

Wallenpaupack Lake Estates

COMMUNITY BULLETIN

2023
ISSUE #167

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

WLE Throughout the Years



TOP ROW, from left: 1980s Swim Team;
2004 Hillarious Hillbilly Murder Mystery;
2009 Karaoke Night;
2009 New Beaver Pool Deck

CENTER ROW: 2009 Starting the Walking Trails;
2011 Fall Festival;
2012 Fall Festival;
2012 The new 911 Veterans Memorial Ceremony.

BOTTOM ROW: 2013 Square Dancing Group;
Horses at our Stables;
Old Bocci Ball Court;
Jocko.

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Lake Ariel PA 18436

Sewer & Water Report



by Brian Schan

Sewer Plant and System:

The sewer treatment plant is running well. Preparing plant and system for winter. Pump Station #3, Pump #1 had a circuit board problem. A

temporary fix was made and a new board is on order. The part is under warranty.

A new flow graph recorder was installed at the treatment plant to replace the old one, which stopped working. The Vac-Tor unit has been winterized and put in the garage.

Water System:

Well flows are running a little high for this time of year. We have been leak detecting to find leaks and tighten up the system before winter.

Marina Drive is off line. A software

update in the VFD was done, but the gallons per minute are running low. Fritz is scheduled to come in and troubleshoot the pump and motor.

We had a full DEP inspection on the water system, all wells were inspected. The inspection went very well, with only a few minor things needing to be addressed, such as tank labeling, flow indicator marking on piping, and some miscellaneous other small things.

We installed a new sanitary hydrant, replacing the regular hydrant on Eagle Nest, which is one of our testing locations.

Martz Technology has completed the Scada firewall and software update, which will stop issues we have been having with Adams Cable that was causing lots of service calls. It also increases firewall protection. All data and reports are now being sent to the cloud.

I would like to welcome Daniel Carlson to the Water and Sewer Department team.

Building Compliance Report



by Fran Raimo

Building in WLE is still going pretty well. There were four less houses built this year compared to last year, but the fee permit was higher than 2021. We are currently at 1,418.

This past October, the Building Committee revised the rules on Hot Tubs.

October 1, 2022 Revision Spas, Hot Tub, etc.:

Prior to installing or placement of such Spas, Hot Tubs, etc., the property owner/contractor of legal designee MUST apply in writing for a non-fee permit through the WLE Building Compliance Officer. Absolutely NO preparation work or installation is to begin until a permit is issued. "Spas, Hot Tubs, etc. MUST

comply with all Pennsylvania Commonwealth, Wayne County, Paupack Township, Safety and WLE requirements."

The Spas, Hot Tubs, etc. MUST adhere to the following:

Hot Tubs, Spas, etc. must not be larger than 10'x 10', are not to be installed below grade, and no fencing allowed. (BOD).

"Swim Spas" will not be allowed. (BOD).

Placement must be at least 10 feet from any structure, windows or doors.

Placement must be above grade and remain within the property setbacks (Article V Setbacks).

Placement on new or existing deck requires architectural design to meet the requirements of Paupack Township Building Codes and Electrical Permit issued by the Township. Proof of such approvals must be submitted to WLE Building Compliance Officer.

WALLENPAUPACK LAKE ESTATES 2021 ANNUAL DRINKING WATER QUALITY REPORT PWSID #: 2640036

Este informe contiene información importante acerca de su agua potable. Haga que alguien lo traduzca para usted, ó hable con alguien que lo entienda. (This report contains important information about your drinking water. Have someone translate it for you, or speak with someone who understands it.)

WATER SYSTEM INFORMATION:

This report shows our water quality and what it means. If you have any questions about this report or concerning your water utility, please contact Brian Schan at 570-689-4721. We want you to be informed about your

water supply. If you want to learn more, please attend any of our regularly scheduled meetings. They are held on the third Saturday of each month at 9 am in the main office.

SOURCE(S) OF WATER:

Our water sources are:

West Gate Well - Source ID 001
Fawn Hill Well - Source ID 002
Main Clubhouse Well - Source ID 003

Beaver Lake Well - Source ID 004
Ski Bluff Well - Source ID 005
Marina Well - Source ID - 006

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the *Safe Drinking Water Hotline* (800-426-4791).

MONITORING YOUR WATER:

We routinely monitor for contaminants in your drinking water according to federal and state laws. The following tables show the results of our monitoring for the period of January 1 to December 31, 2021. The State allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data is from prior years in accordance with the Safe Drinking Water Act. The date has been noted on the sampling results table.

DEFINITIONS:

Action Level (AL) - The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Minimum Residual Disinfectant Level (MinRDL) - The minimum level of residual disinfectant required at the entry point to the distribution system.

Level 1 Assessment - A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment - A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an *E. coli* MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Treatment Technique (TT) - A required process intended to reduce the level of a contaminant in drinking water.

Mrem/year = millirems per year (a measure of radiation absorbed by the body)

pCi/L = picocuries per liter (a measure of radioactivity)

ppb = parts per billion, or micrograms per liter (µg/L)

ppm = parts per million, or milligrams per liter (mg/L)

ppq = parts per quadrillion, or picograms per liter

ppt = parts per trillion, or nanograms per liter

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DETECTED SAMPLE RESULTS:

Chemical Contaminants								
Contaminant	MCL in CCR Units	MCLG	Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamination
Arsenic	10	0	3.4	0-3.4	ppb	2021	N	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes
Barium	2	2	0.183	0.0195-0.183	ppm	2021	N	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
Nitrate	10	10	1.413	0.0856-1.413	ppm	2021	N	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
TTHM	80	n/a	0.51	0.51	ppb	2020	N	By-product of drinking water chlorination
Uranium	30	0	2.10	2.10	µg/l	2018	N	Erosion of natural deposit
Chlorine	4	4	1.39	0.96-1.39	ppm	2021	N	Water additive used to control microbes.

Microbial (related to Assessments/Corrective Actions regarding TC positive results)					
Contaminants	TT	MCLG	Assessments/Corrective Actions	Violation Y/N	Sources of Contamination
Total Coliform Bacteria	Any system that has failed to complete all the required assessments or correct all identified sanitary defects, is in violation of the treatment technique requirement	N/A	See detailed description under "Detected Contaminants Health Effects Language and Corrective Actions" section	N	Naturally present in the environment.

DETECTED CONTAMINANTS HEALTH EFFECTS LANGUAGE AND CORRECTIVE ACTIONS:

None.

OTHER VIOLATIONS:

The 2020 CCR report was not submitted on or before July 1, 2021. The report was completed and delivered to customers on July 27, 2021.

EDUCATIONAL INFORMATION:

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater run-off, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA and DEP prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA and DEP regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's *Safe Drinking Water Hotline* (800-426-4791).

Information about Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the *Safe Drinking Water Hotline* or at <http://www.epa.gov/safewater/lead>.

OTHER INFORMATION:

Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask for advice from your health care provider.

Entry Point Disinfectant Residual							
Contaminant	Minimum Disinfectant Residual	Lowest Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamination
Chlorine (Source 001)	0.75	0.751	0.751-1.36	ppm	2021	N	Water additive used to control microbes.
Chlorine (Source 002)	1.55	1.552	1.552-2.5	ppm	2021	N	Water additive used to control microbes.
Chlorine (Source 003)	1.10	1.1	1.1-2.75	ppm	2021	N	Water additive used to control microbes.
Chlorine (Source 004)	0.51	0.512	0.512-1.69	ppm	2021	N	Water additive used to control microbes.
Chlorine (Source 005)	0.6	0.601	0.601-1.52	ppm	2021	N	Water additive used to control microbes.
Chlorine (Source 006)	0.40	0.402	0.402-1.4	ppm	2021	N	Water additive used to control microbes.

Lead and Copper							
Contaminant	Action Level (AL)	MCLG	90 th Percentile Value	Units	# of Sites Above AL of Total Sites	Violation Y/N	Sources of Contamination
Lead	15	0	3.7	ppb	0	N	Corrosion of household plumbing.
Copper	1.3	1.3	0.302	ppm	0	N	Corrosion of household plumbing.

Kasper Lodge NEW HOURS

A place for kids of all ages. Game room, x-box, playstation, pool tables, ping pong, TV, foosball and more. There is also an outdoor playground next to the building.

Hours
Effective January 1, 2023

Tuesday & Thursday *4-9pm Families	Friday *4-7 Families 7-9pm 12 yrs. & Over	Saturday *3-7 Families 7-10pm 12 yrs. & over	Sunday *1-5 Families
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* 8 years & under MUST be accompanied by a parent or legal guardian



FREE CAMPING

The Board of Directors of the W.L.E.P.O.A. extends an invitation to unimproved lot owners who only own a lot, 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 is 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.

WINTERIZATION “QUIK-CHECK”

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



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!



FEATURED LISTING!

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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!



SOLD! 1029 Oak Terrace



SOLD! 1038 Wallenpaupack Dr.



SOLD! 1012 Bluebird Dr.



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PENDING! 1039 Bluebird Dr.



PENDING! 1030 Calypso Dr.

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WLE'S Triathlon takes place every Labor Day Weekend at Beaver Lake. The requirements are a swim in the lake, bike ride and run around the lake. There is plenty of time to get in shape. Look for details in the future and come compete against next year's athletes or come and root them on!

35 and over winners

- 1st place - Kevin - 18:12
- 2nd place - Stacey - 18:24
- 3rd place - JT - 18:38

20 and under winners

- 1st place - Branden - 17:45
- 2nd place - Logan - 20:10
- 3rd place - Aubrey 21:40

21 to 34 winners

- 1st place - Lauren - 16:33
- 2nd place - Conor - 16:57



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1009 Eagle Nest Ter \$425,000	1016 Oak Ter \$349,900	1140 Red Hawk Dr \$349,000	1067 Indian Dr \$345,000	1023 Sundew Rd \$340,600
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1035 Wallenpaupack Dr \$334,300	1138 Indian Dr \$329,000	1027 Cottage Ln \$305,000	1048 Indian Dr \$279,900	1081 Evergreen Dr \$259,900
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1055 Mountain Top Dr \$246,297	1009 Sunrise Ct \$239,900	1163 Beaver Lake Dr \$225,000	1074 Indian Dr \$219,900	1165 Wallenpaupack Dr \$219,000
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1034 Mustang Rd \$219,000	1024 Eagle Nest Ter \$189,900	1068 Indian Dr \$189,000	1078 Rainbow Dr \$159,000	1042 Wallenpaupack Dr \$147,000
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Charts and statistics are based on information from the Pike/Wayne MLS for the period of 1/1/2022 through 12/31/2022. If you have a real estate contract with another real estate broker please disregard this letter. All information is deemed reliable but is not guaranteed.

Swim Team Tricky Tray Thank You's



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 SMOKIN JOE'S ICE CREAM
 SOLLENNE HOMES
 STROURBRIDGE TRAIN RIDES



See TRICKY TRAY, page 9

ADVANCED AUTO
 ANONYMOUS DONATIONS (6)
 ANGELA NEWMAN
 ANGIE DI FRANCESCO
 BARB WALLACE
 BEKIND BAKE HOUSE
 BLACK AND BRASS
 BOAT HOUSE
 BOWLING LANES HAWLEY
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Bernard J. Povanda, PT, COMT, FAAOMPT, Direct Access Certified, Owner & Founder



Danielle Andre, PT, DPT, AIB-VRC

Tricky Tray

Continued from page 8

SUBWAY
 SUE SULLIVAN CERAMICS
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 SUNSHINE CLEANERS
 TARDY FAMILY
 TEETER'S FURNITURE
 TEXAS ROADHOUSE
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FISHING DERBY Many fishermen and fisherwoman were on the lookout for the 40 inch pickerel to no avail. Those who participated received a prize for the largest fish and the most fish caught. Winners in the 12 and over group were Aubrey for the largest and Zack for the most. In our 7 to 11 group Abbey and Andrew tied for the largest and Matthew for the most. In our 6 and under group Kennedy caught the largest and Patrick the most. We thank Tom Magliaro, Judy Tracey, Angie Di Francesco and Alan Cucciniello along with Neighborhood Watch who helped us to make this activity a huge success.



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.

INDOOR POOL UPDATE

Work is underway, however with the most recent contact with our vendor, we have been informed that there have been delays with production and delivery of the Dextron System. We foresee the Indoor Pool being closed until sometime in March of 2023.

As we receive more information it will be posted.

In the meantime, the Sauna is open on a regular basis:

Monday – Friday 8:00am – 12:00pm	Tuesday & Thursday 4:00pm – 8:00pm
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As users of the pools during these times, you will be responsible for both you and your children's safety at the pools.

We have also been opening the Sauna on various weekends and Holidays pending Lifeguard availability. Please see website, WLE APP, Channel 920, and Facebook for these extra dates.

Please use the Main Club House Main Entrance for Sauna



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At Board of Directors meeting on November 19, 2022 the following price changes were approved and will be in effect as of January 1, 2023.

New Price Effective 2023

Golf Cart/UTV/Modified		\$30.00
New Registration Golf Cart/UTV/Modified		\$35.00
GC / UTV Replacement Flag		\$15.00
Small Boats		\$50.00
Replacement Key Fob		\$10.00
Duplicate Vehicle Big Sticker	1st	free
	2nd	free
	3rd	\$3.00
Short Term Rentals	Annual Fee	\$1,000.00
Long Term Rentals	Annual Fee	\$500.00
GC Course		\$25.00
Bulk Pick Up		various
Resale Certificate		\$400.00
Marina Weekly/Weekend Rentals - will increase for 2024	Weekend Sat/Sun	\$70.00
	Mid-week Mon-Fri	\$100.00
	Full-week Mon-Mon or Sat-Sat	\$140.00
Laundry	Washer - per cycle	\$3.50
	Small Dryer - per 12 minutes	\$0.75
	Big Dryer - per 12 minutes	\$1.25
Contractor Pass		\$25.00

It was unanimously approved.

New Price Effective 2023

The number of Campground Seasonal Site rentals will be increased to 11.

There will be 7 Non-Seasonal site rentals and 4 tent site rentals.

18 water & electric Sites and 4 non water/electric Tent sites:		
11 Seasonal Sites		\$1,500.00
7 Non-Seasonal Sites	per night	\$25.00
	weekly	\$125.00
4 Tent Sites	per night	\$15.00
any site	For a Property Owner that owns an unimproved lot and nothing else	1 Week FREE per calendar year

It was unanimously approved.

NEW PROCEDURE FOR 2023:

Small Boat Notice:

MAY NOT be placed in the boat racks or tagged until the first Saturday of April after 8:00am (this is a first come first served basis) and **MUST** be removed by the first Saturday in November (Any boat not removed will be removed by us with a fine and penalty. After 180 days, the boat will be auctioned)

MUST come to the office **FIRST** to pre-register your boat, pay the \$50 fee and get your tag and sticker anytime from January through the first Saturday of April. On the first Saturday of April, after 8:00am, you can go directly to the small boat locations and claim your spot with the WLE provided tag and sticker you obtained during registration. You will then have seven (7) days to notify the office via e-mail or phone of the location and rack you chose. If at any time there is a boat in a rack without a tag and/or sticker or location, after the initial 7 days it will be removed. Should you not get the spot you wanted, you can receive a refund, but **ONLY IF YOU RETURN THE TAG.**

There will only be one spot per property owner regardless of how many properties are owned. You must be a member in good standing.

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

- ~There will be a fine of \$50 for not removing the craft on the first Saturday of November.
- ~There will be fee of \$50 for us to move the craft to the storage location by the following weekend.
- ~Starting December 1st, you will be charged a storage fee of \$50 for each month the boat is not removed from Sewer Treatment Plant.

If the boat is left unclaimed, it will be auctioned on Memorial Day Weekend.

**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.



STOP SIGN NOTICE



2 NEW STOP SIGNS
have been installed
at the intersection of
Cedar Dr. & Red Hawk

THE STOP SIGNS ARE ON REDHAWK

RIDE FOR THE LAKE 10TH ANNIVERSARY

As always, we would like to thank all the sponsors, including WLE, the volunteers, the Motorcycle operators and passengers, those that came to support us even if they didn't ride, and everyone who donated items to raffle. It was a Stellar year, and we couldn't be happier at the turn out. This was our best year yet for fundraising; we raised \$8,400 with

a 10-year total of \$59,500.

We had 107 motorcycles and 151 total riders. 11 of those motorcycles were WLE Members who met at the WLE Main Entrance and left together. Way to go WLE!!!

We look forward to seeing everyone next summer!





Locklins Bottled Gas

NOTICE

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

2022-2023 heating season (October – April) and it will be honored through the end of May 31, 2023.

WLE residents will be priced at \$2.35

This pricing is capped at \$3.00

WLE cooking/dryer \$4.15 capped at \$5.00

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GOT ENGAGED!



Congratulations to Tabitha Solenne & Joshua Tucker!! He surprised her on November 27, 2022 with a personal "Selfie Studio" booth and asked her to marry him!!!

Stephanie Easse, daughter of Thomas and Gail Easse, was engaged to Mike Mayse on May 28, 2022. Mike proposed while the couple was on a nature walk at the New Jersey Botanical Garden. The wedding is planned for April 1, 2023.

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: Ksolenne@wleonline.org

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.



WINTERIZING YOUR HOME

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

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

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

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

- 3) Go to the lowest point on your water system to drain.

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

- 4) Go to the highest point in your home and start opening all faucets and flushing toilets.

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

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

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

Leave everything in the open position until you reopen.

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

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

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

be at your expense.

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

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

Pour approximately 2 cups of the antifreeze into every drain in your sinks, tubs and showers, as well as your toilet bowl and tank.

*Note: For best results on the toilet bowl, remove as much water as possible using a cup and/or sponge. Then fill the bowl till no air space is left in the bottom. This helps keep any smell from the sewer line from escaping. By removing the water, you also will help in not diluting the antifreeze.

TO RE-OPEN THE LINES, REVERSE THE STEPS (7 THROUGH 1)

Remember, every home is different, and this list of procedures is only a guide. Different situations may require different procedures. These are simple steps, which may assist you. Some water lines may have "bellies" or loops that will not allow the water to drain. Some lines may need to be blown out with an air compressor. Using a compressor on water lines can help insure better draining of the pipes.

SPECIAL INSTRUCTIONS

Washing Machine – After the pipes are drained, remove the hoses from the water hook-up on the washer. Turn the dial to "Warm Water" setting and slowly pour antifreeze into both the hot and cold-water hoses. This will slowly pull anti-freeze into the washer. Fill valve approximately 1 ½ cup per side, and then pour about 4 cups of anti-freeze into the washtub. Turn the dial to the "Spin Cycle", which will circulate the anti-freeze into the washer pump. At the conclusion of this cycle, place the drain and fill hoses under the lid, so that any remaining anti-freeze can drip into the tub. Remember to put anti-freeze into the trap of the washer drainpipe.

Dishwasher – After the house has been drained, turn the dial to "Fill". This will pull any remaining water from the supply line. Put approximately 4 cups of anti-freeze into the bottom of the dishwasher. Turn dial to "Rinse" for about 30 seconds. This will pull anti-freeze into the pump.

Motions

October 15, 2022:

The following motion was made by Greg and seconded by Mike C.: **Increase the annual short term rental fees from \$200. to \$1000.** It was unanimously approved.

The following motion was made by Greg and seconded by Ed: **Increase the annual long terms rental fee from \$300. to \$500.** It was unanimously approved.

The following motion was made by Greg and seconded by Al: **Adopt the Building Committee's recommendation for regulations for Spas, Hot, Tubs, etc. with revisions.** <https://wleonline.org/site/wp-content/uploads/2022/11/Spas-and-Hot-Tubs-Etc.pdf> It was unanimously approved.

November 19, 2022:

The following motion was made by Greg and seconded by Mike C. **A machine operator will be hired for the Sewer and Water Department.** The BODs were divided on this issue. Four members voted for this motion with Al and Mike C. in opposition.

The following motion was made by Al and seconded by Mike M.: **A full time receptionist will be hired for the office.** It was unanimously approved.

The following motion was made by Greg and seconded by Kathleen: **Dues for 2023 will be increased by 8.7%.** It was unanimously approved.

The following motion was made by Greg and seconded by Kathleen: **License plates will no longer be mandatory on golf carts and UTVs.** It was unanimously approved.

The following motion was made by Greg and seconded by Kathleen: **Suggested pricing changes with some modifications will be effective January 1, 2023.**

New Price Effective 2023

Golf Cart/UTV/Modified		\$30.00
New Registration Golf Cart/UTV/Modified		\$35.00
GC / UTV Replacement Flag		\$15.00
Small Boats		\$50.00
Replacement Key Fob		\$10.00
Duplicate Vehicle Big Sticker	1st	free
	2nd	free
	3rd	\$3.00
Short Term Rentals	Annual Fee	\$1,000.00
Long Term Rentals	Annual Fee	\$500.00
GC Course		\$25.00
Bulk Pick Up		various
Resale Certificate		\$400.00
Marina Weekly/Weekend Rentals - will increase for 2024	Weekend Sat/Sun	\$70.00
	Mid-week Mon-Fri	\$100.00
	Full-week Mon-Mon or Sat-Sat	\$140.00
Laundry	Washer - per cycle	\$3.50
	Small Dryer - per 12 minutes	\$0.75
	Big Dryer - per 12 minutes	\$1.25
Contractor Pass		\$25.00

It was unanimously approved.

The following motion was made by Greg and seconded by Mike C.: **The number of Campground Seasonal Site rentals will be increased to 11. There will be 7 Non-Seasonal site rentals and 4 tent site rentals. The price for Seasonal Site rentals will increase to \$1,500. The other prices are based on the new suggested pricing.**

New Price Effective 2023

18 water & electric Sites and 4 non water/electric Tent sites:		
11 Seasonal Sites		\$1,500.00
7 Non-Seasonal Sites	per night	\$25.00
	weekly	\$125.00
4 Tent Sites	per night	\$15.00
any site	For a Property Owner that owns an unimproved lot and nothing else	1 Week FREE per calendar year

It was unanimously approved.

The following motion was made by Ed and seconded by Greg: **The third motion dealing with the availability of Narcan and Epipens that was enacted by the BODs at July 2022 meeting will be put on hold pending further investigation.** It was passed unanimously.

The following motion was made by Al and seconded by Mike: **Motion to waive first right of refusal on properties listed in the November Board Packet.** It was unanimously approved.

WLE WAVE RUNNER/JETSKI LOTTERY FORM 2023

We once again have 8 slips designated for Wave Runners/Jet Skis for the 2023 Boating Season. If you are interested in reserving one of these slips, please fill out the form below and return it to the office no later than March 31, 2023. The drawing will be April 1st. In the event that we receive more requests than we can oblige, slips will be assigned by lottery drawing. The cost will match the customary boating fee of \$450.00

- These slips are available to Property Owners in good standing who do not currently have a slip
- A property owner is allowed one slip of any kind regardless of how many properties he/she/they may own
- If your name is drawn, you will be contacted by phone and/or by e-mail
- These 8 slips will follow the same guidelines as the current Marina rules & regulations
- If you are granted a slip, you will receive a Marina contract and a copy of the rules & regulations. Please fill out the enclosed forms and remit along with payment by the deadline stated on your paperwork.
- This reservation is for the **2023 season only** and there shall be a new drawing each year
- One entry per Property Owner regardless how many properties he/she/they may own
- Current slip holders may not enter drawing.

Yes, I am interested in obtaining a Wave Runner / Jet Ski slip for the 2023 Boating Season:

Name: _____ Lot/Section: _____

Phone Number: _____ Alt Number: _____

E-mail (if available): _____

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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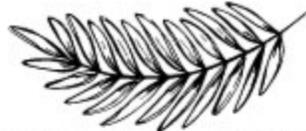
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Every Thursday 8:30-10:30
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\$3 Per Person

-Schedule Subject to Change For School Closures
-Time Will Be 9:45-11:45 When School Has Delayed Opening

It's A Girl!!!

Julia Leigh Seminerio, granddaughter of Thomas and Gail Easse, was born on Oct. 13, 2022 at 8:35 pm. She weighed 6 lbs 13 ozs and was 19.5 inches long. Proud parents Ellie and Tim Seminerio brought baby Julia to WLE for her very first sleepover.



HAMLIN FAMILY HEALTH CENTER

543 Easton Turnpike - Hamlin

WALK-IN CARE OPEN 7 DAYS A WEEK

570.689.9965 or 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 for info on all of our services.

WLE WEBCAM

We have a webcam!! It's a great way to visit WLE from home or check the weather and see what's happening here! It can only host 15 viewers at a time, so if it does not display wait a few minutes and try again.

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

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!



Bill Brown entered the Delaware Highlands Conservancy photo contest 2022 and his Macro entry won first place. Shown above, it is titled "Morning dew on a dandelion seed." The winners were placed on line on the Delaware Highlands Facebook page. An artists reception was held in November at The Artery Gallery in Milford with all the winners displayed for the month of November.

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

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THEODORE "TED" ROBERT COUILLLOU

Theodore "Ted" Robert Couillou passed peacefully at home surrounded by those he loved, and who loved him. Ted was born on October 13th, 1941 to Dorothy McCloud Lunan and Charles Robinson Couillou in Queens, New York. He was survived by 4 siblings, Chris, Jamie, Althea and Corinne. Ted leaves behind his wife of 34 years, Laurie, their daughter Sara, and her husband Jon. Ted's four grandchildren, Jesse, Hoyt, Theo and Mackenzie will miss him dearly. Ted was preceded in death by his three children, Denise, Jacqueline and Jeffrey Couillou.

Ted worked for 47 years for the New York Board of Education as a Custodial Engineer in Queens and Brooklyn. He treated his employees like family, providing opportunities for those that others weren't willing to take a chance on, even helping some gain citizenship. Ted cherished his membership in the custodian's union, Local 891, I.U.O.E. Through the years, Ted loved to plow snow in his Ford Bronco. He would plow the schools of other custodians, churches, gas stations, and anyone in need out of the kindness of his heart.

Ted and Laurie met at one of the schools he worked at in Brooklyn. The

two enjoyed spending their weekends at their lake house on Lake Wallenpaupack in The Poconos of Pennsylvania. They eventually retired there. Spending time on the lake with Sara and their friends was one of their favorite activities. Ted served as the President of the Wallenpaupack Lake Estates for several years, and on the Board of Directors for even longer.

One of Ted's proudest accomplishments was his 45 years of sobriety. He also proudly displayed his plaques for donating, in total, over 6 gallons of blood to the Red Cross.

In lieu of flowers, please consider making a donation in his name to The Red Cross.

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

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WALLENPAUPACK LAKE
PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 17, 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 Cucciniello (Vice President), Greg Pollock (Treasurer), Kathleen Maynes (Secretary), Mike Cioffi, , Bruce Phillips, Mike McGregor and John Carney (General Manager).

The Pledge of Allegiance was said.

General Manager's Report (John Carney):

- We are working with legal counsel to review new legislation pertaining to voting and some items that may need to be put in the bylaws. The main issue possibly will be that property owners will be sending their voting to an independent reviewer rather than sending to WLEPOA. If an independent reviewer is necessary, it will most likely be our accounting firm.
- In Bruce's absence I attended the Paupack Township meeting. Two items of interest to WLE are short-term renting and the ambulance service. The short-term rental ordinance draft is being reviewed at the Wayne County level. Pennsylvania Ambulance Service has been employed by Paupack Township to replace Commonwealth Ambulance Service. An ambulance will be stationed at the Paupack Township Firehouse when not on a call. In 2023 the township will have a "Fast Car" to get to the scene as soon as possible to start treatment.
- Bruce and I are finalizing the 25-year replacement study, which will be presented to the Board. The study lays out the 2023 projects and the schedule of the remaining assets for when they are scheduled for replacement or repairs.
- For 2023 money is being made available to continue the removal of dead or dying Ash Trees. Money will also be available for planting of new trees.

Property Owners' questions and comments:

Question: What is done about dogs howling?

Response: First a warning is issued. If it happens again the property owner is given a citation. At two different locations, property owners were recently issued citations

Question: Should I call Public Safety if I hear howling again?

Response: Yes

Comment: Dogs have a right to bark if a person goes on their property.

Response: Officers park on the road down the street to see if they hear barking.

Question: Since the fee for small boats has been increased, will additional racks be added.

Response: No plans are being made to build additional racks since some racks are empty.

Question: People are buying tags and not keeping their boats on the racks making it seem like they are empty. If sold out, could more racks be built?

Response: We will check into that.

Question: Is there going to be Public Safety at the small boat racks to make sure the new procedures are followed.

Response: Someone will be there to enforce the new procedures.

Question: Is the accounting firm going to be counting the votes here or at their firm?

Response: At their firm's location.

Comment: I am still having difficulties with a ring around my toilet bowl. So are other people.

Response: We will have Brian come and check it.

Question: A Public Safety Officer should be at the school bus drop off and pick up locations. Can that be arranged? Students have to cross Eskra Road.

Response: Public Safety Officers will alternate between school bus stops. We will contact the bus company about not dropping off students on the other side of Eskra Road.

Comment: Due to our dues increase, employees should get a 0% increase.

Response: Greg addressed the necessity of the dues increase. To retain employees it is necessary to increase their salaries.

Question: Why is there so many upgraded vehicles and new equipment?

Response: This is not true. We have a replacement plan based on the life expectancy of the vehicles/equipment. If the vehicles/equipment is still in good shape, we put off replacing it.

Question: Why are there an increased number of trucks and employees?

Response: We have six trucks and six employees. The population of WLE has increased dramatically requiring this amount.

Comment: The lock is broken in the ladies handicapped stall

Response: This is the first time we are hearing about this. It will be repaired.

Question: Could you explain what the contingency fund is?

Response: Bruce explained there are three reserves:

- Replacement Reserve (25-year study) – this reserve is deigned set aside fund to replace or maintain (to extend the assets useful life). This reserve is funded based on an annual vote of the members of the POA.
- New Capital Reserve – this reserve is designed to help fund new assets. This reserve is funded by fees charged by the POA when improved and/or unimproved lots are transfer ownership.

- Contingency Reserve – this reserve is to provide operating funds in a period where there is a short fall in POA Member's Annual Assessments and is funded in annual periods where there is an excess in POA Member's Assessments over annual operating expenses.

Question: What are the consequences of not getting guest passes especially when it pertains to people coming into the development that are not WLE residents or their guests?

Comment: This is very difficult to enforce. However, cars have been towed and people have been escorted out.

Question: What is the situation with Narcan?

Response: John and Mike C. are investigating it. Dominic noted that currently legislation does not cover protecting POA and HOAs in administrating it.

Before and Following the Open Board of Directors Meeting:

A motion to approve the August 20, 2022 minutes was made by AI and seconded by Greg. 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 November 30, 2022.
- Greg noted that short term rental restrictions are staying in place at the Hide Out. The Hide Out is involved in litigation over this.
- WLE's three year contracted rate of 0.05051/kwh ends this December. Unfortunately, the new rate is 09538/kwh. Greg is checking on energy alternatives.
- The Marina's reserve has been run at a loss over the past two years. A priority should be funding the reserve in case of an emergency. In order to do this, Marina fees need to be increased.

Reports of Departments / Committees/ Ad Hoc Groups:

Maintenance / Housekeeping (Bruce Phillips):

- Maintenance has completed the following tasks: Marina dock removals, fall clean ups, installation of a car and truck lift, closing of the outdoor buildings, fountain removal and preparation for next season, installation of lights on Norway spruce at the Administration Building, and preparations for winter salting and plowing.
- Maintenance's future plans include removing the indoor pool's floor, removal of the old Dextron System, starting kitchen remodeling in Beaver Lodge, building F Dock and fingers, and maintaining the road and walkways during winter storms.
- Housekeeping is working on deep cleaning projects in addition to the regular cleaning routine.

Sewer and Water (Mike McGregor):

- Sewer treatment plant is running well and the department has prepared the plant for winter.
- Well flows are running a little high for this time of year and leak detection continues.
- DEP's full inspection on the water system went very well.
- Martz technology has completed the Scada firewall and software updates.

Public Safety (Ed Jordan):

- Dominick provided the BODs a Public Safety Report for July that included citations, incidents, and EMS calls.
- John will continue to explore the rules for POAs in administering or making Narcan available.

Legal/Administration (Ed Jordan):

- John will explore the new statues effecting POAs and HOAs.

Building Committee (Greg Pollock):

- The BODs are looking for additional members of the Building Committee.
- The Building Committee is in the process of making a proposal for property owners outside weekend and holiday work hours permitting.
- BCO submitted a proposal from a property owner for installation of an exterior sauna. The Committee felt that this would be covered as "out building" and met those regulations.
- A property owner noted that they had not received a letter in reference to a building fine dispute.

Marina Committee (Kathleen Maynes):

- The Committee requested that the dock master identify empty slips on a weekly basis to determine slips that are not being used.
- If the wrong boat is in a slip, the property owner would be contacted. If the situation cannot be cleared up, the boat must be taken out or will be towed away.
- If a boat is causing destruction to a dock, the property owner will be warned. If the situation is not remedied, then they will be fined.
- A property owner has volunteered to set up a boating course for the spring.
- Boats that exceed the 8 ½ width are not allowed in the Marina and must be removed.
- Kathleen will make the Marina Committee knowledgeable about the shortfall in the Marina's reserve fund.

CDC (Bruce Phillips):

- It was noted that the members of the CDC may need additional information prior to reviewing cases.
- The CDC may want to amend their charter if they feel they need additional members.

- The CDC reviewed one case.

Neighborhood Watch (Ed Jordan): (No meeting this month)

Recreation (Al Cucciniello):

- Upon Recreation's recommendation, new hours were approved for Kasper Lodge.
- Recreation was very busy with numerous successful activities. They included a Pre Holiday Gathering, Christmas Craft Show, Warrior Christmas Ornaments, Christmas Tree and Lighting Ceremony, Fire Truck with Santa, and a Family Very Merry Christmas Bash.
- Upcoming events include an adult New Year's Party, a Super Bowl Party, Cardboard Sled Races, and a Bonfire.
- The BODs reviewed Recreation's budget.

The following motion was made by Mike C. and seconded by Mike M.:

Accept the Budget that was presented by Recreation.

It was unanimously approved.

- The BODs discussed reinstating the Summer Recreation Program into the budget.

The following motion was made by Al and seconded by Kathleen:

Recreation may advertise for the position of Recreation Coordinator for the summer of 2023.

Five members of the BODs voted for this motion with Bruce in opposition.

Paupack Township (John Carney): (Included in the open meeting section.)

WLE Beautification: (Ed Jordan)

- Fall decorations have been taken down and holiday decorations have been put up.
- Maintenance built a new manger out of old cedar found in the barn.

Correspondence:

- A property owner requested a change in placement for a stop sign on the intersection of Marina drive and Aquarius Drive. The stop sign was moved.
- A letter and a copy of the Complaint was received dated December 5, 2022, from a lawyer who is representing a property owner of WLE in reference to appeal the decision of the Citation Review Committee. WLEPOA will defer all correspondence to legal counsel.

Unfinished Business:

- Fawn Hill Well
- U Dock road work
- Solar power
- Burying propane tanks

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

Motion to waive first right of refusal on properties listed in the December 2022 Packet.

It was unanimously approved.

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

Meeting Adjourned at 11:45 AM.

The next BOD meeting is scheduled for February 18, 2023.

Respectfully submitted,

Kathleen R. Maynes

NON-HOUSEHOLD TRASH

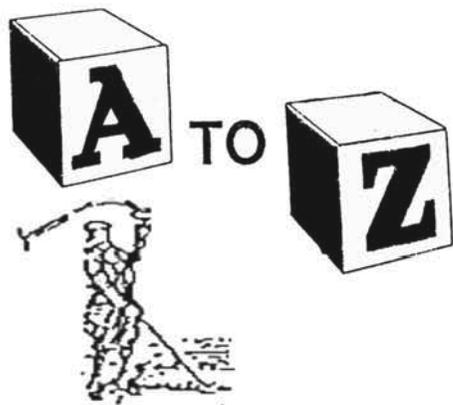
The compactor is for everyday household trash such as the bathroom or kitchen garbage.

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.



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The official Publication of the
**Wallenpaupack Lake Estates Property
 Owners Association**
 1005 Wallenpaupack Drive,
 Lake Ariel, PA 18436
 The Community Bulletin serves
 approximately 1,800 property owners.

Deadline and publication dates may change
 without notice.
 Coordinator is Kathy Solenne.

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

Deadline: March 15
Publication: April/May

CLASSIFIEDS RATES:

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

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

E-mail: Ksolenne@wleonline.org

**IMPORTANT PHONE
 NUMBERS**

Administration570-689-4721
 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
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 Every Saturday of the month 9am-12 noon
 Every Thursday of the month 9am-11am

**NEXT QUARTERLY
 PAYMENT DUE
 January 1, 2023**

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 internet at: www.wleonline.org

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 Kit Jackson
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 SGT. Scott Tavoline
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 Officer Maurice Williams (part time)

Public Works Staff

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Kasper Lodge

Paul Marion (part time)
 Elizabeth Kilpatrick (part time)

Recycling

Michael Caccavone

AMENITIES

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

Indoor Pool - Seasonal

Temporarily Closed

**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.

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. Key Fob
 needed

Rockledge Pool – Seasonal

Swimming pool, picnic area with Bar-b-
 ques, volley ball court, sand box and snack
 bar (summer only).

Beaver Lodge & Pool Complex

25 Meter Pool, showers, restrooms, snack
 bar (summertime only). Open for special
 WLE events & Property Owners in good
 standing. Reservation Required for Lodge.
 Open as a Teen Center. Call to have it
 opened. Available when recreation is not
 having a function.

**Kasper Lodge –
 Fall/Winter/Spring Hours**

Tuesday - Thursday:
 *Family Time - 4:00 - 7:00 PM
 Friday:
 *Family Time - 3-5:00pm
 12 yrs & over - 7:00 - 9:00 PM
 Saturday:
 *Family Time - 3-7:00pm
 12 yrs & over - 7:00 - 10:00 PM
 Sunday:
 *Family Time - *1:00 - 5:00 PM

**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. Key Fob needed

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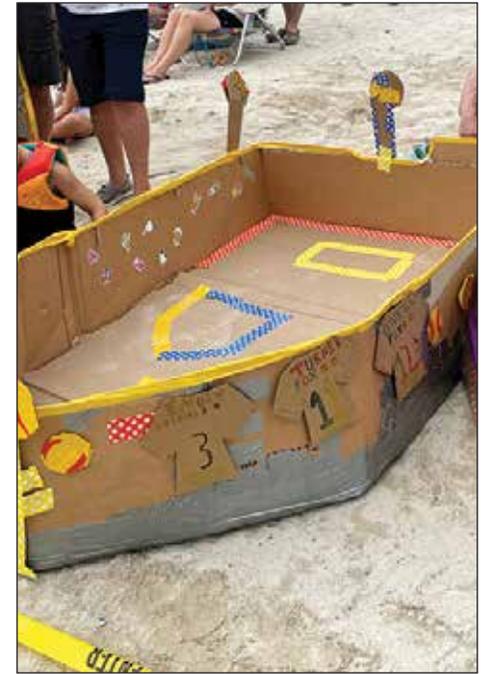


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2023 WLE Scholarship Applications



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Available for high school seniors who will be entering an accredited post-secondary education program (either college or vocational program)

are available in the office, in the foyer or downloaded online
(<https://wleonline.org/site/wp-content/uploads/2022/12/scholarship-2023-1.pdf>)

DEADLINE: MAY 1, 2023

Vo-Tech applications welcome

Starting 2020, WLE has now extended the Scholarship application to include Votech students.

Competition is open to high school seniors who will be entering an accredited post-secondary education program (either college or vocational program) in 2023.

NOTICE TO OWNERS OF ALL RECREATION VEHICLES

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

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

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Dues are payable by the 1st day of each quarter (January, April, July & October). As of the 2nd day you are considered delinquent and no longer a member in good standing.

Here is where many people get confused. You have until the last day of *the quarter month* to pay your dues without an interest charge.

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Golf Cart Test Dates

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

- be 12 years old at the time of the driving test
- obtain the booklet to study either from the office or online www.wleonline.org/rules/rv.pdf
- show proof of age (no exceptions)
- you must make an appointment to take the written portion of the test available on Mon, Wed, Thurs, Fri and Sat. at 10am
- ~once you pass the written portion you must sign up in the office and obtain a date for the driving portion at
- which time you will also receive the practice permit
- pay the \$25 fee at time of sign up
- must have a parent/guardian present at time of signing up

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

Driving Test Dates are as follows April-September 2023:

- *Every Tuesday 10:00 a.m., 10:30 a.m., 11:00 a.m., 11:30 a.m.
- *Every Saturday 8:00-11:00 a.m., on 30 minute intervals
- *Every Sunday 8:00-11:00 a.m., on 30 minute intervals
- *Dates are subject to change based on weather or Holidays.

Written Test Dates are as follows April-September 2023:

Monday/Wednesday/Thursday/Friday/Saturday – 10 a.m. – three slots per day



VEHICLE LIGHT BARS



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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Please allow at least 1 week notice.

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1% DISCOUNT THE ANNUAL ASSESSMENTS MUST BE PAID BY JAN. 31, 2023 TO RECEIVE DISCOUNT.

**1% DISCOUNT ON ANNUAL ASSESSMENT ONLY
NO DISCOUNT ON THE REPLACEMENT FUND**

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

**YOUR CURRENT VEHICLE STICKERS WILL EXPIRE JULY 31, 2023.
PICKUP NEW VEHICLE STICKERS WITH YOUR BADGES AT THE END OF JULY, 2023.**

THE FOLLOWING IS THE QUARTERLY BREAKDOWN OF THE ANNUAL DUES.

THIS INFORMATION IS BEING PROVIDED DUE TO THE LAYOUT OF THE BILLING COUPON. THE COUPON INDICATES ONLY THE TOTAL DUE FOR EACH QUARTER. PLEASE KEEP THIS INFORMATION AS A REFERENCE SO YOU MAY UNDERSTAND YOUR ASSESSMENT BILL. IF YOU HAVE ANY QUESTIONS, PLEASE CALL 570-689-4721.

PAYMENTS FOR HOMES						
QUARTERLY PAYMENTS 2023						
	JAN	APR	JULY	OCT	TOTAL	DISCOUNT 1%
ANNUAL ASSESSMENT	443.14	443.14	443.14	443.14	1772.56	17.73
REPLACEMENT FUND *	77.82	77.82	77.82	77.82	311.28	
	<u>520.96</u>	<u>520.96</u>	<u>520.96</u>	<u>520.96</u>	<u>2,083.84</u>	<u>17.73</u>
						\$2,066.11

PAYMENTS FOR LOTS						
QUARTERLY PAYMENTS 2023						
	JAN	APR	JULY	OCT	TOTAL	DISCOUNT 1%
ANNUAL ASSESSMENT	220.64	220.64	220.64	220.64	882.56	8.83
REPLACEMENT FUND *	77.82	77.82	77.82	77.82	311.28	
	<u>298.46</u>	<u>298.46</u>	<u>298.46</u>	<u>298.46</u>	<u>1,193.84</u>	<u>8.83</u>
						\$1,185.01

LOCAL MEDICAL FACILITIES

Urgent Care & Hospitals

Hamlin Family Health Center – Urgent Care
543 Easton Turnpike #105,
Jefferson Township, PA 18436
570-689-9965
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Mon, Tues, Thurs, Fri: 7:30am-7:30pm
Wed: 8:30am-7:30pm
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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
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24/7/365
Day or night
Weekend/Holiday
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26.2 MILES

S U D O K U

↓ Insert numbers 1 through 9 in each block; no repeats in row or column. ↓

8				4				
					2	6		
7	6					3		
3			9		6	5		1
				1	5			2
		1	7	2		9		6
		3						
2					8			
1						2	4	

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.

WLE BUILDING RULES & REGULATIONS

Revisions to: **Spas, Hot Tubs, etc..**

October 1, 2022 Revision

Spas, Hot Tubs, etc.:

Prior to installing or placement of such Spas, Hot Tubs, etc. the property owner/contractor of legal designee MUST apply in writing for a non-fee permit through the WLE Building Compliance Officer. Absolutely NO preparation work or installation is to begin until a permit is issued. "Spas, Hot Tubs, etc. MUST comply with all Pennsylvania Commonwealth, Wayne County, Paupack Township, Safety and WLE requirements."

The Spas, Hot Tubs, etc. MUST adhere to the following:

1. Hot Tubs, Spas Etc. must not be larger than 10' x 10' are not to be installed below grade and no fencing allowed. (BOD).
2. "Swim Spas" will not be allowed. (BOD).
3. Placement must be at least 10 feet from any structure windows or doors.
4. Placement must be above grade and remain within the property setbacks (Article V Setbacks).
5. Placement on new or existing deck requires architectural design to meet the requirements of Paupack Township building codes and Electrical Permit issued by the Township. Proof of such approvals must be submitted to WLE Building Compliance Officer.
6. Device(s)/unit(s) must be installed above grade.
7. Device(s)/unit(s) must conform with the IRC and ISPSC codes.
8. Placement must not exceed impervious lot coverage (Article IX, A. General 5) and/or Paupack Township Ordinances.
9. Device(s)/unit(s) must have lockable enclosures with a minimum height of 4 ft. and/or a lockable cover meeting the ASTM standards.
10. Device(s)/unit(s) must not be drained onto neighboring properties.

Section 8 Spas Hot Tubs etc.:

Prior to installing or placement of such Spas, Hot Tubs, etc. the property owner/contractor of legal designee MUST apply in writing for a non-fee permit through the WLE Building Compliance Officer. Absolutely NO preparation work or installation is to begin until a permit is issued. "Spas, Hot Tubs, etc. MUST comply with all Pennsylvania Commonwealth, Wayne County, Paupack Township, Safety and WLE requirements."

The Spas, Hot Tubs, etc. MUST adhere to the following:

11. Hot Tubs, Spas Etc. must not be larger than 10' x 10' are not to be installed below grade and no fencing allowed. (BOD).
12. "Swim Spas" will not be allowed. (BOD).
13. Placement must be at least 10 feet from any structure windows or doors.
14. Placement must be above grade and remain within the property setbacks (Article V Setbacks).
15. Placement on new or existing deck requires architectural design to meet the requirements of Paupack Township building codes and Electrical Permit issued by the Township. Proof of such approvals must be submitted to WLE Building Compliance Officer.
16. Device(s)/unit(s) must be installed above grade.
17. Device(s)/unit(s) must conform with the IRC and ISPSC codes.
18. Placement must not exceed impervious lot coverage (Article IX, A. General 5) and/or Paupack Township Ordinances.
19. Device(s)/unit(s) must have lockable enclosures with a minimum height of 4 ft. and/or a lockable cover meeting the ASTM standards.
20. Device(s)/unit(s) must not be drained onto neighboring properties.

PLEASE BE ADVISED THAT BOTH A TOWNSHIP AND WALLENPAUPACK LAKE ESTATES PERMIT IS REQUIRED.



New Year's Eve at WLE

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:

<https://informedelivery.usps.com/box/pages/intro/start.action>

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.

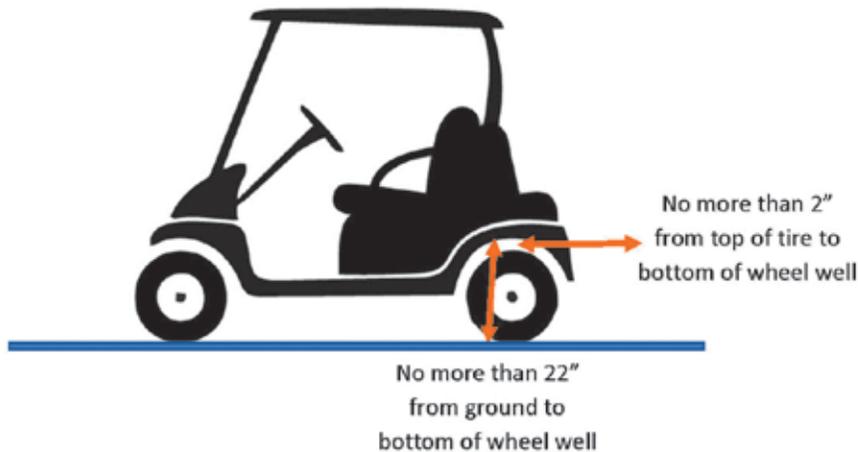
Golf Cart Notice

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.



Card Bingo

Fridays – 7:00 PM

(Doors Open at 6:30pm – Calling Starts at 7pm)

Adults 21+, BYOB

\$1.00 admission, includes refreshments

Main Clubhouse

Starts September 9, 2022

TRASH COMPACTORS

General list of items that are **NOT ACCEPTABLE** as household waste and should not be deposited at or in the compactors.

\$100 FINE FOR VIOLATORS • VIDEO SURVEILLANCE

- Panes of glass, window-frames, shutters
Internal or external doors, garage doors, lumber, drywall, insulation, gutters, shingles, paint or any building material
- Radiators, fireplaces, space heaters, boilers, pipes
- Bathroom fixtures (i.e. toilet, bathtub, shower base, shower doors, sinks)
- Kitchen cupboards or base units and sink units and work tops
- Curtain rods, blinds
- Garden tools, power tools, hand tools, electrical cords
- Metal cabinets, garbage cans
- Heaps or piles of loose branches or leaves
- Metal toys, swing sets, strollers, cribs, playpens, high chairs
- Appliances (i.e. computers, televisions, vacuums, fans, stereos, washers, dryers, etc.)
- Indoor and outdoor furniture, lighting, carpeting
- Hazardous waste (i.e. household chemicals, herbicides, insecticides, etc.)
- Excavated material, including soil and sods, clay, gravel, stone, broken concrete, blacktop, etc.
- Concrete slabs, bricks, blocks, plaster, cement, timber, asbestos
- Water tanks, propane tanks, gas tanks, oil tanks
- Liquid waste including gasoline, kerosene, motor oil or any flammable liquids
- Motor vehicle, motorcycle or bicycle parts including wheels, rims and tires
- Refrigerators, dehumidifiers, air conditioners, water coolers

LUXURY LISTINGS, LAKEHOUSES & LOTS
 EXCEPTIONAL REVIEWS, SERVICE & MARKETING STRATEGIES
 Year Round WLE Resident



THINKING OF SELLING?
 Let me show you how Berkshire Hathaway HomeServices
 Pocono Real Estate and I will make a difference & help
 you sell your home when it is time for a change.
 Happy Holidays and Happy New Year Everyone!!

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 Pocono Real Estate

Anne McCausland



SNOWPLOW NOTICE



Reminder:

Please keep shoulder or right of ways clear of
 Vehicles, Trailers, Basketball Hoops and any
 other items. The snowplows need to be able to
 push back the snow in this area.

Your cooperation is appreciated.



W.L.E.
Classified Ads

W.L.E. CLASSIFIED RATES:

\$10.00 FOR 25 WORDS OR LESS

\$.25 PER WORD AFTERWARDS

ADS MUST BE PAID IN ADVANCE WITH AD COPY

ANYONE INTERESTED IN SELLING THEIR PROPERTY, HOME, AUTO,
 RECREATIONAL VEHICLE, BOAT, ETC. OR WOULD LIKE TO PLACE AN AD
 SEEKING A HOME, PROPERTY OR RENTAL ARE WELCOMED TO PLACE AN AD

Notice to Property Owners

When selling your property, your Membership Badges are to be transferred to the buyer at time of closing. There will be a charge for each Badge not transferred at time of closing. Closing agent will collect the fee charged.

LOTS FOR SALE

Section 2 – Lot 078 - #54 Wallenpaupack – Lot for Sale, buildable, property size 150' x 80' - asking \$10,000 or best offer – Call: Robert 718-869-1648 or 718-948-4614

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

ADVERTISEMENT DISCLAIMER

Wallenpaupack Lake Estates Property Owners Association, hereinafter "WLEPOA", has sole discretion to publish any advertisement submitted for publication. WLEPOA is not responsible for the claims, representations and other information of the advertisements of others published herein, or the credibility of such advertisers. WLEPOA does not verify the truth or accuracy of any advertisement of the publication submitted by others or investigate the credibility of any such advertiser