RABIES INOCULATION. "IT'S THE LAW."

## PARKING:

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

REMEMBER, WHEN IT'S SNOWING OR THE ROADS ARE SNOW COVERED, GOLF CART ARE NOT PERMITTED ON THE ROAD,

## STOP SIGNS:

Stop signs are for your safety as well as the safety of others. Be a role model for your children, as it could save their lives as well as others.

## PATROL OFFICERS:

The Patrol Officers here at W.L.E. are out trying to keep you, your children and W.L.E. safe from harm. We patrol the roads and enforce the Rules and Regulations of W.L.E. The Rules and Regulations are for the safety and well-being of all. The Public Safety Officers are just doing their jobs. They do not make the Rules and Regulations, they only enforce the law, so please don't take your hostility out on them. My door is always open if you have a problem, or I can be reached at xlt6000@aol.com.

I want to wish you all a safe and Happy New Year.

# Maintenance Report

by Ken Moran

Winter is definitely upon us, as temperatures are dropping into single digits. We have been out several times plowing and cindering already and we've had a few rough ones with a lot of ice. So please, we ask that all objects are removed from roadsides and that you try



to refrain from parking close to the road, keeping it safe for the crew out plowing. I also ask that you please give the plow trucks the right of way and watch behind us, as we do a lot of stopping and reversing to clean intersections, and with spreaders on the trucks, visibility

is tough. Also, be careful as you're out walking and playing while we are out plowing for the safety of all. We're out working on the roads to make it safer for all to get around.

There is a light installed by Rockledge hill for later sleigh riding and tables at the top of the hill for all to enjoy. Also,

don't forget for those of you that don't like being out in the cold, Doug and I have the pool kept up and running also.

We hope all had great holidays and everyone has a Happy and Healthy New Year! I hope you all have a great winter enjoying what the area has to offer. Stay warm and have fun!

# Building Compliance Report

by Fran Raimo

Winter brings a slower pace to construction and tree removal in WLE, but there are still three houses in the process of being built, along with a few additions, a couple of garages, and quite a few miscellaneous projects. We are presently at 1368 homes and are expecting two more within the next couple of



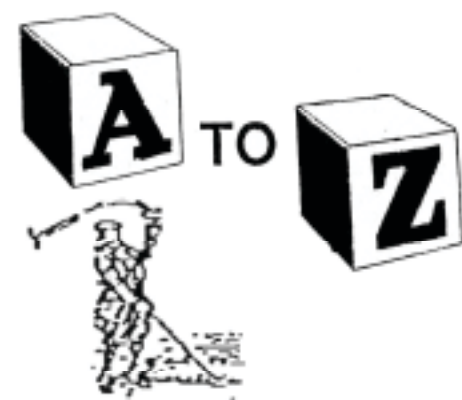
months.

Most people at this time of year are involved in interior projects, so please remember if you need a dumpster, stop in the office for a dumpster permit, and make sure your contractor has his vehicle pass. WLE permits are not required for interior work, but might

be required through Paupack Township. You can contact them at (570) 226-1335 or (570) 226-0632.

For those of you who have gazebos, they must be removed at the end of the summer season. Gazebos do not hold up well when snow and ice collect on top of them and have a tendency to collapse, so please have them removed.

Important Reminder: If your home is not going to be occupied for a night or more, shut your water valve off (either the curb valve or the valve by the water meter) to prevent any damages that could occur if water pipes freeze and break. It has been seen all too often in this area.



## Maintenance

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- 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
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- Gravel & Driveway Lighting
- Sliding Doors Added
- Excavating & Backhoe Work

## SNOW REMOVAL

Visit us online at [www.atozmaintenance.com](http://www.atozmaintenance.com)

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Joe Paladino

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1-888-698-7759

fax: 570-698-8075

E-mail:

[AtoZMaint@gmail.com](mailto:AtoZMaint@gmail.com)



PA#0004327

# Wallenpaupack Lake Estates Property Owners Association

## Unapproved Highlights Of The Board Of Directors Meeting - November 14 2014

Present were Vice President Gino Dall'Aste, Treasurer Bruce Phillips, Secretary Dan Harmuth and members Paul Pogozelski, Jerry LaStella and Tony Schwab. Also in attendance was General Manager/Assistant Secretary John Carney. Absent with an excuse President Dan Braun. Jerry LaStella was excused at 12:50pm.

Vice President Gino Dall'Aste opened the meeting at 8 a.m.

Vice President Gino Dall'Aste stressed the fact that the motion for a 2 – year moratorium on renting a newly purchased or built home will be presented to the membership at the 2015 annual meeting and will become effective if approved by the membership on July 1, 2015. Gino is recommending that the fine per month be \$300.00 rather than the \$500.00 he previously suggested. Approved by BOD

Gino continued his discussion from last month meeting to putting a motion to the members if a Board Member missed three meetings in a year that were not approved excuses he/she would be removed from the Board. After discussion mostly as to what would be a valid excuse it was the consensus of the Board not to put a motion out to the membership. As long as there is a quorum for the meeting the Board can function and proceed with business.

Gino relayed that Neighborhood Watch would like to see the Board rescind their approval for allowing golf carts and UTV's (RV) continue use after 11pm for anyone 18 years old and older. It was decided at the October meeting that the policy will not change, but Public Safety is to enforce the underage rule of no-one under the age of 18 years old be permitted to operate a golf cart after 11pm. Most of the complaints from last summer were for underage driving after 11pm. Public Safety will also be enforcing personal I.D. on all drivers that are on golf carts and UTV's (RV's). You must be 18 years old and have a valid state driver's license to operate a UTV.

Gino relayed that there is a safety problem at the West Gate with drivers cutting through the parking lot to access the Goose Pond Road rather than going to the end of Lakeland Dr. It was suggested that parking bumpers be installed at the end of the parking lot parallel to Goose Pond Rd. to avoid this.

Gino noted that a Realtor was in without Realtor Identification or WLE Identification. It was suggested that the Real Estate Company be called to let this Realtor know he needs WLE Identification. A letter should be sent out to stop at office to let us know address.

Quality of Life is looking to have a link on WLE website and a spot in the Adult Lodge to put reading material for property owners' benefit.

Dan Harmuth questioned the Marina Committee setting guidelines for the Dock Master. Dan feels the guidelines should come from staff. Tony answered that the committee would make recommendations, but it would be approved by staff. Dan made some clarifications to some of the marina rules that are being amended.

Gino indicated that he received from the office a short history of the Recreation Committees CD that had matured then was put in a Smith Barney checking account and then a Bank America checking account which is where it presently is.

The minutes for October 18, 2014 were reviewed.

By motion from Dan Harmuth and seconded by Paul Pogozelski the minutes were approved with corrections.

The following were corrections made at the meeting there were other corrections made after the highlights were completed, but before the meeting. For this reason the published minutes will show all corrections and in the future the highlights will not be published until all BOD members get a chance to review the minutes.

First page third paragraph insert "or built" after "newly purchased". Sixth paragraph starting with "Dan Harmuth" include that "Public Safety Officers were present at the time". In that same paragraph in the fifth line replace "vehicle" with "personal" I.D. On page 2 at the bottom of the page add an "e" to George's name.

The open session of the meeting opened at 9:08 with the Pledge of Allegiance.

### GM Report – John Carney

- Fish stocking took place in October with Largemouth Bass, Bluegills and Perch. Deer Lake received 70% of the stocking due to the fish kill in Deer Lake.
- The installation of the gate valve in Beaver Lake has been completed.
- The installation of drainage culvert pipes has been completed on Sunrise Terrace. The pipe length is 100' consisting of 2 – 24" pipes side by side.
- We are stilling hoping to do the stabilization project on the shoreline below the main clubhouse. The last agency in series of agencies is presently reviewing the permit and with their approval the job can get started we could possibly start this week. This project is part of the LWWS funding for lake improvement.
- The insurance claim has been settled for the damage to the underpass. We are in contact with a construction company to make the repairs, but we are still waiting for them to get us scheduled.
- A second pond leveler has been installed in the beaver dam in the lake in section 6 to further avoid the dam breaching a causing flooding to the property owners on Rolling Hills such as we experience a

few years back.

- The Maintenance Department has been getting all areas winterized and has all equipment ready for the winter season, cinders and salt has been delivered.

Gino reviewed with the audience a few things the Board talked about this morning such as the 2 – year renting moratorium and the Quality of Life having a link to the WLE website and having literature in the Adult Lodge.

There were no written questions. The following are questions from the floor:

- Peggy Kostyshyn – Asked if the Board would go back to having a curfew for golf carts.

Answer: It was explained that persons 18 years and older will be able to use golf carts and UTV's after 11pm, but anyone younger than 18 cannot. The PSD will be enforcing this and all RV drivers will need to have personal I.D. on them when driving a RV in WLE. It was noted by property owners that there is a grace period that was already established to give time to get home after a WLE event.

- Paula Whitney – Will leaves be picked up in the ditches?

Answer: No the contractor that we once employed is not doing this type of work in WLE anymore. This year the Maintenance Department will be removing leaves from areas that are prone to flooding other than that we are depending property owners to remove leaves from their property.

- Paula Whitney – what is the status of Section 6? Does Bill Spillane need to put up a security deposit before any work can be done and is he still proposing the 25 lot subdivision?

Answer: Bruce Phillips explained WLE's obligation to accept bulk sewage from section 6 and touched on the connection point. Bruce relayed that his and the Board's main goal is to see that WLE is protected through the whole process and a security deposit from Mr. Spillane will be discussed. It was also made clear that the money being held by WLE for a future expansion if needed is not fully funded.

- Tom Huhn – What leverage do we have with the land WLE owns in Section 6?

Answer: It does take up amount of room for "Green Space" which can alter any new subdivision plan.

- Paula Whitney referring to October minutes questioned the discrepancies of property surveys in section 5.

Answer: Apparently lots purchased in section 5 by the developer where previously developed and known as Wallenpaupack Heights, these lots were surveyed before being part of WLE and never re-deeded showing anything different than the original survey, therefore the description of the lot is from the original survey and any of these lots that were based on a WLE plat plan would have a different set of property pins than the original survey.

- Diane Kitchel spoke on the fundraiser taking place next Saturday for a WLE family to help defray medical cost. 79 tickets have been sold and everything is running smoothly and donations are still being accepted.

- Joe Mongalieri – Asked if WLE donates to organizations?

Answer: Yes, there is line item for contributions. Bruce indicated that the single biggest contribution is to the Lakeville Fire Department Substation located in WLE and another contribution of significance is for Neighborhood Watch.

- Bree Della Bella – Speeding continues to be a problem on Indian Drive, can speed bumps be put on Indian Drive, Public Safety cannot be everywhere at the same time.

Answer: A few property owners commented on the negative issues with speed bumps such as setting precedence and then needing to put them all over and the liability factor of someone hitting one and having an accident. The Board will continue to discuss ways of controlling speeding. One person also relayed because of the type of vehicle she has it bottoms out on speed bumps.

The Board reconvened at the Administration Office at 10:40 a.m.

Discussion continued pertaining to the RV curfew as reported earlier only RV operators 18 years of age and older can be out after 11:00pm. Underage drivers out after 11:00pm will be fined \$100.00 and parents will be called to pick up the golf cart. The Public Safety Department will strictly enforce personal Identification to be carried while operating a golf cart or UTV (RV) anyone not having personal I.D. will be in violation and will be subjected to a fine of \$25.00.

### Legal and Administration – Bruce Phillips

As discussed in the open session there are some discrepancies in lots in section 5. Through Kiley Associates we have been able to obtain a copy of the map of lots that could possibly be involved. An overlay was made to show the difference between the two possible surveys. The lots in question are lots that were previously Wallenpaupack Heights lots that were not part of the original land purchase of the WLE developer when purchasing other lots of Wallenpaupack Heights.

Section 6 – Bruce, Gino, Brian Schan and John met with Attorney Waldron, Bill Spillane's attorney and Bill Spillane attended by telephone. The discussion focused on what was needed for the sewage agreement between the two parties. Bruce and John will

Continued on next page

# Wallenpaupack Lake Estates Property Owners Association

## Unapproved Highlights Of The Board Of Directors Meeting - November 14 2014

be talking to Howard this week and then Howard will be in contact with Attorney Waldron.

By-laws – in 2008 various by-law amendments were sent to the membership for approval. The amendments were presented with parenthesis for removal and brackets for additions. By-law Article V; Section 7 pertaining to the period of time a property owner must wait before running for another 2 – year term for the Board of Directors the parenthesis were omitted around one (1) year, but did include the brackets for two (2) years. In a written opinion from our legal counsel that it was a typographical error and with the two (2) years in brackets to be added it makes sense that the one (1) year must be deleted. Legal Counsel's opinion states other facts and the written opinion is available at the office should anyone want to see it.

### Building & Marina – Tony Schwab

The Building Committee is addressing guidelines for the installation of solar panels. We have not had any request for approval to install solar panels from a property owner, but it may only be a matter of time before there is a request.

Tony reviewed letters that have been drafted or revised to clarify property owners' options while they are on the waiting list and when they are notified a boat slip is available. Some of the rules and regulations were revised to clarify or update. It was decided that only one of the two letters is necessary to be mailed, the one for the waiting list can be handled with telephone calls since Kathy has already started the process by making calls.

### Maintenance – Gino & Paul

Volunteers cut dead trees and trees to allow more light into the Beaver Beach playground area.

Dan Harmuth suggested that the Adult Lodge Bus Stop be changed to have Calypso Drive a two-way street. Dan has witnessed more confusion due to the present situation of Calypso Drive being only one-way.

Dan suggested some simple procedures to do that should stop the confusion at the bus stop. The Board agreed to give it a try, flyers will be made and distributed and it will be put on the website.

### Finance Committee – Bruce Phillips

Bruce relayed that to date much has not developed with the Finance Committee, but Bruce did have a conversation with Bill Trust pertaining WLE establishing a 501(c)3 trust fund. This fund would be used for charitable giving such as the function next week for property owners needing help to defray medical cost. No decision was made to establish such a fund at this time.

Bruce is reviewing the guidelines set for the employees' simple IRA plan.

### CDC – Dan Harmuth

One person came in front of the CDC at their November meeting and was found in violation with no fine.

The Board of Directors heard 3 appeals to the Board. In all cases the Board found no reason to overturn the verdict or reduce or waive any fines.

### Recreation – Bruce Phillips

The Recreation Committee submitted changes to their By-laws for Board approval.

By motion from Dan Harmuth and seconded by Paul Pogozelski the by-law changes are approved as submitted. The motion passed unanimously by those Board Members present.

### Neighborhood Watch – Paul Pogozelski

As discussed the underage driving of RV's past 11 p.m. will be enforced.

### Quality of Life – Gino Dall'Aste

Gino presented the Q of L's definition to tall grass pertaining to an unkempt lot.

Driveways, walkways or other previously landscaped areas of your property, other than trees and ornamental grasses and shrubbery, should be maintained.

Grass and weeds should be not be more than 12 inches high in the areas mentioned

above excluding trees and ornamental grasses and shrubbery.

The above was approved by the Board.

Correspondence: all personal PO names will be changed to Property Owner for the highlights

Bonfiglio to BOD – seeking approval for an agreement to access over WLE common area by Beaver Lake Dam to gain access to his property.

There was prior agreement with the property owner who sold the property so the Board does not have a problem with granting approval, but would like legal counsel to draw up the agreement.

Attorney Terreri to Carney – Responding to a request as to any state or federal regulations that may need to be considered in drafting rules and regulations for solar panels on a residential residence.

Martinez to BOD – Seeking appeal to fine issued for cutting trees.

After review the Board decided to rescind the \$200 fine for cutting of trees. Ms. Martinez had a permit to cut trees, but had two additional trees cut while the tree cutter was on property. There seems to be some confusion as to communication on the additional trees, Ms. Martinez should have at least called to make sure she had the approval, but it is felt the trees she cut, approval would have been granted. Ms. Martinez cut trees that were dead and trees that were shading her roof so bad that her roof will need replacing if she cannot get the mold and moss off of the roof.

Joe Alca to Carney – Proposed agreement for Hideout members to use WLE's indoor pool and WLE members to use the Hideout's golf course and ski area.

### Unfinished Business

There has not been any correspondence from the Wayne County Communication Center of the status of the new 911 address change. The last we heard was that the Wayne County has presented their recom-

mendations to Harrisburg and before any address changes would be made WLE would be notified.

Beaver Lake Dam gate valve has been installed.

Board to review actual water usage comparing the third quarter usage when most water is used compared to the other quarters.

Rocky has inventoried all WLE FM radios with serial numbers and by departments. Rocky will oversee all radios for each department.

### New Business:

Bruce reviewed with the Board the work he has done up to date on the budget. Bruce first reviewed the Capital Replacement report that takes all of WLE's assets and puts them on timeline for repairs or replacement.

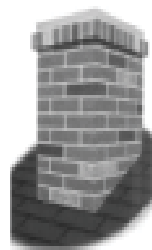
Bruce then reviewed the operating budget of what has been completed up to now and gave copies to the Board Members to take to their respected departments to review with each department head. Bruce would like to have feedback as soon as possible so a budget can be reviewed at or before December's Board meeting.

The Board approved immediate family members for funeral time off to include any additional immediate family members that are stated in the by-laws.

Motion to adjourn by Dan Harmuth and seconded by Bruce Phillips.

Motion to adjourn at 3:40pm. The next meeting of the Board of Directors will be on Saturday December 20, 2014 at 8:00am and open session will start at 9 a.m. at the MCH.

**Respectfully submitted,**  
**John Carney**  
**Assistant Secretary**



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**Attorney at Law**

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# 2015 Proposed Schedule

**February:**

14-15 Wacky Winter Weekend  
Ice Cream Social  
Family Bingo  
Sunday Brunch

**March:**

14 – St. Patrick’s Party

**April:**

4 – Easter Egg Hunt  
4 Blood Drive

**May:**

9 - Kentucky Derby  
24 – Comedy Night  
24 - Meet Your Neighbor

**June:**

21 yr. & over Event

**July:**

4 – July 4th Picnic  
11 – Comedy Night  
18 – Flea Market  
25 - 21 yr. & over Event

**August:**

7 – Texas Hold'em  
13 Saratoga Bus Trip

Fishing Derby

29-30 Labor Day Event

**September:**

Fall Dance

**October:**

10 – Fall Event  
10 – Young Adult Party  
Adult Halloween Party

Children’s Halloween Party

**November:**

28 - Pre Holiday Party

**December:**

5 - Tree Lighting  
5 - Lunch with Santa  
& Food Pantry  
12 – Ornament Exchange  
31 - New Years Eve Party

Please be advised that this schedule can change without notice

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# WALLENPAUPACK LAKE ESTATES WOMEN'S LUNCHEON CLUB

The Wallenpaupack Lake Estates, Women's Luncheon Club is a social organization and membership is open to all adult women in Wallenpaupack Lake Estates. The purpose of this organization is to enrich the cultural and social enrichment of all members and to contribute to the quality of life at WLE.

Dues are \$10 per year and are payable June 1st through August 31st.

Regular meetings are held on the second Thursday of the month. These luncheons are held at the Main Club House or at an area restaurant.

Each month has a specific theme. Following is the 2014/2015 schedule:

July - Staff Appreciation

August - Donate school supplies for Wayne County students

September - Birthday celebrations

October - Lunch at Settlers Inn

November - Honoring Our Veterans - Veterans are guests of the WLC, Guest Speaker: Tom Kennedy, local historian

Men invited

December - Christmas Party Music by Brian McNeece

- Donate Christmas gifts for the children of Wayne County

January - Guest Speaker: Kurt Reed, local historian

- Men invited

February - Motivational Speaker: Jeannine Luby

- Laugh to Live Men invited

March - Lunch at The Elegante, Honesdale

- Men invited

April - Bus trip to Peddler's Village, Bucks County, PA

- All invited

May - Queen for a Day

June - Annual Installation Luncheon

- Central House Beach Lake, PA

The Officers for 2014/2016 are:

President - Rebecca Assenheimer

Vice President - Carol Miller

Recording Secretary Christine Holland

Corresponding Secretary Diane Mula

Treasurer - Betty Coleman

Public Relations - Dolores Dall'Aste

- Paula Whitney

Program Chairperson - Dianne Kitchell

The Women's Luncheon Club donates at last \$1,000 per year to local charitable organizations. Whenever there is a need in the community the WLC is ready to help; you name the occasion and the WLC is there with baked goods (Christmas Tree Lighting, fund raisers, blood drives, etc.) The WLC donates the supplies to make "Ouch Pillows" that are distributed to Wayne County hospitals and nursing homes. The WLC will be starting an alliance with "Project Linus"

The Women's Luncheon Club is a social organization that works for the betterment of all WLE property owners.



Christmas presents donated by the WLEWLC that were distributed to the children of Wayne County



Local historian, Kurt Reed was the guest speaker at the January 2015 luncheon. He gave a most interesting history of Lake Ariel



At the May Luncheon Fran Fran was crowned Queen for a Day



Lunch at Settlers Inn a Great time was had by all





Members of the WLC gather by the Christmas Tree



Members of the WLE WLC donate schools supplies that are distributed to students in Wayne County



September Birthday Baskets

**15 winter fun @**

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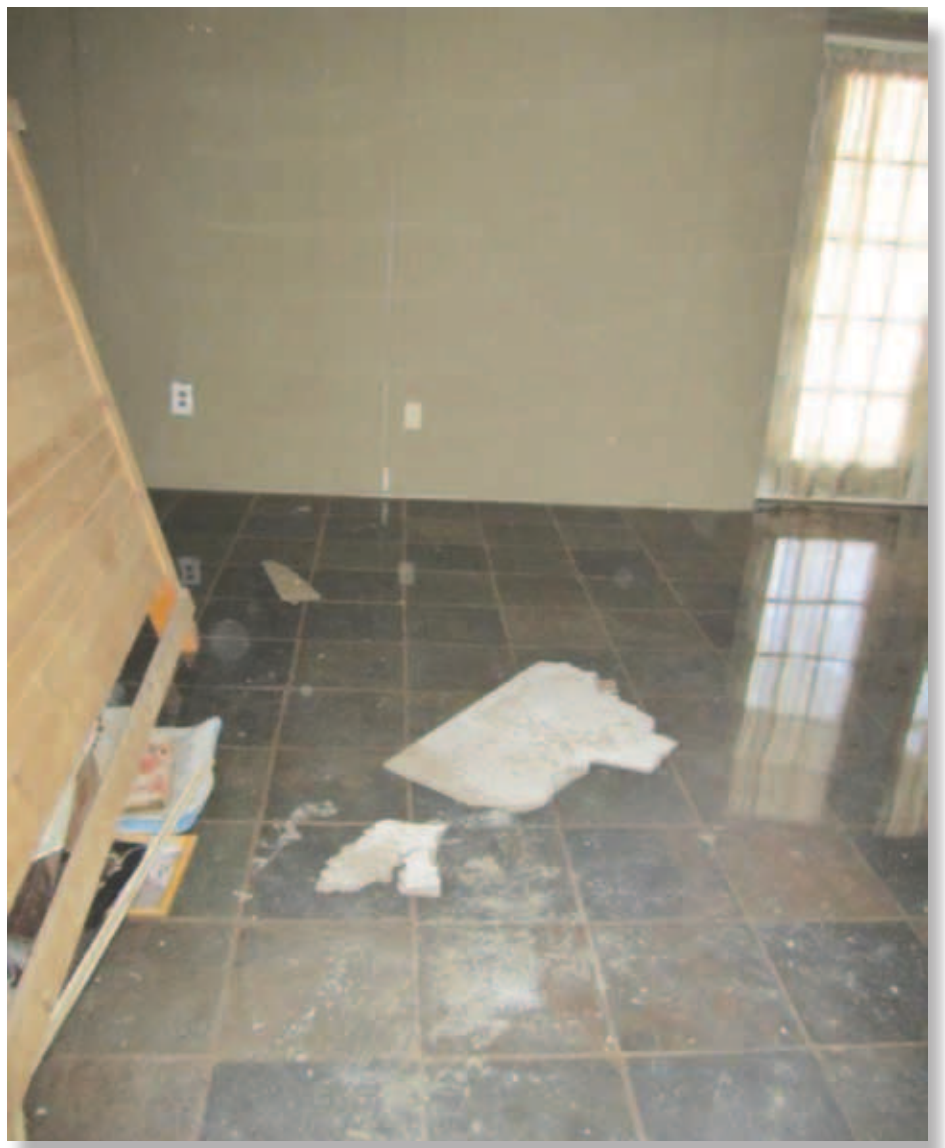
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# Floods

Please protect your home from this and turn off water at curb valve off when leaving for more than 24 hours. This home flooded because water was not turned off at the curb. The meter froze and broke flooding the floor with 3 inches of water!



# Toys for Tots



With the help of WLE's generous donations to the Toys for Tots bin in our office, the organization was able to put it towards other collections from the area. Together we were able to provide toys for over 3000 children in our area of Wayne & Pike counties.

# Remax ziegler

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We once again have 6 slips designated for Wave Runners/Jet Skis for the 2015 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, 2015. 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 *2015 season only* and There shall be a new drawing each year
- One entry per Property Owner regardless how many properties he/she/they may own



Yes, I am interested in obtaining a Wave Runner / Jet Ski slip for the 2015 Boating Season:

Name: \_\_\_\_\_ Lot/Section: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Alt Number: \_\_\_\_\_

E-mail (if available): \_\_\_\_\_

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# NEIGHBORHOOD NEWS

We welcome the following new Property Owners to WLE!

## Section 1

Robbie & Katy Paetow, Robert Grau, Brian & Michele Pagano, Robert Costagliola, Denise & Brianne Dowdican, Edward & Janice Ostrowski, Wedalyn & Collin Kutz, Michael Bonfiglio, Jason & Marcy Tabor, Hector Cruz, Home Sweet Holdings, Kevin Logrande & Maribel Cioccia, John & Janet Kuceravy, Edith Mereness, Gene Teytelman & Mark Zeltser, Gail Kowalchick

## Section 2

William Hahn, Jeanette Rohrman & Catherine Thissen, David Herbert, Joshua & Jessica Stone, Jessica Funke, Steven Khutoyanski, Janice McConnell, Walter & Pamela Breuninger, Adam Prendergast, Paul & Anastasia Whalen, Tara Hand & Mary Coyle, Thomas & Loree Raia, John & Irene Hetling, Sam & Jeanne Vinovich, May Chin & Michael D'Angelo, Russell Karrick & Kathleen McPhillips

## Section 3

Scott & Pamela Hoopes, Nghia Diep & Catherine Jordan, Robert & Nicole Jessie, Irina Panich & Yevgeniya Vinokur

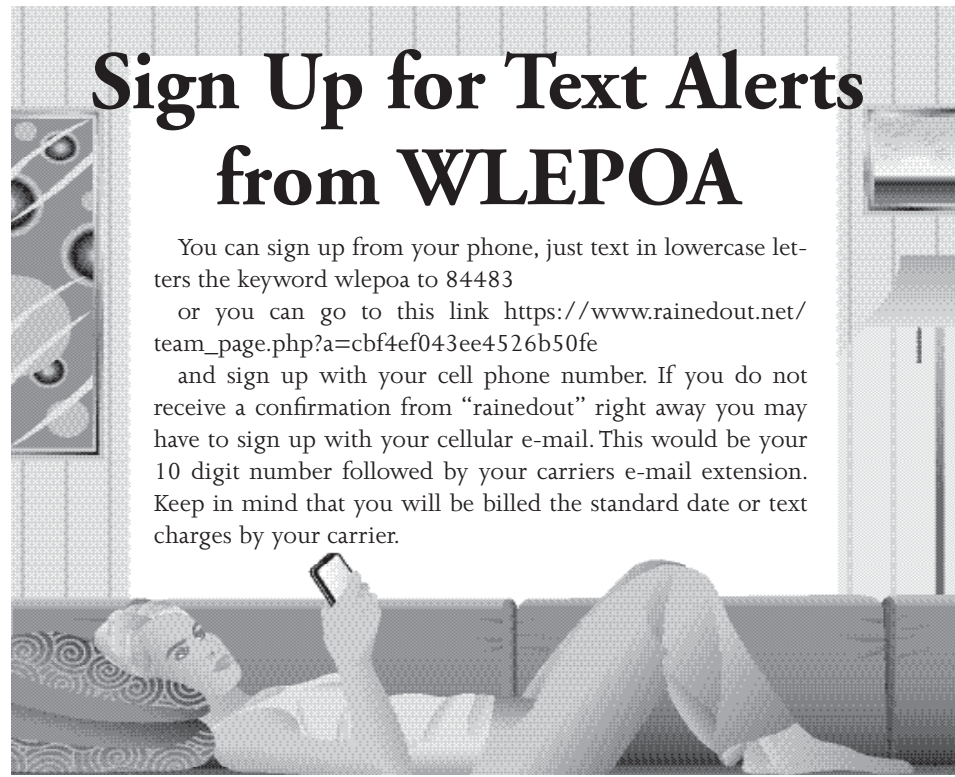
## Section 4

Eric Matos & Anthony Piro, Jr., Anastasio Papazoglou, Thomas & Wendelyn Delena, Vincenzo & Beatrice Catania, Edward & Jayne Ickowski, Jose & Tamara Gonzalez, Mark Etheridge, Gennody & Lena Taratut, John Rodriguez, Richard & Sondra Free, Christopher & Denise Zapata

## Section 5

Scott & Yvette Wallace, Michael & Sherry Pace, Richard & Maria Salerno

# AD/copy



## 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](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.



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.



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FAX (570) 842-3278

# Fundraiser

The Quality of Life organized the pasta fundraiser and would like to take this opportunity to thank all the people who helped to make our pasta fundraiser such a success. Our neighbors, area vendors, and restaurants made this event such a success. The family had friends and some of our neighbors come from far away to help make this day a success and we really appreciated everything everyone did for us either monetary or gifts to raffle off. Everyone just being there made everything so right and we are so happy and grateful to all. I know the family was so appreciative and surprised to see how much money we raised for them. When we presented them with our gift we said it was from all their WLE neighbors.

Thanks again to all and a Happy New Year in 2015.

Sincerely,  
Quality of Life Committee



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# Fundraiser



*Celebrating 15 Years!*

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includes tax and tip.

**Prime Rib Thursday**  
Prime rib with baked potato, vegetable and house salad - \$18.95

**Happy Hour Friday**  
With bar - all drinks from 3-7 pm and complimentary live piano  
the second week of the month  
Complimentary Light Fare Buffet 6-7 pm

**Saturday Night Out**  
Live entertainment from 8 pm to 11 pm

**'Taste of Italy' Sunday**  
Italian pastas, pizzas for just the right price  
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# Food Pantry Thanks

Thanking everyone for their very generous response to the Santa Food Pantry collection. Food and money were donated to St. Thomas More and Centenary United Methodist Churches food pantries.

Centenary United Methodist Church in Hamlin, is also in need of good or gently used winter children's coats.



Resumes are due April 1<sup>st</sup>

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

**No foolin'!**

Please keep resumes limited to 1 page!

## D&D?

ADs/  
copy



# Ornament Exchange

15 friends and neighbors came out to Beaver Lodge to attend the ornament exchange on December 13th. The children and adults enjoyed homemade refreshments while chatting and getting to know each other as we waited for all guests to arrive. The wrapped ornaments were then picked, some got to keep their chosen ornament some were not so lucky and their ornament was taken by someone else. All in all, everyone had a good time. We are already looking forward to next year and hope more neighbors will be able to attend.



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Happy New Year!  
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holidays, but  
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 MLS#14-4665



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



**\$93,500**  
 13 Red Hawk Dr  
 MLS#14-4925



**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



**132 Harmony Dr**  
 MLS#13-4383

**We need more listings! We're selling!**  
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# Share your News!

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

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



# 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

# WLE Lots for Sale

<p><u>SECTION 1</u> <u>LOT 46 &amp; 47</u> <u>16 &amp; 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><b>SOLD</b> <u>\$12,500.00</u></p>

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--	--

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.

George and June will be happy to talk to you—call them today!

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**2015 Dues Payments**

**PAYMENTS FOR LOTS**

1% DISCOUNT THE YEARLY ASSESSMENT MUST BE PAID BY JAN. 31, 2015

1% DISCOUNT ON ANNUAL ASSESSMENT ONLY

**NO DISCOUNT ON THE SPECIAL ASSESSMENT S/W OR POOL OR REPLACEMENT FUND**

1. LOT PAYING S&W & POOL SPECIAL ASSESSMENTS WITH DISCOUNT WILL BE	<b>\$1,115.02</b>
2. LOT PAYING SEWER & WATER SPECIAL ASSESSMENT WITH DISCOUNT	<b>\$1,062.54</b>
3. LOT PAYING POOL SPECIAL ASSESSMENT WITH DISCOUNT WILL BE	<b>\$1,020.02</b>
4. LOT PAYING NO SPECIAL ASSESSMENTS DISCOUNT WILL BE	<b>\$967.54</b>

**QUARTERLY PAYMENTS 2015**

**LOT PAYING S&W AND POOL SPECIAL ASSESSMENT**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	196.57	196.57	196.57	196.57	<b>786.28</b>	7.86	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
SPECIAL ASSESSM	23.75	23.75	23.75	23.75	<b>95.00</b>		
SPECIAL ASSESSM	13.12	13.12	13.12	13.12	<b>52.48</b>		
	<b><u>280.72</u></b>	<b><u>280.72</u></b>	<b><u>280.72</u></b>	<b><u>280.72</u></b>	<b><u>1122.88</u></b>	<b><u>7.86</u></b>	<b><u>1,115.02</u></b>

**LOT PAYING S&W SPECIAL ASSESSMENT**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	196.57	196.57	196.57	196.57	<b>786.28</b>	7.86	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
SPECIAL ASSESSM	23.75	23.75	23.75	23.75	<b>95.00</b>		
	<b><u>267.60</u></b>	<b><u>267.60</u></b>	<b><u>267.60</u></b>	<b><u>267.60</u></b>	<b><u>1,070.40</u></b>	<b><u>7.86</u></b>	<b><u>1,062.54</u></b>

**LOT PAYING SPECIAL ASSESSMENT POOL**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	196.57	196.57	196.57	196.57	<b>786.28</b>	7.86	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
SPECIAL ASSESSM	13.12	13.12	13.12	13.12	<b>52.48</b>		
	<b><u>256.97</u></b>	<b><u>256.97</u></b>	<b><u>256.97</u></b>	<b><u>256.97</u></b>	<b><u>1027.88</u></b>	<b><u>7.86</u></b>	<b><u>1,020.02</u></b>

**LOT PAYING NO SPECIAL ASSESSMENTS**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	196.57	196.57	196.57	196.57	<b>786.28</b>	7.86	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
	<b><u>243.85</u></b>	<b><u>243.85</u></b>	<b><u>243.85</u></b>	<b><u>243.85</u></b>	<b><u>975.40</u></b>	<b><u>7.86</u></b>	<b><u>967.54</u></b>

**PAYMENTS FOR HOMES**

1% DISCOUNT THE YEARLY ASSESSMENT MUST BE PAID BY JAN. 31, 2015

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	<b>\$1,834.95</b>
2. HOME PAYING SEWER & WATER SPECIAL ASSESSMENT WITH DISCOUNT	<b>\$1,782.47</b>

3. HOME PAYING POOL SPECIAL ASSESSMENT WITH DISCOUNT WILL BE	<b>\$1,739.95</b>
4. HOME PAYING NO SPECIAL ASSESSMENTS DISCOUNT WILL BE	<b>\$1,687.47</b>

**QUARTERLY PAYMENTS 2015**

**HOME PAYING S&W AND POOL SPECIAL ASSESSMENT**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	378.37	378.37	378.37	378.37	<b>1513.48</b>	15.13	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
SPECIAL ASSESSM	23.75	23.75	23.75	23.75	<b>95.00</b>		
SPECIAL ASSESSM	13.12	13.12	13.12	13.12	<b>52.48</b>		
	<b><u>462.52</u></b>	<b><u>462.52</u></b>	<b><u>462.52</u></b>	<b><u>462.52</u></b>	<b><u>1850.08</u></b>	<b><u>15.13</u></b>	<b><u>1,834.95</u></b>

**HOME PAYING S&W SPECIAL ASSESSMENT**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	378.37	378.37	378.37	378.37	<b>1513.48</b>	15.13	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
SPECIAL ASSESSM	23.75	23.75	23.75	23.75	<b>95.00</b>		
	<b><u>449.40</u></b>	<b><u>449.40</u></b>	<b><u>449.40</u></b>	<b><u>449.40</u></b>	<b><u>1,797.60</u></b>	<b><u>15.13</u></b>	<b><u>1,782.47</u></b>

**HOME PAYING SPECIAL ASSESSMENT POOL**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	378.37	378.37	378.37	378.37	<b>1513.48</b>	15.13	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
SPECIAL ASSESSM	13.12	13.12	13.12	13.12	<b>52.48</b>		
	<b><u>438.77</u></b>	<b><u>438.77</u></b>	<b><u>438.77</u></b>	<b><u>438.77</u></b>	<b><u>1755.08</u></b>	<b><u>15.13</u></b>	<b><u>1,739.95</u></b>

**HOME PAYING NO SPECIAL ASSESSMENTS**

	<u>JAN</u>	<u>APR</u>	<u>JULY</u>	<u>OCT</u>	<u>TOTAL</u>	<u>1% DISCOUNT</u>	<u>TOTAL</u>
ANNUAL ASSESSM	378.37	378.37	378.37	378.37	<b>1513.48</b>	15.13	
REPLACEMENT FU	47.28	47.28	47.28	47.28	<b>189.12</b>		
	<b><u>425.65</u></b>	<b><u>425.65</u></b>	<b><u>425.65</u></b>	<b><u>425.65</u></b>	<b><u>1,702.60</u></b>	<b><u>15.13</u></b>	<b><u>1,687.47</u></b>

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, CONTACT OFFICE FOR A PAY OFF FIGURE.

YOUR CURRENT VEHICLE STICKERS WILL EXPIRE JULY 31, 2015.

PICKUP NEW VEHICLE STICKERS WITH YOUR BADGES AT THE END OF JULY, 2015.

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.

# 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 22, 23, 24, 25)  
July 4th (July 3,4,5,6)  
Labor Day (September 5,6,7)**

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

## NEIGHBORHOOD NEWS

We welcome the following new Property Owners to WLE!

### Section 1

Robbie & Katy Paetow, Robert Grau, Brian & Michele Pagano, Robert Costagliola, Denise & Brianne Dowdican, Edward & Janice Ostrowski, Wedalyn & Collin Kutz, Michael Bonfiglio, Jason & Marcy Tabor, Hector Cruz, Home Sweet Holdings, Kevin Logrande & Maribel Cioccia, John & Janet Kuceravy, Edith Mereness, Gene Teytelman & Mark Zeltser, Gail Kowalchick

### Section 2

William Hahn, Jeanette Rohrman & Catherine Thissen, David Herbert, Joshua & Jessica Stone, Jessica Funke, Steven Khutoyanski, Janice McConnell, Walter & Pamela Breuninger, Adam Prendergast, Paul & Anastasia Whalen, Tara Hand & Mary Coyle, Thomas & Loree Raia, John & Irene Hetling, Sam & Jeanne Vinovich, May Chin & Michael D'Angelo, Russell Karrick & Kathleen McPhillips

### Section 3

Scott & Pamela Hoopes, Nghia Diep & Catherine Jordan, Robert & Nicole Jessie, Irina Panich & Yevgeniya Vinokur

### Section 4

Eric Matos & Anthony Piro, Jr., Anastasio Papazoglou, Thomas & Wendy Delena, Vincenzo & Beatrice Catania, Edward & Jayne Ickowski, Jose & Tamara Gonzalez, Mark Etheridge, Gennody & Lena Taratut, John Rodriguez, Richard & Sondra Free, Christopher & Denise Zapata

### Section 5

Scott & Yvette Wallace, Michael & Sherry Pace, Richard & Maria Salerno

**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*

**CELEBRATING 36th ANNIVERSARY - SAVE 15%**  
carpet • vinyl • ceramic tile • hardwood • laminates • vinyl tile  
area rugs • window blinds • draperies • wood blinds • cellular blinds

*Hours: Mon., Tues., Thurs., Fri. 9 a.m.-5 p.m.; Wed. 9 a.m.-6 p.m.; Sat. 10 a.m.-2 p.m.*

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

**PAUPACK POWER SPORTS**  
345 Everly Road & Rt. 590, Lakeville Pa

**Boat & PWC Winterization available**  
MMI Certified Harley Davidson and Metric Technician  
Full Support Services

**ATVs- Side by Side - Snowmobiles and More**  
Scheduled Service - Performance Upgrades - Tires  
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www.paupackpowersports.com / shawn@paupackpowersports.com

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

**GUMBLE BROTHERS INC**  
HOME CENTERS

PAUPACK, PA  
570 226-4531  
visit us at  
www.gumblebrothers.com

# 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.

## 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.

0% Interest and Low Payment Options available for a LIMITED TIME!

PA 000383

## RINKER GENERATOR

### AUTOMATIC HOME GENERATOR SYSTEMS

(570) 698-9696

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Quiet Operation  
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Best Warranties

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Generator Systems

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Fully Insured • Fully Licensed • PA#053424

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**Bill Bonventre Construction**



# New Year's Eve



# New Year's Eve (more on page 12)



12/31/2014

# 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**  
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 WEBSITE: aurelsappliance.com  
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**(570) 253-3874**  
 FREE DISPOSAL OF OLD APPLIANCES!

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

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

**COMPLETE PARTS DEPT FOR ALL MAJOR APPLIANCES**

**BOSCH**  
**Amana**  
**VIKING**  
**SANSUI**  
**HOTPOINT**  
**WEGER**  
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**DISHWASHER & MICROWAVE INSTALLATION**

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**MAYTAG**

**KitchenAid**  
**FRIGIDAIRE**

**GE**

**WAYNE COUNTY BUILDERS ASSOCIATION**

**Keep It Local**

**PACKAGE PRICING AVAILABLE**



# Veteran's Day Luncheon

In November the Women's Luncheon Club held a luncheon for Veterans day. Pictured are several of our WLE men that served along with their picture in uniform from back then.

The Guest Speaker was Tom Kennedy, local historian.

(More pictures on page 32)



**Bug E. Bug**  
**Pest Control**  
 570-955-8382  
 Lake Ariel [bugbugpestcontrol@gmail.com](mailto:bugbugpestcontrol@gmail.com)

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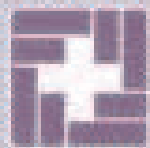
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**Services:**  
 Lawn maintenance (weekly and bi-weekly) • Yard Clean ups • Landscaping • New lawns  
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 Foundation and crawl space repairs • Driveway seal coating and blacktop repairs  
 Full service 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

# Veteran's Day Luncheon



## Wishing You Happy Holidays



**HAMLIN FAMILY HEALTH CENTER**  
543 Easton Turnpike • 570-689-9965

**PRIMARY CARE BY APPOINTMENT OR WALK-IN**



Dr. David Wood    Norina Manassy, PA-C

### CURRENT HOURS

MONDAY THRU FRIDAY  
8 am - 5 pm

SATURDAY 9 am - 3 pm

WELCOME  
**DR. HORTENSE RUSSELL**  
ARRIVING IN DECEMBER

**WAYNE MEMORIAL  
OUTPATIENT SERVICES**  
570-689-4670

LAB: Monday thru Friday  
7 am - 5 pm & Saturday 9 am - 3 pm

X-RAY: Monday thru Friday  
8 am - 4:30 pm

Ultrasound By Appointment Only

**NEW HOURS COMING 2015 - 7 DAYS A WEEK**

# 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.

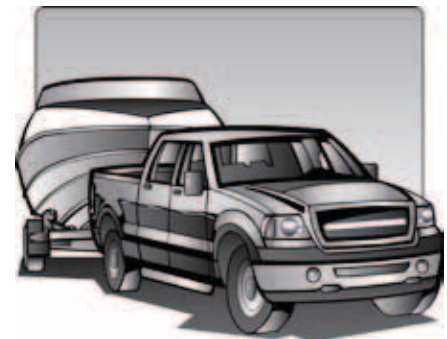
Keep in mind that once you send in your paperwork and payment you must come to the office and pick up your flag and sticker which need to be on the appropriate vehicle by June 1st.

## 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.

# 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,



## The John Rechinda WLEPOA Scholarship

The application for the 2015 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 May 1, 2015

## 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 AGENCY

## Sticker Notice

Vehicle sticker will run from July to July. You can start picking them up by June 1st . Your new sticker must be on your vehicle by July 31, 2015 and will be good until July 31, 2016.

You can start picking up the new badges the Tuesday July 7th

Once all of your paperwork & payment is in for your golf cart and/or UTV, you can start picking up flags by the end of April. All flags & year sticker must be on your golf carts / UTV's by July 31, 2015.

**CURT PUTMAN TREE SERVICE**

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

**570.689.7516**

# Amusements

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

Holiday Edition - **Deadline:** March 15 - **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: [Ksolenne@wleonline.org](mailto:Ksolenne@wleonline.org)

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

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

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

## 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 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 \$9,800 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

### 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, Daniel G Braun  
 Vice President, Gino Dall'Aste  
 Treasurer, Bruce Phillips  
 Secretary, Daniel Harmuth  
 Member, Gerald LaStella  
 Member, Paul Pogozelski  
 Member, Tony Schwab

### Maintenance

Ken Moran  
 Lamont Hayes  
 Bobby Kratzer  
 Brian Stine  
 David Goodspeed  
 Scott Tavoline  
 Deniece Tuttle - housekeeping  
 Kit Jackson - housekeeping

Officer Sean Kelly  
 Officer Richard Guptill

### Public Works Staff

Director – Brian Schan  
 Chuck Fenstermaker  
 Fran Raimo  
 Artie Guerra  
 John DeYoung

### ASSOCIATION STAFF

#### Office Personnel

General Manager – John Carney,  
 PCAM  
 Kathy Solenne  
 Paul Kuhn  
 Donna Fenstermaker  
 Debbie Devine  
 Jane Miller  
 Janet Havet  
 BCO – Fran Raimo

#### WLE Public

**Safety Department**  
 Chief N.R. Kizer  
 Lt. John O'Conner  
 Cpl. Wayne Seeley  
 Officer Ron Soltis  
 Officer Russ Toepfer  
 Officer Jude Salerno  
 Officer Kevin Appel (part time)  
 Officer William Mettello  
 Robert Esposito (part time)

#### Aquatic Director

Douglas Bagnall

#### Kaspar Lodge

Paul Marion  
 Denise Huhn

### 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 - Fall Hours

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/lan 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**

# Septic Tank Cleaning

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# K O B E R L E I N

# Staff Christmas Party AD/copy



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# New Year's Eve



## WATER & SEWER NOTICE



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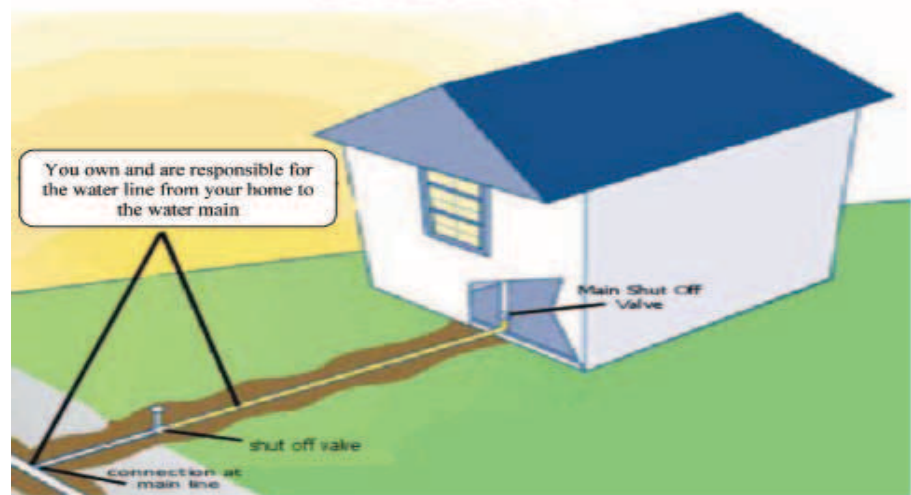
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**The Water Line Protection photo had the wrong photo in the last issue. Please be advised that the coverage is only water service line.**

**Holiday Greetings**


To our friends, their families, and loved ones...

Health, Cheer, and Joy During This Holiday Season

and sharing our fondest hopes for a Prosperous New Year




Happy Holidays - Happy Holidays - Happy Holidays - Happy Holidays - Happy Holidays



**Debbie Frisco, Assoc. Broker**

Office 570-226-8288 ext. 14  
cell/text 570-470-4714  
debbief@paol.com

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# Veteran's Day Luncheon



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8 Comanche Circle  
 Lake Ariel, PA 18435  
 MLS #13-5146 - \$99,900  
 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.



120 Harmony Drive  
 Lake Ariel, PA 18435  
 MLS #13-5047 - \$112,000  
 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 26' built-in garage.



208 Sunrise Court  
 Lake Ariel, PA 18435  
 MLS #14-1034 - \$129,900  
 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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*7 days a week*

