

Wallenpaupack Lake Estates
Property Owners Association Annual Meeting
Saturday, June 11, 2022

The Wallenpaupack Lake Estates Property Owners' Association Annual Meeting commenced at 10AM. The following Board Members were present: Ed Jordan (President), Alan Cucciniello (Vice President), Greg Pollock (Treasurer) Kathleen Maynes (Secretary), Mike McGregor, and Jerry Beskovoyne. Also in attendance were John Carney (General Manager), Scott Miller (Accountant from a Riley & Company) and Howard Terreri (Attorney).

The meeting was open with the Pledge of Allegiance.

Paula Whitney made the motion to approve the minutes from June 12, 2021. The motion was seconded by Terry Cucciniello and passed unanimously. Introductions were then given by Ed Jordan.

Scholarships:

The meeting was then turned over to Paula Whitney, who provided background information on the WLE John Rechinda Memorial Scholarships and the Eleanor and Pete Baker Memorial Scholarship. She also noted the selection process, which guarantees complete anonymity in choosing the applicant. Paula proceeded to provide the names and accomplishments of the recipients. The following students were awarded with the WLE John Rechinda Memorial Scholarships: Ashley DeGeorge, Jaden Barbier, Victoria Lawlor, and Jody McCormick. Liam Quinn was awarded the Eleanor and Pete Memorial Scholarship. Paula then congratulated all the students who applied as well as the parents and grandparents of these wonderful students. There were no applicants this year from any students going on to vo-tech schools. Paula would like to encourage students with that career path to apply next year.

WLE Wall of Honor Service Award:

Dan Braun provided background information on this service award. He then proceeded to introduce the volunteerism and accomplishments of its recipient, George McMullin, a 50 year resident of WLE. Appreciating and understanding George's services to WLE, the audience gave him a standing ovation.

General Manager's Report (John Carney):

The following items were covered in his report:

- E dock and the stairs to J dock were replaced at the Marina.
- Additional key fob systems are now operational at all the amenities.
- The primary Medevac location is now moved from Kasper Lodge to the Ballfield. Kasper Lodge area will be a secondary location.
- Conversion of the tennis courts to pickelball courts at Beaver Pool is scheduled for the middle to end of June.
- Improvements to the campgrounds include new stone and mulch.
- Assistive devices (i.e. walkers, wheel chairs, etc.) are available for property owners from Neighborhood Watch.
- During the past year WLE had record sales of houses and lots.

- WLE's population growth has increased usage of water, sewer, and trash services.
- The Interior Lake Fish Survey was a positive report. It noted that pickerel are in abundance while largemouth bass are being eaten by the pickerel. Feel free to fish out the pickerel, but please catch and release the largemouth bass.
- Many of the Hemlock and Ash trees along Marina Drive and other places in the development have died due to disease. Flowering cherry and crabapple trees were planted in their place.
- The Beautification Committee planted beautiful flowers that can be seen hanging throughout the Development.
- There will be stricter enforcement of WLE's Rental Policy, which includes stronger verbiage and increased fines.
- WLE has reached out to politicians at the local, county, and state level to implement the paving of Goosepond Road. Individual property owners are also encouraged to contact their representatives.
- The heavy rains and goose droppings caused the closure of Beaver Lake. Testing will determine when it can reopen.
- Pools will be staffed by lifeguards, but the beaches will not have lifeguards. WLE has employed 25 lifeguards, but they are not out of school yet.
- The following items are being considered for the future: replacement of the Salt Barn, moving the recycling to the Maintenance Area, and a possible pavilion by the Main Beach.

Department Reports:

Sewer and Water (Brian Schan):

Brian Schan, Plant Operator, reported a ultra-violet system upgrade and a replacement of Sewer Pump Station 3. These upgrades along with a new camera system assist in locating infiltration. Other sewer pump stations are also scheduled to be upgraded. There were two sewer breaks this year and the mains for them were replaced. They are still trying to obtain a contractor for the Fawn Hill project. Brian also thanked his dedicated staff for their help.

Question: Property owner noted that they are still getting black rings in their toilet. What is causing that?

Answer: Brian noted that he is looking to install flush valves in this property owners section and hopefully that will alleviate the problem.

Question: Why is there a foul odor near the Main Club House?

Answer: Brian told the property owner that there is a vent near that area. He will install a deodorizing block that should take care of this problem.

Building Department (Fran Raimo):

Fran stated that there continues to be strong growth in the Community. There are 44 open fee permits and 12 new house permits. The Building Committee is restructuring the rulebook for simplicity of use.

Question: How many homes are there currently in WLE?

Answer: There are currently 1412 homes.

Question: There is a house that has a deck on it that is falling down. What is currently going on with that house?

Answer: This problem is being rectified with Paupack Township.

Comment/Question: Thank you for the recycling container in the Fitness Center. How can we encourage recycling within the development?

Answer: Pennsylvania does not mandate recycling. There is a discussion about moving the recycling over to the Maintenance/Compactor Area.

Public Safety Department (Chief Dominick Manetti):

Chief Manetti commented that there were 506 citations issued and 72 emergency medical calls over the past year. Most of the activity is during June, July, and August. The Public Safety Department is currently targeting “junk vehicles” at WLE. These are vehicles that do not have current registrations or license plates.

Question: How long do people have to respond to letters sent to property owners about “junk vehicles”?

Answer: The property owner has 14 days to respond and 30 days to either remove the vehicle or get it registered.

Question: Are boats included in this?

Answer: Not yet.

Question: Can Security be more visible at activities and amenities?

Answer: Yes, we will try.

Question: Outside contractors are not stopping at stop signs. Are we addressing that?

Answer: Yes, last month we issued 13 stop sign citations.

Question: What is being done to stop loud music coming from golf carts and cars?

Answer: Officers will address that when they hear it. Call us when you hear/see it happening.

Question: Do you go onto a property when you do not see a WLE sticker and issue a citation?

Answer: We do not routinely go onto a property when we see a sticker violation. However, we do usually get them later when they use the amenities.

Question: When does the road in front of Deer Lake Beach go one way?

Answer: The signs go up 4th of July weekend.

Office Manager (Kathy Sollenne):

Kathy Sollenne provided the property owners with the following information:

- With the employee changes in the office I am pleased to say that I am very happy with the current staff. Jen Benson has been with us for 1 year now and is working out very

well. The new face to say hello to is Marianna Duffy, she has been with us for 4 months. Both Jen, Marianna, and the rest of the staff, Michelle. Donna & Lorraine are an asset and have helped to keep things running as smooth as possible and I would like to thank them all. There is also another guy in the office he goes by John, he's pretty good too.

- Call Ahead: We are continuing the call ahead for guest passes and other items, and they will be available in the foyer for a later pick-up. Since Covid we have found this has been working nicely and helps alleviate the lines, so it has now become a regular process.
- This year we have a new process for picking up flags for the Golf Carts & UTV's which started this week. All pre-registered property owners can call the office ahead and we will have the flags outside waiting for you, so you do not need to come into the office. Anyone who has not pre-registered can drop off paperwork and we will process it as quick as we can, but please plan accordingly because it can take a day or two. All new registrations will still be done on the same day. There is a detailed flyer available by the door for you to pick up on your way out, it has also been posted to our social media and posting areas.
- We will start giving out the new Badges & Stickers as usual on the Wednesday after July 4th.
- Flag Numbers: In 2021 we ordered 1,400 Flags between UTV & Golf Carts and used just about all of them, for this year we ordered 1,500. Badge Numbers: In 2020 we ordered and used 9,500 Badges and we had a significant increase in numbers from 2021 to 2022 and used 11,000 badges. We are estimating approximately 12,000 for 2022 into 2023.
- Once again Guest passes are no different with rising numbers. On average since this Memorial Day weekend, we have been handing out approx. 50-70 passes per week and between 60-75 just on the weekends. This is a little slower from last year, but we think it is due to the rain and cooler weather.
- Notices: We just launched a new website for WLE. We feel it is a cleaner more up to date look. As always, important information can still be found on our Scrollbar of the website, TV channel 920, for those of you not here our TV channel 920 is also available as a link on our website to view online, the WLE App and flyers that are posted throughout the community and on Facebook.
- We do appreciate your patience while trying to make things better for you as property owners, but we can only do so by trial and error. Sometimes these changes are done due to complaints that we try to address, so please bear with us as we try to make it smoother for this ever growing community and the Office.

Question: Is there a maximum number of golf carts that a property owner can have?

Answer: No

Question: What is the website address?

Answer: www.wleonline.org

Question: How much does the new website cost?

Answer: (Ed responded) The total cost was approximately \$4,950. We also have secured a number of domain names that include wle in them and this will redirect them to our website.

Question: Where can I find the most current pool schedule?

Answer: It is on the website, app, Facebook, and TV 920.

Question: What is the minimum number of lifeguards at a pool?

Answer. (Ed responded) We have 25 lifeguards and they will be stationed where they are most needed. We can move them to another pool if more people are there.

Question: Are we revamping the Kayak and small boat sign ups?

Answer: I know a big thing this year was the small boats. We tried something different. Some say it was better, and some say worse. Overall time was about 15 minutes less than last year. We are looking to revamp again next year and have taken all the suggestions offered to see what we can do. We are thinking about pre-registration. However, nothing is decided as of yet.

Information should be out at the beginning of the New Year.

Question: Can we use google forms to sign up for small boat racks?

Answer: That would not work as a number of property owners do not know how to use it.

Question: Can there be more small boat racks?

Answer: (Ed's comment) The BODs will consider that.

Question: Are there any other WLE social media websites?

Answer: WLE has one (<http://www.facebook.com/WallenpaupackLakeEstates>) and Recreation has one. There are a number of other ones on Facebook, but they are not hosted by WLE.

Maintenance Department (Brian Stine):

Brian thanked his crew for the work that they did and how great the grounds look. Besides taking care of the snow and ice during the winter months and troubleshooting any of the Development's repairs, the Maintenance Department built E Dock and the fingers for E Dock. Also, the floors of Deer Beach and Beaver Beach bathrooms were epoxied and next year campground's bathroom floors will be completed. Both pools are currently up and running.

Question: One of the railings on the stairs at the Marina is broken. Will it be fixed?

Answer: It is partially fixed. We just need to get some additional materials to fix it.

Committee Reports:

Recreation Committee (Al Cucciniello):

Al thanked all the volunteers for their hard work. The list of events is listed on the Recreation website. Just go to www.wleonline.org and click on the Recreation link. The Recreation Committee is always looking for new members. Usually their meetings are the second Saturday of each month at 10 AM at the Adult Lodge. This month, it is next week due to the Annual Meeting today. Anyone interested in planning a new event should come to a Recreation meeting and present it.

The Independence Day picnic is scheduled for July 2nd at Rockledge Pool. Various food trucks and the Snack Shack will be selling food and there will be music. There will also be Music in the Park four times this summer. The Swim Team will be sponsoring a Tricky Tray Auction during Labor Day Weekend. The Swim Team will be competing against other teams this year.

Question: Are all events run out of the Recreation Committee?

Answer: Most events are run out of the Recreation Committee.

Question: Will there be ceramics this year?

Answer: Yes, please check the Recreation webpage for dates and times.

Question: Is there a schedule of activities in the office?

Answer: Yes, you can stop by the office and pick up a schedule.

Comment: The Craft Shop is now open on Saturday and Sunday from 11 AM to 2 PM. Please spread the word.

Marina Committee (Kathleen Maynes):

Kathleen provided the property owners with the following information:

- WLE has afforded the opportunity to obtain as many permits as it possibly can from Brookfield Renewable. Our Marina is the largest on Lake Wallenpaupack with 344 regular boat slips and 8 Wave Runner/Jet Ski slip. Understanding that we have a waiting list, this year the Marina did see the permanent turnover of 24 slips and 15 sublets. The 8 Wave Runner/Jet Ski slips are done by lottery each year.
- Our dedicated and hardworking Maintenance staff had the Marina operational on May 5th. This is the earliest it was ever opened
- The Marina has had some upgrades in the past year. E Dock, its fingers, and the stairs to J Dock were replaced. LED lighting was installed last summer and additional LED lighting facing down each set of stairs towards the dock will be installed this summer. Three supplementary anchors were added at the end of some of the longer docks this year to further secure them.
- Beside this, the Marina Committee set up two Saturday Boating Safety Courses in which over 50 people were issued Boating Licenses.

Citation Dispute Committee (Kathleen Maynes):

Kathleen provided the property owners with the following information:

- If a property is issued a citation, they have the opportunity to contest the violation through the Citation Dispute Committee. The WLE Rules and Regulations outline the procedure for this.
- The CDC heard various cases this year and a number of the cases had to do with depositing trash at the compactors. Please be aware that only household trash can be deposited in the compactors. There is a sign at the compactors describing some unacceptable items, but the list is not comprehensive. When in doubt, please do not hesitate to call the office and they can advise you.
- People have asked where they can dispose of larger items:
 - Paupack Township periodically has clean up days. Please check their website, paupacktownship.org for dates.
 - Also, metal can be disposed at the Paupack Township offices for no cost at any time.
 - If you go to the office, you can arrange for a bulk pickup of items and the office

- will advise you of the cost for that.
- Finally, the office has phone numbers for outside haulers.

Question: Our original charter stated that disposal of trash would be included in our dues, why then do we have to pay for disposal of non-household trash?

Answer. The BODs will check into the original charter and explore that.

Neighborhood Watch (Jerry Beskovoyne):

Jerry would like to thank Neighborhood Watch for the time that they put in and all their assistance with events. June 25th is their next meeting and they welcome any new members.

Paupack Township Liason (Jerry Beskovoyne):

Jerry conveyed that Paupack Township is still working on a short-term Rental Ordinance. They are looking at an occupancy standard for these rentals.

Attorney Report (Howard Terreri):

Howard mentioned that there was only one incidental collection case on the table. He welcomed any questions.

Question: Is WLE is responsible for removal of all trash?

Answer: One must go back and check to see if it is actually in the charter and, if it is, how it is worded there. Howard does not recall it being in the charter.

Accountant from Riley & Company (Scott Miller):

Scott provided the Association with the following insights:

- After a review of the financial statement, the Association is in good shape.
- Scott discussed the importance of the reserves.
- He noted that with the current cost of everything, inflation is about 10%.
- Because of this, the operating reserve should be increased in the future.
- The Association must raise the dues in order to keep up with inflation and to maintain its good standing.
- The collection rate is very good.

Unfinished Business:

- WLE is having difficulty in finding a contractor for Fawn Hill Well, which impacts our chlorine reduction services.
- We are waiting for contractor to convert Tennis Courts to Pickelboard courts at Beaver Pool.
- The Board has discussed the possibility of a pavilion at Main Beach

Additional Questions:

Question: Is it possible to suggest the building of an indoor sports complex perhaps where the baseball field is?

Answer: We cannot use the baseball field as that is an established amenity. However, you can submit a proposal outlining the goals of this project.

The BODs would like to thank the Election Committee for their hard work. The Capital Reserved was passed by a vote of 276 for and 12 against. The newly elected BOD members are Bruce Phillips and Mike Cioffi.

Jack Gillenny and Jerry Beskovoyne were presented plaques for their valuable service while on the Board of Directors.

Motion to adjourn made by Dianne Kitchell and seconded by Terry Cucciniello. All were in favor. Meeting adjourned at 12:05 PM

The next open Board Meeting is scheduled for July 16, 2022.