

Santa visits Wallenpaupack Lake Estates



Santa - is that really you?



Mommy, I just couldn't stay awake to see Santa!

Upcoming Events

February	March
17 - bonfire & Ice Cream Social	17 - St. Patricks Dance
18 - family bingo	24 - Easter Egg Hunt

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1005 Wallenpaupack Drive
 Lake Ariel PA 18436

President's Report

by Robert Assenheimer

Dear Fellow Property Owners: Winter is upon us and the holidays are here. Probably all of us remember the blizzard of 2017 that left 33 inches of snow. Let's hope we do not have a repeat. Volunteers have worked hard making new holiday decorations and rearranging old ones to make our community look cheerful and inviting. All of their hard



work is greatly appreciated.

In my fall letter to you, I mentioned some projects we are working on. We have made progress on a couple of the major ones. Wade Associates, the engineering firm for the Rockledge Pool, has completed about 99% of their design work and the Board has met with two prospective contractors.

Work on the new well continues. An agreement has been reached with the property owner whose well was adversely

affected during testing for our new well. We are awaiting final DEP approval, which was contingent upon that agreement.

While the weather was still warm, the Sewer and Water Department, along with the Maintenance Department, made repairs to some low-pressure sewer lines in Sections 4 and 5. One repair was on a badly damaged pipe under a broken catch basin that was allowing a lot of storm water infiltration into the sewer system.

During the winter, we will continue our

program of building new docks and repairing some older ones.

Our new Chief of Public Safety has started to take action on some of the issues that you have brought to our attention, one being speeding, so please slow down.

Before long many of you will be heading South, while some of us will stay and enjoy our "winter wonderland." As always, the BOD and I are here to serve you, the property owners. I hope to see you at our open meetings.

General Manager's Report

by John Carney

As I write this article, we are in the midst of one of our longest cold spells in quite some years and the long-range forecast is not showing any signs of global warming. The ski areas are cranking out a lot of snow and reporting excellent ski conditions.



When conditions allow, ice skating will be available on Deer Lake at the beach area. As always, before going onto any frozen body of water, make sure it is safe.

The one thing that we seem to experience every winter with a cold snap of weather below freezing for a period of time is water freeze-ups at homes. The freeze-ups are not usually detected until the temperatures get above freezing, when the waterlines thaw and water escapes from the broken pipes. Once detected, the property owner will be notified and the water will be shut off at the road as long as the curb valve can be found and is in working condition. It is very important to shut off your water when leaving your home for an extended period of time, and winterize your home if not planning on using your

home through the winter months. Having homes freeze causes a great amount of water loss for the Association and a lot of damage to the home, which with proper winterization of the home can be prevented.

The plans for the new Rockledge Pool have been distributed among the interested pool contractors who will be bidding on the project. The bids are due on December 28, 2017, so we will know soon who the successful bidder will be. The new Rockledge Pool will be started immediately after Labor Day Weekend when the existing pool closes for the season. The target date for opening the

new pool will be Memorial Day Weekend 2019. We will keep the membership updated at the Board of Directors monthly meetings and in the newsletter.

The new well located at the barn area is still in the permit procedure with the PA Department of Environmental Protection. We are hopeful that approval will come soon, and we can get started with the well building in the spring and have the well on line for the summer season.

Have a safe winter. Our area has a lot to offer and the local towns gear up for this time of the year with winter activities.

Sewer & Water Report

by Brian Schan

Sewer Plant and System:



The Sewer Treatment Plant is running well. Both R.A.S. pump #1 and pump #2 were pulled and cleaned. Manholes marked by the Maintenance Department as concerns during the upcoming plowing season were fixed. A bucket lift was rented so the vent pipe at pump station #3 could be treated for rust and painted. The vent odor media was also replaced. We snaked the sewer line

at Beaver Lodge for the women's bathroom and the blockage is unknown. Power was lost on November 19 for 7 hours at the Sewer Plant due to a squirrel/fuse problem. The flow recorder at the Treatment Plant had its yearly calibration. Several projects at the Sewer Plant have been earmarked for winter repairs and upgrades.

Water System:

Water flows are still running high for this time of year. We have spent a lot of time searching for leaks. There were 4 service line leaks found and repaired. All had line protection. We are still running about

18,000 gallons/per/day above normal. An additional filter was installed at Beaver Well for an NTU (Turbidity) test for Farr Engineering. We prepared all sites for the upcoming winter months.

Anyone who receives a water meter replacement notice, please contact us asap!

A reminder to take extra measures in protecting your water pipes through the winter months. Make sure all areas where water lines are present have adequate heat. Disconnect outside hoses from spigots. Protect water meters from freezing. If a meter freezes and breaks, the replacement cost is passed

on to the property owner. Always turn off water to your home when leaving for any period of time. The best place to turn off is at your outside curb valve. Turning water off at the shutoff valve inside leaves you at risk for water damage, should your line break at or before the valve.

The Water and Sewer Dept. is always available to help answer questions and assist in any way we can. We can be reached at 570-689-7007.

New Well:

New well permits are awaiting approval from D.E.P.

Maintenance Report

by Ken Moran

It's Christmas Season and the weather hasn't really been too bad, although we were out a few times plowing in one week with a real cold snap. Then, of course, we had a white Christmas, which had us out early Christmas Morning.



As I start to speak of plow season, I again ask you to please keep vehicles OFF the road's edge. The last few times out at the

start of our season, quite a few cars were left extremely close to the road's sedge, causing a great risk of an accident.

This is becoming a big concern not only for our safety, but also for the difficulty it causes for us clearing the roads and pushing back the snow to widen the roads. We widen the roads so that it can be cleaned up properly for the next snowfall. If we didn't push the snow back, we would eventually have roads too narrow for all to pass.

Another reason to not have your vehicle on the side of the roads is that it is at risk of being hit with cinders and debris as we

pass, and that's the last thing we want to do.

Please be patient with us as we clear the roads as fast as humanly possible. We are out early in the morning and late at night. Visibility can be poor and roads slippery as we treat them, which is just another reason to keep the roads and edges clear.

I also ask that you give the plow trucks the right-of-way while plowing, especially at intersections. With backing up and moving in all directions with the spreaders on our trucks, it is difficult to see. Please enjoy the snow and winter weather, but be careful, as

we are just trying to make it safe for all to get around. We thank you in advance.

The sleigh hill by Rockledge is all padded up and the lights are on for everyone to enjoy. Deer Lake will be cleared when we feel the ice is thick enough to go on. We do ask that you use caution on the lake as the thickness in ice varies in different areas.

For those that want to get out of the cold, our indoor pool is open all season long. Enjoy our amenities.

I hope you all had a wonderful Christmas and have the happiest and healthiest New Year.

2018 Assessment

PAYMENTS FOR LOTS

1% DISCOUNT THE ANNUAL ASSESSMENT MUST BE PAID BY JAN. 31, 2018

**1% DISCOUNT ON ANNUAL ASSESSMENT ONLY
NO DISCOUNT ON THE REPLACEMENT FUND, R. L. POOL SPECIAL ASSESSMENT**

- 1. LOT PAYING R. L. POOL SPECIAL ASSESSMENT WITH DISCOUNT WILL BE **\$1,048.36**
- 2. LOT PAYING NO SPECIAL ASSESSMENTS DISCOUNT WILL BE **\$987.60**

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

R. L. POOL SPECIAL 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 FOR 2018 IS \$60.76

YOUR CURRENT VEHICLE STICKERS WILL EXPIRE JULY 31, 2018.

PICKUP NEW VEHICLE STICKERS WITH YOUR BADGES AT THE END OF JULY, 2018.

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.

QUARTERLY LOT PAYMENTS 2018

LOT PAYING R. L. POOL SPECIAL ASSESSMENT

	JAN	APR	JULY	OCT	TOTAL	DISCOUNT	1%
ANNUAL ASSESSMENT	185.00	185.00	185.00	185.00	740.00		7.40
REPLACEMENT FUND *	63.75	63.75	63.75	63.75	255.00		
R. L. POOL SPECIAL ASSESSMENT	15.19	15.19	15.19	15.19	60.76		
	263.94	263.94	263.94	263.94	1055.76		7.40
							1,048.36

LOT PAYING NO SPECIAL ASSESSMENTS

	JAN	APR	JULY	OCT	TOTAL	DISCOUNT	1%
ANNUAL ASSESSMENT	185.00	185.00	185.00	185.00	740.00		7.40
REPLACEMENT FUND *	63.75	63.75	63.75	63.75	255.00		
	248.75	248.75	248.75	248.75	995.00		7.40
							987.60

PAYMENTS FOR HOMES

1% DISCOUNT THE ANNUAL ASSESSMENTS MUST BE PAID BY JAN. 31, 2018 TO RECEIVE DISCOUNT.

**1% DISCOUNT ON ANNUAL ASSESSMENT ONLY
NO DISCOUNT ON THE REPLACEMENT FUND, R. L. POOL SPECIAL ASSESSMENT**

- 1. HOME PAYING R. L. POOL SPECIAL ASSESSMENT WITH DISCOUNT WILL BE **\$1,782.78**
- 2. HOME PAYING NO SPECIAL ASSESSMENTS DISCOUNT WILL BE **\$1,722.02**

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

R. L. POOL SPECIAL ASSESSMENT FEE

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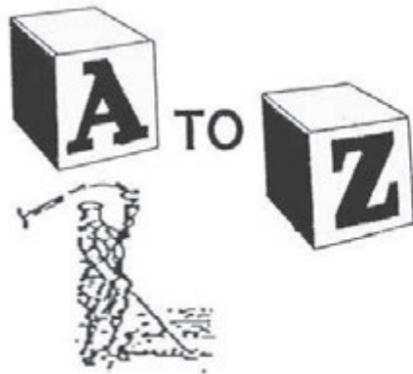
QUARTERLY HOMES PAYMENTS 2018

HOME PAYING R. L. POOL SPECIAL ASSESSMENT

	JAN	APR	JULY	OCT	TOTAL	DISCOUNT	1%
ANNUAL ASSESSMENT	370.46	370.46	370.46	370.46	1481.84		14.82
REPLACEMENT FUND *	63.75	63.75	63.75	63.75	255.00		
R. L. POOL SPECIAL ASSESSMENT	15.19	15.19	15.19	15.19	60.76		
	449.40	449.40	449.40	449.40	1797.60		14.82
							1,782.78

HOME PAYING NO SPECIAL ASSESSMENTS

	JAN	APR	JULY	OCT	TOTAL	DISCOUNT	1%
ANNUAL ASSESSMENT	370.46	370.46	370.46	370.46	1481.84		14.82
REPLACEMENT FUND *	63.75	63.75	63.75	63.75	255.00		
	434.21	434.21	434.21	434.21	1,736.84		14.82
							1,722.02



Contact:

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

SNOW REMOVAL

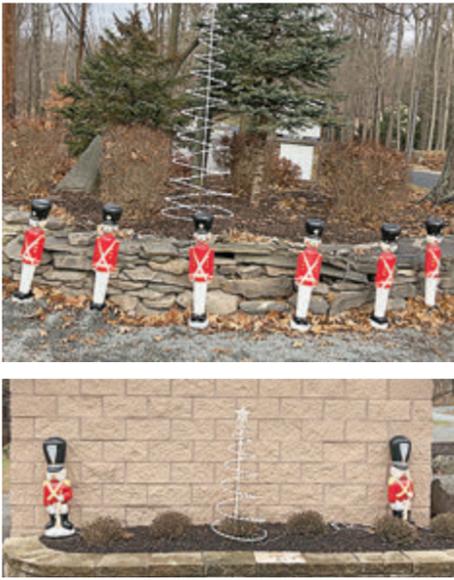
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PA#0004327

WLE Community Holidays





Now is the time to contact Bernie to discuss your 2018 listing!

Bernie has buyers waiting to purchase YOUR WLE home!



Canary Road
This Spectacular 4 BR, 3 Bath home in WLE is one of the nicest in the community and is offered for the 1st time on the MLS. Large rooms, open floor plan, 2 car garage, finished lower level, paved driveway, large lot and so much more. This home is a MUST SEE for the family who needs a large home in WLE. CALL BERNIE TODAY TO SEE THIS GREAT HOME- Priced at \$389,700.



181 Marina Way
ABSOLUTELY GORGEOUS LAKE WALLENPAUPACK LAKEFRONT HOME!! This stunning 4 bedroom, 3 bath home features endless decks and patios overlooking the Big Lake! You will love the beautiful T&G cedar wood throughout the entire home! Enjoy your morning coffee from the private balcony off the Master Bedroom while looking out at the water. The lower level features a Family Room, Full Bath, Full 2nd Kitchen and the 4th Bedroom with sliders to the patio. A perfect spot as a mother/daughter, in-law suite or just some private space for guests! Bring the whole gang to this one! Park your boat in your own private boat slip! COMPLETELY MOVE-IN READY!!! START LIVING THE LAKE LIFE TODAY!! Priced at \$549,900

21 St. Mary's Church Road
ABSOLUTELY GORGEOUS 18+ ACRE PARCEL WITH A POND! PERFECT LOCATION FOR YOUR DREAM HOME! This beautiful parcel borders PPL land on Ariel Creek which leads to Lake Wallenpaupack at Five Mile Point Cove. Perc tests on file for multiple building areas. The natural pond on the property adds to the beauty of this land at Lake Wallenpaupack! Priced at \$325,000

20 Cygnus Road
SPECTACULAR LAKE WALLENPAUPACK LOG HOME! This 2,600+ s.f. immaculately maintained 4 bedroom, 2 bath home features a spacious open floor plan, full finished lower level, big kitchen, dining area, garage & tons of privacy- Priced at \$269,000

1386 Mt. Cobb Road
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WINTERIZING YOUR HOME

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

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

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

Drain tank with a garden hose.

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

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

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

Go to the highest point in your home

and start opening all faucets and flushing toilets.

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

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

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

Leave everything in the open position until you reopen.

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

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

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

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

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

Pour approximately 2 cups of the anti-

freeze 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 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.

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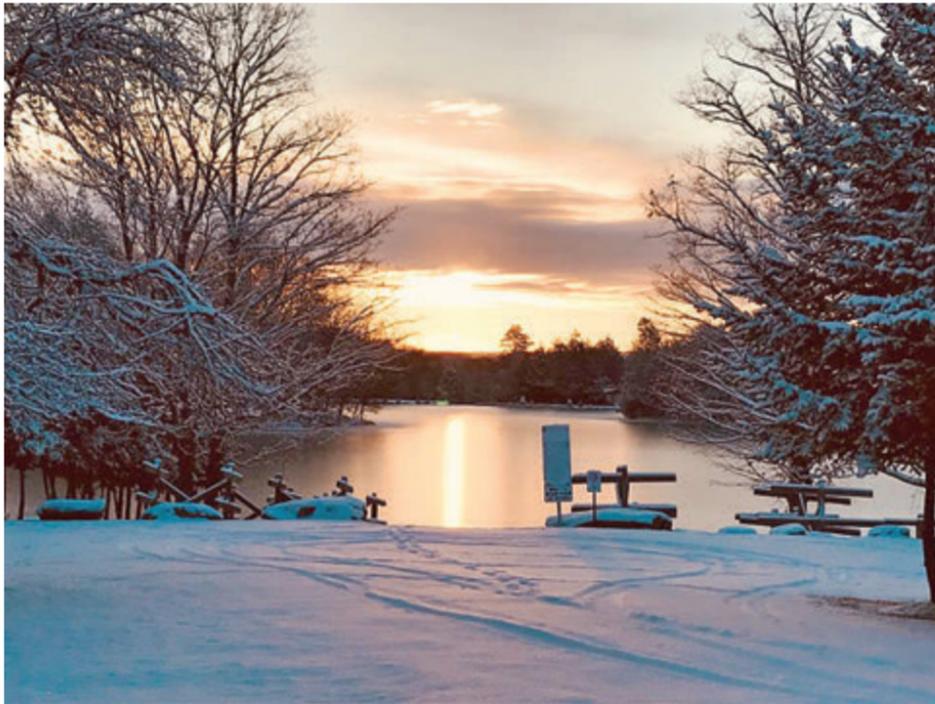
We need listings — We have buyers for WLE homes!

CALL US FOR A FREE ANALYSIS OF YOUR HOME!

Lunch With Santa







First Snow of the SEason Deer Lake

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.



Resumes are due April 1st

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

Please keep resumes limited to 1 page!

WLE WEBCAM

We have a webcam!! It's a great way to visit WLE from home or check the weather and see what's happening here!

It can only host 15 viewers at a time, so if it does not display wait a few minutes and try again.

<http://www.wleonline.org/wlewebcam.html>

CHANNEL 20 Announcements

ur 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.

hannel 20 can now be viewed online on our website!

f 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.

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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 1pm and 6pm!!

Please avoid all other excessive water usage.

Use a nozzle at the end of all hoses.

Note: Memorial Day (May 25,26,27,28)

July 4th (July 4,5,6,7,8)

Labor Day (August 31, September 1,2,3)

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

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MAY 26, 2018 10:00 AM SEWER TREATMENT PLANT

WLE will be auctioning the three boats below that were left on the rocks and never claimed.



SMALL BOAT AUCTION

*ALL SMALL BOATS 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)*

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- Gas or Oil Chimney & Furnace Cleaning • Fireplaces • Wood & Coal Stoves
- Animals and Any Other Blockages Removed

Decorating the Main Clubhouse



Bug E. Bug
Pest Control
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 Lake Ariel bugbugpestcontrol@gmail.com

WATER DAMAGE? MOLD?
 Due to BROKEN PIPES, SUMP PUMP FAILURE, SEWAGE BACK-UP, WET BASEMENT, LEAKS, DAMP CRAWLSPACE...

EMERGENCY WATER REMOVAL
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DRY IT NOW and STOP the DAMAGE!

24 HOUR EMERGENCY RESPONSE
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- AUTO INJURIES
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Remember, you always have a choice about where to go for physical therapy care. Tell your doctor you prefer Physical Therapy Associates of NEPA

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---	---	--

Visit us online at: www.PTinNEPA.com • Follow us on twitter @PTinNEPA • Like us on Facebook

WINTERIZATION “QUIK-CHECK”

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

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!

Dear Wallenpaupack Lake Estates Family!

Hello from your friends at **RE/MAX Best!** Our office is conveniently located within close proximity to your community, and is fully staffed 7 days a week with agents ready to serve you. If you’re considering selling your home, or perhaps you’re visiting the community and would like to purchase a home of your own, contact us! We are your premier real estate agency for all seasons.

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,



1 Canary Lane (Vacant Land) MLS 18-144 \$6,000



29 Goosepond Road (Vacant Land) MLS 16-4245 \$9,500



52 Evergreen Drive (Vacant Land) MLS 17-3676 \$16,000



1009 Cypress Court MLS 17-4480 \$69,900



1115 Red Hawk Drive MLS 17-4097 \$99,000



1022 Indian Drive MLS 17-4876 \$129,900



1045 Bear Trail Road MLS 17-4768 \$179,900



1112 Mustang Drive MLS 17-2978 \$149,900

SOLD • SOLD • SOLD • SOLD • SOLD • SOLD



1070 Indian Drive MLS 17-3934 List Price \$232,500



1030 Cherokee Terrace MLS 17-2068 List Price \$165,000



924 Goose Pond Road MLS 16-3523 List Price \$95,000



1056 Lake Shore Drive MLS 17-1543 List Price \$225,000



1158 Lakeland Drive MLS 16-2788 List Price \$89,900



1028 Rainbow Drive MLS 17-2497 List Price \$143,000



1069 Rainbow Drive MLS 16-5058 List Price \$119,900



Tim & Heather Meagher, Broker/Owners



Maggie Morris



Eileen & Harry Talas



Linda Coccodrilli



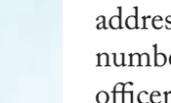
Heidi Sakas



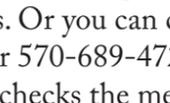
Dennis Barillo



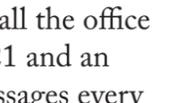
Beth Hubbard



Philip Eckel



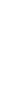
Marie & Dave Kovaleski



Donna Diaz



Maureen McCleary



Donna Gardner

Search every home in the MLS at www.lakearielhomes.com

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 afterhours number at 570-493-3198 and leave a message on the answering machine with your name, phone number and address. Or you can call the office number 570-689-4721 and an officer checks the messages every ½ hour h our. They will call you back and either meet you at the office or bring one to your home.

Our Furry 4-legged family members



Cosmo (Lerno)



Izzy (Bartko)



Millie (Dennis)



Pooped Grandpup (Diehl)



Bitsy (Hoffman Brady)



Coco (Rogers)



Roo (Carfora)



Cinnamon (Sollenne)



Cooper (Boryczewski)



Rigatoni (Easse)



Buster (Henry)



Gus (Mauceri)

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Mold OFF !**

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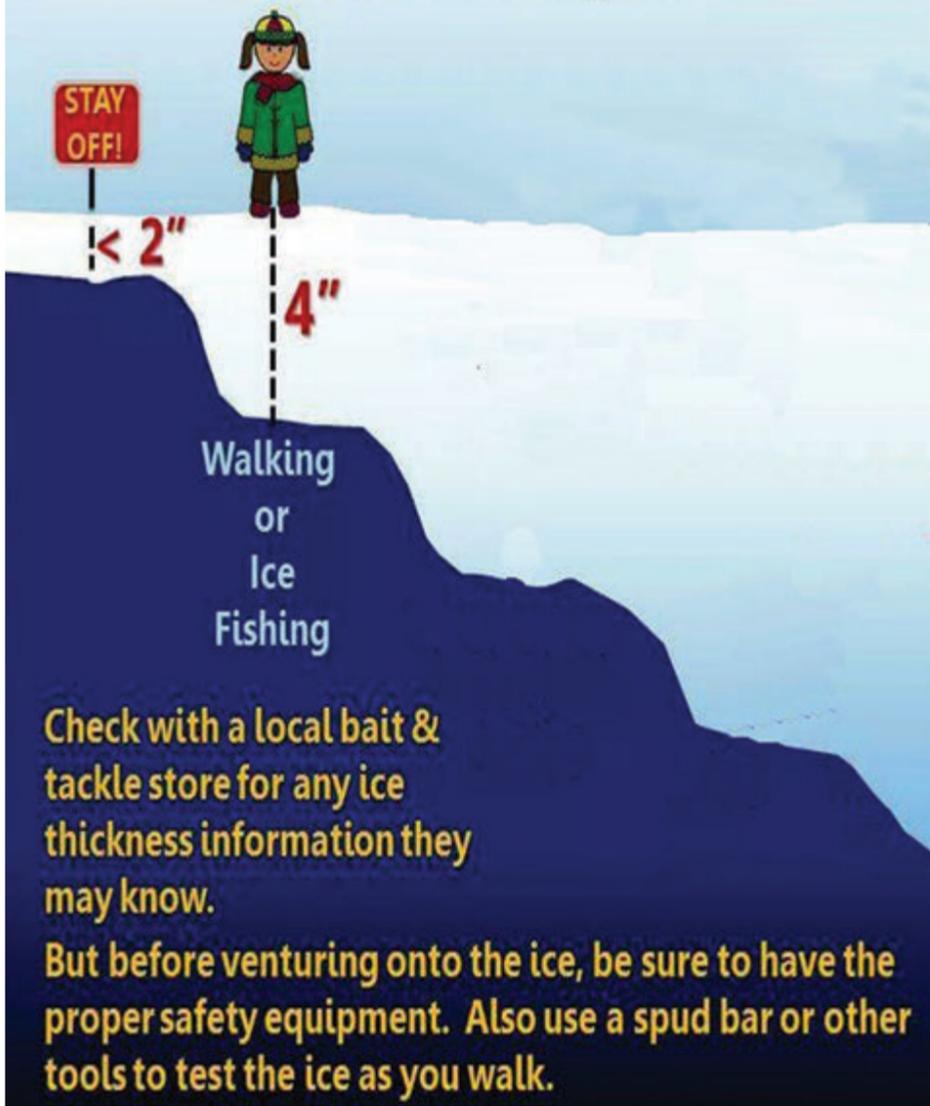
570-689-7109
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A Hold on Mold LLC
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Jim Molner / A Hold on Mold LLC

Safe Ice Thickness

Don't Take An Unnecessary Risk



STAY OFF!

< 2"

4"

Walking or Ice Fishing

Check with a local bait & tackle store for any ice thickness information they may know.

But before venturing onto the ice, be sure to have the proper safety equipment. Also use a spud bar or other tools to test the ice as you walk.

W.L.E. Classified Ads

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 153 - #26 Arrowhead – Level lot for sale in cul-de-sac. Asking \$9,900
 Call: Mike 561-601-7958

Section 1 – Lot 279 - #6 Deerfield – Gently sloped dry buildable lot near Beaver Pool area. Asking \$18,250 – Call: 570-689-4685

Section 2 – Lot 078 - #54 Wallenpaupack Dr. – Buildable lot for sale - Asking \$10,000 – Call: 718-948-4614

Section 3 – Lot 232 - #8 Rainbow Dr. – Buildable lot – Asking \$19,000 – Call: Bernie 732-814-0978 or e-mail: rainbowrunner@optonline.net

Section 4 – Lot 351 - #3 Mohican Rd. – Buildable lot – desirable location – seasonal lake views – steps to big lake & Main Club House – recent survey available. Asking \$20,000 Call: Joann 516-216-0757 or 516-216-0756

Section 5 – Lot 014 - #17 Boathouse Rd. – Fairly level nice buildable lot with slight slope. Seasonal view, some trees. Walk to docks and Lake Wallenpaupack. Asking \$32,500 Call: Jerry 570-241-1444 or 570-587-5140

Section 5 – Lot 171 - #32 Sunnyslope – Dry level buildable lot on quiet side street. Asking \$15,000 Call: 631-245-1083

FOR RENT

Section 5 – Lot 018 - #1071 Boathouse Rd. – 3 bedroom home with loft. Walking distance to Lake and Boat Docks. Big deck, nice view toward lake. Green area in rear.
 Call: Jerry 570-241-1444 or 570-587-5140

Ready to move in - 2 bedroom house for rent in, Wallenpaupack Lake Estates.
 Please call 973-220-2388

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




Debbie Friese, Assoc. Broker

Office: 570-226-8240 ext. 14
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\$149,900 This easy care Chalet is centrally located to Deer Lake fishing, boating and swimming

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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: 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

**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
 April 1, 2018**

BOARD OF DIRECTORS

President.....Bob Assenheimer
 Vice President..... Al Cucciniello
 Treasurer.....Bruce Phillips
 Secretary.....Jerry Beskovoyne
 Member.....Anthony Schwab
 Member..... Gino Dall'Aste
 Member.....Edward Jordan Jr.

ASSOCIATION STAFF

Office Personnel

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

Maintenance

Ken Moran
 Lamont Hayes
 Brian Stine
 David Goodspeed
 Scott Tavoline
 Cord Rosencrance
 Robert Esposito (part-time)
 Kit Jackson – housekeeping
 Katherine Carter (pt housekeeping)
 Joseph Biss (pt housekeeping)

WLE Public Safety Department

Chief Dominick Manetti
 Cpl. Wayne Seeley
 Officer Russ Toepfer
 Officer Jude Salerno
 Officer Kevin Appel (part time)
 Officer Richard Guptill
 Officer Edward Dziorny
 Officer Nick Linko
 Officer Aaron Bertholf

Public Works Staff

Director – Brian Schan
 Chuck Fenstermaker
 Fran Raimo
 Artie Guerra
 Lee Krause

Aquatic Director

Douglas Bagnall

Kasper Lodge

Paul Marion
 Dawn Talley
 Josephine Littman

Recycling

Michael Caccavone

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 –Winter Hours

Tuesday /Thursday/Friday

*11yrs. & under - 4-7:00pm
 12 yrs. & over - 7-9:00pm

Saturday

*Family Time - 3-5:00pm
 *11yrs. & under - 5-7:00pm
 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.
 Call office for code.

WLE IS ONLINE – Visit us on the
 internet at: www.wleonline.org

WLE BUS RIDE TO MACKINAC ISLAND, MICHIGAN SEPTEMBER 2017



Our trip to Mackinac Island, Michigan was such a success. Everyone had a wonderful time and can't wait to go on our next trip, in 2018.

We stopped and saw Niagara Falls, which everyone knows is beautiful.

The Grand Hotel on the island is beautiful. The only word to express it is "GRAND." Once we took a ferry to the island, the only way of transportation was



the Grand Hotel. We watched the movie on the bus so once we were on the island we could relate to the scenes.



horse and buggy, bicycles and walking. No gas-powered vehicles are allowed on the island.

The movie with Jane Seymour, "Somewhere in Time" was taped on the island, in



They have a great buffet and most of us went to it. Everyone told us to get fudge on the island so I was there a lot of fudge shops there. I think everyone bought fudge; it was good.

In Michigan we saw the Mackinac Point

Lighthouse, Sault Sainte Marie Soo Locks, Mackinaw Crossings, Colonial Michilimackinac (a 1700s era village). Also, we saw Michigan's Little Bavaria in Frankenmuth, MI, Kewadin Casino and Bonner's Christmas Store.

Lakeville Supply

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Amish-Built Sheds,
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Wood Pellets, Bag Coal, Firewood

BUSINESS HOURS
8 a.m. - 5 p.m.
Closed Sundays

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Call us for Winter Service
and Storage. We pick-up, and
deliver back to you in the Spring!



This crew gathered at the September wedding of Joe & Jocelyn Murphy. They are all part-timers who met and grew up in WLE. They were swimmers, lifeguards, coaches and great friends whose childhood bonds have extended into adulthood. Congratulations to all! From left they are Danny Gugger, Sean Gugger, Danny Rogers, Joe Murphy, Ryan Maynes and Kelly Moyer. This group has stuck together like glue. I love it and WLE! Thank you Kathy.

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

Any questions, comments, compliments or complaints contact Doug Bagnall 570-262-5511 or e-mail wlepool@gmail.com

NOTICE TO OWNERS OF ALL RECREATION VEHICLES

INSURANCE EXPIRATION DATE
MUST EXCEED
DATE OF REGISTRATION
BY AT LEAST TWO (2) MONTHS.

ALL ASSESSMENTS
MUST BE CURRENT
AND ALL FINES IF ANY
MUST BE PAID
PRIOR TO REGISTRATION

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Have you had your Septic Tank cleaned lately?

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

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Full Service Septic Company



All Calls
are
Answered

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www.koberlein.com

Toll Free
(888)
345-6688

Thursday Morning Breakfast

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

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



111 OUCH pillows sewn by Marie then stuffed, closed & delivered to WMH by women of Wallenpaupack Lake Estates! Doing good for our larger community.

JET SKI / WAVE RUNNER LOTTERY

We once again have 8 slips designated for Wave Runners/Jet Skis for the 2018 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 March 1, 2018. 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 Property Owners in good standing who do not currently have a slip
- A property owner is allowed one slip of any kind 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
- These 8 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 **2018 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
- Current slip holders may not enter drawing



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



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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

WLE LOTS FOR SALE

**SECTION 1
LOT 46 & 47**
16 & 18 Hidden Valley

Both lots
\$7,500.00

SECTION 3 LOT 049
6 Hurok

small buildable area
\$2,000.00

**SECTION 4
LOT 141 & 316**
23 Sunrise

both lots
\$10,000.00

EMERGENCY NOTICES

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. We also send out text alerts.



Golf Cart Test Dates

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

- be 12 years old at the time of the test
- sign up in the office
- pay the \$20 fee at time of sign up
- show proof of age (no exceptions)
- have a parent/guardian present at time of signing up

You may sign up six months before the test date for your practice permit provided the child is 12 at the time of the test

Test Dates are as follows for 2018:
*April 28,29 *May 19,20 *June 9,10
*July 21,22 *August 11,12 *September 8,9
*October 20,21

RV Owners

The RV letters and registration sheets have been mailed out. Please fill them out and return with payment and Insurance by July 31, 2018. If you do not receive them by the end of January, call the office.

Keep in mind that once you send in your paperwork and payment you must pick up your new sticker and flag, we do not mail it to you.

MARKET ALERT!

WLE house prices are up 17% from last year.

Now is your time to sell!



Brian A. Delrio,
Realtor

Mobile: 570-955-7768

Fax: 570-226-4460

Email: delriob2@yahoo.com

Website: ilovewle.com

License#RS290306

10 Roosevelt Avenue | Hawley, PA 18428

570-226-1800



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carpet • vinyl • ceramic tile • hardwood • laminates • vinyl tile
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Hours: Monday through Friday 9 a.m.-5 p.m.; Saturday 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.

PA001689

On-line payments now available at WLE

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 2015 Assessments page for dues payments.

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

Multiple lots:

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

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

Benefits of Paying Online

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

Online Payment Options

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

view your payment history, and enroll in text or email reminders. Learn more.

Online Dues Payment Help

If you need help with online dues payment or prefer to pay with a credit card, you can call DuesPayment Customer Service at (866) 289-5977, Monday through Friday, 10 a.m. - 8 p.m., Saturday 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.

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.

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.

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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

Share Your News

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

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



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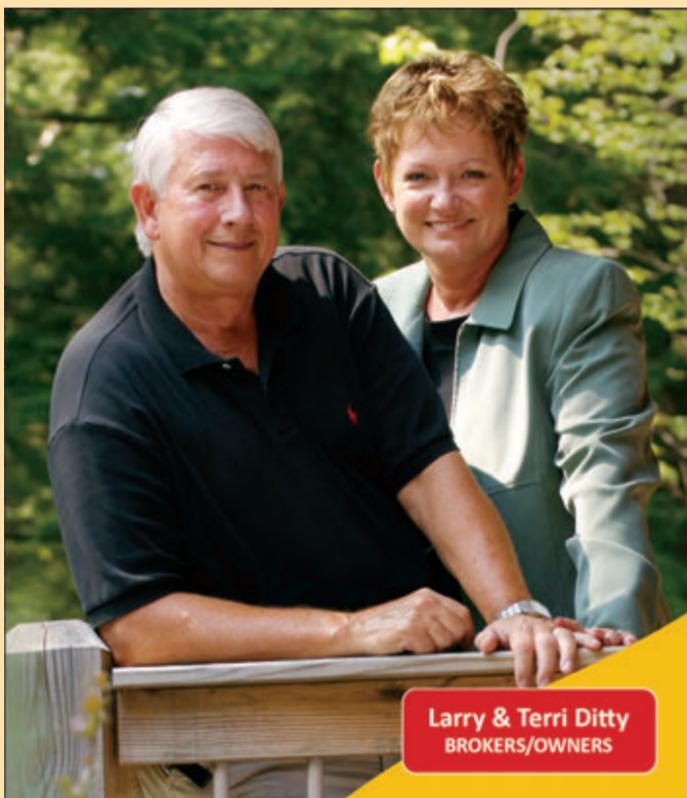
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WLE's Quality of Life Committee

I would like to inform everyone that we do not have a Quality of Life Committee anymore.
 The past few years we have tried to make this committee work but it really wasn't successful.
 I would like to take this opportunity to thank all the WLE residents that did come to the meetings and helped us. Our intentions were always good but the response at our meetings just wasn't there.

We did have some good presentations and I hope everyone took something away from them.
 This is a great community to live in and I hope we all extend our kindness to our fellow neighbors who might be in need of something.
 Thanks for the past support.

Sincerely,
 Dianne Kitchell

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, 2018 and will be good until July 31, 2019.
 You can start picking up the new badges Monday July 11th

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, 2018.



FREE CAMPING

The Board of Directors of the WLE.P.O.A. will again extend an invitation to lot owners only, who have supported us over the years, to stay at the campground so that they may check over their property and fully enjoy the amenities which the Association has to offer.

This invitation will again be extended for a free one-week stay for all campers, trailers and tents. The availability for all sites will be on a first-come basis.

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

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

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.



Our USPS mail carrier vehicle during the Holiday Season!
 Please empty the parcel units at the mailboxes on a frequent basis.
 By leaving your packages in the larger units you are not allowing new packages to be delivered. The mail carrier then needs to bring them back and leave a note for the receiver to pick them up at the Post Office.
 This becomes an inconvenience to the mail carrier and the WLE Residents.



Sign Up for Text Alerts from WLEPOA

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

https://www.rainedout.net/team_page.php?a=cbf4ef043ee4526b50fe

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

Top 10 things to do before listing my WLE home:

Brian A. Delrio,
 Realtor
 570-955-7768

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