

Wallenpaupack Lake Estates

COMMUNITY BULLETIN

FALL 2016
ISSUE #145

A Publication of the Wallenpaupack Lake Estates Property Owners Association
1005 Wallenpaupack Drive, Lake Ariel PA 18436
www.WLEONLINE.org 570.689.4721

Autumn Rainbow in WLE



EVENTS

November

- Casino
- Knitting Club
- Pre-Holiday Party
- Pie Making

December

- Pot Luck
- Tree Lighting
- Cookies & Cocoa
- Lunch with Santa
- New York Bus Trip
- Ornament Exchange
- Sweater Contest
- New Year's Eve party

1005 Wallenpaupack Drive
Lake Ariel PA 18436

General Manager's Report *by John Carney*



The season is changing now to cooler days and nights. The start of the cooler weather was a relief from one of the hottest summers that we have experienced in Northeast PA. This past Summer was a great summer for the use of the pools, beaches and lake. The Maintenance Department is closing down the pools for the winter and soon will be starting to take docks out from the Marina.

With the late nice weather, some enjoyed the boating season well into September, but going into October really saw the lake being lowered for the five-year drawdown for the inspection of the dam. During the drawdown we are approved to move the boulders at the end of the ramp on the left side. Brookfield Renewable Energy, formerly Talen Energy, formerly PPL, has approved for us to move the boulders, and by their

rules, the boulders can only be moved ten feet. Ten feet is not a real lot, but ten feet towards the shoreline looks to be enough to just get the boulders out of the way from being a hindrance for boaters putting in and taking out their boats during the period when the lake is lower. Talking about the Marina, the last thing that will be done before the docks come out is an evaluation of the docks to determine what docks will need replacement for 2017.

Wade Associates, the engineering firm awarded the bid for designing the new Rockledge Pool, has been in to take measurements and elevations for the start of designing the pool. Soon Wade will be forwarding preliminary plans for the Board's review. As of right now, the plan is to use the present pool through the 2017 summer season, shut the pool down after the La-

bor Day Weekend, and start the construction for the new pool and have it open for the 2018 summer season.

For quite some time now we have been negotiating a contract with United American Security (UAS) and in recent weeks we have come into contract with UAS. UAS is an outside security company that we will use when officers are needed. This could be for a certain shift on a long-term or short-term basis, fill-in for an officer on vacation or sick. This gives Rocky some latitude for when he is shorthanded, and it will avoid shifting officers to other shifts and interrupting the officers' lifestyle. For a short-term fill-in, when able, the present officers will have the choice to fill in, but to avoid unnecessary overtime, Rocky has the option to use UAS. We will use UAS at the Marina for the night-

time security. Over the years, this has been a tough position to fill for seven days a week. Using UAS, they will be responsible for filling the position for the seven days. Should an officer not be able to work for whatever reason, UAS will be responsible to fill the position.

We shopped around for propane gas prices and our present vendor, Locklin's Propane Gas, remained very competitive, and with the prices he quoted for the POA and the property owners, we will be remaining with Locklin's. The price per gallon from Locklin's for propane gas is based on the amount you use annually. For users of more than 151 gallons, the price is \$1.20 per gallon. The price is given to property owners because Locklin's is providing propane gas to the POA. It is not a bad idea for property owners to do their

own shopping around.

The POA prefers a locked-in price, which is good for budgeting purposes and knowing that we will not be paying more than the locked-in price. Some vendors use a cost above the market value that fluctuates with the market. This can good or bad, kind of like the stock market.

Wednesday's recycling will continue until the weather makes it too difficult to make it worthwhile. Saturday's recycling will continue throughout the year.

Please refer to the Board highlights and other articles in this newsletter to get caught up on the goings on at WLE, and as always, feel free to contact me anytime with any questions or concerns.

Water & Sewer Report *by Brian Schan*



Sewer Plant and System:

The water and sewer dept. performed yearly maintenance on the decant tank. By pumping it down and cleaning, we removed approximately 1500 gallons of sludge.

An influent valve actuator failed, after trouble shooting it was determined the motor and control circuit burned up. The actuator is approximately 16 years old and parts are no longer available. We found a dealer that makes an actuator that will work on the valve; we're waiting for a replacement quote. 3 leaking air lines were replaced in the sludge tank. And many other items were addressed over the summer.

Water System:

WATER LINE PROTECTION SIGN UP AND RENEWAL IS DUE BY OCT 30th (sign up at Main office)

We continue to be aggressive with leak detection trying to find leaks so we can tighten up the water system as much as possible before the upcoming winter. We were able to find several leaks over the summer months; most which were property owner's service lines; and most fortunately had water line protection. All leaks repaired reduced our daily flow. Our present flow is still above normal and needs to be reduced more. Fawn Hill well was pumping lower than normal G.P.Ms, Fritz Bros. was brought in to

evaluate the problem. They found a bleeder port in the well piping had opened up causing it to leak back into the well instead of to the system. This increased our gallons per minute from the well pump from 54 gpm to 66 gpm. There is a problem with the pump check valve in this well and it needs to be pulled and fixed in the Fall.

These were the water flows over the three summer holidays:

- **Memorial Day (3 day water use 667,000 gallons) = 222,000 gal/avg/day**
- **4TH of July (3 day water use 771,000 gallons) = 257,000 gal/avg/day**
- **Labor Day (3 day water use 677,000 gallons) = 226,000**

gal/avg/day

- **Regular weekend (3 day water use 337,000 gallons) 112,000 gal/avg/day**

Water meters: We will continue to send out letters requesting property owners to contact us so we can schedule an appointment to replace non-working meters. With the colder weather due to return we are anticipating an increase on XTR failures as this has been the trend. After replacing non-working meters we will continue to replace all other meters starting with the oldest ones first.

Note: When a letter of request is received, please contact us ASAP to set up an appointment. There is no fee for the new meter. The meter

must be accessible and any meter in an enclosed area must have at least 24" x 24" of access.

New Well Update

The new well site planning and permit is being prepared by Entech engineering and the hydrogeologist. Some miscellaneous work will take place this Fall in hopes of expediting ongoing progress.

As always I would like to recognize my staff Chuck Fenstermaker, Artie Guerra, Bobby Kratzer and Fran Raimo and thank them for their hard work and dedication. They go above and beyond to make sure this department is the best it can be. I would be lost without them.

Public Safety Report *by Chief N.R.Kizer*



Fall is here once again, the leaves and trees are changing, taking a scenic fall drive, is a good way to enjoy the Fall season, seeing the trees come in an assortment of displays and colors.

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 W.L.E 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 CALL 911 FIRST

After hours for non-emergency calls, 570-493-3198. An Officer will answer your 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.

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, five points on your driving record & 60-day license suspension

VEHICLE STICKER OR GUEST PASS

Please make sure your vehicle has a current W.L.E. sticker, or guest pass on the vehicle. The officers are issuing citations when they find a vehicle without current stickers or guest passes, and the fine is \$25.00.

Parking on the side of the road causes a hazardous condition for vehicles passing by, and Emergency Vehicles, so please do not park your vehicles on the side of the road, or your vehicle will be issued a citation for illegal parking.

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.

Political signs are not allowed in W.L.E., because it is an advertising sign and advertising signs are not allowed in Wallenpaupack Lake Estates.

All vehicles in W.L.E must be road worthy, licensed, inspected, and insured, if you have a vehicle that's not licensed, inspected and insured you will be issued a citation.

Unightly unregistered boats and lots with high weeds, grass and scattered debris through the property will be cited also.

HOME ALARM SYSTEMS

Having an alarm system in your home is a very good idea, especially if your home is for weekend or summer use only. The Public Safety Department patrols the roads and amenity areas of WLE 24 hours a day, 7 days a week. There are 18 miles of roads, over 20 amenity areas, and over 1370 homes. Even though we patrol 24 hours a day, 7 days a week we can't be everywhere, at the same time. I would say it's a good idea to have an alarm system in your home. I will list a few in the area for you, 1st Alarm System 570-253-9328, Northeastern Security Systems 570-613-5025 or 800-439-0087, Vector Security Systems 1-800-222-6565 to name a few. If you need any further help, you can contact me at XLT6000@aol.com.

HOME SENSOR LIGHTS

The fact being that criminals don't like lit areas, let's light up our homes at night with motion sensor lights. Be sure to point them down so they don't disturb your neighbors. Walkway lights are very nice to have also, but be sure they are not ones that flash, no strobe lights.

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

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.

NEIGHBORHOOD WATCH

I want to thank Bill Brown and the members of the "W.L.E. Neighborhood Watch" for their help and support this past year, come join our team; we take a bite out of crime.

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).

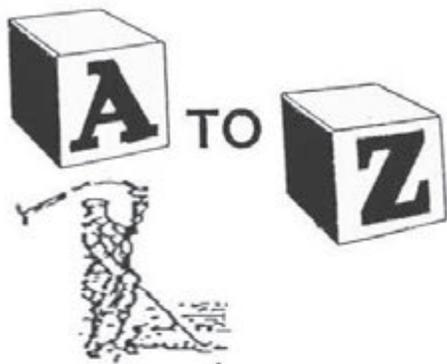
THE FACT IS UNDERAGE DRINKING OF ALCOHOL IS AGAINST THE LAW IN PENNSYLVANIA.

THINK ABOUT IT— IS IT REALLY WORTH IT?

DON'T FEED THE DEER PLEASE

This causes an unhealthy herd of deer, you're hurting 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 well-being of all. The Public Safety Officers are just doing their jobs; they do not make the Rules and Regulations, they only enforce them. So please don't take your hostility out on them. My door is always open if you have a problem, or I can be reached at 570-335-4382 or xlt6000@aol.com.



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E-mail:
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Building Compliance Report by Fran Raimo



Now that Summer is over, it's time for Fall clean-up. Your leaves can be dropped off at the LEAF/BRANCH dropoff area on Bear Trail, just before the baseball field. And please don't forget to take down your gazebos; they must be removed at the

end of the summer season. Unsightly properties are being addressed. Allowable outside storage consists of registered cars, boats, trailers, golf carts, ATVs and cut & stacked logs. Grass (not ornamental grass) and/or weeds, no higher than 12

inches. Downed trees need to be removed or cut into 18-inch pieces and stacked.

Most properties in WLE are well maintained, but there are a few that could use a little sprucing and grooming. Keeping up on your house maintains the value

of your house and also the neighboring houses. WLE is a beautiful community, so please let's work together and keep WLE beautiful by starting with your home and property.

I say this in every newsletter, but it is so important; please keep your ditches and culvert pipes clear of any obstruction (mostly leaves) to prevent road and property damage.

Enjoy the beauty of this Fall season.

Who Funds Community Events?

Many events in the WLE Community are sponsored by Recreation. The Recreation Committee is a volunteer organization within our community. How does Recreation fund events? Recreation is a self-supporting non-profit committee.

A Common Inquiry is . . .

Question: "Do my dues fund events such as Music In the Park, 4th of July, and other parties and events?"

Answer: "No. Our dues DO NOT fund Recreation events. Recreation events are supported with Recreation funds."

The office and our WLE

board members work in conjunction with the tri-chairs and our Recreation Committee to assist and support our recreation events.

Events are publicized on the boards, on flyers throughout the community, on the cable channel and on the recreation Facebook page. There are links to our

calendar on the WLE webpage. There are also other links where you can access Recreation Committee Minutes.

New members are welcome to join the committee. There is no cost to join. You need to bring your badge to the meetings. We meet at 10 am the second Saturday at the

Adult Lodge. If you would like to volunteer to help at any recreation event contact one of our Tri-Chairs, Vinny Settapani, Diane Carrotozolo or Jeanine Salgueiro. Jeanine is currently compiling a list of volunteers. You may contact her at jeanine-salgueiro@gmail.com or 610-449-8356.

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WALLENPAUPACK LAKE ESTATES POA

FINANCIAL HIGHLIGHTS

YEAR TO DATE AUGUST 31, 2016

	2016 ANNUAL BUDGET	ACTUAL YTD 8/31/2016	2016 Projected Actual
TOTAL REVENUES	\$3,151,922	\$2,534,160	\$3,101,981
EXPENSES:			
ADMINISTRATION	448,470	304,297	448,132
BUILDING AND GROUNDS	358,900	222,517	352,328
MAINTENANCE	381,925	226,205	370,304
SEWER & WATER	497,075	307,906	481,504
SECURITY	539,570	359,376	528,935
POOLS/BEACHES	294,370	213,574	294,399
MARINA	190,811	148,719	160,702
CAPITAL REPLACEMENT	440,801	308,543	440,801
TOTAL EXPENSES	3,151,922	2,091,137	3,077,106
NET REVENUES	\$0	\$443,023	\$24,875

BANK ACCOUNT BALANCES AS OF			
	12/31/14	12/31/15	8/31/16
Replacement Reserve	\$985,180 (1)	\$1,035,562	\$1,224,257
Special Assessment - S & W	949,382 (2)	1,038,350	1,158,408
Special Assessment - RL Pool	95,715 (3)	190,546	267,404
New or Improvement Capital Reserve	127,005 (4)	218,398	247,572
Contingency Reserve	142,601 (5)	99,832	131,243
Rental Deposit Escrow	44,200 (6)	60,400	61,565
Marina Deposit Escrow	22,500 (6)	21,000	21,862
POA Operating	167,675 (7)	251,096	503,009
Recreation Operating	16,369 (8)	23,488	19,927
Certificate of Deposit - Deer Lake Dam Bond	0 (9)	0	30,000
TOTAL CASH BALANCE	\$2,550,627	\$2,938,672	\$3,665,245

- (1) = Moneys set aside from the annual assement voted on by the membership at each annual meeting to provide for the replacement/repair of our current assets.
- (2) = Moneys for S & W plant expansion and major betterments.
- (3) = Moneys being set aside to replace Rockledge Pool.
- (4) = Moneys from the sale of properties to be used for new capital projects.
- (5) = Moneys for unexpected costs.
- (6) = Security deposits.
- (7) = POA day to day operating funds.
- (8) = Moneys raised and used by the Recreation Committee for recreation activities.
- (9) = Restricted cretificate of deposit, required by DEP, as proof of financial responsibility by WLE

2016 CAPITAL BUDGET:			
	2016 Annual Budget	Spending Through 8/31/2016	Balance 2016 Budget
NEW or IMPROVEMENT CAPITAL	(1) \$23,800	\$21,617	\$2,183
REPLACEMENT CAPITAL	(2) 439,689	138,309	301,380
CONTINGENCY	(3) 0	71,780	(71,780)
TOTAL CAPITAL ACTIVITY	\$463,489	\$231,705	\$231,784

- (1) = Budgeted purchase of new or improved assets, funds supplied from operations, certain fees &/or special assessments.
- (2) = Funded by replacement reserve. Covers preexisting assets normally with a cost in excess of \$1,000, individually.
- (3) = Funded by prior year excess of revenues over expense. Used for unexpected operational or Capital costs. Not a budgetted item.

CHANNEL 20

- Our very own Cable TV Channel is up and running. We are broadcasting on channel 20. You must be a subscriber to Adams Cable and have basic cable in order to view it.
- Channel 20 can now be viewed online on our website!
- If you would like to send out a Birthday or Anniversary wish, perhaps congratulate someone, just send the name of the person, the occasion and the date to the office, or call it in, and we can get it posted. Please allow at least 1 week notice.

Loss Assessment Liability Insurance

Wallenpaupack Lake Estates retains property and liability insurance for the protection of the Association.

WLE, over the years, has informed property owners that 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. Check with your insurance agent for details.

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Or visit canwinpocono.net to learn more about who we are, and what we can do to help you.

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



THE JOHN RECHINDA WLEPOA SCHOLARSHIP

The applications for the 2017 Scholarships are now available in the Office and online. Applications must be received by May 1, 2017.



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.

How much is the Scholarship Award?

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 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.

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, 2017. Awards will be presented at the Annual Property Owners Meeting on June 10, 2017.

How to apply:

Each qualified candidate must-

1. Complete and sign application
2. Have an official high school or college/university transcript forwarded directly from the school to the WLE Scholarship Committee.
3. Return all application materials by May 1, 2017 to the attention of the WLE Scholarship Committee.

Dear Wallenpaupack Lake Estates Bulletin readers,

The CANWIN newspaper team, builders of the WLE Bulletin each issue, apologize for the errors/typos in the summer WLE newsletter. We let a few big ones slip by. They were not caused by or the fault of the WLE office staff.

This issue and continuing, the CANWIN team and CANWIN partners Ruth and Seth Isenberg are making changes to the way the work goes through our system. We will be adding additional proofing time, and will also work with WLE's new proofing volunteer.

Ruth and I promise that going forward we will make sure your newsletter receives the attention it needs to continue to provide a quality product.

Seth Isenberg
Partner
CANWIN Newspapers

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, 2016

NEW YORK CITY BUS TRIP

The Bus leaves at 7 am *sharp* from the
Main Club House on Dec 14th
tickets available till bus is full



SPEND A DAY IN THE CITY
TO CHRISTMAS SHOP
OR JUST SEE THE SIGHTS
\$25.00 includes bus, driver tip
& Continental Breakfast

INDOOR POOL HOURS

Monday - Wednesday - Friday
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

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We Will Never Forget

I joined community members at the Wallenpaupack Lake Estates in Lake Ariel to commemorate the 15th anniversary of the September 11th terrorist attacks which claimed nearly 3,000 innocent lives in New York City, Shanksville, PA and at the Pentagon.

In Lake Ariel remembering the sacrifices made 15 years ago on September 11th, 2001. (Pictured Left to Right: Colonel Chaplain Dale Pepper (U.S. Army, Retired), Peggy Kostyshyn, Colonel Daniel Braun (U.S. Army, Retired), Nanc Nixe, Congressman Marino, Melissa MacDowell-Meyers)

Five years ago, the Wallenpaupack Lake Estates dedicated a stunning memorial to honor the victims and survivors of this terrible tragedy. It features a pentagon-shaped reflection area, a stone pathway anchored by a keystone and a steel I-beam from the World Trade Center forged to resemble the Twin Towers.

All of us owe a debt of gratitude to all the volunteers who, as first responders and as members of our military, continue to sacrifice and make contributions to the safety and welfare of our communities and our nation.



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Record Breaking Crowds Enjoyed Our Wallenpaupack Lake Estates 4th of July Celebration

If you drove by Rockledge on July 2nd, you would have noticed that our WLE 4th of July Celebration was jumping. The picnic area was packed. The Mixx was cranking out tunes. The Volleyball Court was hosting tournament play. Splashes were splattering out of Rockledge pool. Volunteers were manning the food stations. Yes, those were the POA Board Members flipping burgers. The Recreation Committee Volunteers were eager to help prepare and serve the hot dogs, corn, clams, and don't forget the sizzling hot sausages. Swim Team parents hosted an

incredible bake sale. The place was hopping. The 50/50 raffle was an enormous hit and one our largest pots this year.

A very special thanks, to Christine Salgueiro and Vinny Settepani, who were the co-chairs of this amazing annual event. They had a troop of helpers. From the volunteers who set up the tents to our maintenance crew who made sure we had what we needed. Cashiers, 50/50 volunteers, and all of our other amazing helpers made this fabulous event a tremendous success!

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.

Holiday Pot Luck

Just in time to start the holiday festivities!

December 10th, 2016
6pm @ Main Club House

No ticket purchase necessary, but please sign up at the office describing what you will bring.

Each person will bring a dish, be it a salad, appetizer, main dish or dessert. When you arrive, sit and enjoy the feast!

Recreation will provide soda, iced tea and coffee. Please BYO if you would like anything else to drink.



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1057 Red Hawk Drive List Price \$64,900



1104 Seneca Drive List Price \$84,900



1069 Beaver Lake Drive List Price \$84,999



1038 Tomahawk Road List Price \$110,000



1018 Fawnhill Court List Price \$119,900



1027 Beaver Lake Drive List Price \$118,000



1088 Evergreen Drive List Price \$184,500



1159 Aquarius Drive List Price \$219,900



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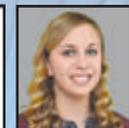
Phil Eckel



Harry Talalas



Dave Kovaleski



Trudessa Derrick



Heidi Sakacs



Linda Coccodrilli



Beth Hubbard



Dennis Barillo



Donna Kovaleski



Susan Hull



Maggie

Our Agents:

Drinking Water Notice & Update

Dear Property Owners,

On July 7, 2016, Wallenpaupack Lake Estates was notified by the Department of Environmental Protection (DEP) that they had received a complaint by one of our property owners regarding poor water quality. Our Water & Sewer Department has assured the Board of Directors that our water system is completely safe and continuously monitored in accordance with Environmental Protection Agency (EPA) and Department of Environmental Protection (DEP) regulations.

At the July 16, 2016, Board of Directors meeting, additional complaints of water quality were discussed. Immediately following that meeting the Board of Directors ordered testing on all five (5) wells that supply water to our community and a review by an independent Engineering Firm. Our Water & Sewer Department has been treating three (3) wells since Fall of 2010 for Iron and Manganese. High levels of iron and manganese do not pose any known

adverse health risks. Secondary maximum contaminant levels (SMCL) recommended in the EPA National Secondary Drinking Water Regulations are set for esthetic reasons by the EPA, but are intended as guides to the States. The SMCL for iron is 0.3 milligrams per liter (mg/L) and the SMCL for manganese is 0.05 mg/L. States may adopt SMCL's as guidelines or enforce them as contaminants. Based on that information, on July 22, 2016, samples were taken and testing was requested for what is called Secondary Maximum Contaminant Levels (SMCL). On August 03, 2016, the results of this testing indicated high levels of Manganese at two (2) of our five (5) supply wells. The following test results for manganese were:

- ✘ Beaver Well 0.0760 mg/L and
- ✘ Main Club House Well 0.166 mg/L

Additional testing was conducted on August 11, 2016, at three (3) of our wells that tested positive to Manganese. Three (3) sam-

ples were taken at each well and distribution system. The following results from each of the nine (9) samples taken are listed below:

- ✘ one (1) at each well head
 - Beaver Lodge – 0.066
 - Ski Bluff – 0.052
 - Main Club House – 0.2
- ✘ one (1) at each well after water treatment
 - Beaver Lodge – 0.067
 - Ski Bluff – 0.046
 - Main Club House – 0.16
- ✘ one (1) at a sampling point in each distribution system
 - Beaver distribution system – 0.029
 - Ski Bluff distribution system – 0.014
 - Main Club House distribution system – 0.01

On August 17, 2016, the Board met with Farr Engineering Firm (an independent engineering firm). The purpose of this meeting was to discuss the best ways to treat the Iron and Manganese in three (3) of our wells. We also discussed the possibility of com-

pleting an audit of our water system by Farr Engineering to ensure we are handling and treating our drinking water in the most efficient and safe way.

Iron and manganese are common in groundwater supplies used by many water systems. Iron is the more frequent of these two contaminants, but they often occur together. High levels of these contaminants can result in discolored water, stained plumbing fixtures, and an unpleasant metallic taste of the water. This can lead to customer complaints about the water. There are a wide variety of problems related to secondary contaminants. These problems can be grouped into three categories:

- ✘ Aesthetic effects – undesirable tastes or odors;
- ✘ Cosmetic effects – effects which do not damage the body but are still undesirable;
- ✘ Technical effects – damage to water equipment or reduced effectiveness of treatment for other contaminants

Manganese falls into two of these categories for secondary drinking water standards:

- ✘ Aesthetic standards related to odor, taste and color.
- ✘ Technical standards related to corrosion and staining.

Some instances that cause discolored water are water main breaks and heavy water demand. One of the ways to prevent discolored water from making it to your faucet is by installing a standard inline water filter on your water line where it enters your home. These filters use a basic yarn which catches the suspended iron and manganese.

Further action and recommendations will be taken by the Board of Directors following the recommendations from the Farr Engineering Firm.

- The Board of Directors for Wallenpaupack Lake Estates



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Locklin's Bottled Gas
NOTICE

In efforts to get the best price possible for propane gas for WLE facilities we solicit gas companies for pricing. As a benefit normally the companies will give members a reduced cost. Our main goal is to get the best price for the POA, Locklin's Bottled Gas will be supplying propane gas to WLEPOA and is offering the following prices to WLE members who use Locklin's Bottled Gas. You are under no obligation to use Locklin's and you may want to shop other vendors before committing. If you are interested in having Locklin's supply your propane gas they can be reached at 570-689-7100.

The prices for the upcoming 2016-2017 season are as follows.
This pricing will be honored through the end of May 2017.

- WLE residents using over 151 gal. \$1.20
- WLE residents using under 150 gal \$1.30
- WLE cooking/dryer \$3.48

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Bernie Bieski and Century 21 Country Lake Homes would like to give thanks to the residents of WLE for allowing us to successfully serve you in 2016! Happy Holidays! When buying or selling, call your neighbor for help... Bernie is getting great results in WLE!

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1044 Indian Drive- 3 BR 2 Bath in WLE... Move-In Ready and priced to sell at \$109,900!



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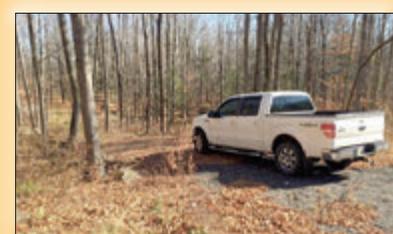


Bernie is a WLE resident and is your go-to source for ALL of your WLE real estate needs!

BERNIE BIESKI
570-510-1379
bbieski@ptd.net
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1018 Green Valley Cirde, \$199,000... 5 BR 2Bath WLE home needs some TLC but has loads of space for the extended family. \$199,000, Owner will entertain all offers!



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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 after 8:00am (this is a first come first served basis). Once you choose your spot on the rack you must then come in to the office to let us know your location and get your sticker. Once payment is received on or after the first Saturday of April, you must either place your boat in your spot or tag it somehow so others know that it has already been reserved. At any time during the rental if you do not have a boat in the rack you must tag it. We would prefer it be with a chain and lock.

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.

All Boats MUST be registered at the WLEPOA Office.

There will only be one spot per property owner regardless of how many properties are owned.

THE ASSOCIATION HAS THE RIGHT TO LIMIT THE AMOUNT OF BOATS AT EACH AREA

There will be a fee of \$25 for us to move the boat after the first Saturday of November.

There will be an additional fee of \$25 for each month the boat is not removed from common area or Sewer Treatment Plant.

Come April it may be placed back on the rack provided the storage fee has been paid.

If the boat is left unclaimed, it will be auctioned on Memorial Day Weekend and you will incur additional fees. The sale of the boat will offset the Property Owners total fee and the balance will be charged to your account.

Help us support the children of the Wayne County area

The WLE office has a drop box for the Toys for Tots foundation. We are collecting donations of new toys for children of all ages.

Won't you be so kind and help WLE make a child's Christmas as magical as it can be!

The box will be picked up 12/15/16



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Unapproved Highlights Of The Board Of Directors Meeting - September 17 2016

WALLENPAUPACK LAKE ESTATES

PROPERTY OWNERS ASSOCIATION

HIGHLIGHTES OF THE OCTOBER 15, 2016

BOARD OF DIRECTORS MEETING

In attendance were President Tony Schwab, Vice-President Gino Dall'Aste, Treasurer Bruce Phillips, Secretary Jerry Beskovoyne, members Paul Pogozelski, Tom Huhn and Robert Assenheimer.

President Tony Schwab opened the meeting at 8:01 A.M. at the Main Club House.

Discussion ensued over the Township Supervisor meeting Jerry B. and Tony S. attended on Thursday evening as well as the Labar (Top of Mohican) Rd. right of way and maintenance issue. This will be noted in Jerry's Twp. Report.

Treasurer's Report – Bruce Phillips:

Bruce Phillips went over financials (insert)

John Carney asked Bruce to clarify the breakdown of the Wade invoice for \$2,000.00 to know what was provided for this money.

Tony S. asked the B.O.D. to review the list of W.L.E. lots that was provided to possibly turn them into green area, this could potentially save the P.O.A. over \$7,000.00 per year. Also being recommended for approval are 9 other W.L.E. owned lots that could be listed for sale to generate dues as opposed to a loss.

Meeting was adjourned at 9:02 for the open session and Q and A.

Open session began at 9:12, the General Managers report was read by General Manager John Carney.

General Manager's Report – John Carney:

1. Maintenance Electric – PPL has installed the electric pole and wire for the new service. The electrician will be in to isolate the power from the barn.
2. Drainage on Mustang – work has been completed by the contractor and we have a little more work to do on the shoulder of the road. This project was completed with the cooperation of the three property owners needing culvert pipes to avoid washing out the drainage ditch on Mustang Road and their driveways.
3. Marina – Tony Schwab, Paula Whitney and I walked the docks at the marina to evaluate the condition of each dock and fingers. It was determined that B-Dock will be replaced along with some other mains and fingers.
4. Roads – one more road patching will be scheduled before winter.
5. Waterline flushing will take place on October 18, 19 and 20. Notices are posted and the schedule of roads can be seen on the website and TV 20 along with precautions property owners can take after the flushing.

6. UAS – We have come into a contract with UAS an outside Security Company. Rocky has relayed that we have already experienced good results with them. UAS has had officers in for training and Rocky has been using an officer for the midnight shift.

7. Waterline protection is available at the cost of \$42.00, you can make arrangements at the office.

- Tony S. touched on dock removal and that it is difficult to appreciate the amount of work involved with the removal of the Marina docks, with the cooperating weather all is going well.

Tony S. told the attendees that W.L.E. was in contact with the Paupack Township Supervisors over the following three issues and has received the following updates;

1. Is parking permitted along Eskra Road?
 - Parking is not permitted on both sides of Eskra Road, enforcement of the no parking ordinance is by the Pennsylvania State Police.
 - Golf Carts and UTV's are not permitted to operate on Township Roads such as Eskra Road.
2. Who is responsible for maintaining the right of way at the top of Mohican Road?
 - The Township feels this is a civil matter and should be handled by the property owners that are directly involved with the use of this right-of-way.
 - WLE will be meeting with all the property owners involved with this right-of-way to discuss future action.
3. Would Paupack Township consider adopting Palmyra Townships ordinance regulating vacation home rentals?
 - The Township has unfortunately put the proposed ordinance to handle short term rentals on the back-burner because they feel it is not a major issue within Paupack Township.

- The S & W engineer report was reported on and W.L.E. water is of good quality, however, the engineer reports that some issues can be addressed to further enhance the system and its performance. Tony mentioned he that Farr Engineering would like to see the system completely open as opposed to zoned as it currently is. Implementing improvements to how the water tanks are operated, annual water system flushing and water quality testing. Flushing will take place next week so please check the schedule for your area and be aware of possible temporary dirty water for that day.

2-398: Q – What is the B.O.D. comfort level of the W.L.E. drinking water?

A – It is ok to drink the water from Beaver or any W.L.E. well.

1-089: Q – When is the new well expected to be operational?

A – The permit process is complete and it is in the hands of the D.E.P.

Board Of Directors Meeting continued....

Q – Are we submitting questions to the D.E.P. and checking on the status of the permit process; and will the

property owners have access to the S & W. report?

A – Yes we will follow up with D.E.P. and yes you are welcome to report.

4-124: S – If the pool engineer will not be coming in until November, it looks like the new Rockledge pool will be

postponed another year.

A – Not necessarily, the plans are being worked on and several drafts are expected very soon for

B.O.D. review.

S – Suggestion that Recreation does not pay for all the W.L.E. holiday decorations, could the B.O.D. consider

using P.O.A. funds to pay for the decorations at the entrances.

A – B.O.D. voted to allocate 25% of the **New Capital raised** annually toward **landscaping and beautification**,

therefore decorations could be considered to fall under this and it will be noted.

5-115: Q – The U docks are very popular but also very narrow, could we consider widening them to allow for better

passage while people are on them?

A – We are working on the 2017 Marina and dock plan; this will be looked into and very possible.

4-124: Q – What is the note in last month's minutes regarding a possible Dog Park

A – The B.O.D. is considering using the new ballpark as a possible test site to see how much use a dog park would

get along with feedback from the test.

4-278: S – The proposed dog park will need to be checked on a daily basis and may require a lot of work or volunteers to

do so.

1-334: Q – Who is responsible for policing the dog park? Property owner thinks this is a terrible idea.

A – This is to be determined but Public Safety and volunteers seems most likely.

Q – Is there a record of donations made by W.L.E.?

A – Yes, this will be made available for you to pick up at the office.

4-278: Q – Can a list of W.L.E. employees' salaries be provided?

A – This will be discussed today at the B.O.D. meeting.

Q – Under contingency in the financials, it shows we will spend a negative \$78,000.00, what is this?

A – Bruce P. explained why this read the way it does and stated it technically should be at \$0 because is not a budgeted item, therefore the budgeted and remaining budget columns should be zero. The \$78K was unbudgeted and spent on \$30K for a CD as security for Deer Lake dam as required by the state EPA, \$17K to balance the 2016 operating budget, \$19K on the water meter replacement program, \$2K setting up channel 20, \$9K on the repair of electronics related to the security systems, \$11K misc. other.

4-278: Q – Will the B.O.D. discuss lights and lighting for the tree?

A – B.O.D. will discuss and have an answer by the end of the day.

S – It was also noted that her associate Mike has done some lighting research that they would like to

present regarding LED changeable lights for the tree.

2- 200 Q – How much over budget did the Beaver Lake dam cost due to over coffer dam collapse runs?

A – Per our attorney's advice the P.O.A. did negotiate a partial payment toward the amount the contractor was

seeking to end the dispute.

4- 124: S – P.O. thinks we should have a community tree! Answer?

1-034: S – Was almost hit by truck delivery near the West Gate, please look into speeding vehicles on the Goose Pond

Rd.

A – We will see what we can do with the State and we are working to increase visibility at the West Gate

intersection.

S - Time for the P.O.A. to consider a new family building at Rockledge.

5-165: Q – Is Contingency Fund a budgeted or n-n-budgeted item?

A – Treasurer Bruce P. answered it is budgeted only to the extent we like to maintain approximately \$100,000

as a balance. It is used to cover unexpected or unbudgeted items, generally of a capital nature. It

normally is funded by the transfer of excess funds from the operating budget at the end of each year, at

the end of 2015 we transferred in \$92K. If we are short operating funds in any year we can transfer

funds from contingency. Otherwise we restrict it use to unplanned items such as repair of

continued on next page...

Board Of Directors Meeting continued....

water main

breaks, storm damage etc.

S – Home valuation is important; I don't feel the rules and regulations for unkempt lots is being enforced.

A – Tony S. has asked the compliance officer to provide a list of unkempt lots for the B.O.D. to review at today's

meeting. The B.O.D. will then discuss further with the General Manager and the Building Compliance Officer

how to better enforce these regulations.

4-277: S – General Manager and B.C. Officer have stated trailers are allowed on properties for storage; he doesn't

understand how this can be allowed.

Q – What is the purpose of Public Safety sitting at the Gates during the school Bus loading and un-loading if they

do not get out of the vehicle ?

A – Manage traffic, make sure kids are safe. We will make certain the Public Safety officer gets out of their vehicle

to better keep an eye on the bus stop and any situations as well as check for proper W.L.E. I.D.

4-278: S – Our neighbor has a very trashy looking lot, trailers, old boats, this looks terrible, we hope the B.O.D. can look

into better regulation.

4-124: S – Thank you to the B.O.D. for channel 20, please everyone check it out.

2-171: S – You can also view channel 20 on the W.L.E. website!

1-089: S – Loves the convex mirror installed at the West Gate for visibility

Q – Could we put another convex mirror at the Goose Pond Rd. / Eskra Rd. split?

A – This will be looked into; a state permit and permission is required to do so.

Open session of meeting was adjourned at 10:03

B.O.D. meeting re-convened at the Joy Pfeifer Administration building at 10:50 A.M.

Tony asked what the cost will be for the Christmas tree lights, Tom Huhn, whom has done some research stated approximately \$2700.00 for the multi-color stranded lights.

Maintenance - Paul Pogozelski:

- Since we are considering widening the U – dock, there is a chance it may have to be replaced regardless so this can be looked into over the Winter.
- The Genise Park sign has been replaced and looks very good. Eventually all amenity signs will be replaced through the coming years similarly.

Building Committee – Tom Huhn:

- Tom Huhn reported that the committee is still reviewing color charts.
- Discussion ensued regarding alternate members to C.D.C. or any committee for that matter. B.O.D. recommends changing verbiage regarding any alternates to any committee to help resolve this issue. Tom Huhn would like to use the verbiage for officer duties of any committee across the board for all other committees.

A motion was made by Tom Huhn and seconded by Tony S. to approve the newly revised Building Committee Charter, this passed unanimously.

Marina – Tony Schwab:

- Docks are being pulled out, the ramp is completely exposed due to the 5 year lake maintenance program but all boats are already out so this will not affect anyone. The boulders and debris at the end of the ramp have been moved since the lake is at such low levels, this will better assist the use of the ramp in the Spring.
- ~~One~~ The entire “B” dock will be replaced during the Winter; the planned budgeting is that one entire dock be replaced every year putting the replacement schedule on a 10-year program.
- Canopies will be addressed in the 2017 in a letter to slip holders. The B.O.D. would like to enforce the rule that canopies must be down when boat is docked.

CDC - Gino Dall'aste:

- Gino made a motion to approve the new charter for the CDC Committee with a 2nd from Bruce to approve. Bob A. abstained since his wife is a member of the C.D.C.

Recreation - Jerry Beskovoyne:

- The Board of Directors reviewed the September minutes from Recreation. Please see the minutes online.

Neighborhood Watch - Paul Pogozelski:

- The pad has been set and the Neighborhood Watch building will be moved to its new location ~~this coming week~~ when Ed Smith comes in to put the new nipple in for the new well.
- Neighborhood Watch is requesting that Public Safety vehicles be equipped with life preservers, rope and life water vest in the winter in case of somebody falling into the ice-covered lakes. All items have since been purchased.
- They were inquiring about the iceboat that was located in the trailer we had positioned at Deer Lake (ice boat and trailer was donated to Lakeville Fire Dept.)

Quality of Life - Tom Huhn:

- The charter will be tabled for now and slated to be reviewed and hopefully approved at next month's meeting. Quality of Life will be bringing in speakers to talk about fraud on the internet and social media as well as what you should and should not write on any social media website that could threaten you or your family or make you a target for fraud.

Beautification - Gino Dall'aste:

- Gino reviewed the no food or drink policy in place at the pools and is recommending a line be drawn at Beaver somewhere in between the actual pool and the snack bar area. The B.O.D. will review this idea and re-visit it.
- Wire, equipment & materials were purchased and the light switches in the Beaver lodge bathrooms were moved closer to the door for convenience by some of the committee members. West Gate electric will be done shortly.

Paupack Township:

- Jerry Beskovoyne along with Tony S. attended the Township meeting this past Thursday. The Township advised us that we must seek the legal advice of our attorney to settle the maintenance claims regarding the top of Mohican Rd. (Labar Rd.) We will be reaching out to Paupack Glen, who utilizes this as their sole right of way to their Community to find out what their plan moving forward will be and how we can work together to resolve this issue with Eskra.
- Unfortunately, the Township has put a hold on their review of the proposed short term renter ordinance due to difficulty enforcing it.

Correspondence:

- We reviewed two letters from Property owners which will be addressed and one letter was sent to a property owner regarding culvert ditching.

Unfinished Business:

- Bob A. is working on a motion to be made and proposed at the next B.O.D. meeting regarding the use of any form of advertising, regardless of how it is portrayed. This stems from the use of flags as opposed to just "signs" being used to circumvent the no advertising sign rule in our regulation.
- The liability and requirements for the proposed test Dog Park at the new ball field will be looked into with our insurance provider prior to full approval to begin the test. Gino mentioned about

having home owners insurance.

- The B.O.D. is reviewing and considering stricter non-smoking rules and policy at W.L.E. amenity areas. Some conversation took place regarding how and where to add to this policy and this will also be re-visited.
- John Carney to arrange quotes for the repair Rock Ledge Pool.
- John Carney to arrange a second or third quote for the actuator for the decanter. initial quote was \$6,832.
- Gino Dall'Aste to obtain from Rocky and equipment list for each Safety vehicle.

New Business:

- The Board of Directors had a lengthy discussion pertaining to smoking at amenity areas, the topic was brought up at the September's open session and has been discussed at prior Board of Directors meetings. Since the Board of Directors had previously discussed this a suggestion was made that smoking be prohibited in all WALLEPAUPACK LAKE ESTATES Buildings and within 20' of any entry doors. In addition, smoking also be prohibited at any WALLEPAUPACK LAKE ESTATES outdoor amenity area during a planned event or a public gathering of members (example, Rockledge pool grass area while pool is in use). Tony would like all Board members to review the suggestion and be prepared to act on it at November's meeting.
- The Board of Directors discussed the current advertising sign rule associated with the number of complaints about political signs. Political signs are considered advertising and our rule does address signs, but not banners and flags and any other methods of advertising that are used for the same purpose. Since the Board of Directors had previously discussed this a suggestion was made that signs, banners, flags or portrayal of such, which are forms of advertising or imply advertising, are not allowed. This includes political material, names and companies, which clearly imply advertising. Excluded would be sporting and non-advertising banner/flags.

No motion was made; time will be given to review the suggestion and it will be on the agenda for November's meeting.

Motion to adjourn at 2:40pm made by Paul Pogozelksi and seconded by Bruce Phillips. Next meeting will be November 19, 2016.

Respectfully submitted,

Jerry Beskovoyne

Secretary

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Maria Elena Premuto **570-470-3431**

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\$210,000 - 1037 Oak Terrace



\$269,000 - 1130 Aquarius Drive



\$129,900 - 1140 Red Hawk Dr



\$170,250 - 1041 Aquarius Dr



\$149,999 - 1131 Mustang Rd.



\$109,900 - 1039 Rolling Hills Dr



\$79,000 - 834 Goose Pond Rd.



\$159,900 - 1024 Cedar Dr



\$249,900 - 1037 Cedar Dr



\$165,000 - 5 Sunrise Terrace



\$138,000 - 1031 Tomahawk dr



\$127,700 - 1125 Red Hawk Dr



\$299,000 - 1057 Mohican Rd

Lots for Sale: 992 Goose Pond Rd - \$6000 • 3 Cypress Ct - \$9,900 • 19 Deer Valley Rd - \$14,500 • 28 Cedar Dr - \$13,000 • 63 Beaver Lake Dr - \$18,000

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When you REALLY want your WLE home SOLD!
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Cardboard Boat Races



Our 2016 Cardboard Boat races were a huge success. Over 70 kids tested the seaworthiness of their homemade cardboard and duct tape boats at Deer Beach. The teams with fastest, best

looking, and most dramatic sinking in 3 age categories took home trophies (made from cardboard and duct tape of course!) Come on out next year and watch the races!





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.

Notice to Owners of all Recreational Vehicles

Insurance expiration date must exceed date of registration by at least two (2) months.

All assessments must be current and all fines if any must be paid prior to registration



We 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.

Tell Us Your Stories

We would like to start a column that will be periodically posted in the newsletter called "Story Time"

We need your stories of things that have happened to you in WLE. It can be funny, sad, fantastic, silly, your first memory of WLE anything that you may have experienced that our readers would enjoy. If you have a picture to go with the story that would be even better.

Please e-mail them to: ksollenne@wleonline.org or mail them to the office to the attention of Newsletter Articles.

While every article may not get posted right away, we will post most of them as they come in or when we have enough for the newsletter.

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Thank you

Dear Scholarship Committee and Property Owners,

Thank You so much for awarding me the WLE Scholarship. I am about to move into college, and it is through your generosity I am able to have such an opportunity. Thank You for all you

have done to support me and for providing such a nurturing environment for me to grow up in.

With Appreciation,
Benjamin Fickes

Sign Up for Text Alerts from WLEPOA

You can sign up from your phone, just text in lowercase letters the key-word wlepoa to 84483 or you can go to this link

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.



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 every 1/2 hour – 1 hour. They will call you back and either meet you at the office or bring one to your home.

Lakeville SELF STORAGE

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FOOD PANTRY NOTICE

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

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

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



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CHECK US OUT ON ANGIE'S LIST!

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 2016 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 address 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 12 p.m. - 8 p.m. and Sunday 1 p.m. - 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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WLE Waves

Our swim team had a fantastic season this summer. Every child improved their time in at least one event and we won all of our regular season meets! For 2016, we added 2 new events to our season a pre-champs pasta dinner (with epic ducky races) and a paint and sip fundraiser. What a great time!

Signups for next year's team will begin in May. For more information, call Rachelle at 267-640-1139

The Waves would like to thank the community, Recreation, and the Board for all of your support. We'd also like to give a **big shout out** to Doug and Kenny who work tirelessly in making sure we have an amazing facility to swim in.

Past Impressions
An Extraordinary Shop

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Check us out on Facebook & our Website for occasional coupons and upcoming events & sales
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Mon., Thurs., Fri. 10-4
Sat. 10-5, Sun. 11-5
595 Easton Turnpike (Route 191) Hamlin,
500 feet north of Hamlin Corners

“Sunshine Gals” enjoying their time visiting the Butterfly Museum



“Look deep into nature and you will understand”



Ornament Exchange Ugly Sweater Party

December 17 - Beaver Lodge - 7:00pm

Sign up in the Main Office

Adults \$2 🌿 Teens age 13-17 \$1 🌿 Kids 12 & under free

Cut Off: December 15th

Bring one wrapped ornament per person valued between \$5 - \$7

Surprise gift for our “Fun Game” winner

REFRESHMENTS WILL BE SERVED



WALLENPAUPACK LAKE ESTATES QUALITY OF LIFE COMMITTEE

The Quality of Life Committee would like to thank everyone who have been coming to our meetings and our seminars. We have been working to get more people involved with our committee and we feel this effort is being done.

This year we have had a few speakers, which were very informative. Some of the topics were: Alzheimer's Awareness, Veteran's benefits, Elder Care concerning wills, and a representative from Wayne County Workforce and Development. September 6th we had an Attorney speaking on Elder Care and this turnout was the biggest one so far, we had approximately 65 people. Again, we gained a lot of knowledge from this guest, Attorney John Sanderson III.

We have also been working with Cheryl Duquette (from our community) who is our representative with the Wayne County Workforce and Development. Cheryl and the Quality of Life board are trying to schedule more guest speakers in the near future which would be beneficial to all WLE property owners. We also informed people about our nearby Hamlin Senior Center, their programs and transportation for those who might need rides, such

as to their doctor appointments.

Many seniors are not aware of the programs that are out there. You don't have to be a senior to take advantage of some of these programs. Awareness of these subject matters are what we want people to know about.

We printed up a form and are inserting it again in this newsletter. Please look it over and if you think you need some assistance from our committee please feel free to fill it out and insert it in an envelope and take it to the office where there is a locked box for us to read only. Everything is strictly confidential and once we read your form someone will get in touch with you and set up a meeting time to go over your concerns.

Again, thank you everyone who have been supporting our committee. Please watch for our upcoming meetings on Channel 20 (our Adam's Cable station for WLE residents) or on the many bulletin areas where we post throughout WLE.

Wishing everyone a wonderful autumn.

Sincerely,
Dianne Kitchell
Chairperson

NEW QUALITY OF LIFE COMMITTEE

Homeowners

How can your neighbors help you? ALL information is CONFIDENTIAL

MY NAME IS _____

MY ADDRESS _____

MY PHONE NO. _____

I need assistance with

- Cutting my grass / Removing snow.
- Shopping / going to Doctors appointments.
- I need help understanding my bills or writing my bills.
- I need help filling out forms.
- I would like to get involved with a senior center and outings.
- I need help purchasing food and or clothing for my family.
- List other needs you may have.

Wayne County Children & Youth Services

Monday-Friday 8am-4:30pm 570 253-5102 or 800 620-5102
After Hours, Weekends & Holidays 570 253-5970

Check any of the above you may need help with mail to.
Quality of Life Chairperson
1005 Wallenpaupack Drive
Lake Ariel, PA 18436

You can drop this form off in the office. Please put into a sealed envelope. Any forms received for quality of life will be put into a locked box.

April 7 is our next meeting at the Main clubhouse time 7pm we will have guest speaker from Veterans Affairs all are welcome to attend and hear all that is available for Veterans

Thursday Morning Breakfasts have now resumed

7:30 AM at the Adult Lodge.

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

*L*IFE IS FULL OF CURVES...
CHOOSE SOMEONE WHO
KNOWS THE ROAD.



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Women's Club Luncheon Happenings



WLC September Birthday Basket Winners 9-8-16



WLC collects school supplies for Wayne County children



WLC Staff Appreciation Luncheon

FUEL FOR THOUGHT:

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Ride for the Lake

What an awesome day for a ride!! A huge Thank You to our sponsors and riders in making this our biggest ride yet on our 5th annual ride! There were 88 motorcycles and 128 people who came out to support Ride For The Lake 2016 at Wally Lake Fest! Included in that count were WLE Property Owners, employees and, of course, Brian Schan from our Water and Sewer Depart-

ment who does a fantastic job arranging the event every year!

Joe and June from North Carolina happened to swing through the area on a vacation and saw the Ride advertisement and joined the ride. They are pictured with her bright yellow Street Glide.

Thanks to all who volunteer, sponsor and ride !!



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 045 - #20 Hidden Valley - Flat level lot for sale on cul-de-sac. Asking \$8,000
OBO - Call: Madeline 845-632-2212 or 845-239-5544

Section 1 - Lot 092 - #35 Lakeland Drive - Buildable flat with slight slope. Asking \$4,500
OBO. Call: Fred 646-734-9506 or e-mail: fredwill1@verizon.net

Section 1 - Lot 127 - #8 Navaho Terr. - Lot for sale in cul-de-sac. Asking \$12,000 - Call: arty 347-235-4479

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 275 - #28 Cedar Dr. - Buildable lot for sale near Beaver Pool. Asking \$13,000 - Call: Angie 908-722-1781

HOUSES FOR SALE

Section 4 - Lot 348 - #1104 Mohican Rd. - Chalet, 2 BDRM, 2 BATH, Fireplace, Basement. Stainless Steel Appliances, Deck facing stream, great condition, walk to Main Clubhouse & Lake. Asking \$174,500 - Call: Roger 631-697-8938 or e-mail: rhshermannj@gmail.com

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.

Winterizing Your Home

WINTERIZING YOUR HOME

1.) 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.

2.) 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.

3.) 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.

4.) 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.

5.) Continue these steps floor by floor until all fixtures are opened and drained. Leave everything in the open position until you reopen.

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

7.) 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.

8.) 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)

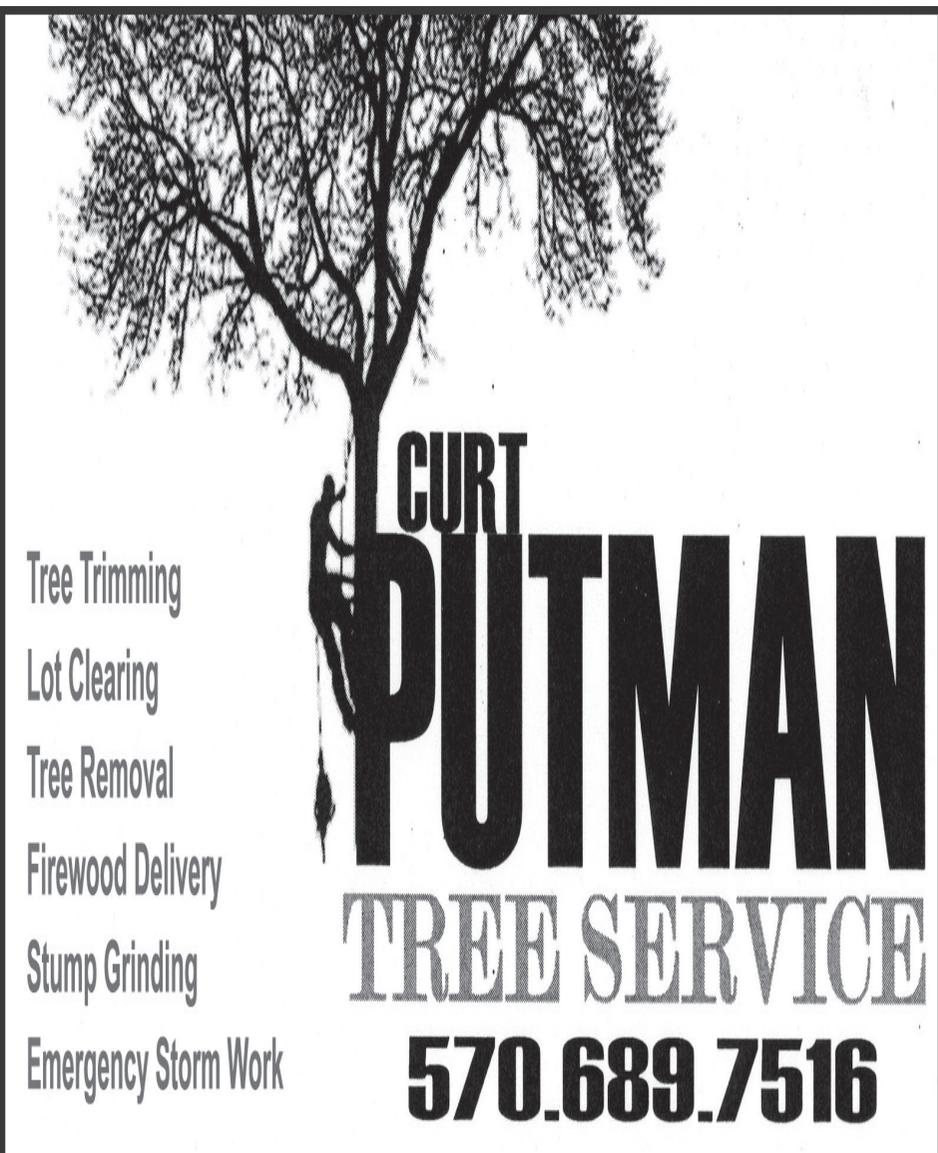
Remember, every home is different, and this list of procedures is only a guide. Different situations may require different procedures. These are simple steps, which may assist you. Some water lines may have "bellies" or loops that will not allow the water to drain. Some lines may need to be blown out 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 1/2 cup per side, and then pour about 4 cups of antifreeze into the washtub. Turn the dial to the "Spin Cycle", which will circulate the antifreeze 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.

Section 4 Lot 351
3 Mohican
Desirable location
Steps to big lake and
main club house
Recent survey available
\$15,000
(516) 216-0757



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WLE COMMUNITY BULLETIN

The official Publication of the
**Wallenpaupack Lake Estates Property
Owners Association**

1005 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
Fax: 570-689-0912

Deadline: December 15
Publication: January

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

**IMPORTANT PHONE
NUMBERS**

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

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

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

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

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

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

**NEXT QUARTERLY
PAYMENT DUE
January 1, 2017**

BOARD OF DIRECTORS

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Kasper Lodge

Paul Marion
Melissa Goodspeed

AMENITIES

**CURRENT WLE BADGES MUST BE WORN
BY EACH PERSON IN ALL AMENITIES–**

Indoor Pool - Seasonal

Mon. – Fri. 8:00 am – 12:00 pm
Mon. – Fri. 6:00 pm – 9:00 pm
Saturday 11:00 am – 9:00 pm
Sunday 11:00 am – 7:00 pm

Tennis Court – Seasonal

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

Main Club House

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

Adult Lodge

Open for 18 years and over when
accompanied by an adult family member
over 21 yrs who is also a property owner in
good standing. Equipped with rest rooms,
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 Recreation is not
having a function.

Kasper Lodge – Fall Hours

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

Saturday
*Family Time - 3-5:00pm
*11yrs. & under 5-7pm
12 yrs. & over - 7-10pm

Sunday
*Family Day - 1-5:00pm

***8 & under must accompanied by an adult**

Deer Lake Building

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

Laundromat

Coin operated machines. Combination lock.
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Safety Recognition Award

To date the Safety Committee has recognized two employees for their excellence in working in a safe and conscientious manor. Each quarter the Safety Committee will nominate an employee that has demonstrated a positive and safe work ethic.

Pictured at right are Lee Hayes and Artie Guerra. Recipients are nominated and voted on by the Safety Committee that was started in August of 2015 through the recommendation of the Association's Insurance Company.

We thank them and look forward to being able to maintain a safe work environment for all.

Thank You,
The Safety Committee




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