

Summer Fun



Important Dates

October 28 – Short-Term Rental Meeting, 9 a.m.
 Trunk or Treat, 2-4 p.m.
 Halloween Spooktacular, 5-9 p.m.
 December 2 — Holiday Craft Fair, 2-4 p.m.

General Manager's Report

By John Carney



As I am writing my article, summer is winding down and today has the fall feeling, but still enough summer left to enjoy the water and boating and especially pickleball. Pickleball has become one of the most favorite activities for many of our property owners.

This summer has seen some unusual weather, very hot in June, and then July and August an above average amount of rain. Some of the rain was very hard in short periods of time which caused flash flooding and washouts areas. The Maintenance Department has been working on washouts and improving drainage in

other areas.

With the challenge of having the number of lifeguards we would like to have, overall the summer went very well at the pools. There were occasions that the slide could not open so that we could have enough lifeguards at both pools to properly watch the pools for the amount of people using the pools.

Going forward with golfcarts and UTVs, you will keep your present flag and each year you will get a current year sticker to put on your license plate. If you do not have a license plate, contact the office.

We do continue to have a speeding problem on most roads and without the help of everyone, it is a problem that is hard to deal with in the summer months

with the amount of traffic. We are working on a couple of different ideas, but we need people to slow down. The roads are not that wide, there are many walkers, bicyclists and kids on golf carts.

On a good note, we have had a very good turnout of property owners coming in to get their current badges and car stickers and updating their vehicle inventory. Over the last couple of years, we have strengthened our guest pass policy and property owners are coming in with all the requested information, which makes the operation go much smoother. Badges, stickers and guest passes are for the security of WLE, to make sure the proper people are driving on the roads and using the amenities.

Paupack Township has adopted a Short-Term Rental Ordinance, this only

affects a small percentage of property owners, but the owners that it does affect must adhere to the ordinance. Each existing STR in WLE must register with the Township by mid-November. Any new STR must adhere to the ordinance immediately. The township has an application to be completed and any STR will need to apply for a Conditional Use Permit. The STR Ordinance, Application and Fee Schedule can be found on the WLE website under the other links. WLE will not allow a house to be used for STR until the homeowner forwards the STR permit from the Township. We have forwarded to the township our list of STRs.

Enjoy the upcoming fall season, and if you have any questions or concerns, please do not hesitate to contact me.

Maintenance Report

By Brian Stine



As fall time approaches, I hope everyone enjoyed all this community had to offer this summer. Before you know it, the outdoor pools will be closing. We will begin to remove the Marina docks on OCT 16,

2023. Also, as the season prolongs at the Marina, we will be adding more walkways and pushing out and tightening anchors, due to the lake being drawn down to 1179 ft in elevation by Oct 2023 for the winter season.

Just a few reminders as we move forward into the harvest season, while cleaning your leaves for fall clean-ups, please remember to clean out your culvert ditches and pipes.

Fall clean-ups will begin as soon as most leaves fall at every amenity. Some final painting will be done at our outdoor bathrooms and the entrance to the indoor pool. Dave Cook Masonry will be removing all the pavers at the 9/11 Monument, putting down a new base, re-seating all the pavers, and gator sanding all the joints and sealing them.

I'd like to thank my hard-working Maintenance Dept., Housekeeping,

Recycling and Marina Watch for all their hard work over the summer. Maintenance: Cord Rosencrance, Greg Yurick, Colin Stine, Dimitri Reggie, Lamont Hayes, Noah Counterman, Dana Esposito and Connor Gorman. Housekeeping: Jen Cottone, Molly Counterman and Kristen. Recycling and Marina Watch: Mike Caccavone.

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

Updated 9/13/22

POOL SCHEDULE

Fall & Winter Schedule

Holiday schedules will posted individually

Morning Schedule: Indoor Pool

| | |
|---|---|
| Monday, Wednesday, Friday Water Aerobics 8:30 to 9:30 AM Lap Swimming – 9:30 to 10:30 AM Open Swim – 10:30 to 12:00 | Tuesday, Thursday Lap Swimming – 8:30 to 10:00 AM Open Swim – 10:00 to 12:00 |
|---|---|

Evening Schedule: Indoor Pool

| | |
|---|--|
| Monday - Friday Open Swim – 4:00 to 8:00 PM | Saturday & Sunday Open Swim – 12:00 to 8:00 PM |
|---|--|



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.

2023-2024 heating season (October – April) and it will be honored through the end of May 31, 2024.

WLE residents will be priced at \$2.10

This pricing is capped at \$2.25

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

BOOT POLICY & PAYMENT

BOOT POLICY

Any vehicle on WLE property in violation of WLE Parking Rules and Regulations, or without a valid WLE identification sticker/guest hangtag displayed in accordance with WLE Rules and Regulations (GR #38), is subject to being booted and/or towed. A warning sticker alerting the driver that the vehicle has been booted, will be placed on the driver's side window.

The boot device immobilizes the vehicle until arrangements are made to pay fines and boot removal fee. Failure to make arrangements within 24 hours will result in the vehicle being towed. A Public Safety Officer will periodically check the status of the booted vehicle noting the same in log sheet.

Any attempt to remove the boot that causes damage may result in additional fines and/or re-imbursement for the boot device. We are not responsible for any damage to your vehicle caused by attempting to remove the boot.

Boot removal fee: \$50.00 plus fine

PAYMENT

During Office Hours: You can make the Boot & Fine payment at the Office, or if have no means to get to the Office you can pay online at www.rentpayment.com and call 570-689-4721 to verify payment.

After Hours: You can make the Boot & Fine payment online at www.rentpayment.com, then call 570-493-3198 to verify payment or pay an Officer directly.

If you have any questions, please call 570-689-4721

WLE GUEST PASSES

Please be advised that in order to obtain a guest pass we need the following:

1. Name of Guest
2. Vehicle Make, Model, Year & Color
3. Vehicle Plate #
4. Dates of stay

Information can be called or e-mailed ahead of time and they will be in the foyer in the "pick-up" box.

ALL GUEST PASSES CAN ONLY BE ISSUED FOR TWO (2) WEEKS AT TIME.

MOTIONS:

4/15/23 The following motion was made by Greg and was seconded by Al. The cost of new construction building permit will be equal to the improved lot annual assessment. The vote was unanimous in favor of the motion.

4/15/23 The following motion was made by Ed and seconded by Bruce: No WLE sanctioned activity can be scheduled at the Adult Lodge from Friday at 6 PM to Sunday at 6 PM and during holiday weekends. The vote was unanimous in favor of the motion.

5/20/23 The following motion was made by Kathleen and seconded by Mike C.: WLE sanctioned committee meetings can be scheduled at the Adult Lodge on Saturday and Sunday mornings. The vote was unanimous in favor of the motion.


LOCAL MEDICAL FACILITIES

| Urgent Care & Hospitals | |
|---|---|
| Hamlin Family Health Center – Urgent Care 543 Easton Turnpike #105, Jefferson Township, PA 18436 570-689-9965 Sat-Sun: 8am-3pm Mon, Tues, Thurs Fri: 7:30am-7:30pm Wed: 8:30am-7:30pm 12 MINUTES FROM WLE – 7.1 MILES | Moses Taylor Hospital 700 Quincy Avenue, Scranton, PA 18510 (570) 770-5000 36 MINUTES FROM WLE – 24.7 MILES |
| Veterinary Clinic & Emergency | |
| 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 | 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 |
| Lake Region Urgent Care 273 Grandview Ave., Honesdale, PA 18431 570-390-4545 Mon-Sun: 9am-7pm 28 MINUTES FROM WLE – 12.8 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 |
| Wayne Memorial Hospital 601 Park St #1445, Honesdale, PA 18431 570-253-8100 26 MINUTES FROM WLE – 16.2 MILES | Veterinary Referral & Emergency Center 318 Northern Blvd., Clark Summit, PA 18411 570-587-7777 24/7/365 Day or night Weekend/Holiday 36 MINUTES FROM WLE – 26.2 MILES |
| Geisinger Hospital 1800 Mulberry St., Scranton, PA 18510 570-703-8000 35 MINUTES FROM WLE – 23.8 MILES | |

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



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.

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 (all office or 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.

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

Doggie Time



ALL DOGS ARE ALLOWED

AT THE U-DOCKS FROM

SUNRISE TO 9:00AM

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Neighbor

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FOR SALE**



\$469,000

57 Mustang Road
Lake Ariel, PA 18436

New Construction! 4 bedrooms, 3 full & 1 half bath with a garage! Located within walking distance to Deer Lake & the Rockledge recreation area with outdoor heated swimming pool!



\$265,000

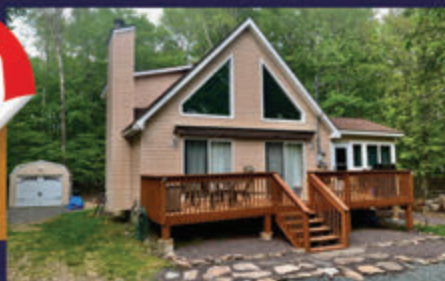
1139 Wallenpaupack Drive
Lake Ariel, PA 18436

4 bedrooms, 2 bath. Plenty of parking & a nice back yard! This move in ready home would make the perfect summer getaway or permanent family residence!

\$349,900

1038 Wallenpaupack Dr
Lake Ariel, PA 18436

Rare Find, over an acre of property!
3 bedrooms, 2 baths, with a detached garage!



I am a WLE Resident and have lived in the Lake Wallenpaupack region for over 30 years. Along with being your neighbor, I have been a realtor for over 20 years. I would love to help you with all of your real estate needs. Join the growing list of satisfied WLE residents who have trusted me with their home sale or purchase! Inventory is low & listings are needed! I have buyers waiting to purchase your WLE home!

**BUYING
OR SELLING**

a home?

LET'S WORK TOGETHER!

20+
YEARS
EXPERIENCE

30+
YEARS YOUR
NEIGHBOR

Class of 2023 Scholarship Winners



CARLIE SCHWIZER

I am Carlie Schweizer and here are my future plans: My plans for the future are to attend the University of Pittsburgh for the next 4 years and acquire a Bachelor Degree in Business. I truly appreciate this generous scholarship because it is another way to help me obtain my goals. While attending the University of Pittsburgh, I plan to get involved with lots of on campus activities, work hard in the classroom, and make the most of my time there. My final goal is to hopefully get a Sports Marketing job for a NFL team. I would like to thank WLE one last time for giving me the privilege to conquer my dreams.



CATERINA CIRONE

The college I will be attending is Franklin W. Olin College of Engineering, an institution specifically for students who wish to be engineers and also make a difference in the world. This is precisely what my aspiration is for the future. As an engineer, I will be able to solve problems. While for most this simply means constructing a new office space, to me this means manufacturing a brand-new mechanism that can improve the lives of many people in our world who need it. For the WLE community, this will mean an improved dog park for the animals, so that it can be a much better environment for playful pups and other beloved pets. This is why I am very grateful for the WLE scholarship, as it brings me one step closer to making the world a better place.



DANIEL SIROTA

First of all, I would like to thank the WLE community for this generous award. I am grateful to be one of only four recipients of this award. I will do my best in the future to make sure that I was deserving of this award. In the fall of 2023 I will be continuing my educational career at Binghamton University. I am currently in the school of management in the business administration track. I plan to experience the various parts of business administration in the first two years so I can make an informed decision about what I would like to concentrate in, which currently is finance and management information systems(MIS). I also plan to apply for the engineering school and do a double major in computer science. I look forward to what is ahead of me. Thank you once again to the WLE community for this award.



NATALIE MACK

I will attend Lehigh University in the College of Arts and Sciences with plans to enter the 4+1 program to graduate with a master's degree in Elementary Education. I will pursue an undergraduate degree in Environmental Science. Following my undergraduate graduation, I will enter my fifth year in the Master's program of Elementary Education. My career path is to be a 4th or 5th grade teacher with further aspirations to be a principal. Teachers are not only a source of information, but also a confidant whose goal is to help others learn to become the best they can be. I want to provide that sense of encouragement, motivation and knowledge for other children. I plan to study abroad while attending Lehigh and hope to begin my teaching career abroad; this will help me bring diverse cultures and communication skills to my classroom and students.

I am an avid runner and swimmer and I plan to continue both sports on Lehigh's club teams. One of my goals is to run a marathon by the time I graduate college. Also, this past spring, I was a Junior Coach for Girls on the Run at Wescosville Elementary. I plan to return to the organization each spring as a coach in the Bethlehem School District. I truly appreciated coaching the 10 - 12-year olds and teaching them that running is not just a sport, but it instills confidence and self-esteem.

CULVERTS & ROADSIDE DITCHES

Are the responsibility of the Property Owner to keep them unclogged and clear of debris.

As per General Rules & Regulations:
27. Drainage: Each property owner shall keep drainage ditches, swales, and culvert pipes located on their lot free of obstructions and in good repair.

Since July 7, 2023, when our area experienced very heavy rains, the Maintenance Department has been working on blocked drainage pipes and ditches from that storm and some storms that occurred after that. The rain experienced on July 7, definitely would have tested and exceeded any normal drainage system, but property owners blocked culvert pipes and ditches are compounding the problem.

During the storm blocked culvert pipes under property owners' driveways and the ditches to and from the culvert pipe causes much flooding and damage to the roads and other property owner's property.

It is the responsibility of all property owners to maintain and keep clean the culvert pipes and drainage ditches on your property, by having the pipes and ditches free of leaves and debris. The Maintenance Department has already or is currently completing cleaning many culvert pipes and ditches.

Over the years we have been successful in notifying property owners to have their pipes cleaned and if not cleaned they will be fined and charged for having them cleaned.

We need to get stricter on having property owners maintain their drainage, therefore once a property owner is notified to address their drainage it will need to be done as soon as possible and if not completed before forecasted rains, it will be cleaned by WLE and fines and fees will be charged.

We need to get proactive rather than reactive to avoid damage and hours of Maintenance's time to clean up after the storms.

Thank you for your cooperation.

CHANNEL 920 ANNOUNCEMENTS

If you would like to send out a Birthday or Anniversary wish, perhaps congratulate someone, just send the name of the person, the occasion and the date to the office, or call it in, and we can get it posted. Please allow at least 1 week notice.



This year Brian Schan, Supervisor of our Water & Sewer Treatment Facility, celebrated “30” years of employment with WLE.



Also celebrating is Kathy Sollenne, WLE Office Manager, with “20” years at WLE.

Brian Stine, Maintenance Supervisor, also celebrates “10” years with WLE this year.
Congratulations Brian, Kathy and Brian, thank you for all that you do!

Also celebrating this year is:
Greg Yurick, Maintenance, 7 years
Cord Rosencrance, Maintenance, 6 years
Dominic Manetti, Public Safety, 6 years

Celebrating “5” years are:
Paul Nardozi, Public Safety
Lorraine Daviduk, Administration
Michelle Gorman, Administration

When Are My Dues Due?

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

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

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

LIFE IS FULL OF CURVES...
CHOOSE SOMEONE WHO
KNOWS THE ROAD.

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Change of Seasons at The Lake

R H N S W Q T U I Y X D Z S X S S W S T F A R C D N A S T R A E S H R S
E E J W I E E G S N O I T A N O D R A M J U L L I H C S G T S Y R S B P
B C B I N L I B N G B A T A G I J K E L N M U T U A E V O U T B E U K O
O O F M T B U E W I O U R R T R R V P T L E M O H O X W O R E M B R C O
T O A M E C Q A E B T E L C U A I A E S N E W Y D S N H A V E I M W A K
C K W I R T L W D G T E H C P N T L R C G E N A E S E P G D C O E I M T
O O N N I K P R O E U E E E S R K E L H A E R P H K H E I U W G M N P A
G U S G Z H A E V H S F H M I N T O S I A L I I A C R C R L E T R N G C
N T U N E O B J S L S T E O P F E E R C N L P L A U A U S T R S E E R U
I M A C B E W L A E N R T R A E B M C T H G L E E L P B T T M Y T R O L
L O G D Q F U K A I G I A R U J H R O I R O B O R F O A M Y E A A S U A
C Q R U O N E D C R C D C C P I W Q K W K E L R W I W Z C Y D D W R N R
Y A K X C L I I F Y A T U L A E H I K I N G A A D E F B D K A N G I D W
C E E H E R S J B U C K S J C S T U D E N T S T R L E J R S R O N A K I
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B O E L M S P U N A E L C N Q A E L O H N R O C Q U H O I R P T K T O D
N L F R E D I C L A K E E V G T D A Y T R I P M M K R I N I P C N F Y L
Y T E F A S H O R T T E R M R E N T A L S E R M F E D D P B L E I A W I
T H A N K S G I V I N G Z R X S S R O T L A E R S E C C O B E L R R E F
T R I C K Y T R A Y T O U R N A M E N T G R P F O L I A G E S E D C N E

apples
artsandcrafts
autumn
beachparty
bear
bicycling
birds
bocce
bucks
campground
cardboardboats
carshow
chill
cider
cleanups
cookout
cornhole
crafters
craftfair
daytrip
ditches
does
dogwalk
donations
drinkingwater
electionday
Estates
fawns
fi eplace
Florida
foamy
foliage
foxes
golfcarts
grilling
guests
Halloween
hiking
home
ice
judges
Lake

lakehouse
lakelevel
luncheon
medical
meeting
members
musicinthepark
NewYork
October
outdoors
owls
parade
patriotic
Paupack
quiet
raking
realtors
refuge
renters
safety
scholarship
September
ShortTermRentals
smores
Spooktacular
students
summer
swimming
Thanksgiving
tournament
Township
trees
trickytray
TrunkorTreat
turkey
Veterans
Wallenpaupack
webcam
wildlife
winners
winterize
WomensClub

Annual Meeting



Past Board Members that were at the Annual Board Meeting.



Jack and Terry Vetter elected to the Wall of Honor.



Alan Cucciniello, Greg Pollock, BOD Members that have served their 3 year terms.



Scott Healey, newly elected Board Member for 2023.



Scholarship Winners that were at meeting.

**DRINK.
EAT.
PLAY.**



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A woman with brown hair, wearing a blue shirt and a black cap, is seated at a white table. She is smiling. Two young boys are sitting next to her. One boy is wearing a green shirt and the other is wearing a red shirt. There are some white tissues on the table. A black cup is also on the table.

WLE MARKET UPDATE

9 5 31

HOMES ON
THE MARKET

HOMES UNDER
CONTRACT

SOLD
THIS YEAR



\$320,000
1067 INDIAN DR



\$270,000
1048 INDIAN DR



\$265,000
1024 GREEN VALLEY CIR



\$250,000
1081 EVERGREEN DR



\$227,500
1009 SUNRISE CT



\$220,000
1163 BEAVER LAKE DR



\$185,100
1037 CANARY LN

WLE IS HOT! If you're thinking of selling NOW IS THE TIME! Trust the #1 selling real estate firm in Lake Ariel to sell your home fast and for top dollar!



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LakeArielHomes.com • 570 698 7299



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If you have a real estate contract with another real estate broker please disregard this ad.

Paupack Township Rental Notice

The Paupack Township, Wayne County, Board of Supervisors have adopted Ordinance 2023-61-Paupack Township, Wayne County Short Term Rental Ordinance at the regular meeting on August 10, 2023. The owners of a Short-Term Rental within the Township shall have ninety (90) days from the effective date of the Ordinance which is Tuesday August 22, 2023 to submit an application to the Township to continue to operate or establish a new Short Term Rental with Paupack Township, Wayne County.

Failure to make application to Paupack Township, Wayne County to continue to operate or establish a new Short Term

Rental within ninety (90) days of Tuesday, August 22, 2023 is subject to additional fees or further actions.

[http://www.paupacktownship.org/Short term rental ordinance: http://www.paupacktownship.org/forms/PPK-Short%20Term%20Rental%20Ordinance%20Number%202023-61.pdf](http://www.paupacktownship.org/Short%20term%20rental%20ordinance)

[Short term rental fee schedule: http://www.paupacktownship.org/forms/Short%20Term%20Rental%20Fee%20Schedule%202053.1.pdf](http://www.paupacktownship.org/forms/Short%20Term%20Rental%20Fee%20Schedule%202053.1.pdf)

[Short term application: http://www.paupacktownship.org/forms/PPK%20STR-Application-2023.pdf](http://www.paupacktownship.org/forms/PPK%20STR-Application-2023.pdf)



SHORT-TERM RENTAL
MEETING

Main Club House

THE BOARD OF DIRECTORS WILL HOLD A MEETING ON THE TOPIC OF SHORT-TERM RENTALS. REPRESENTATIVES FROM PAUPACK TOWNSHIP WILL ATTEND TO REVIEW THE NEWLY ADOPTED SHORT-TERM RENTAL ORDINANCE.

THE PAUPACK TOWNSHIP SHORT-TERM RENTAL ORDINANCE, RENTAL APPLICATION AND FEE SCHEDULE IS ON THE PAUPACK TOWNSHIP WEBSITE WWW.PAUPACKTOWNSHIP.ORG

WLE SHORT-TERM RENTAL RULES & REGULATIONS AND APPLICATION CAN BE FOUND ON THE WLE WEBSITE WWW.WLEONLINE.ORG

October 28, 2023
9:00 AM

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
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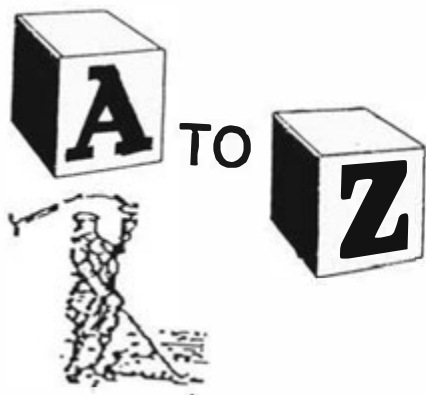
Online Dues Payment Help?

- 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



Contact:

Joe Paladino

Richard Dugan

570-698-7759

E-mail:

AtoZMaint@gmail.com

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WALLENPAUPACK LAKE ESTATES

2022 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, 2022. 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.

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 | 0.371 | 0.0598-0.371 | ppm | 2022 | N | Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits |
| TTHM | 80 | n/a | 10.6 | 0-10.6 | ppb | 2022 | N | By-product of drinking water chlorination |
| HAA5 | 60 | n/a | 2.87 | 0-2.87 | ppb | 2022 | N | By-product of drinking water chlorination |
| Uranium | 20 | 0 | 1.413 | 1.413 | pCi/L | 2018 | N | Erosion of natural deposit |
| Chlorine | 4 | 4 | 1.27 | 0.97-1.27 | ppm | 2022 | N | Water additive used to control microbes. |

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

| 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 | 0.652 | 0.652-1.39 | ppm | 2022 | Y | Water additive used to control microbes. |
| Chlorine (Source 002) | 1.55 | 1.562 | 1.562-2.6 | ppm | 2022 | N | Water additive used to control microbes. |
| Chlorine (Source 003) | 1.10 | 0.703 | 0.703-2.69 | ppm | 2022 | Y | Water additive used to control microbes. |
| Chlorine (Source 004) | 0.51 | 0.521 | 0.521-1.97 | ppm | 2022 | N | Water additive used to control microbes. |
| Chlorine (Source 005) | 0.60 | 0.601 | 0.601-1.99 | ppm | 2022 | N | Water additive used to control microbes. |
| Chlorine (Source 006) | 0.40 | 0.483 | 0.483-2.14 | ppm | 2022 | 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 | 0 | ppb | 0 | N | Corrosion of household plumbing. |
| Copper | 1.3 | 1.3 | 0.26 | ppm | 0 | N | Corrosion of household plumbing. |

| 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:

One Level 1 Assessment.

OTHER VIOLATIONS:

There were no violations in 2022.

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.

Dear Valued Customer:

Wallenpaupack Lake Estates would like to inform you of protection available for your external water service line from your house to the street that WLEPOA is providing. Please visit <https://wleonline.org/site/water-service-line-protection/> for detailed information.

If you would like to have the protection, **September & October** are the months to remit the payment to the Wallenpaupack Lake Estates Office. It is important that your annual premium payment of **\$42.00** be received no later than **October 31, 2023**. WLE appreciates and looks forward to providing protection on your water service line.

Coverage runs from January 1, 2024 thru December 31, 2024

Please Send Payments to:

Wallenpaupack Lake Estates
1005 Wallenpaupack Drive
Lake Ariel, PA 18436

Checks made payable to:

Wallenpaupack Lake Estates



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

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

Sincerely,
Wallenpaupack Lake Estates

Keep this card handy just in case!

Boat Races





License#
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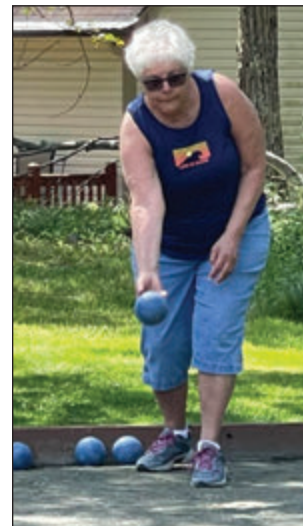
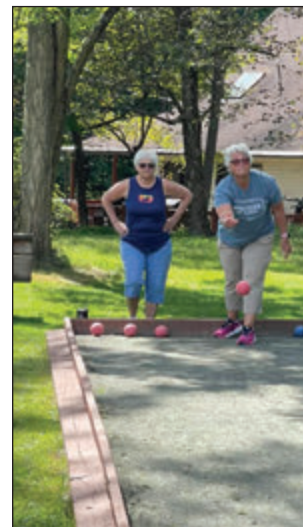
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NOTICE TO OWNERS OF ALL RECREATION VEHICLES

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

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

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



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.

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!

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.

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WLE COMMUNITY BULLETIN

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

1005 Wallenpaupack Drive,
Lake Ariel, PA 18436

The Community Bulletin serves
approximately 1,800 property owners.

Deadline and publication dates may change
without notice.

Coordinator is Kathy Solenne.

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

Deadline: December 15
Publication: December/January

CLASSIFIEDS RATES:

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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
stable near the Maintenance Shed – Hours:
24 hours a day 7 days a week

VEHICLES need registration stickers
located on passenger side rear bumpers or
window. They are available in July and need
to be displayed immediately.

RECYCLING – Sewer Treatment Plant
Every Saturday of the month 9am-12 noon
Every Thursday of the month 9am-11am

**NEXT QUARTERLY
PAYMENT DUE
January 1, 2024**

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

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SGT. Scott Tavoline
SGT. Aaron Bertholf
Officer Sal Lamonica
Officer Aaron Angerson
Officer Mark Santolli (part-time)
Officer John Enhot (part-time)
Officer Robert Zukoski

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Director – Brian Schan
Artie Guerra
Daniel Carlson
Marge Kenny (part-time)

Kasper Lodge

Paul Marion (part time)
James Kaminski (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 - 9:00 PM

Friday:

*Family Time - 4-7:00pm

12 yrs & over - 7:00 - 10:00 PM

Saturday:

*Family Time - 3-7:00pm

12 yrs & over - 7:00 - 10:00 PM

Sunday:

*Family Time - *1:00 - 5:00 PM

1:00-7:00pm Summer - Labor Day

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

Deer Lake Building

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Class of 2023 Senior Spotlight



AVA BURTON
Parents:
Kristina and Ray Burton
Grandparents:
Mike and Sally Rourke
Attending school: SUNY
Major: pre-law



CARLIE SAMANTHA SCHWEIZER
Parents:
Chris and Cara Schweizer
Attending school:
University of Pittsburgh
Major: business



CATERINA CIRONE
School: Franklin W. Olin
Major:
Mechanical Engineering



CHRISTIAN FUNKE
Parents:
Michael & Jessica Funke
School:
Penn State University
Major: Hospitality



DANIEL SIROTA
Parents:
Yevgeniy & Anna Sirota
School:
Binghamton University
Major: Finance
& Computer Science



NATALIE M. MACK
Parents:
Patrick & Jennifer Mack
Attending School:
Lehigh University
Major: BA in
Environmental Studies

THE 2ND ANNUAL

Holiday Craft Fair

December 2nd 12-4pm @The Main Club House

WLE Crafters Holiday Showcase - Handmade gifts for the whole family!

CRAFTERS - INTERESTED IN SHOWCASING YOUR ITEMS?

\$5 Table Fee - Sign up in The Main Office (Cut Off Nov 20th)

****All Attendees Must have WLE Badge****

Tricky Tray



Thanks to our Tricky Tray business donors:

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Arthur Ave. Deli
Aura Tie Dye
Beaver Snack Shack
BeKind Bakery
Berkshire Realtor
Boat House
Brooklyn Roads Craft
California Taco
Carpi Restaurant
Costa Family Fun Park
Cove Haven
Creative Cuts
Crystals Home Mani
Dairy Twist
Delgrasso Splash Park
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Fleet star Cleaning Services
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Honesdale Bank
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IGA Lake Region (Hawley)
Joe & Lorenzo's Pizza
John's Italian (Greentown)
John's Italian (Hamlin)
Kellogg's Garden Center
KFC
Locklin's Bottled Gas
Lori's Corner Kitchen
Napa Auto Parts
Marquis Cleaning Services LLC
- Nature's Grace
Nurnberger Bierhaus
NBT Bank
NEPA Physical The apy
Palermo's Restaurant
Paulie's HotDogs
Pranzo's Garage
Ridge Italian Grill
Roba Family Farms
Rockledge Snack Shack
Rolly's Pizza
R's Place
Scranton Rail Riders
Settler's Inn
Shake Place
Silver Birches
Speakeasy Salon
Specialty Haircuts
Sollenne Homes
Stone Crazy
Sturbridge Train Rides
Subway
Sue Sullivan Ceramics
Sunshine Cleaners
Teeter's Furniture
Tick Tock's Restaurant
Totem Pole
Tru Value (Greentown)
Yo Po Chinese
Wallenpaupack Bowling
Wallenpaupack Sport Shop
Weis Markets
Wilkes Barre Penguins
WLE Craft Shop (vendors)
WLE POA

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1040SR

- Single •Married Filing Joint •Head of Household
- Qualifying Widower •With or Without Dependents

Income

- 1 or 2 W-2s (Addl. W-2 \$5)
- Interest Income (1099-NT) •Unemployment
- Social Security (1099-SSA)

Credits

- Earned Income Tax Credit, Child Tax Credit, Educational

\$85 New Client Special

1040

- Single •Married Filing Joint •Head of Household
- Qualifying Widower •With Dependents

Income

- Everything 1040SR Plus Any 1099 (without Schedule C)
- Gambling (W-2G)

Credits— All That Apply Deductions

- Itemized (Schedule A)

\$125 New Client Special

1040 Complex

- Single •Married Filing Joint •Head of Household
- Qualifying Widower •With Dependents

Income

- Everything 1040SR, 1040 Basic
- Business •Rental •K-1 •Investment •And All Other

Credits— All That Apply This is the Ultimate Deal for a Complex Tax Situation

\$225 New Client Special

All IRS forms include 1 state, Multiple States Available



**TRICK
or treat houses**

Sign up in the office and let the trick-or-treaters know that you will be home handing out goodies during a specific time.

You do not have to sign up to give out candy - this list just helps if you want them to come during a certain time-frame.

This list will then be made available on October 30th to anyone who would like one.

October 31st

ATTENTION GOLF CART OPERATORS OF ALL AGES

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

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



CRYPTOGRAM—Answer page 37

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P **P** **P** **P** **J**

**Share
Your
News!**

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

Contact the office at 570-689-4721 and ask for Kathy

Or e-mail: Ksollenne@wleonline.org

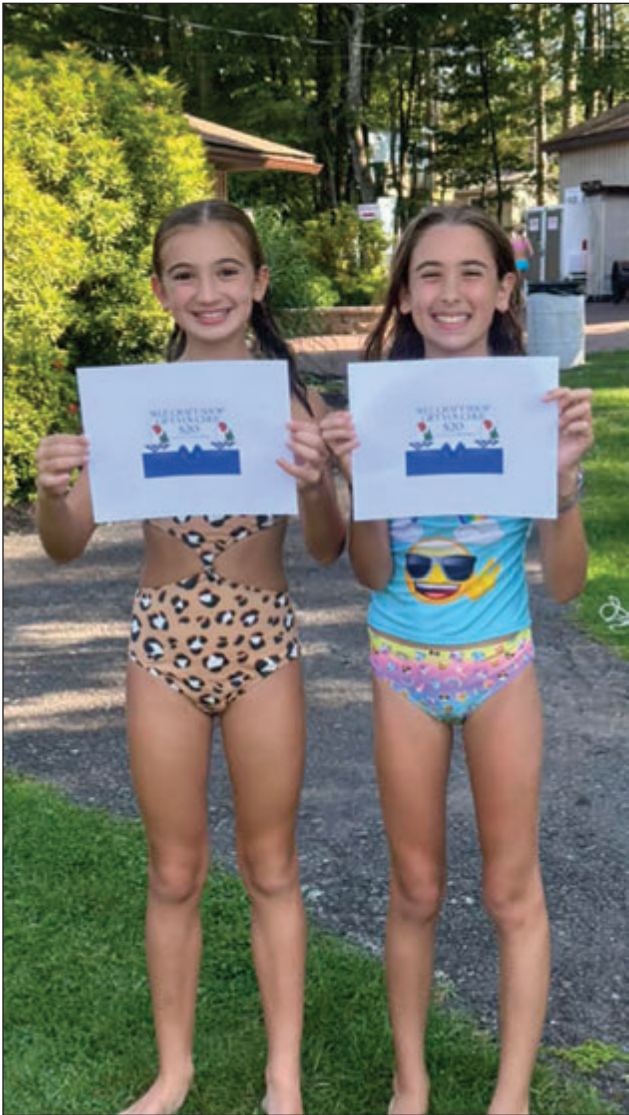
Emergency Notices

We would like you to know that we broadcast WLE emergency preparations and notices on WDNH 95.3 whenever possible. Please tune in to that radio station for up to date notifications. We also send out text alerts.

Cornhole Tournament



Cornhole Tournament



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General Regulations:

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



Please be considerate of your neighbors and refrain from playing loud music from the Golf Carts, UTV's and Vehicles.

See rule #9 from the current General Rules and Regulations:

9. Audio Devices: The operation of audio devices in such a manner as to disturb other individuals is prohibited. *This is to include but is not limited to audio devices in licensed & un-licensed vehicles. (8/18/01)*

CHANNEL 920

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

Please allow at least 1 week notice.

**CRYPTOGRAM
ANSWER**

In October, a maple tree before your window lights up your room like a great lamp. Even on cloudy days, its presence helps to dispel the gloom.

John Burroughs

**W.L.E.
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Notice to Property Owners

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

LOTS FOR SALE

Section 1 – Lot 149 - #18 Arrowhead – for sale lot on cul-de-sac, - \$10,000 – Call: Pete 917-232-6562

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

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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

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POPLICE – 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.



WALLENPAUPACK LAKE
PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 19, 2023

The Board of Directors’ meeting commenced at 8:00 AM.

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

A motion to approve the minutes from the Board of Directors’ Meeting on July 19, 2023 was made by Mike C. and seconded by Jerry. The minutes were unanimously approved.

Since Paupack Township just came out with their ordinance about Short Term Rentals (STR), the BODs discussed that first. It was determined that BODs would review our Association’s rules and the Paupack Township rules and put in place the stronger components of both documents.

John had a couple of questions about the replacement flags for recreation vehicles. The BODs has determined that the color will remain the same; the flags would continue to be numbered; and there would not be no additional cost for replacement flags.

A discussion was had about speeding in the Development. There has been additional Public Safety presence in problem areas. Signs will be put up on Boathouse Road stating that speed is being checked by radar. Also, electronic signs stating the speed a vehicle are being investigated along with a camera that will take a picture of the offender.

Treasurer’s Report/Finance (Bruce Phillips):

- Bruce distributed the Operating Budget Summary as of 7/31/2023.
- Bruce brought to the BODs’ attention that all the accounts in this Summary are favorable at this time, but it is hard to see actual expenditures mid-year.
- There was a discussion about having a Finance Committee Meeting.

Ed then began the open session at 9:00 AM with the Pledge of Allegiance.

General Manager’s Report (John Carney):

- The recent rain storms have created havoc on the drainage system. We are currently working on resolving some of the drainage problems.
- Since we are keeping the flags, the color will remain the same; the flags would continue to be numbered; and there would no additional cost for replacement flags.
- There will be an upcoming Mommy and me program at Kasper Lodge on Thursdays at 9:30am.

- The newly formed Technology Committee is making equipment recommendations for zooming meetings.
- John noted that Paupack Township just came out with their ordinance about Short Term Rentals (STRs). It was determined that BODs would review our Association’s rules and the Paupack Township rules and put in place the stronger components of both documents. WLE currently has 38 STRs on our books. The Township has granted a 90 day grace period for current STRs to file. New STRs must filed with the Township prior to renting.

Questions/Comments from Property Owners:

Question: Are we keeping the license places on our recreation vehicles?
Answer: Yes.

Question: If you need a replacement flag, can you come into the office and get one.
Answer: Yes.

Question: Are there fees from Paupack Township for STRs?
Answer: Yes, an initial \$1,200 for the permit and \$500 annually.

Comment: There are too many cars at a STR on Mustang.
Reponse: The Township’s ordiance should assist with that.

Question: Can we look into increasing the WLE’s fees for STRs?
Answer: Yes.

Question: How are STRs going to be contacted about Paupack Township’s ordinance?
Answer: A letter will be sent to current STRs.

Bruce noted that the Township will be inspecting STRs upon application. There is a Township application fee and a yearly fee. The BODs will be lining up our rules with the Township’s rules to make WLE’s rules as strong as possible.

Question: How are the STRs going to be regulated?
Answer: The Township will hold an inspection which will determine the number of people and cars allowed. We will work closely with the Township to insure that it is regulated.

Quesstion: Is it true that if a STR has 3 complaints in 36 months they will not be able to continue to rent?
Answer: Yes, they will lose their permit. However, frivolous complaints may result in a \$200. fine. When complaints are made, they must be documented.

A property owner brought up various issues she was having with a STR next to her house. Jerry mentioned that the BODs would work with this property owner to get help.

Question: What about dogs and STRs?

Answer: The issue about dogs will be on all future applications.

Question: Are we going to allow STRs to use golf carts?
Answer: The BODs will have to discuss that.

Question: Since we have so many questions about STRs, can we request a special meeting on that topic?
Answer: The BODs will discuss that at a later date once we have reviewed the Township’s ordinance in depth.

Question: How frequently are we catching people at the dumpster putting in inappropriate items?
Answer: The videos are pulled and people are frequently caught. However, if you see something, you are encouraged to call the office.

Question: How long is the video kept?
Answer: It is kept about 7 to 10 days and longer if there is a problem.

Question: Does a dog have to be leashed if it’s on its owner’s property?
Answer: No it doesn’t have to be leashed. However, the dog’s owner must be present and have control of the dog at all times. Please let Public Safety know if there is a problem.

Question: Why hasn’t there been a Finance Committee Meeting? Has it disbanded?
Answer: Bruce noted it hasn’t met because there hasn’t been a major project or change in investments. He also said that there is not a lot we can do until the summer is over. In September the finances for the upcoming year become clearer.

Various property owners gave their opinions about the necessity of regular Finance Committee meetings. Bruce mentioned that Committee members could come by the office to obtain the complete financials for review.

Comment: A property owner wanted to thank the Office Staff and Maintenance for their quick response to a Marina issue.

Comment: There was a problem at a non-ticketed event about badges.
Response: Please call security when there is a problem. They will be reminded that all participants need a badge.

Comment: A property owner wanted to thank Maintenance, Security, and Neighborhood Watch for helping with events.

Question: Who takes care of investigating unsightly lots?
Answer: The Building Compliance Officer.

Question: How are we doing with storm management?
Answer: Our new BODs’ member is a civil engineer and he has been out with John reviewing problem areas.

Comment: I always kept my culvert clean, but the small rocks from the road has filled it in.

Comment: A STR is not upkeeping their culvert.
Response: John said he will check into that.

Comment: It was so cold at the Adult Lodge
Response: All buildings should be kept at the same temperature.

Question: How can we keep people from sharing badges, particularly those who have STRs out the Community, but have lots in the Community?
Answer: We have investigated this and the property owner does pay WLE’s fee associated with STRs.

As was recommended by a property owner, Kathleen introduced wristbands as an alternative to badges. She wanted to get a feel of property owners’ reaction to this. After the open session she showed sample wristbands to numerous property owners. Since the positive response was only about 50%, she has decided to not pursue it any further.

Following the Open Board of Directors Meeting, the Board of Directors reconvened their regular meeting at 10:10AM.

Reports of Departments / Committees/ Ad Hoc Groups:

Maintenance / Housekeeping (Jerry Beskovoyne):

- Maintenance and Housekeeping has been doing a great job maintaining the grounds, making repairs, raking the beaches, cleaning debris, doing bulk pick up, and keeping inside the amenities clean. Maintenance and Housekeeping are doing this despite the fact that both departments are short-handed.
- The Marina walkways are being lowered as necessary
- All outdoor buildings are getting washed in anticipation of painting.
- Cord continues to monitor the pools and lifeguards and is doing an incredible job in keeping them operational and in good shape.
- Beaver Lodge kitchen is finished.
- Two new tennis nets have been installed.

Sewer and Water (Mike McGregor)

- Miscellaneous maintenance was performed at the Treatment Plant.
- A temporary line is running from #1 sludge pump because the main waste line check valve is stuck closed. This tank is scheduled to be cleaned this year
- Lightning caused damage to serval components in the Scada system at pump station #6, which was repaired by Adams Cable and Martz Technologies. Insurance will be handling the claim

- Leak detection continues for water loss as flows are above average.
- The contractor that is doing the chlorine reduction project at Fawn Hill Well is getting an early start by doing the excavating and frost footer work.

Public Safety (Ed Jordan):

- Dominic provided the BODs with a Public Safety Report for July 2023 that included citations, incidents, and EMS calls.
- Dominic is getting prices on electronic speed signs for problematic areas.
- Property owners, who have discarded their flag, may pick a new one up at the office.
- Fines for no flags will not be enforced until 8/1/24. This is for POA members who discarded their flag in the period that the rules where in flux.
- Recreational vehicles must still be registered every year. Both Golf Carts and UTV will be required to maintain flags, but new ones will not be issued annually, only upon loss or destruction.

Building Committee (provided by Scott Healy):

- There are 1423 approved homes in WLE.
- 43 non fee permits and 31 tree removal permits were issued.
- The Building Committee will be recommending to the Board going forward, any request for house painting will require that the applicant physically paint the new color on a small area of the house to gain approval. (
- The Building Committee is still looking into reformatting the WLE Building Regulations.
- The Building Committee will be given information on burying propane tanks for discussion and possible approval.

Recreation

- The upcoming activities include the Triathlon, Cardboard boat races, and the Tricky Tray.
- The ceramics and recreation program has been well attended.

Marina Committee (Kathleen Maynes):

- The Marina Committee suggested sending out a diagram for effective slip rigging. The BODs will ask Kathy to do this.
- The waverunner docks will now be placed first in the parking areas and chained together. Other docks will be put around them to prevent theft.
- John will talk to Brian about whether it is necessary to use heavier bolts when building the docks.
- An individual from the Maintenance Department will be designated to oversee the building of G Dock for the upcoming year.
- Marina Committee members have volunteered to spray the dock with a preservative when they are being stored for the winter. The BODs wants them to check with the DEP and/or Brookfield to see if this is permitted. They also want an estimate of the amount of preservative necessary to complete this task.

CDC (Mike Cioffi):

- Officers of the CDC are remaining the same.
- The CDC heard 7 appeals. They dealt with No WLE ID, Non Household Trash, and Illegal parking. Six were found in violation.
- There were two appeals to the BODs upon CDC rulings. The BODs continued to find both property owners in violation.

Neighborhood Watch (Mike McGregor):

- Neighborhood Watch is making plans to clean the Medical Room.
- Members of Neighborhood Watch were informed about the continuing of flags, WLE plates, and stickers on recreational vehicles.
- Ten people from Neighborhood Watch took the CPR course.
- Neighborhood Watch requested it membership to assist at various upcoming events.

WLE Beautification:

- The 4th of July decorations have been taken down from the wagon and new summer decorations have been put up. The Beautification Committee is working on its fall decorations.
- The BODs thank the Committee for the beautiful flowers that bloomed throughout the summer.

Technology Committee (Proposed) (Kathleen Maynes):

- The Technology Committee is working on a charter to present to the BODs.
- They are looking into improving Wi-Fi access at various amenities.
- Upon the request of the Recreation Committee, they have recommended speakers.
- They have recommended that cameras be installed at the U-Docks and Ballfield.
- The BODs reacted favorably to their suggested purchases for Zooming/recording open meetings. However, the BODs have a few questions about the possibility of integrating this technology with the MCH’s current system.
- The Committee is checking with Verizon, T-Mobile, and AT&T for possible future savings.
- Wi-Fi and Zoom access policies are being explored.

Paupack Township (Jerry Beskovoyne):

- On August 10th Paupack Township unanimously the Short Term Rental ordinance. This ordinance is available to the public online on the Township website.
- Thursday, August 24th will be the Lakeville food pantry drive.

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

Motion to waive first right of refusal on properties listed in the August 2023 Packet.

It was unanimously approved.

Correspondence:

- A property owner requested that the fine for their STR be removed. The BODs did not honor their request.
- A letter was received regarding water drainage between WLE and Oakview Community Association. John will handle this situation and Scott Healey is involved with talks with Oakview Community.

Unfinished Business:

- Work on the Fawnhill well should begin after Labor Day.
- Work on the U Dock area is improving that area’s accessibility and drainage. However, an additional railing may be necessary.
- Ed and Jerry will obtain prices on solar power on the Main Club House and Main Office.

New Business:

- The BODs discussed a LED Information bulletin board at the entrance. Jerry will get the BODs information in the next two weeks.
- A property owner requested a bench be put up at the Marina in memory of his son. He would purchase the bench and pay for any future maintenance for the bench. The BODs determined that a tree with a plaque could be placed at the Marina memorializing his son.

A motion to adjourn the meeting at 12:30 PM was made by Ed, seconded by Jerry, and approved unanimously.

The next open BOD meeting is scheduled for September 16th.

Respectfully submitted,

Kathleen R. Maynes



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