

Wallenpaupack Lake Estates

# COMMUNITY BULLETIN

2022  
ISSUE #166



A Publication of the Wallenpaupack Lake, Estates Property Owners Association  
1005 Wallenpaupack Drive, Lake Ariel PA 18436  
[www.WLEONLINE.org](http://www.WLEONLINE.org)



**More July 4<sup>th</sup>  
photos inside  
the newsletter**

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1005 Wallenpaupack Drive  
Lake Ariel PA 18436

## General Manager's Report

by John Carney



At the time I am writing this article, we are in between seasons with still some warm days, but the nights are cooling off and the days are getting shorter. Boats will be coming out at the marina soon and removal of docks shortly after. This is a nice time of year in WLE with the cooler weather and many fall activities in and outside WLE.

This summer was one of the nicest summers weather wise in the last couple of years, with quite a long stretch of hot weather with very little rain. Pools and beaches were well used this past season along with the U-Dock and marina.

We had many favorable comments on the Summer Rec program run by Tabitha Solenne and Chris Napoli. I took my grandkids to ceramics, and they had a great time painting and watching their project be completed with a lacquer spray. Ceramics has been an ongoing activity for the last 25 years and has been a very popular activity since the first year.

Cord Rosencrance from the Maintenance Department has been

named the Pool Facilities Manager who will be overseeing all pool operations. Both pools this season were well maintained, and Rockledge Pool still proves to be a popular attraction, especially with the slide.

Just as last year, we are challenged with keeping lifeguards throughout the season, which has become a national problem. We were fortunate to get enough lifeguards, as some areas had a problem getting guards to open their pools. After mid-August some schedule changes had to be made, more to Beaver Pool than Rockledge Pool. With the guards we had and Cord working with the Head Lifeguard they made it work and Rockledge Pool was open to mid-September. As we did this year we will continue to evaluate the lifeguard situation and make the appropriate changes in attempt to fully staff both pools all season.

2022 did not see any new major projects, which is the Board of Directors' plan for now and the near future. The last couple of years and especially this year the cost of materials and labor have increased, so we are more in the position to maintain or improve our current assets.

The spring Tar & Chip program was affected by delay of the contractor being able to get material and then to be able

to get material to his satisfaction. This gave us a chance to get the roads in better shape with patching, shoulder work and drainage for when we are ready to Tar & Chip. We are scheduled to do a smaller scale of Tar & Chip in September and the remaining 2022 road program will be done in 2023.

Both the Maintenance and the Sewer & Water Department are very busy maintaining their respective areas of responsibilities. Improvements have been made at certain amenity areas with landscaping and the planting of trees. Maintenance assists the Beautification Committee with planting and their seasonal arrangements.

The Sewer & Water Department continues to maintain the sewer and water lines and make the necessary repairs. A major portion of the S & W Department's schedule is devoting time to find areas of infiltration of stormwater into the sewer lines. This is important because the stormwater coming into the plant causes unnecessary work and cost for the water to run through the plant. It also can overload the plant's permitted daily flows.

If you are interested in having the waterline protection for your water service line, please contact the office for details.

A project that was competed this year

to the delight of pickleball players was the conversion of the Beaver Tennis Court to 3 pickleball courts. Pickleball has seen a big interest in the last few years, many learning the game in Florida and wanting to continue to play once leaving Florida. WLE has an organized pickleball group that plays 2 times a week and welcomes new players.

The tennis courts in Section 4 need work and we are in the process of getting cost to make the necessary repairs.

The indoor pool is open until the work starts to replace the Dectron System. The Dectron System is the dehumidification of the air in the building and heating of the water in the pool. The present system has met its life expectancy and is not functioning efficiently. The progress of the work can be monitored on the WLE website.

If you have any questions or concerns, please feel free to contact me.

## Sewer & Water Report

by Brian Schan



### Sewer Plant and System:

The Sewer Treatment Plant is running well. We had 39,000 gallons of sludge hauled out by Koberlein.

Several manhole inspections took place, along with cleaning out debris with the Vactor machine.

Both RAS pumps were pulled and cleaned. Sewer Pump Station #3, new control upgrades have been completed by Northend Electric. This consisted of new VFD drives, floats, and other components. Sewer Pump Station #6, control upgrade work is lined up to start soon; waiting for parts. This work will be performed by Northend Electric.

The ultraviolet system at the Sewer Treatment Plant has finally been upgraded to a new system. The old system was installed in 1993, which became obsolete, and parts were not being made any more.

### Water System:

Well flows continue to run high. We continue to leak detect. There was a bad water main break on Ski Bluff. It was caused due to a large rock sitting above the main. We also found two big leaks on PO service lines. Both were turned off.

The 4th of July holiday weekend hit a record high water usage of 280,000 gallons in 24 hours. The usage was also very high the week before and after.

Water main valve cleaning was completed.

I met with a water tower contractor from Southern Corrosion Tank Care. We looked over both the Indian Drive and Ski Bluff water towers and reviewed necessary work that needs to be done. He is putting together some quotes and also a maintenance contract option.

We had a successful scheduled water main flushing in the middle of May.

We are still seeking contractors to bid on the Fawn Hill well project. We reached out to several, but have had trouble finding anyone to place any bids.

I want to thank my staff, Artie, Marge and Jimmy, for their hard work and dedication.

## Maintenance Report

by Brian Stine



As I sit here and write this, I can't help but wonder where the summer has gone. We at the Maintenance Department hope you enjoyed all that this great community has to offer. And we

look forward to my favorite time of year (Fall) and all it has to offer, such as the leaves turning beautiful colors, cool nights and mornings, and the time of harvest. At this time, please be sure to clean any leaves out of your drainage area in front of your house so when we get rain, it can freely drain instead of clogging culvert pipes and creating road erosion.

### Around the Community

- Three new pickle ball courts were laid out at Beaver Lodge with a new paint surface.
- Beaver Beach entrance sign.
- Forty new parcel boxes at the Main Gate and two mailbox clusters.
- Ten parcel boxes at the West Gate and one mailbox cluster.

- New dehumidifier for indoor pool.
- New kitchen in Beaver Lodge winter 2022-2023.
- Concrete pads poured for Music in the Park and for the wagon located in front of the barn.
- New pool pump motor in Beaver pool. (Old motor will be rebuilt so we have backup.)

### Marina

When leaving the marina for the day, please close your canopy on your boat, as this acts like a sail and causes anchors and cables to break.

We will start removing docks on October 13th, 2022, so please remove everything on the main and fingers that you installed in the spring.

We will be replacing F Dock mains and fingers for the 2023 season.

At this time, I'd like to thank my staff, Cord, Lee, Greg, Kit, Colin, Reggie and Espo, for always doing their best. Your dedication is much appreciated!

If any of you ever have any questions or concerns, please feel free to contact me.

Office – 570-689-0349

Email – [wlemaintenance@gmail.com](mailto:wlemaintenance@gmail.com)



## Congratulations to our Chief!!!

The WLE Staff would like to congratulate the new Mr. & Mrs. Dominick and Tracy Manetti.

## Spotted Lanternfly Alert

The Spotted Lanternfly is an invasive species native to Asia. In 2014 it was found in Pennsylvania, and has since spread to multiple counties which are now quarantined.

If you see a spotted lanternfly, it's imperative to immediately report it online or via phone by calling 1-888-4BADFLY. Especially if you are not inside the quarantine zone.

What else? Kill it! Squash it, smash it...just get rid of it. In the fall, these bugs will lay egg masses with 30-50 eggs each. These are called bad bugs for a reason, don't let them take over your county next.

A Quarantine and Treatment Order is in place to help prevent the spread of spotted lanternfly in Pennsylvania. Quarantine zones may be expanded to new areas if SLF detections are confirmed. The interactive SLF quarantine map provides information on whether your location is quarantined for SLF.

A county is placed under quarantine when evidence of a reproducing population of spotted lanternflies, such as an egg mass or a group of adults, is found by the Pennsylvania Department of Agriculture.



### Why?

The spotted lanternfly causes serious damage including oozing sap, wilting, leaf curling and dieback in trees, vines, crops and many other types of plants. In addition to plant damage, when spotted lanternflies feed, they excrete a sugary substance, called honeydew, that encourages the growth of black sooty mold. This mold is harmless to people however it causes damage to plants. In counties infested and quarantined for spotted lanternfly, residents report hundreds of these bad bugs that affect their quality of life and ability to enjoy the outdoors during the spring and summer months. Spotted lanternflies will cover trees, swarm

in the air, and their honeydew can coat decks and play equipment.

In addition to damaging trees and affecting quality of life, the spotted lanternfly is a huge threat to Pennsylvania agriculture industry. The economic impact could total in the hundreds of millions of dollars and hundreds of thousands of jobs for those in the grapes, apple, hops, and hardwood industries.

### Identification

The spotted lanternfly opens in a New Window adult is approximately 1" long and 1/2" wide at rest. The forewing is grey with black spots and the wings tips are reticulated black blocks outlined in grey. The hind wings have contrasting patches of red and black with a white band. The legs and head are black; the abdomen is yellow with broad black bands. Immature stages are black with white spots, and develop red patches as they grow.



### What happens after you report spotted lanternfly?

Both the PDA and the U.S. Department of Agriculture (USDA) value all public reports for spotted lanternfly, but they are not able to respond to every report as they receive, on average, more than 1,500 reports a week.

PDA and USDA follow up with all reports of Spotted Lanternfly in Pennsylvania counties that are not quarantined for spotted lanternfly to discover, contain and limit further spread of the invasive insect.

They also use all the reported data from across the Commonwealth to better understand the spread and numbers of the invasive insect, which directly contributes to when and where they treat.

[https://www.agriculture.pa.gov/Plants\\_Land\\_Water/PlantIndustry/Entomology/spotted\\_lanternfly/SpottedLanternflyAlert/Pages/default.aspx](https://www.agriculture.pa.gov/Plants_Land_Water/PlantIndustry/Entomology/spotted_lanternfly/SpottedLanternflyAlert/Pages/default.aspx)

**ALL PERMITS NEED TO BE POSTED SO THAT THEY CAN BE SEEN FROM THE ROAD WHILE WORK IS BEING DONE. Thank You, Fran Raimo, BCO**

### NO FIREWORKS IN



### WALLENPAUPACK LAKE ESTATES!

The fine for using fireworks in WLE is **\$500.00**

Additionally, if you throw lit fireworks from a car, golf cart, or ATV, you will be fined the \$500 and you will lose your RV driving privileges in WLE for 1 year.

The only exceptions: "short handheld sparklers"



The rules and conditions for fireworks are as follows:  
Pursuant to Pennsylvania State Law, THE USE OF FIREWORKS IS PROHIBITED IN THE DEVELOPMENT, except for sparklers. A definition of a sparkler is a wire stick held in your hand and covered with a substance that produces sparks as it burns. It looks like a piece of black wire and burns with a lot of small bright sparks. (12/17/2016)  
Access to the lighting device on the Estate will be issued \$100 fine in addition, if any fireworks are thrown from an RV, driving privileges for the driver will be suspended for one year.

## No Smoking



### General Regulations:

5.7. Smoking and/or Vaping 4/20/19; is prohibited in all WALLENPAUPACK LAKE ESTATES Buildings and within 20' of any entry doors. Smoking and/or Vaping is also prohibited at any WALLENPAUPACK LAKE ESTATES outdoor amenity area during a planned event or public gathering of members (example, Rockledge pool grass area while pool is in use.) (12/17/2016)

## Doggie Time



**ALL DOGS ARE ALLOWED**

**AT THE U-DOCKS FROM**

**SUNRISE TO 9:00AM**

## FOOD PANTRY NOTICE

If every family donated 1 can of food a week or every other week, it would be plentiful and would feed quite a few families. We have Food Pantry locations throughout WLE that are collected on a regular basis during the course of the year. They are: Administration Office - Adult Lodge - Exercise Room - Indoor Pool and the Main Club House. Your donations will be greatly appreciated!

## DELINQUENT PROPERTY OWNERS PLEASE TAKE NOTICE

If you fail to pay an unpaid balance of an assessment imposed by the Association, the Association is then required to file suit. In accordance with Schedule "A" the By-Laws of the Association, and Resolution of the Board of Directors, you will be liable for your unpaid balance, 15 percent interest per annum, costs of collection (including court and sheriff's costs), administrative costs, reasonable attorney's fees, and the cost of discontinuance or satisfaction of judgments.

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**

## CREDIT CARDS & DEBIT CARDS NOW ACCEPTED IN THE OFFICE

As of 10/27/2020 the WLE Office is taking credit card and debit card payments.

This does not include Recreation Events.

Please be advised that there is a 4% convenience fee charged by the company processing the payments.



# Beach Party



## Important Dates

**October:**

- 12 – Boats need to come out of the Kempf Marina on the Big Lake
- 15 – Campgrounds close

# Online payment system with Paylease

For your convenience WLEPOA Members can now pay their dues and/or fees here. There is a convenience fee per transaction that is charged and collected by the provider (Paylease). An e-check is a flat fee of \$2.95 per transaction. All credit & debit cards have a 2.95% fee rounded up to \$0.95. This is a safe and secure method of paying your dues/fees.

On the sign-up page you will see an input area asking for account number (this is your section & lot) and your last name.

### Multiple lots:

- You can create one login for all Section/Lot listed in your name

- Once you create your account, go to your dashboard. From there click "Manage Account". Then click "Add Account" You will need to enter section/lot followed by @01 ... example:1-123@01
- Please be sure to sign up with your correct section/lot 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
- AutoPay - Pay a fixed amount on the date of your choice Monthly, Quarterly, Bi-Annually or Annually. Set it and forget it!

### Online Dues Payment Help?

- If you prefer to pay by phone, you can call Paylease Customer Service at (866)729-5327. They are open

to take payments 24 hours a day, 7 days a week. (There is still a fee for all payments made through Paylease phone pay)

- For Customer Service Support call (866)729-5327 Monday through Friday, 6 a.m. - 5 p.m. (Pacific time)

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

### NOT FOR RECREATION EVENT PAYMENTS

**MARINA PAYMENTS MAY NOT BE MADE BEFORE YOU RECEIVE THE CONTRACT**

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# THIS SUMMER WAS A HOT ONE. WLE'S REAL ESTATE MARKET STILL IS!



1009 Eagle Nest Ter  
\$425,000



1016 Oak Ter  
\$349,900



1067 Indian Dr  
\$345,000



1023 Sundew Rd  
\$340,600



1140 Red Hawk Dr  
\$340,000



1035 Wallenpaupack Dr  
\$334,300



1138 Indian Dr  
\$325,000



1027 Cottage Ln  
\$305,000



1048 Indian Dr  
\$279,900



1009 Sunrise Ct  
\$249,900



1045 Mountain Top Dr  
\$247,900



1055 Mountain Top Dr  
\$246,297



1163 Beaver Lake Dr  
\$225,000



1074 Indian Dr  
\$219,900



1165 Wallenpaupack Dr  
\$215,000



1034 Mustang Rd  
\$195,000



1068 Indian Dr  
\$178,000



1024 Eagle Nest Ter  
\$170,000



1078 Rainbow Dr  
\$159,000



1042 Wallenpaupack Dr  
\$147,000



Maggie Morris, Linda Coccodrilli, Eileen & Harry Talalas, Dave & Marie Kovaleski, Donna Gardner, Linda & Robert Amos, Ellen Damisino, Dakota Bonham, Daisy Rockstroh, Meghan Gapp, Maureen Regalbuto, Heather Carney, Christina Warwick, Madison McGlone

There are only seven homes available for sale in the community. If you've been thinking of selling or just curious to know the value of your home in this market, we'd love to help! Our office is conveniently located and fully staffed seven days a week. We are always ready to accommodate buyer's busy schedules and get your home SOLD!



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# Golf Cart Parade 2022



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# Golf Cart Parade 2022



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At the Annual Meeting, George McMullen was surprised with his name on the wall of Honor for WLE.

# MOTIONS:

2/19/22 Short-term rentals have increased over the past few years and have added more of a workload to the office staff. It has also increased the amount of people using amenity areas, the amount of trash, the amount of water used, and the amount of sewage being processed. The Board of Directors, in addition to the current Property Occupancy Policy approved on November 22, 2003, and amended on June 13, 2015, by motion will add or revise this policy. Therefore, Kathleen Maynes made the following motion to be added to WLEPOA's Property Occupancy Policy:

Anyone violating the 2-year rental moratorium will be fined \$1,000.00 and will cease renting until the time of moratorium has expired.

Anyone not notifying the office before renting their home will be fined \$1,000.00. To continue to rent, the owner must come into compliance with the Property Occupancy Policy for long-term or short-term renting.

After the yearly short-term rental permit is acquired, any rental application not received by the office at least two (2) business days prior to the rental will be charged \$50.00.

The above motion was seconded by Ed Jordan and passed unanimously.

3/19/22 Jerry made the motion that weekly/weekend, rentals will now be increased to \$120.00 for the weekly/weekend rental, \$80.00 for the mid-week rental and \$60.00 for the weekend rental, seconded by Al passed unanimously.

5/28/22 To avoid confusion in the future, Al made the motion that the following be added to WLE's "RENTAL RULES AND REGULATIONS/Short Term":

Any advertising of a property for long or short term rentals will be deemed that the property will be available to be rented. Advertising will include, but will not be limited to, written, verbal, online, and any social media platform. All fees must be paid prior to advertising.

This was seconded by Greg and passed unanimously

7/16/22 The following motion was made by Mike C and seconded by Al:

Public Safety Officers shall enter homes on medical calls to determine the status of the call. Exceptions would include situations where there is a possibility of elements of danger or physical harm to the Public Safety Officers.

It was unanimously approved.

See MOTIONS, page 9



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# Motions

## Continued from page 8

7/16/22 The following motion was made by Mike C and seconded by Bruce: All Public Safety Officers should complete training in basic first aid, CPR, and AED from the American Heart Association or equivalent certified program. Additional training should be completed when needed and requested by WLE. It was unanimously approved.

7/16/22 The following motion was made by Mike C and seconded by Greg: WLE will provide the Public Safety Department with appropriate first aid and lifesaving equipment, including, but not limited to, Safety Kits, Epi-Pens, and Narcan. All Public Safety medical equipment will be in a specific designated location approved by Public Safety Officers and Administration. Public Safety Officers will inventory this medical equipment on a monthly basis to maintain and insure its proper working order. This will be documented in a log. Any items used or in disrepair need to be replenished/replaced as soon as possible. It was unanimously approved.

# BINGO!



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# 2022 WLE Scholarship Winners



**JADEN BARBIER**

I have many goals and aspirations for the future. As someone who is passionate about equity and social justice, I always look for ways to align my interests and values in ways that allow me to be a steward of change.

The goals that are most important to me are my academic goals. I plan to major in Finance and minor in Computer Science. I would use my knowledge to improve the business culture by leading with integrity. My contribution will be to remain socially responsible and be an effective leader who works well with his peers, and is open to feedback. I stand behind my morals and values and feel strongly that those who don't possess character, lose out in the end and never contribute to making our world a better place to live in.

Throughout my college and adult years, I will continue to spend my time in Wallenpaupack Lake Estates to enjoy all that it has to offer. I feel excited to return as the swim coach and continue to work with all of the swim team families. It is a cohesive team and I get to combine my love for swimming with my desire to bring everyone together and have fun. I have been very blessed to be able to spend my summers and holidays in Wallenpaupack Lake Estates and I cherish the life long friendships that I have made.



**VICTORIA LAWLOR**

Good afternoon! My name is Victoria Lawlor and I am honored to be one of the recipients of the Wallenpaupack Lake Estates Scholarships. I will be attending Fordham University in the Fall in New York City, and I plan on majoring in Psychology. After taking psychology courses in high school, I knew that this was the field in which I wanted to pursue a career. I am fascinated by the human mind and behavior and wish to choose an occupation that involves helping others, which is why studying psychology at Fordham University is the first step in my plan to become a therapist. I will likely pursue higher degrees after I complete my Bachelor's to become a Licensed Professional Counselor. I hope to one day earn my Ph.D. and open up my own practice.

I want to sincerely thank the Board of Directors and Property Owners for this opportunity and this extremely generous award. Lake Wallenpaupack has been a home to me for my entire life, so words can not express my gratitude and appreciation for everything WLE has given me, including this scholarship. I also want to thank my incredible family for always supporting me and for getting me to where I am today. Everything I accomplish will be for you guys.



**ASHLEY DeGEORGE**

My name is Ashley DeGeorge. I'm the valedictorian of Park Ridge High School in Park Ridge, NJ. I will be attending Northeastern University with my first semester in Berlin, Germany. This will allow me to use the language skills I've studied for the past 6 years, as well as gain an appreciation for and understanding of other people and places. I have not decided yet on a major, but I may pursue a career in law, international diplomacy or engineering. I would like the opportunity to contribute to society in a meaningful way.

My sincerest gratitude for your generous scholarship, which will go towards furthering my education.



**JODY McCORMICK**

My name is Jody McCormick and I am fortunate enough to be chosen as one of the recipients of this year's WLE Scholarship. I plan on putting this money towards my college education. I have committed to Montclair State University and will begin classes in the fall. In my time there I will be majoring in Elementary Education. Thank you so much for taking my application into consideration and choosing me as one of the recipients.



Paula Whitney presents a certificate to Ashley DeGeorge for being one of the recipients of the WLE John Rechinda Scholarship.

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## LISTINGS NEEDED IN WLE!

Contact WLE's #1 Realtor if you would like to know what your home would sell for in this unprecedented market!



Currently for sale!  
**NEW CONSTRUCTION**  
Eskra Road - \$449,000

This beautiful 4 bedroom chalet style home features hardwood floors, granite counters, tile in all baths and showers, central air, upgraded appliance package, a full finished lower level, a 1 car garage and is being built by a highly regarded local builder!

**FEATURED LISTING!**



**SOLD!** 1029 Oak Terrace



**SOLD!** 1038 Wallenpaupack Dr.



**SOLD!** 1012 Bluebird Dr.



**PENDING!** 1045 Rolling Hills Dr.



**PENDING!** 1039 Bluebird Dr.



**PENDING!** 1030 Calypso Dr.

**BERNARD BIESKI**

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Century 21 Country Lake Homes

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Search the MLS!



# Senior Spotlight 2022



**Ashley DeGeorge**  
**Parents:** Craig & Maryann De George  
**Attending:** Northeastern University (first semester studying abroad - Berlin, Germany)  
**Major:** Pre-law



**Brandon J. Novak**  
**Parents:** Brian & Kim Novak  
**School:** Penn State University Scranton  
**Major:** Project & Supply Chain Management



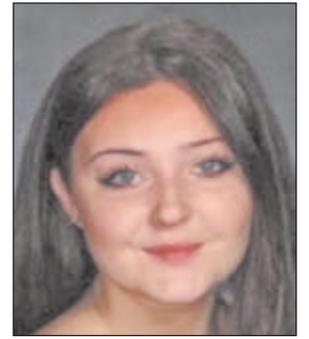
**Duncan Nelson**  
**Parents:** Shannon & Bryan Smyth, James Nelson Jr.  
**School:** Drexel University  
**Major:** Game Production



**Jaden Ryan Barbier**  
**Parents:** Dean and Julie Barbier  
**College:** Wake Forest University  
**Major:** Finance



**Jody McCormick**  
**Parents:** John & Tracy McCormick  
**Attending:** Montclair State University  
**Major:** Elementary Education



**Victoria Lawlor**  
**Grandparents:** Donna & Jerry Carpenter  
**School:** Fordham University  
**Major:** Psychology

## 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.

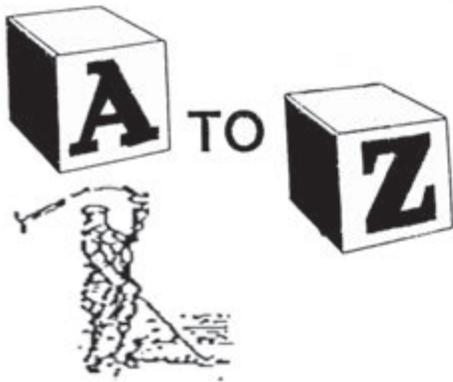
Contact the office at 570-689-4721 and ask for Kathy  
Or e-mail: [Ksollenne@wleonline.org](mailto:Ksollenne@wleonline.org)

### 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.

If your GC is insured under your homeowners policy, please be advised that the homeowners policy must specifically list the GC and that they are aware and it is covered once it leaves your driveway and is being driven on POA roads.



# Maintenance

Don't let your vacation home turn into a weekend job.

Electrical • Plumbing • Carpentry • Vinyl Siding • Roofing  
Fully Insured - Free Estimates - Insurance Estimates Prepared

- Decks, Carports
- Kitchens & Baths
- Roof Repair
- Popcorn Ceilings-Sheetrock
- Drainage Problems
- Chimney Cleaning/Winterization
- Ceiling Fans Installed
- Docks
- Landscaping & Lawn Care
- Basements Finished
- Screened Porches
- Weekly Home Inspection
- Masonry Work & Foundations
- Pressure Washing
- Work & Log Splitting
- Tile Grouting & Caulking
- Rain Gutter Installation
- Locks Installed
- Painting & Staining
- Landlord House Maintenance
- Skylights Installed
- Vinyl Siding
- Window & Screen Repair
- Gravel & Driveway Lighting
- Sliding Doors Added
- Excavating & Backhoe Work

### Contact:

Joe Paladino  
570-698-7759

E-mail:  
[AtoZMaint@gmail.com](mailto:AtoZMaint@gmail.com)

## Fall Clean-ups • Snow Plowing

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



PA#0004327



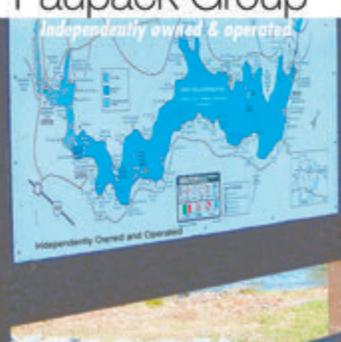
Women's Luncheon Club back-to-school collection

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www.DebbieFriese.Realtor

**Weichert REALTORS**  
**Paupack Group**  
Independently owned & operated



www.facebook.com/Wallenpaupack.Hawley.Lakegirl.info

# NON-HOUSEHOLD TRASH

The compactor is for everyday household trash such as the bathroom or kitchen garbage.

All other items can be disposed of at the recycle area on designated days or by our paid bulk pick up or paid self-drop off (call office for price on items).

Please DO NOT leave items on the ground by the compactor in hopes that someone else can use it. This is considered a violation of the rules & regulations and you will receive a citation.

If your item is still in good condition you can call the office or donate it to the Salvation Army or similar.

# Marina Visitor



**Physical Therapy Associates, inc. of NEPA**

*Skilled, one-on-one care for the results you need.*

Old Forge | Peckville | Hamlin

KB Plaza  
501 PA-590, Hamlin  
(next to Hamlin Post Office)  
**(570) 689-7786**  
LOCALLY OWNED  
Serving the area for **OVER 30 years!**  
**\*ONLY 7.6 mi. AWAY\***

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**ORTHOPEDIC CONDITIONS**

- Neck & Back Pain
- Pre/Post-Surgical Rehab—  
Total Hip & Knee Replacements
- Sports Injuries—ACLs, Rotator Cuffs

**WORK INJURIES**

**AUTO INJURIES**

**FALL RISK / GAIT / BALANCE**

**Your Health. Your Care. Your Choice.**  
Call to schedule your appointment today.



Bernard J. Povanda,  
PT, COMT, FAAOMPT,  
Direct Access Certified,  
Owner & Founder



Anthony J. Grasso, DPT



Sarah Sopinski, DPT

# IRS PROBLEMS SOLVED

New York & PA Specialists

**IT'S NEVER TOO LATE TO FILE YOUR INCOME TAXES!**

We can help! We are here year-round to serve you!

Call Today for your Tax Appointment

If You Are In Need Of An Emergency Tax Return We Are Here To Help You!

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INCOME TAXES - IRS REPRESENTATION

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Back Returns-No Problem  
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**FREE 3 Year Review\*** **VALUED AT \$200**

\*For New Clients

Accounting • QuickBooks ProAdvisor • Bookkeeping • Payroll Services

501 Hamlin Hwy (next to Hamlin Post Office)  
Hamlin, PA 18427

## 570-630-0201

www.allcountytaxresolution.com



# Maintenance taking care of WLE



New sign at entrance



WLE Wagon



New parcel boxes



New swings

**TriState Golf Carts**

E-Z-GO Authorized Dealer  
New & Used

- Service and Parts for All Makes and Models
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Also offering used Club Car & Yamaha

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FAX (570) 842-3278

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REAL ESTATE, INC.



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NEPALAKEHOMES.COM

OFFICE 570-585-0622 | CELL 272-207-8134

**LEWITH-FREEMAN.COM**

# Some of the Summer Recreation Program

## Arts & Crafts



## Storytime



Another season for the WLE recreation program. Thank you to Tabitha Solenne who took charge of the summer activities such as arts and crafts, fun foods, s'mores etc. and Chris Napoli who helped assist and both doing a wonderful job!! Thanks to Sue Sullivan, Gwen and Bruce Phillips, Joann Navarro, Nan Yak and all the volunteers who helped make ceramics such a success



### Grinder / Sewage Pump Service



Have you had your Grinder/Sewage Pump cleaned lately?

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

**Call Koberlein Today!**



24/7 Emergency Service  
Full Service Septic Company

Septic Pumps

Pump Repair Service

High Pressure Line Cleaning

Sewer Rooter Service



All Calls are Answered

**570-698-6672**

www.koberlein.com

Toll Free (888) 345-6688

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

**24 HOUR EMERGENCY RESPONSE CALL NOW LOCAL CERTIFIED WATER DAMAGE SPECIALISTS**

**EMERGENCY WATER REMOVAL**  
Certified Mold Remediation  
Basement Waterproofing  
Crawlspace Waterproofing  
Moisture Control  
**DRY IT NOW and STOP the DAMAGE!**

NEWFOUNDLAND  
(570) 676-8862  
www.integracleanpa.com  
Email: integraclean@gmail.com

**1-877-DRY-U-NOW (1-877-379-8669)**

**WE BILL YOUR INSURANCE DIRECT!**

# Summer Recreation Program

## Ceramics



### CHANNEL 920

• We are broadcasting on channel 920. You must be a subscriber to Adams Cable and have basic cable in order to view it. • Channel 920 can now be viewed online on our website! • If you would like to send out a Birthday or Anniversary wish, perhaps congratulate someone, just send the name of the person, the occasion and the date to the office, or call it in, and we can get it posted.

**Please allow at least 1 week notice.**



**SCHMIDT  
TREE SERVICE**

**570-309-8699  
570-780-1455**

PA040631

*Specializing in Tree Removal*

*Trimming • Views • Topping • Lot Clearing • Dangerous Trees • Storm Damage • Snowplowing*

**Fully Insured • Free Estimates • Over 30 Year of Experience**

# Summer Recreation Program

## Fun Food



**JUST AS BUNCH!**  
**HOCUS POCUS**

# Hocus Pocus Double Feature

**SATURDAY OCTOBER 8, 2022**  
**5 PM MAIN CLUB HOUSE**

**PIZZA, POPCORN & DRINK FOR ALL**  
**GOODIE BAGS FOR 16 & UNDER**

<p><b>\$5 ages 5-9</b></p> <ul style="list-style-type: none"> <li>• 1 Slice of pizza</li> <li>• popcorn</li> <li>• soda or water</li> <li>• movies</li> </ul>	<p>50/50 Raffle for adults</p>	<p><b>\$8 ages 10 &amp; up</b></p> <ul style="list-style-type: none"> <li>• 2 Slices of pizza</li> <li>• popcorn</li> <li>• soda or water</li> <li>• movies</li> </ul>
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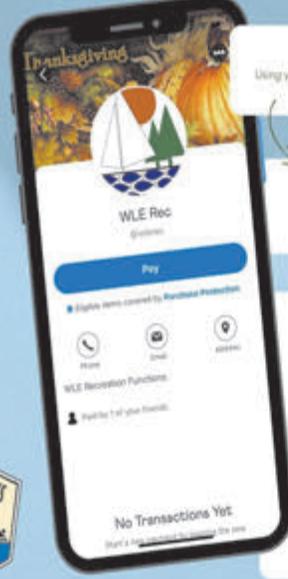
**TICKETS ARE REQUIRED**  
**Deadline is October 3, 2022**  
9 & under **MUST** be supervised by an adult  
5 & older only please

**3 EASY STEPS FOR VENMO PAYMENTS**




- SCAN THE QR CODE**  
Using your smartphone camera, hover over the QR Code until you are prompted to go to the VENMO payment page.
- CLICK ON PAY**  
You will be directed to the WLE Recreation payment page. Please click on the blue PAY tab.
- ENTER PAYMENT & INFO**
  1. Enter the correct dollar amount for all tickets being purchased (include Venmo upcharge specified for event)
  2. In the "What's it for" area please enter the following information correctly and accurately:
    - Name (first & last)
    - Section & Lot
    - Event Name
    - How many adult tickets
    - How many children's tickets

*\*Failure to complete any of the above will result in your request being denied and sent back to you. Charges will still apply for any denied orders and additional charges will be applied to those orders once corrected.*




**DRINK.  
EAT.  
PLAY.**

**DRAFTS**  
**BAR & GRILL**



**GOOD FOOD. GOOD TIMES. ENTERTAINMENT.**

**NOW OPEN**

CHECK US OUT ON FACEBOOK  
FOR EVENTS, HOURS, MENU & PIZZA

[www.facebook.com/backdraftbarpa](http://www.facebook.com/backdraftbarpa)

1256 HAMLIN HIGHWAY LAKE ARIEL  
(JUST UP FROM THE HIDEOUT)  
(570) 698 - 6200



**NOTICE**

Property owners with a medical background, if you have an interest in helping out during a medical incident in WLE, we are looking for your help. Response time from an ambulance is usually pretty good, but occasionally the closest ambulance service is not available, and we must rely on ambulance services from another area.

There are occasions when there is an incident in WLE that having a person with medical experience would be a great help until the ambulance arrives. The WLE Public Safety Department can assist with certain situations, however there are times when a medically trained person would be an asset.

For this reason, we looking to start a program with medically trained property owners who can be contacted when needed to assist at an incident.

If you are interested in this program please contact John Carney, GM at the office, 570-689-4721.

Dear Valued Customer:

Wallenpaupack Lake Estates would like to inform you of protection available for your external water service line from your house to the street that WLEPOA is providing. Visit <http://www.wleonline.org/waterserviceletter.html> for detailed information, Important Notice, Terms & Conditions & F.A.Q.

If you would like to have the protection, **September & October** are the months to remit the payment to the Wallenpaupack Lake Estates Office. It is important that your annual premium payment of **\$42.00** be received no later than **October 31, 2022**. WLE appreciates and looks forward to providing protection on your water service line.

Coverage runs from January 1, 2023 thru December 31, 2023

Please Send Payments to:

Wallenpaupack Lake Estates  
1005 Wallenpaupack Drive  
Lake Ariel, PA 18436

Checks made payable to:

Wallenpaupack Lake Estates



If you have any questions or concerns, please call (570) 689-4721. For service, call 570-689-4721 during office hours and 570-493-3198 after office hours. **Your first call is to WLE.**

If the curb valve is not working, cannot be located or is not accessible the property owner must bring it into compliance. If not brought into compliance, WLEPOA will have the work done and charge the Property Owners account.

Sincerely,  
Wallenpaupack Lake Estates

# LOCAL MEDICAL FACILITIES

## Urgent Care & Hospitals

### Hamlin Family Health Center – Urgent Care

543 Easton Turnpike #105,  
Jefferson Township, PA 18436  
570-689-9965  
Sat-Sun: 8am-3pm  
Mon, Tues, Thurs, Fri: 7:30am-7:30pm  
Wed: 8:30am-7:30pm  
12 MINUTES FROM WLE –  
7.1 MILES

### Pediatric Practices of NEPA/ Sterling Pediatrics

62 Industrial Park Rd.,  
Lake Ariel, PA 18436  
(570) 689-7565  
Sat-Sun: closed  
Mon-Thurs: 8:30am-6pm  
Fri: 8:30am-5pm  
17 MINUTES FROM WLE –  
19.8 MILES

### Lake Region Urgent Care

273 Grandview Ave.,  
Honesdale, PA 18431  
570-390-4545  
Mon-Sun: 9am-7pm  
28 MINUTES FROM WLE –  
12.8 MILES

### Wayne Memorial Hospital

601 Park St #1445, Honesdale, PA 18431  
570-253-8100  
26 MINUTES FROM WLE –  
16.2 MILES

### Geisinger Hospital

1800 Mulberry St., Scranton, PA 18510  
570-703-8000  
35 MINUTES FROM WLE –  
23.8 MILES

### Moses Taylor Hospital

700 Quincy Avenue, Scranton, PA 18510  
(570) 770-5000  
36 MINUTES FROM WLE –  
24.7 MILES

## Veterinary Clinic & Emergency

### Hamlin Veterinary Clinic

442 Easton Turnpike,  
Lake Ariel, PA 18436  
(570) 689-9905  
Sat: 8am-1pm  
Sun: closed  
Mon-Thurs: 8am-6pm  
Fri: 8am-5:30pm  
13 MINUTES FROM WLE –  
7.6 MILES

### Cherry Ridge Veterinary Clinic

697 Grove St, Honesdale, PA 18431  
570-253-2402  
Sun: closed  
Mon-Fri: 7:30-5:30pm  
20 MINUTES FROM WLE –  
13.4 MILES

### Veterinary Referral & Emergency Center

318 Northern Blvd.,  
Clark Summit, PA 18411  
570-587-7777  
24/7/365  
Day or night  
Weekend/Holiday  
36 MINUTES FROM WLE –  
26.2 MILES

## 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.

## DIAL 911 FIRST

**POLICE – FIRE - MEDICAL CALLS - DIAL 911**

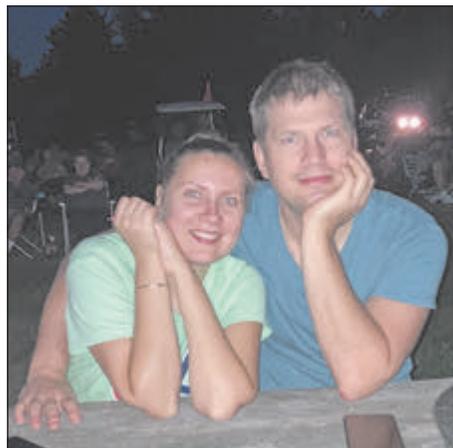
Dialing 911 first will save time and could save a life.

All other emergency calls, dial 570-689-7311.

If you need an Officer for any other reason besides an emergency, call 570-493-3198.



# Music in the Park



We held four concerts which were well attended at Kasper Field and finished the season with The Mix on August 27. We look forward to seeing you next year Check for new concert dates in the spring for the 2023 season.



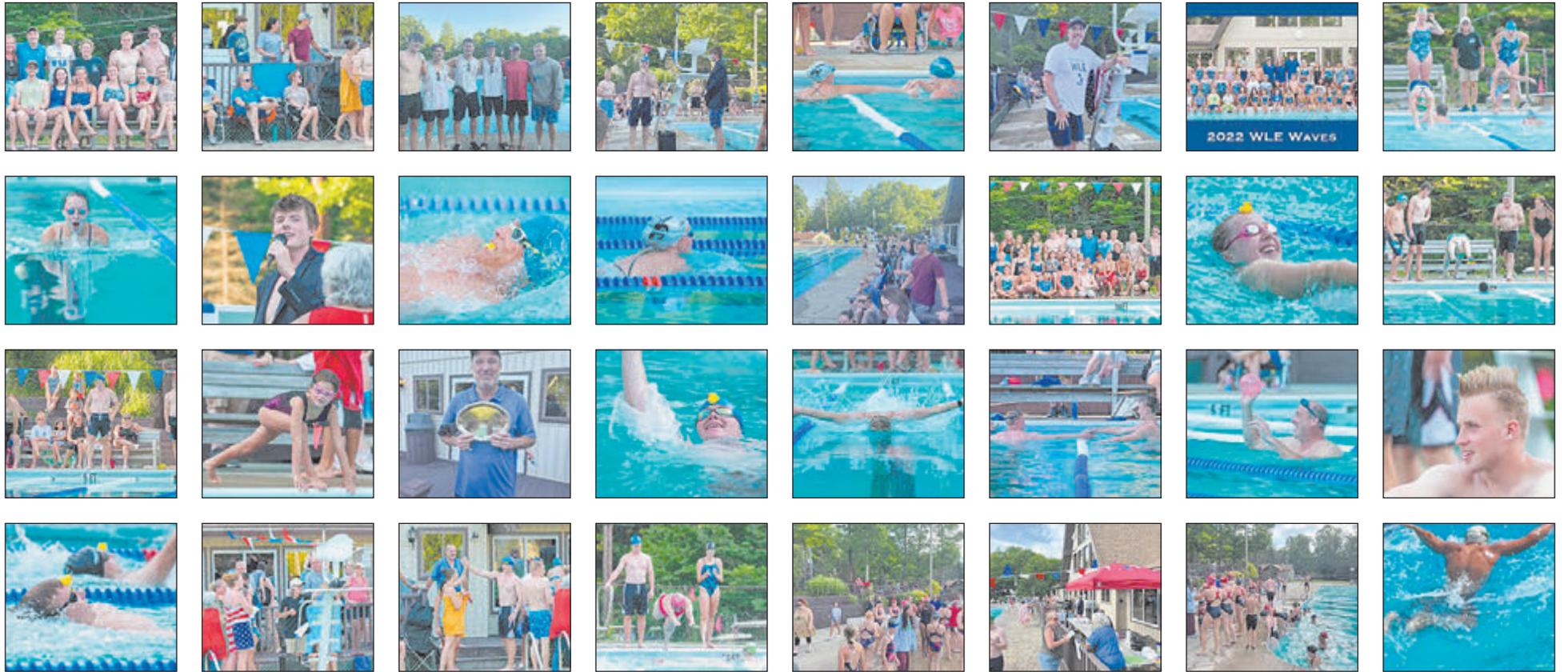
**HAMLIN FAMILY HEALTH CENTER**  
 543 Easton Turnpike - Hamlin

**WALK-IN CARE  
 OPEN 7 DAYS A WEEK**  
 570.689.9965 or [wmchc.net](http://wmchc.net) for hours  
 Primary Care & Women's Health weekdays by appointment

Part of Wayne Memorial Community Health Centers, a federally qualified health center clinically affiliated with Wayne Memorial Health System, Inc. We accept most private insurance, Medicare, medical assistance and offer a sliding-fee scale based on income. Visit [wmchc.net](http://wmchc.net) for info on all of our services.



# Swim Team Alumni Reunion





**30-50 PINT  
DEHUMIDIFIERS**  
With & Without Pumps  
AVAILABLE IN STORE



**GAS &  
ELECTRIC  
SLIDE-IN OR  
FREE-STANDING  
RANGES**

**IN STOCK**  
MANY BRANDS TO  
CHOOSE FROM!

**44 Years**

**— PARTS —**

OPEN MONDAY  
THROUGH SATURDAY  
9 AM - 5 PM

**0%  
Financing  
Available!**

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TV & APPLIANCES  
**(570) 689-9757**  
WEBSITE: [aurelsappliance.com](http://aurelsappliance.com)

Rte. 590 to Rte. 348 between Hamlin & Mt. Cobb

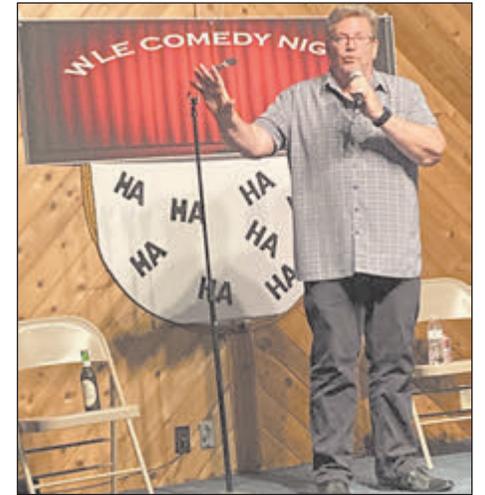


# When Are My Dues Due?

This is a question that has been asked of the office many times.

Dues are payable by the 1<sup>st</sup> day of each quarter (January, April, July & October). As of the 2<sup>nd</sup> 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.



COMEDY NIGHT



**Pinnacle Landscaping**

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- Cleanups & leaf removal
- Landscape Design & Installs
- Ponds & Waterfalls
- Hardscaping & patios
- Decks & Docks and more....

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Select Group



**CALL TODAY! 570-689-2111** 606 HAMLIN HWY.  
HAMLIN, PA 18427

**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: September 15**  
**Publication: October/November**

**CLASSIFIEDS RATES:**

\$10 up to 25 words .25 cents for each  
 additional word beyond 25

Payment is required in advance with ad. No  
 exceptions. Checks made payable to  
 WLEPOA. Submit ads early due to limited  
 space. We reserve the right to refuse any ad.  
 Any ads received after the deadline will be  
 published in the following issue.

E-mail: [Ksolenne@wleonline.org](mailto:Ksolenne@wleonline.org)

**IMPORTANT PHONE  
 NUMBERS**

Administration .....570-689-4721  
 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  
 Every Thursday of the month 9am-11am

**NEXT QUARTERLY  
 PAYMENT DUE  
 October 1, 2022**

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

**BOARD OF DIRECTORS**

President.....Edward Jordan, Jr  
 Vice President..... Alan Cucciniello  
 Treasurer.....Greg Pollock  
 Secretary.....Kathleen Maynes  
 Member.....Michael McGregor  
 Member.....Bruce Phillips  
 Member.....Michael Cioffi

**ASSOCIATION STAFF**

**Office Personnel**

General Manager ~ John Carney, PCAM  
 Office Manager ~ Kathy Solenne  
 Donna Fenstermaker  
 BCO ~ Fran Raimo  
 Lorraine Daviduk  
 Michelle Gorman  
 Jen Benson (part time)  
 Marianna Duffy (part-time)

**Maintenance**

Brian Stine - Supervisor  
 Cord Rosencrance  
 Lamont Hayes  
 Gregory Yurick  
 Kit Jackson  
 Dimitri Reggie  
 Robert Esposito (part-time)  
 Jennifer Cottone – housekeeping  
 Sherry Young – housekeeping  
 Christopher Ramos - Housekeeping

**WLE Public Safety Department**

Chief Dominick Manetti  
 LT. Wayne Seeley  
 SGT. Paul Nardozzi  
 SGT. Scott Tavoline  
 Officer Sal Lamonica  
 Officer Anthony Frushon  
 Officer Mark Santolli (part-time)  
 Officer Eric Smaridge (part time)  
 Officer Maurice Williams (part time)  
 Officer Angeliica Portillo (part time)

**Public Works Staff**

Director – Brian Schan  
 Artie Guerra  
 James Stine  
 Marge Kenny (part-time)

**Kasper Lodge**

Paul Marion  
 Kevin Talley (part time)

**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. 5:00 pm – 8:00 pm  
 Saturday 11:00 am – 9:00 pm  
 Sunday 11:00 am – 7:00 pm

**Tennis & Pickleball Court  
 Seasonal**

Tennis located on Tennis Lane / Pickleball  
 located at 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 – Summer Hours**

**Tuesday / Thursday / Friday**  
 \*11yrs. & under - 4-7:00pm  
 12 yrs. & over - 7-10:00pm

**Saturday**  
 \*Family Time - 2-7:00pm  
 12 yrs. & over - 7-10pm

**Sunday**  
 \*Family Day - 1-5:00pm

*\*8 & under must accompanied by a parent  
 or legal guardian. Age groups will be  
 strictly enforced.*

**Deer Lake Building**

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

**Laundromat**

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

# Casino Trip



**Fall Specials!**

POCONO

**AXE WORKS**

Starting in October...

1/2 Price Sundays  
Save \$ but don't skimp on the fun!  
12:00 - 5:00 pm

Student Nights  
Ages 10-18 Play for \$10/hr on Tuesdays  
5:00-8:00 pm

311 Purdytown Turpike (Rt 590) Lakeville 18438 | 570 630-AXES (2937) | www.poconoaxethrowing.com

2022

**BLUEGRASS CONCERT**

SAT OCT 1 - 7:30PM AT THE RITZ COMPANY PLAYHOUSE  
512 KEYSTONE STREET - HAWLEY PA

MARK MIKLOS  
DUNLAP & MABE  
THE FEINBERG BROS  
Pre Concert KEYSTONE STREET PARTY - Includes FOOD & FUN

THE LOST RAMBLERS  
UNCLE JAKE & THE 18 WHEEL GANG

GET YOUR TICKETS  
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TEETERS FURNITURE  
327 MAIN AVE - HAWLEY PA

Hawley Harvest Hoedown



## FREE CAMPING

The Board of Directors of the W.L.E.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.

## Open Burning / Refuse:

**Burning is prohibited throughout WALLENPAUPACK LAKE ESTATES except for campgrounds.**

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

# WALLENPAUPACK LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING JULY 16, 2022

## OPEN BOARD OF DIRECTORS MEETING:

The open Board of Directors meeting commenced at 9:00 AM.

The following board members were in attendance: Ed Jordan (President), Alan Cuciniello (Vice President), Greg Pollock (Treasurer), Kathleen Maynes (Secretary), Mike Cioffi, , Bruce Phillips, and John Carney (General Manager). Mike McGregor was excused.

The Pledge of Allegiance was said.

### General Manager's Report (John Carney):

Both Deer and Beaver Lakes were shocked to remove the Pickerel, which were creating an imbalance in the fish population. Over 200 pickerels were removed. There still remains one 40 Pickerel in Deer Lake. Property owners are invited to try to catch this one, which has a bounty on it for a \$25. gift certificate from the Craft Shop.

WLE is limiting the amount of tar and chipping that they are doing this year due to the lack of quality of the chips. Overall, the roads are in good shape.

WLE's Maintenance continues to work on drainage issues.

Security has had success in having junk cars removed.

There are currently 1412 homes in WLE.

Lights facing down the stairs and towards the docks at the Marina should be installed soon.

### Property Owners' questions and comments:

Question: Are there any plans to raise the lighthouse at the Marina?

Answer: Once the additional mailboxes are completed, that will be considered.

Comment: All the doors at the Adult Lodge are dead bolted. A panic button should be on one of the doors.

Response: That is something that will be looked into and considered.

Comment: The dry hydrant by Deer Lake is frequently blocked by vehicles. This is a problem if fire trucks need to have access.

Response: We will check into this situation.

Comment: At the Marina vehicles are parked on both sides of Evergreen. One side needs to be kept open for a fire lane.

Response: We will check into this situation.

Question: Is the interior lakes going to be treated for Algae?

Answer: We are trying to get someone to do that as soon as possible.

Question: What is the situation with Section 6?

Answer: Because of some lot exchanges, we now own a complete parcel of 9 acres rather than sporadic lots. WLE has also been freed from the necessity to provide sewer and water to a developer in that area.

Question: Does WLE have any plans for those 9 acres:

Answer: No, not as yet.

Question: Is Public Safety certified in basic first aid, AED, CPR, Narcan, and EpiPens?

Answer: We will be discussing that later at our meeting.

Question: At our 4th of July Golf Cart Parade, can we divert traffic away from Wallenpaupack Drive onto Eskra Road?

Answer: We can divert cars but not golf carts.

Question: Can we have electric at concession stands for the 4th of July?

Answer: The Board will discuss that.

Question: A number of golf carts have loud radios. Are they allowed?

Answer: The Board never took a vote on allowing or not allowing radios on golf carts.

Comment: A number of vehicles are parking at the mailboxes the wrong way.

Response: We will alert Public Safety to that.

Question: What is the procedure if there is a medical emergency?

Answer: Call 911 first and then alert Public Safety.

## EXECUTIVE SESSION:

A motion to approve the May 20, 2022 minutes was made by Al and seconded by Greg. The minutes were unanimously approved.

A motion to approve the June 11, 2022 reorganization minutes was made by Greg and seconded by Al. The minutes were unanimously approved.

General Manager's Report (John Carney): (Included in the Open Meeting Section)

### Treasurer's Report (Greg Pollock):

Greg distributed the Wallenpaupack Lake Estates Financial Reporting Package dated June 30, 2022.

Currently the budget is on target, in good shape, and collections are good.

Due to inflation, the 25 year replacement budget needs to be re-evaluated.

A motion was made by Mike C to accept Lee Cohen and Deborah McGrane on the Financial Committee and seconded by Al. It was unanimously approved.

## Reports of Departments / Committees/ Ad Hoc Groups:

### Maintenance / Housekeeping (Bruce Phillips):

Maintenance/Housekeeping continues to do an excellent job of maintaining the grounds and all the amenities. The BODs have received multiple compliments about their services.

During the July 4th celebrations they worked around the clock to make sure the grounds and building were maintained.

### Sewer and Water (Mike McGregor):

The Sewer Treatment Plant is running well.

Exfiltration from the collection of Rolling Hills Drive into Beaver Lake was checked. There were no signs of this.

Well flows are running high due to the amount of property owners and guests over the holiday weekends.

Leak detection is ongoing.

### Public Safety (Ed Jordan):

Dominick provided the BODs a Public Safety Report for July that included citations, incidents, and EMS calls.

Additional signage will be put up that outline procedures for a medical emergency.

The BOD discussed the handling of medical emergencies which lead to the motions below:

The following motion was made by Mike C and seconded by Al:

Public Safety Officers shall enter homes on medical calls to determine the status of the call. Exceptions would include situations where there is a possibility of elements of danger or physical harm to the Public Safety Officers.

It was unanimously approved.

# Minutes

## Continued from page 26

The following motion was made by Mike C and seconded by Bruce:

All Public Safety Officers should complete training in basic first aid, CPR, and AED from the American Heart Association or equivalent certified program. Additional training should be completed when needed and requested by WLE.

It was unanimously approved.

The following motion was made by Mike C and seconded by Greg:

WLE will provide the Public Safety Department with appropriate first aid and lifesaving equipment, including, but not limited to, Safety Kits, Epi-Pens, and Narcan. All Public Safety medical equipment will be in a specific designated location approved by Public Safety Officers and Administration. Public Safety Officers will inventory this medical equipment on a monthly basis to maintain and insure its proper working order. This will be documented in a log. Any items used or in disrepair need to be replenished/replaced as soon as possible.

It was unanimously approved.

### Building Committee (Al Cucciniello):

Al provided "Proposed Language for Exterior Pools, Hot Tubs, Spas, etc: Permanent or temporary." Discussion on this document was tabled for the next meeting upon receiving further explanations and revisions on some of the items.

The following new rule was added to the WLE Building Regulation: Section 2 Temporary Residence: "No temporary structures of any kind are permitted as a residence including but not limited to, trailer, basement, tents, shacks, garage or barn."

The BODs approved asking Larry Chanowsky to fill an open position on the Building Committee.

### Marina Committee (Bruce Phillips / Kathleen Maynes):

A property owner requested that his boat whose manufacturer's specs stated that it is over 24' 6" be allowed in the Marina. The BODs denied his request.

The new LED lights that face down the stairs and onto the docks will be installed shortly.

The Marina Committee requested that they be allowed to check that the appropriate boats are in the right dock spaces. After a discussion, a majority of the Board Members felt this should be completed by a WLE employee.

Additional screws have been added to E Dock. Other repairs will be completed at the end of the season when the docks are taken out.

### CDC (Mike Cioffi):

The BODs approved CDC's recommendations to move Kim Nau to a permanent member, approve Gino Dall Aste as third alternate, and keep Frank Bruno as first alternate.

Two cases were heard during June's meeting. Both were found in violation.

### Neighborhood Watch (Mike McGregor / Kathleen Maynes):

The BODs continues to be especially grateful for their assistance with various activities.

Neighborhood Watch asked for clarification on procedures in a medical emergency.

911 should be called first, then WLE Public Safety

It will be re-posted on all forms of communication.

WLE cannot mandate that 911 contact WLE Public Safety.

Neighborhood Watch would like to see the BODs offer CPR/AED/Basic First Aid instruction for their members and other interested parties. The BODs will move to set this up.

### Recreation (Al Cucciniello):

The BODs approved by email that Recreation can use \$2000. of their own funds for the Beach Party scheduled for August 6th at Beaver Beach.

The Craft Shop has been running smoothly. WLE clothing and various crafts are available for purchase.

Using the vendors during the 4th of July picnic was very successful.

Rather than running electric temporary line for such events, a weatherproof panel will be installed on the outside of the Adult Lodge.

Recreation continues to be very busy with numerous activities during the summer: Comedy Nights, Music in the Park, Flea Market, Drive in Movie Night, Beach Party, Fishing Derby, a Casino Trip, Paint and Sip, Texas Hold'Em, Ceramics, Annual Triathlon, and Labor Day Tricky Tray.

The Recreation Committee will continue to elect Tri-Chairs.

### Paupack Township (Bruce Phillips): No new information

### WLE Beautification (Mike McGregor):

The BODs would like to thank the Beautification Committee for their outstanding work on the wagon. It is an incredible centerpiece for the development.

A permanent electric outlet will be installed on the wagon.

The plantings around the development also add to the attractiveness of WLE.

### Correspondence:

A letter was received from a property owner about ball throwing incident at Rockledge Pool. Life guards have been directed to contact Public Safety about any issues at the pool so they can handle it.

A letter was received from a property owner about their covering for their boat. Since this type of covering had been used for a number of years, a majority of the BODs felt that it could continue to be used. However, the BODs felt that additional wordage is necessary for limiting this type of cover in the future.

A letter was received from a property owner about a fine based on his house listing on Airbnb. The BODs determined that the fine was appropriate.

A letter was sent to John Carney about medical issues at WLE on July 3rd. The BODs have taken steps (Motions stated under Public Safety) to implements some of the letter's suggestions.

### Unfinished Business:

After completing a survey by the U Docks, it was determined that it was not feasible to put a pavilion there.

Fawn Hill Well is not going to get immediately addressed because of lack of interested contractors

### New Business:

Fire Lane parking will be checked on Evergreen by the Marina.

Parking near the dry hydrant near Deer Beach will be checked and monitored.

The wash at the U Docks needs to be addressed.

The BODs discussed first right of refusal for Lot 67, Section 5 (without Greg being in attendance).

A property owner suggested that an Engineer company be put on retainer to address some of WLE's drainage issues. This will be considered in the future.

A motion to adjourn the meeting was made by Mike C, seconded by Al, and approved unanimously.

Meeting Adjourned at 1:00 PM.

The next BOD meeting is scheduled for August 20th. It is an Open Board Meeting.

Respectfully submitted,  
Kathleen R. Maynes



Light Bars of any kind mounted on Golf Carts and UTV's need to be turned off when traveling on WLE roads.

These types of lights can be blinding to others, and it becomes a hazard. The Board approved Public Safety to enforce the non-use of light bars. They can remain on the vehicle but not turned on.

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# Movie in the Park



**Reminder Notice**  
**Please keep up on the fast-growing grass.**  
**In WLE grass needs to be under 12"**

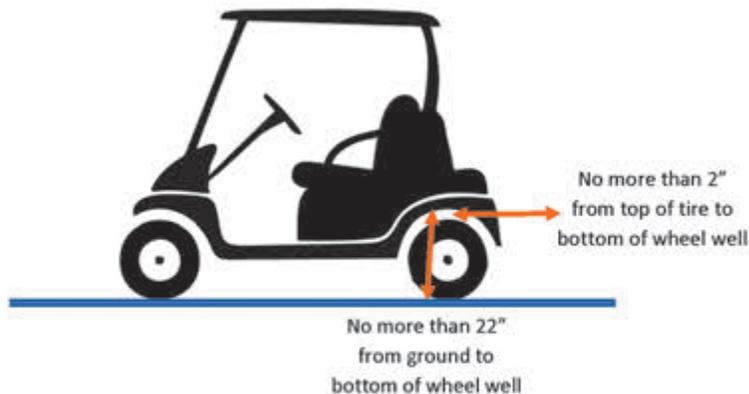
## Golf Cart Notice

Before purchasing a golf cart that children are going to operate, the golf cart must be a standard golf cart by WLE rules and regulations, not necessarily what a dealer will sell as a standard cart. Manufactures are making carts that are built lifted and dealers relay that it is a manufacture standard cart.

Yamaha and EZ-GO are making a non-lifted golf cart that can fit a 20.5" tire. We have approved a Yamaha Dr2 Quietech, previous model is Yamaha G29, as a standard cart and we are using this cart as the standards for allowing a cart with larger than 18.5 tires. To have a golf cart approved as a standard golf cart with larger than 18.5" tires, it cannot have shock absorbers, or the bottom of the rear wheel well cannot be more than 2" above the rear wheel or more than 22" from ground.

If you have any questions about a golf cart before purchasing contact Dominick Manetti, Chief of Public Safety.

At their March 20, 2021 meeting, the Board of Directors approved golf carts with tires larger than 18.5" as long as the golf cart is not lifted as a standard golf cart.



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# Scavenger Hunt



**ATTENTION GOLF CART OPERATORS OF ALL AGES**

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

# Summer Fun



# Informed Delivery Of Your Daily Mail

Now Property Owners can see in the morning what's coming to their mailbox that day. You can receive a scan of all your letter sized non-junk mail that will be delivered to your mailbox right on your phone as a text or to your e-mail.

Visit USPS.COM, go to tracking, then to informed delivery and sign up. It's that simple. Or go to the link below:

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This will help people decide if maybe they want to skip picking up the mail that day because it's not that important. Save a trip to the mailbox if it's raining or snow-

ing if you really didn't have to go because nothing important was there.

From the USPS Site: Digitally preview your mail and manage your packages scheduled to arrive soon! Informed Delivery allows you to view greyscale images of the exterior, address side of letter-sized mail pieces and track packages in one convenient location.\*

\* Images are only provided for letter-sized mail pieces that are processed through USPS' automated equipment

Please keep in mind that if you do not pick up your mail within 10 days all mail will go back to the sender.



# Texas Hold 'em

## July

## August



Texas Hold'em for July. Winners were Bruce, Steve and Paul.

Texas Hold'em on August 12. Women's table, men's table and final table. Winners were Bruce and Steve sharing the pot for first and second and Bill coming in third.

**SAND ART FLOWER POTS**

**NEW DATE!**

**OCTOBER 8TH - 2PM @ BEAVER LODGE \$5 PER PERSON**

**PRICE INCLUDES: SAND ART, FLOWER POT, DIRT, SEED & SPRAY BOTTLE**

**HOT DOGS - CHIPS - DRINKS AVAILABLE TO PURCHASE**

**\*Purchase Tickets In The Main Office\***



## LOSS ASSESSMENT LIABILITY INSURANCE

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

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

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### 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 046 - #18 Hidden Valley & Section 1 – Lot 047 - #16 Hidden Valley – will sell together or each for \$10,000. Call: Gary 732-239-8927

Section 1 – Lot 256 - #1 Tomahawk – on the corner of Tomahawk & Indian Drive, Acreage 0.334, for sale asking \$3,500 – Call: Richard 215-206-8563

Section 1 – Lot 526 - #20 Mockingbird – for sale – asking \$10,000 – Call: Gary 732-239-8927

Section 4 – Lot 164 - #38 Mustang – Lot for sale, asking \$9,000 – Call: Judy (718) 761-5212

Section 4 – Lot 304 - #10 Mohican Road – Prime Building Lot, high and dry, located five minute walk from the Main Club House, Indoor Pool, Fitness Center and Lake Wallenpaupack. Asking \$35,000 – Call: Thomas 772-532-3202

### ADVERTISEMENT DISCLAIMER

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**DID YOU KNOW?**  
 There are lots for sale in WLE that are on the Wayne County Tax List. For more information contact the WLE Office at 570-689-4721



Please be considerate of your neighbors and refrain from playing loud music from the Golf Carts, UTV's and Vehicles.  
 See rule #9 from the current General Rules and Regulations:  
 9. **Audio Devices:** The operation of audio devices in such a manner as to disturb other individuals is prohibited. This is to include but is not limited to audio devices in licensed & unlicensed vehicles. (3/18/12)

## Change of Address?

If you have a change of address, phone number or e-mail it is the responsibility of the Property Owner to contact the Administration Office and let us know.

If we are not updated, we cannot contact you and you will not receive important mailings from us.

Call: 570-689-4721 or e-mail dfen@wleonline.org