



WLE COMMUNITY BULLETIN

ISSUE #94

WINTER 2004



Happy Holidays from the office staff of WLE

PRESIDENTS LETTER*by Jack Vetter*

Winter is finally here, no more nice days to walk around the Lake. The snow plows are on the maintenance trucks, and the salt spreaders are mounted and ready to go on the dump trucks. I hope all of you had a wonderful holiday season with your family and friends. Terry and I would also like to wish you all a very happy new year.

The decorations at our main entrance were beautiful. There was also a nice tribute to Ron Wohltman who helped install them for many years past. Ron passed away in 2004, and a tree was planted by the school bus stop shed in his honor. Thanks to all of you who came to the tree lighting and dedication in Ron's memory.

I would like to thank John Carney, the entire office staff, Chief Kizer and his Security staff, Charlie Gioe and his Maintenance group, Doug Bagnall and his life guards, Brian Schan & his staff and last but not least, thanks to all of the many volunteers who work hard to make life pleasant at WLE.

When you receive your packet for the June meeting it will include a Resolution to ban ATV's from our roads. It will allow for ATV's that are already registered to be "Grandfathered" for a period of seven years if passed. A simple yes or no is all that is required. Please Vote on this important issue, yes or no, it's your choice. Don't let a few people make this decision for you.

Children in the community will be required to have a picture permit by June 1, 2005. About one third of the children already have them. Any children who do not have a picture permit will be required to contact the office for an appointment to obtain one at no cost. They will also be required to present their non-picture permit as proof of having previously taken the driving course. Please call the office and make an appointment to get one before June 1, 2005.

All current RV registrations will expire on June 1, 2005. Inspections will be done during, March, April and May. For those of you who are not available during those months, an appointment may be made with the office. It is desirable for every one to have a flag that is current, especially during the summer months. This will relieve Security of having to warn vehicles that have expired flags, and doing the inspections when they are at the peak time of the year. Please cooperate with Security and get your inspection as soon as you can.

GENERAL MANAGER'S REPORT*by John Carney*

I would like to start out by thanking Charlie Parmelee and his crew for the great job they did decorating the entrances for Christmas and for a very successful tree lighting ceremony. With the unfortunate passing of Ron Wohltman, the original organizer of the event, Charlie stepped in and proved to be a good student of the master.

The November Open Board Meeting was well attended, copies of the minutes are available on the website or you can pick up a copy at the office. Our accountant was on hand to review our financial status and the 2005 budget. I reported at the open meeting that our collection rate is up and we have been very successful in collecting back dues. The replacement funds for replacing or repairing our general assets and sewer and water assets are currently in excess of \$500,000 for each fund. According to our reserve study, our general reserves should be \$700,000. Although we are below the \$700,000, you should not be alarmed; this is a calculated figure for a study. We are comfortable with the amount in the funds, due to the proper maintenance of our assets, but it is our goal to add as much money as possible each year. We are able to meet our increasing expenses and still satisfy our yearly commitment to the replacement funds by slightly increasing the yearly assessments.

Our main increase of expenses for 2005 will be contributed to utilities and insurance. We will be adding 1 new full-time employee to each the Maintenance and Security Departments. In addition, the Sewer and Water Department will be taking one part-time position and making it into a full-time position. In the last three years and especially in 2004, we have seen quite an increase in our population. 2004 was a very busy year for new home construction. According to the Building Department 64 new home permits have been issued this year, we will hit 1200 homes in the year 2005. It is essential for us to grow with the community and to provide enough staffing to perform the duties that are expected by the membership. It will also be important to survey and monitor the amenities to project areas for possible expansion. During the summer our pools are in high demand, obtaining an accurate count of people who are using the pools will help to predict the future in regards to either an expansion or to add a new pool.

We have encountered some drainage problems due to the higher than average number of homes being built. In some cases the drainage gets diverted to other areas and each home that gets built, trees are lost to absorb the water and more surface areas which causes additional

run-off. The situation was not helped by the unusually heavy rainstorms we had in September and November. Since the storm in September, we have been actively resizing and adding culvert pipes underneath the roads to handle more water in certain areas. We also have been successfully working with property owners to add or increase the size of their pipe underneath their driveways. This will be an ongoing job for some years to come, but it will be on the top of our priority list.

The Building Committee will be addressing the number of trees being cut down for home building, especially modular homes for the next building season.

At the open meeting I touched on the subject of Section 6 and the portion of section 7 in the non-core area. The non-core areas have not been developed and the majority of the land is owned by a corporation. There is a developer who is very interested in purchasing this property to build homes and start their own community. Due to the fact that these sections were part of the original WLE subdivision, WLE is obligated to supply sewage service. We are only responsible to supply a connection point; we are not obligated to run any of the piping. The developer for these areas will be responsible for the installation of the infrastructure and any cost for any expansion or upgrades to the Sewer Treatment Plant or for any portion of our system connected to our sewage system.

We have hired F.X. Browne Engineering Services, the original designer of our plant, who will be calculating for any expansion and the cost for any additional sewage from the non-core areas. Jack Vetter and I have met with the potential developer on several occasions and to date we have had very productive discussions. There is a possibility that the developer will be interested in selling WLE the 100 lots in section 7, giving us a future expandable area or an area that property owners can enjoy using as is, vacant. The removal of the non-core area from the core area has been a topic for many years. The only thing that was not completed was the actual amending of the maps to legally remove the non-core areas from the core area. Property owners who have been here since the early to mid 80's are familiar with the history and lived through the mortgage foreclosure of Finance America, the lending institute for the original developer. This led to these areas not being developed. Property owners have shown support for the Board of Directors to finalize the severance. There is a petition being circulated by Pete Baker if you wish to sign to support the action of the severance of the non-core area from the core area.

Please take the time to read the other articles in this Bulletin pertaining to ATV's. At the Annual Meeting

you will get an opportunity to vote on this issue. The Board will also be introducing a resolution to institute a Capital Replacement Fee. This is not to be confused with the Replacement Fund found on your yearly assessment bill. The Capital Replacement Fee allows the Association to charge a fee of the previous years dues to the purchaser of any improved lot sold, except to certain family members. On an unimproved lot it would be one half the previous years' dues or a percentage of the selling price, whichever one is lower. This money can only be used for capital replacement or repairs; it cannot be used for operating expenses. This will allow the Association to off-set raising the dues to properly subsidize the replacement funds. This is a common practice with the surrounding Associations. They were allowed to enact this policy through the Uniform Plan Community Act of 1997. Our by-laws state that any new fee must be approved by the membership.

The topics that will be voted on at the Annual Meeting will be discussed at the Advisory Boards starting April. Please feel free to contact me if you have any questions regarding any of the above-mentioned topics.

WATER & SEWER REPORT *by Brian Schan*

The Sewer and Water Department has been busy getting ready for winter, finishing up outside projects.

Sewer Plant and System:

The treatment plant has been running well, the flows have been up due to the rain fall and soaked ground. It has required a little extra attention. The flows are improving and show signs that the infiltration efforts this year have impacted the flow by cutting it down. We had Eslinger, Inc. in to repair leaking manholes and some cracks in the sewer mains. We spent several hours researching for leaks and they were able to fix all of them over a three day period. It was estimated that we stopped approximately 20 gpm (gallons per minute), equaling 288,000 gpd (gallons per day) during very wet periods. We have had more frequent sludge removal; this helps us keep the phosphorous down and other tests in check. We have plans to take the super shredder off line for few days to replace some seals and the cutter assembly. It has been in operation approximately six years and runs about 6 to 8 hours a day. This was a big month for infiltration. We had some pump problems but both pumps are back up and running at MCH pump station #3. We are looking into how to address the spare pump issue due to the fact they don't make that style anymore. It will cost more to rebuild them then to change to a newer model. The problem is there are piping changes required with the new model, so we are

doing some more research. In preparation of winter, some manholes were raised and repaired so the snow plows won't damage them.

Water System:

We have been doing a lot of leak detection, trying to tighten the water system up before winter. The water system is running about 60 to 65 thousand above where it should be. Our flows are averaging approximately 162,000 gpd, so we will keep searching. We have been working diligently on the meter program, finding and fixing meter readers and marking where they need to be installed. We are making a list of property owners' homes whose meters are not completed as of yet, so that we may get this program in full operation. We drained Indian Dr. and Ski Bluff water towers for the winter. We were finally able to remove the 3 1000 gallon tanks from under Beaver Lodge. They will be sold as soon as a buyer is found.

Reminder: Protect your home - turn your water off at the curb and disconnect all outside hoses. See the "Protect Your Home" quick check list in this newsletter.

MAINTENANCE REPORT

by Charlie Gioe

Maintenance is still fixing drainage ditches from the two bad storms we had this past fall. Everyone needs to keep their ditches clear of debris and leaves to prevent property and road damage. It is the property owner's responsibility.

Repairs: Our indoor pool was recently drained and painted. The indoor room itself was freshened up. The underpass was sided.

As for the leaf pick-up, this may be the last year. We are looking into alternative solutions. The ski area where the leaves are dumped is becoming messy and possibly a fire hazard during drought conditions.

For the upcoming months, we are prepared and stocked up with cinder and salt. Are trucks are ready to roll as soon as the snow starts to fall. Please inform your children to stay off the roads when the plows are out.

Again, please remember that the dumpster is for household trash ONLY! Anything else is bulk pick-up which can be arranged by the office.

We hope everyone enjoyed their holiday and has a safe winter.

BUILDING COMPLIANCE REPORT

by Larry Milliken

It has been a busy year for building. We issued 60 new home permits in 2004, 80 other fee permits (sheds, garages, additions, decks, etc.), and almost 300 non-fee permits. It feels like everybody built something this year! I hope the process of getting those permits went well for all of you and that your projects have come out great. If you have completed a project that had a fee permit issued, please be sure to get me a copy of the township's certificate of use or occupancy when you receive it so I can complete our permit process and issue you a letter of compliance.

The Association had a contractor clean up dead trees on a number of our lots this year, and many of you did likewise- **Thanks**. It really has made a positive difference in the appearance of our community, and I urge all owners to take a look at your lots and have any dead or damaged trees removed. It helps us all and removes a potential hazard before any property or people can be injured.

I also want to thank all the dock owners on Deer and Beaver Lakes who fixed your docks this year. They look great and it really improves their safety.

Next year looks to be just as busy as this one and we'll try to keep up with you all. If you have a question about permits for a project, please call before starting and we'll try to get you going in the right direction. Have a wonderful Holiday Season and we'll see you next year.

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NOTICE TO OWNERS OF ALL RECREATION VEHICLES

**INSURANCE EXPIRATION DATE MUST EXCEED DATE
OF SAFETY CHECK BY AT LEAST TWO (2) MONTHS.**

**ALL ASSESSMENTS MUST BE CURRENT AND ALL FINES
IF ANY MUST BE PAID PRIOR TO SAFETY CHECK.**

W.L.E. PUBLIC SAFETY DEPT.
by Chief N.R. Kizer

Winter is upon us once again, and so far it's been a mild winter. The snow and ice has been light, and it's been seasonably warm so far, but the winter season can be very unpredictable. We need to be very alert while driving in or out of Wallenpaupack Lake Estates. I urge you to drive safely for your sake and the sake of our children walking to and from the school bus, because you never know when the weather will change and roads get slick.

SPEED LIMIT:

The speed limit for all vehicles in **W.L.E.** is 20 mph or less. This will be enforced.

DOGS:

Dogs are nice to have around. Most of us have had a dog at one time or another, but we must think of our neighbors. Loose dogs and dogs that bark frequently are very annoying to others. All dogs must be kept on a leash at all times. Dog licenses must be purchased on or before January 1st of each year, and dogs must have a current Rabies inoculation. **LICENSE AND RABIES INOCULATION IS THE PA. STATE LAW.**

SCHOOL BUS STOPS:

Flashing yellow lights - the school bus will be stopping within the next 300 feet so be prepared to stop. Flashing red lights - stop and stay stopped until they go out, and it is safe to proceed. Going around a bus with flashing red lights will cost you a \$100 fine in W.L.E and on a main road plus the suspension of your drivers license. So let's keep our children safe, stop and be patient at school bus stops.

PARKING:

Parking on the side of the road is not permitted in W.L.E. It causes a dangerous condition for vehicles passing by, maintenance plowing snow and especially for emergency vehicles.

ROAD CONDITIONS:

Snow and ice make road conditions hazardous to drive on. We urge you to adhere to the speed limits. Drive cautiously down hills and keep a safe distance behind the car in front of you.

STOP SIGNS:

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

PATROL OFFICERS:

The Patrol Officers here at W.L.E. are out there trying to keep you, your children and W.L.E. safe from harm. We patrol the roads and enforce the Rules and Regulations of W.L.E. The Rules and Regulations are for the safety and well being of all. The Public Safety Officers are just

doing their jobs, they do not make the Rules and Regulations, they only enforce the law, so please, don't take your hostility out on them. My door is always open if you have a problem, or I can be reached at xlt6000@aol.com.

SNOWBIRDS

I would like to ask our Snowbirds to please install motion detection lights on the outside of their home. This will increase the protection of the home by enhancing the view of the surroundings. This would also help the Patrol Officer and neighborhood watch see the area of the home much better at night. The fact is that criminals don't like areas that are lit up! We also have a winter watch form that you can fill out at the office. This helps Neighborhood Watch help us.

I want to thank the members of the "W.L.E. Neighborhood Watch" for their help and support this past year. When you see a neighborhood watch vehicle with the Amber yellow light flashing, it's because they are responding to a fire or ambulance scene, or standing by to bring an emergency vehicle in for a Public Safety Officer, that is already on scene.

LET'S TAKE A BITE OUT OF CRIME.

PREPERATION TIPS:

An emergency situation on the road can arise at any time and you should be prepared when it happens. You should check your vehicle or have it checked out before winter to be sure it won't leave you stranded.

1. Battery 3. Windshield washer 5. Tires 7. All lights
2. Belts 4. Wiper blades 6. Hoses

Keeping a few of the listed items below in your vehicle could make a big difference.

1. Snow shovel
2. Ice scraper and snow brush
3. Jumper cables
4. A properly inflated spare tire, wheel wrench, and jack
5. Sand, cat litter or other abrasive material for traction
6. Flashlight with fresh batteries
7. Flares or reflective triangles
8. A blanket
9. High-energy foods, candy bars, fruit, or nuts.

SNOWMOBILE INFORMATION:

I know we have a number of snowmobile people in W.L.E. I thought I would list a few trails in the area for you.

Pa. State snowmobile registration web link:

<http://www.pa-conservation.org/ski.html#Registration>

Edgemere-Pecks Pond Snowmobile Trails

For snow and trail conditions call - 570-775-7237

<http://www.dcnr.state.pa.us/forestry/snowmobile/maps/19EDPKSN.pdf>

Promised Land State Park

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E-mail: promisedlandsp@state.pa.us

Registered snowmobiles may be used on more than 23 miles of designated snowmobile trails. The trails, which are on both state park and state forest lands, are open daily after the end of deer season in late December, weather permitting. Snowmobile maps are available at the park office.

Thornhurst Snowmobile Trail

<http://www.dcnr.state.pa.us/forestry/stateforests/lackactivities.aspx>

An extensive 24-mile snowmobile and cross-country ski trail is well marked and opens following antlerless deer season. This trail system remains open until late spring.

http://www.dcnr.state.pa.us/forestry/snowmobile/maps/11thtstr_pr.pdf

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

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WINTERIZATION "QUIK-CHECK"

1. Turn off the main water supply to your home between visits.
2. Disconnect all garden hoses outside. They can cause the hose "bib" line to freeze and break inside the wall.
3. Drain the water meter, if located in an unheated access 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 low to further protect your plumbing. Open all doors on the lower kitchen cabinets and bathroom vanities to expose the plumbing to the heat.

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WATER METERS NOTICE

Anyone who does not have a water meter or your meter is not completely wired or you have any questions, please contact the Sewer & Water Dept. @ 689-7007 or the Main Office @ 689-4721. W.L.E is mandated by the Delaware River Basin to have these meters in every home. Any Property Owners, who according to our records, need a meter, wiring or repairs will receive a letter to make an appointment. However, there is no need to wait for a letter; if you know you need a meter, please just call. Any homes at the completion of this program that don't have a meter may be subject to a fine from the Delaware River Basin. We thank you for your cooperation!!

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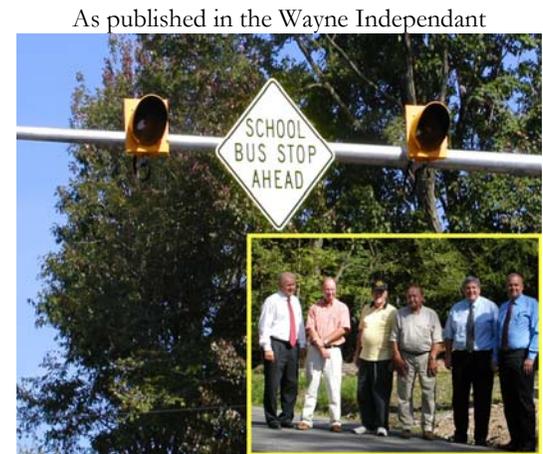
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FLASHING LIGHT PROJECT COMPLETED



Pictured from left to right are: Steve Shimko, PennDot District Executive; John Carney, WLE General Manager; Jerry Bradley, Chairperson WLE Neighborhood Watch; Theodore Kostige, Chairperson Board of Supervisors; Michael Silsby, Super Intendant of Wallenpaupack Area School District; Jerry Birmelin, State Representative. Photo courtesy of Kathy T. Sollenne

A true community effort, residents of the Wallenpaupack Lake Estates Development recognized a serious safety issue and reached out to the Wallenpaupack School District, State Representative Jerry Birmelin and the Paupack Township Board of Supervisors to help find a resolution to this issue.

Residents of the Wallenpaupack Lake Estates Development identified a serious safety at the School Bus stop located at the entrance of the Development on the Goose Pond Road (SR3008). Concern was expressed over the fact that when the School Bus is stopped and picking up children, a blind spot exists as a vehicle approaches the Bus stop from behind.

THE SOLUTION:

Residents of the Estates approached the Paupack Township Board of Supervisors who in turn engaged the support of the Wallenpaupack School District and the Honorable State Representative Jerry Birmelin. Representatives met at the site and determined that a flashing light or caution light should be erected at a location on Goose Pond Road prior to the School Bus stop to warn drivers who are approaching the Bus Stop to slow down.

The Honorable State Representative Jerry Birmelin supported the Wallenpaupack Lakes Estates Development, Wallenpaupack School District and the Paupack Township Board of Supervisors in the preparation and submission of a grant application to the Department of Community and Economic Development (DCED) to defer the cost of Project. The grant application was successful and the Project was recently completed.

In reflecting on this Project, the Honorable State Representative Jerry Birmelin stated, "I was impressed by the community partnership that came together to support the solution to a safety issue identified by the residents of the Wallenpaupack Lakes Estates Development. The community partnership involving the Wallenpaupack Lake Estates Development, Wallenpaupack School District and the Paupack Township Board of Supervisors identified the problem and found the solution. It was a pleasure being part of this community Project.

Generating Power in WLE



We have purchased two new generators this year, giving us a total of five. Three of the five generators are in permanent locations, two are portable.

- 1) Sewer Treatment Plant 2) Pump station #6 3) Main Office 4) Beaver Well and Lodge
5) MCH Well, sewer pump station, dining area & restrooms

The generators provide power to essential areas. The sewer treatment plant and sewer pump stations must run at all times. The main office will now be able to function fully during a power outage. The two portable generators will enable us to provide heat, restrooms, showers, and water at both Beaver Lodge and the MCH. When the power is out, the wells are also out. The two portable generators will also run a well on each side, however, this does not mean everyone will have water. Although some may have low or no water, having these generators on two of the wells helps the water system from going to negative pressures. Note: Anyone with a sewage grinder pump or lift pump will need to be cautious with running water during power outages, because these pump tanks will fill up and over flow. Please be extremely conservative with water usage when there is a power outage. Please note, the convenience of these generators is rarely found in other communities.



Brian D. Chapman

Agent/Registered Representative
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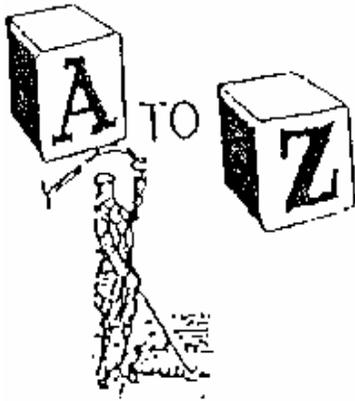


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of Hope & Peace on Earth
during this Most Joyous
Holiday Season.
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& Prosperous
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**WALLENPAUPACK LAKE ESTATES
EMERGENCY MANAGEMENT TEAM CENSUS**

This census is for W.L.E. and Emergency use only. All personal information will be kept strictly confidential.

NAME _____ PHONE _____

SECTION _____ LOT _____ STREET _____

Is this your PRIMARY _____ or SECONDARY _____ residence?

Is your home presently rented? _____ If yes please indicate renters name _____

How many residents live in your home? ADULTS _____ CHILDREN _____

Is any member of your household physically disabled? _____ If yes, please describe the nature of the disability.

Does anyone in your household have any medical conditions we should be made aware of? (Diabetes, Heart, etc.)
If yes, please explain _____

Is anyone in your household allergic to certain medications? YES _____ NO _____

If yes, please list: _____

TEAR HERE AND RETURN THE PORTION ABOVE



A GIFT OF FRIENDSHIP FROM OUR VERY OWN

WLE's very own Girl Scout Troop #564 and Brownie Troop #234 have kept very busy this fall. With 20 girls joining this year, there were lots of fun ideas of things to do.

Because of the generosity of several community members, we acquired 4 sewing machines! The girls learned to sew with the machines, making tote bags out of old blue jeans. (Who says we don't recycle here!)

As the Holidays approached, the girls decided to help another girl in need. Since one of our leaders is affiliated with an orphanage in Upstate New York, the girls decided to make the holidays more special for a girl there as well as making a new friend! The girls held a benefit yard sale in October at the Ledgesdale BBQ Pit. They worked hard all weekend, earning \$287.00.

After learning that there was a girl at the orphanage about the same age as our troops are, we researched further. The girls asked the director about her – what she liked to do and wear, etc. We then took the girls on a shopping expedition to Viewmont Mall. They worked hard on finding

just what she wanted – clothes, shoes and a CD player.

On Saturday December 11, one of the orphanage directors drove our new friend here to WLE for the day! The scouts really enjoyed their day with her. We took her to Lunch with Santa and a party at one of the leaders house where she opened all of her gifts.

The troop leaders really enjoyed watching the girls' expressions while she opened her gifts. They all showed true compassion for her. They have all learned very well just how good it feels to help another person. Afterwards, the girls built a gingerbread house and a train together.

The day was topped off with the WLE tree lighting and Christmas carols with the crowd by the main gate tree. Our new friend had so much fun!

All the troop leaders all feel very proud of our girls! They have all learned just how lucky they all are to have a family. They have also learned how wonderful it feels to help and to be friend to someone who needs a friend. God bless these girls and all they have done.

We will be sure to have their new found friend visit WLE often!

With love from the fearless leaders, Geri, Heather, Teresa and Kate.

PS .. It's Girl Scout Cookie time soon ... watch for the signs in January!

New Heaters at Indoor Pool

There were two new heaters installed at the indoor pool. They will help give a quick recovery rate on the pool water temperature. They also replace two 80 gallon electric water heaters that supplied the bathrooms. Soon they will also be replacing the old gas heater which heats the bathrooms and air at



the indoor pool. The new heaters are 98% efficient and will relieve the Dryatron from being over worked. The function of the Dryatron is to heat the pool water, dehumidify and provide air conditioning to the pool area. The new heaters will also maintain the pool's water temperature, should the Dryatron unit break down. They also will help reduce electrical costs. The heaters were installed by the Sewer & Water and Maintenance departments.

RV LICENSE NOTICE

Children in the community will be required to have a picture permit by June 1, 2005. About one third of the children already have them. Any children that do not have a picture permit will be required to contact the office for an appointment to obtain one at no cost. They will also be required to present their non-picture permit as proof of having previously taken the driving course. Please call the office and make an appointment to get one before June 1, 2005.



**WALLENPAUPACK LAKE ESTATES
RECREATIONAL VEHICLE LICENSE**

FIRST LAST-NAME: [SAMPLE] PERMITS EXPIRE: 12/20/04
 000 YOUR STREET [SAMPLE]
 ANYTOWN PA 17130
 INSTRUCTION SECTION 0
 PHONE 012-345-6789
DOB: 12/20/04
 INSTRUCTOR: [SAMPLE]





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Sunday 11 – 5 pm, Closed Tues. & Wed.

The jester says the time is due,
To have a special rendezvous,
With coins of green, purple & gold,
Savings that are yet untold.



Reach in his velvet bag and see,
What savings shall be granted thee,
And to his bag he's added blue,
This special coin will excite you!

What does it mean, this coin of blue?
Well, it means double what follows thru,
No matter what coin you latch onto,
It's savings now times two!

So test your luck with us and see,
How mounting your savings can gladden thee,
Percents of ten, fifteen and twenty,
Can double up and save you money!



**Join us February 12th & 13th
for our Mardi Gras celebration – Refreshments available**

(coin draw at time of checkout could save you up to 40% off entire bill!)

MARK YOUR CALENDARS!

There will be an important meeting on Saturday, March 12th at 10:00 AM in the Main Club House. The RV Committee will be addressing the Board of Director's "ATV Resolution." Please try to make every effort to attend. Any questions, please e-mail: k_maynes@yahoo.com

**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 bylaws of the Association, and resolution of the Board of Directors, you will be liable for your unpaid balance, 12 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**

REVENUE / EXPENSE BUDGET 2005

ACTUAL 12/31/2003	REVENUES	BUDGET 2004	YTD Oct-04	ESTIMATED FULL YR	BUDGET 2005	2005 BUDGET VS 04 EST. FULL YR. % DIFFERENCE	2005 BUDGET VS 04 BUDGET % DIFFERENCE
1,810,581	ASSESSMENTS	1,870,784	1,827,452	1,700,870	1,794,192	5.5%	7.4%
100,424	ASSESSMENTS PRIOR	87,000	124,582	128,543	90,000	-28.9%	3.4%
113,090	BLDG FEES,MISC	60,000	133,377	135,000	80,000	-40.7%	33.3%
20,106	FINANCE CHG	17,500	23,083	25,000	18,000	-28.0%	2.9%
100,464	FACILITY INCOME MARINA	94,050	107,425	107,425	99,500	-7.4%	5.8%
8,350	FACILITY INCOME OTHER	5,000	9,318	9,500	8,000	-15.8%	60.0%
2,569	INTEREST OPERATING	3,500	3,041	3,100	3,000	-3.2%	-14.3%
7,789	COMMUNITY BULLETIN	8,500	5,888	6,276	6,500	3.8%	0.0%
9,913	COLLECTION FEES	8,000	9,800	10,000	3,000	-70.0%	-82.5%
	RESALE CERTIFICATES		5,440	6,000	5,000	-16.7%	
\$1,971,266	TOTAL CURRENT REVENUES	\$1,952,334	\$2,049,168	\$2,129,514	\$2,107,192	-1.0%	7.9%
	DISBURSEMENT SUMMARY						
334,740	ADMINISTRATION EXP	352,025	299,447	380,483	368,206	1.6%	4.0%
250,657	MAINTENANCE EXP	245,639	207,416	248,539	284,797	14.6%	16.0%
310,742	SECURITY EXP	346,111	267,818	315,180	358,770	13.2%	3.1%
372,401	SEWER & WATER EXP	383,039	321,160	383,782	367,722	-4.2%	-4.0%
57,791	MARINA EXP	75,838	84,088	70,784	82,759	18.9%	9.4%
252,314	BLDGS & GROUNDS EXP	281,981	241,058	289,668	293,256	1.2%	11.9%
175,489	POOLS & BEACHES EXP	186,979	169,129	181,585	174,002	-4.2%	4.2%
\$1,754,134	TOTAL OPERATING EXP	1,831,312	\$1,589,112	\$1,850,009	\$1,925,512	4.1%	5.1%
	CAPITAL BUDGET EXP						
	NEW CAPITAL EXP	71,000	48,611	61,000	14,500		
	REPLACEMENT CAPITAL EXPENSE	50,022	43,903	50,022	167,180		
\$217,132	TOTAL CAPITAL EXP	\$121,022	\$92,514	\$111,022	\$181,680	63.8%	50.1%
	TOTAL DISBURSEMENTS	\$1,952,334	\$1,681,626	\$1,961,031	\$2,107,192	7.5%	7.9%

YTD ACTUAL 12/31/2003	REVENUES	BUDGET 2004	ESTIMATED FULL YR	BUDGET 2005	2005 BUDGET VS 04 EST. FULL YR.	2005 BUDGET VS 04 BUDGET
147,489	SPECIAL ASSESSMENT FEES/S.T.P.	140,000	150,000	140,000	-6.7%	0.0%
13,899	INTEREST RESERVE	16,000	12,228	15,000	22.7%	-6.3%
75,092	REPLACEMENT CAP PYMT FROM OPER.	50,022	50,022	167,180	234.2%	234.2%
30,817	SALE OF WLE LOTS	-	79,221	-		
22,488	*MCH LOAN PYMT FROM OPERATING	22,481	22,481	22,481		
7,289	MISCELLANEOUS INCOME	-	10,737	-		
52,296	*SPECIAL ASSESSMENT LOAN PYMT FROM OPERATING	52,296	52,296	13,074		
\$349,370	TOTAL CURRENT REVENUES	\$280,799	\$378,985	\$357,735	-5.1%	27.4%
	DISBURSEMENT SUMMARY					
245,889	REPLACEMENT CAPITAL EXPENSE	180,250	180,250	170,200		
142,933	S.T.P. SPECIAL ASSESSMENT	89,100	89,100	131,800		
\$388,822	TOTAL CAPITAL SPENDING	\$229,350	\$229,350	\$302,000		
	NET DECREASE/INCREASE REPLACEMENT/RESERVE FUNC	\$51,449	\$147,635	\$55,735		
	CASH BALANCE/REPLACEMENT CAPITAL FUNC					
	CAPITAL RESERVE FUNDS/GENERAL 10/31/04		\$503,381			
	CAPITAL RESERVE FUNDS/S.T.P. 10/31/04		\$504,406			

**REPLACEMENT/RESERVE
CAPITAL BUDGET SUMMARY
2005**

*\$100,000.00 TO BE PAID TO REPLACEMENT FUND OVER 5 YRS. FOR MCH RENOVATION (2004)
 *\$149,218.00 TO BE PAID TO S.T.P. REPLACEMENT FUND OVER 3 YRS. 4 MONTHS (4/2005) TO PAY OFF WATER LOF

Lifestyles is an alternative to weight watchers for our community and has grown very nicely. It was started in September 2004 by Maryann Vaccaro. Since then there have been over 15 people that have joined and stayed active with the program. They meet once a week, have luncheons and support each other.



Pictured from left to right and top row to bottom are:

Renee Conway, Dottie Hensel, Nina Cagliostro, Michelle Gioe, Daphne Rose, Ann Wohltman, Anna Leuper, Maryann Vaccaro, Lynn Roman, Genie Betts, Janet Diolosa and Sandi Boyer.





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FAX (570) 842-3278

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

570-253-2154  570-253-9432

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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!

A LETTER FROM BAGDAD

Hi all,

I was out on patrol last week in Sadr City, and we were driving our usual route through the streets.

My platoon patrols for twelve hours, and then we get twenty four hours off. It's a pretty good system. I'm a combat medic, attached to a rifle platoon, from an Infantry company out of Fort Drum, NY. I'm from Fort Hood, TX, but we all belong to the same task force.

Anyway, we were driving down through the streets of Sadr City, and it was a pretty uneventful day. We stopped at our rest point, where we got to get out and stretch our legs for a while, and we parked the Hummer under some trees. Yes, there are trees.

Anyway, we were there a day earlier, and you get to know the kids who live near the circle, since they're always coming up to us to give them water or food. Anyway, they figured as much that I was the medic, and the kids, all from ages six to nine, had me looking at scrapes and bruises for a while, until one of our riflemen came to me carrying a kid who had stepped on some glass.

The kid was about five or six, and I removed the piece of glass and wrapped him up in some gauze. I bought a stuffed toy monkey to put in my aid bag, since they said in medic school, it's a helpful strategy to give a toy or something for kids to hold on to when you're working on them. This little boy didn't look like he needed it, but a few of the other kids saw it at the bottom of my bag, and were asking for it. I didn't give it up.

When we moved out to patrol the area again, it again seemed like nothing was going to happen. It was an ordinary, miserably hot day in Baghdad, and it was pretty quiet due to a ceasefire from the local militants.

We got to a new area of town, and sure enough, we found five I.E.D.'s, all within about a two hundred meter area. All of them were connected, and rolling further down the road would have been really bad, since they could have taken out our entire convoy.

Luckily, the cease fire was going on, and the bombs weren't set off, but we still were scanning the area for militia members. My vehicle was blocking a checkpoint on the road, so that nobody could get into the area where the explosives were.

Vehicle-borne I.E.D.'s have been a nasty threat out here. They kill the most of our guys, and they'll charge right through our road blocks and detonate, and sure enough, two cars were trying to get through our checkpoint.

The Hummer beside us opened fire, and the vehicle stopped in its tracks. I was sure that the driver was dead, but the guy got out, waving his hands in the air, and the car behind him, stopped as well.

It turns out that the guy was fine, and limping due to a femur fracture from a few months ago, and his sister, his wife, and his infant daughter all got out of the car.

I ran up to see if they were all okay, and they were, but the baby was shaken up, so I opened up my aid bag and gave the little girl my stuffed monkey.

I knew that the monkey would be a good thing to have when I bought it down in Austin for my aid bag. They don't tell us this stuff in medic school for their own health.

Anyway, I see the people we almost killed to save ourselves, and they smile and wave to me. I see the kid that I pulled the glass out of almost every day. There are a lot of people, even though we're searching their homes, or blowing up their property, or endangering their lives to capture the insurgents, that really want to help us.

They all know that as soon as we clear these guys out, we can start feeding and helping these people.

I don't care if there weren't any weapons of mass destruction here. That's not important.

After talking to people that Saddam had killed their entire families, and seeing the way these people live, you can see why we need to help these people. It's hard to realize from all the stuff you all see on CNN that we're still over here to actually get these people connected to the rest of the world.

Yeah, Washington may be concerned about the oil, but for the most of us fighting and getting blown up over here, it's different. We're here to help these people, and not keep the gas prices down under two dollars a gallon. We have to do all of these things you see on the news in order to do the good things that don't boost ratings. We're going to be here for a while, and we're getting used to it, and so should the American people. We're not coming home for a long time.

We're just living a day at a time over here. That's the only way to stay sane over here. It's too hot to think about the future, and that's no way to live, anyway.

Just remember. None of our guys died for no good reason. Everyone may think that, but we all know better.

Anyway, I just wanted to share that with you all. I hope you all are well, and I know that you're thinking of us over here. I'll be fine. For those of you that don't know who I am, I'm Sue's kid.

SPC Peter Facundo
(Grandson of Rita Goshorn and former WLE resident)



W.L.E. CLASSIFIED RATES:**\$9.00 FOR 25 WORDS OR LESS,****\$.25 PER WORD AFTERWARDS.****ADS MUST BE PAID IN ADVANCE WITH
AD COPY.**ANYONE INTERESTED IN SELLING THEIR
PROPERTY, AUTO, RECREATIONAL VEHICLE,
BOAT, ETC., ARE WELCOME TO PLACE AN AD.**CLASSIFIED ADS****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 SALESection 1 – Lot 68 – Lakeland Drive – Nice building lot.
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make an offer. Call: 401-724-5591 or e-mail: cgluke@cox.netSection 1 – Lot 254 – Tomahawk Rd. – Near Beaver Lake.
Asking \$8,250 – bring offer. Call: 303-722-7091 or e-mail:
moseby@wmconnect.comSection 1 – Lot 339 – Indian Drive – For sale, excellent
location. Beautiful property. 12,750 sq. ft. Near pool and
game and beach. Asking \$18,000 – Call: Lucy or Roberto at
718-378-3582Section 1 - Lot 417 - Beaver Lake Dr. - Near Beaver Beach,
pool, clubhouse and tennis courts. Area is 14,901 sq. ft. Price
reduced to \$8,000 Call: 718-565-6384Section 3 - Lot 255 - Green Valley Circle - Asking \$8,500
Call: Paul (days) 631-300-5974 (eves) 516-731-5850Section 5 – Lot 106 – Mountaintop Dr. – Asking \$14,500 –
Call: 347-489-8635 or 718-459-0124Section 5 – Lot 183 – Lakeshore Dr. – 15,133 sq. ft.
Wallenpaupack lakeview across from Marina. Privacy on 3
sides. Asking \$25,000 – Call: 570-689-3245**HOUSES FOR SALE**Section 1 – Lot 054 – Hidden Valley Ct. – 3 Bdr., loft, 2 ½
baths, 2 car garage, screened porch, finished basement, nice
grounds, great location & fireplace. Many extras. Asking
\$225,000 – Call: 570-689-4238Section 5 – Lot 124 – Mountaintop & Evergreen – Corner
house. 4 Bdr., 2 full baths, finished basement w/fireplace,
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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.**CHUCKLES FOR THE WOMEN**Man driving down road...
Woman driving up same road...
They pass each other,
Woman yells out window "P I G!"
Man yells out window "W I T C H!"
Man rounds next curve and crashes into a
huge pig in middle of road.**Thought For The Day:**
If only men would listen

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Kevin and Michelle Stives

WLE COMMUNITY BULLETIN

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

100 Wallenpaupack Lake Estates, Lake Ariel, PA 18436

The Community Bulletin serves approximately 1,800 property owners. It is published quarterly by the W.L.E.P.O.A.

Deadline and publication dates may change without notice.

Publisher is Kathy Sollenne.

For information
Call: 570-689-4721
Fax: 570-689-0912

SPRING 2005 Edition
Deadline: March 15
Publication: April 1

ADVERTISING RATES:

1/8 Page - \$45 1/4 Page - \$90
 1/2 Page - \$180 Full Page - \$360

Payment in advance with ad copy. No exceptions. Checks to be made payable to W.L.E.P.O.A. There is an extra charge for composition and type setting, if needed. Submit ads early due to limited space. We reserve the right to refuse any ad. Any ads received after the deadline will be published in the following issue. E-mail: Ksollenne@wleonline.org

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.....570-689-2066

COMPACTER – is located behind the stable near the Maintenance Shed.

BOARD OF DIRECTORS

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Doug Bagnall

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

AMENITIES

CURRENT SWIM BADGES MUST BE WORN IN ALL AMENITIES

Indoor Pool

Mon. – Thurs. 9:30 am – 1:00 pm
 Mon. – Thurs. 6:00 pm – 9:00 pm
 Friday 9:30 am – 1:00 pm
 Friday 6:00 pm – 10:00 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 Required.

Adult Lodge

Open for 21 years and over *ONLY*. Equipped with rest rooms which are accessible to Rockledge Pool area, pool tables, dartboard & more.

Beaver Lodge & Pool Complex

25 Meter Pool, bath house, rest rooms, snack bar (summertime only). Open for special WLE events & Property Owners in good standing. Reservation Required.

Kasper Lodge

Childrens center with supervised activities. Pinball machines, video games, pool table and x-box.

Deer Lake Building

Equipped with rest rooms and used in summer as a beach house.

Laundromat

Coin operated machines. Combination lock. Call office for code.

RECYCLING – Closed until further notice

NEXT QUARTERLY PAYMENT DUE April 1, 2005

<u>WLE</u>	<u>LOTS</u>	<u>FOR SALE</u>
SECTION 1 LOT 006 Wayne Lucerne	SECTION 1 LOT 449 Tomahawk	SECTION 3 LOT 082 Harmony / Sundew
SECTION 1 LOT 008 Wayne Lucerne	SECTION 2 LOT 009 Wayne Lucerne	SECTION 3 LOT 086 Sundew Road
SECTION 1 LOT 352 Indian Drive	SECTION 2 LOT 026 Wayne Lucerne	SECTION 3 LOT 209 Deer Valley Road
SECTION 1 LOT 428 Tomahawk	SECTION 2 LOT 128 Red Hawk	SECTION 4 LOT 141 Sunrise Terrace
SECTION 1 LOT 446 Tomahawk	SECTION 2 LOT 136 Red Hawk	SECTION 4 LOT 320 Sunrise Terrace
SECTION 1 LOT 447 Tomahawk	SECTION 3 LOT 049 Hurok Lane	SECTION 5 LOT 178 Sunny Slope Drive
SECTION 1 LOT 448 Tomahawk	SECTION 3 LOT 060 Wallenpaupack Drive	