



Pocono Mountain Lake Estates 5, 6, 7 Community Association
138 Loftus Lane, Dingmans Ferry, PA 18328
Phone: 570-630-0776 Web: www.pmle567.com

Spring 2024 HoA Meeting Newsletter

The Board of Director's meeting held on April 27, 2024

Board of Directors

President:
Jay Sottolano

Vice President:
Barbara Burger

Secretary:
Matt Chapa

Treasurer:
Barbara Palmer

Members At Large:
Billy Freeland

Attorney:
Robert Kidwell

Insurance:
R H Worthington
Group

Accountant:
Meyer & Meyer

Billing Agency:
Berkheimer
Outsourcing

Collection(s):
Creditech

● **Treasurer's Report:**

- Checking Account: \$131,069.47
- Money Market: \$10,060.61
- CD Balance: \$93,633.09 (Total of 3 CDs)

Old Business Discussion:

● **Member Participation**

- Board Members: Board and Committee volunteers are always needed. The community doesn't run without volunteers. If interested please message the Board at PMLE567.HOA@GMAIL.COM or use the Contact Us on the website.

● **Emergencies**

- PMLE Board members should never be contacted for personal emergencies. Dial 911 for any emergencies.

● **Legal Updates**

- We continue to pursue legal courses of action for past dues. The total dollar amount owed has been greatly reduced, but much of the remaining \$\$ are in Restricted States where we hope to gain access soon. We escalated one case to the County Court of Appeals. We are also starting to move more aggressively on lesser amounts. Note that while recently, past dues collected helped to offset yearly dues not paid (~25%), that ability is dwindling. As always, if you have ANY issues with your dues payment contact the BoD and we will work with you. We truly do not want to take anyone to court or initiate any of the other actions allowed us by law, including the removal of personal property.

● **Vendor Contact**

- Vendors should not be contacted directly by individual members of the community (unless for strictly personal matters, e.g. Quotes for work, etc.). For any issues, please contact the BoD first. Vendors will no longer respond to direct calls or messages.

● **Board Transitions**

- This Board hopes to have new Board Members enter as Members At Large to allow for an opportunity to learn the operations of the board and the community. We still need people on the Board to learn the HoA and help the community. As stated, please consider volunteering.



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- **Camp Gan Israel**
 - A new season is approaching for the Camp. It is our hope that between the Town and HoA that all past issues have been noted and resolved.
- **Community Garden**
 - Suggestion raised for possible community garden. Item tabled for future discussion.
- **Longer Term Future Plans/Wishlist Items**
 - Power at the mailboxes, bus stop and our building (if we get it). We are in need of a light (bus stop path and mailboxes) as well as cameras to protect our investments. *UPDATE: Under Current Review for solar implementation.
 - Steel building over the mailboxes. Protection from elements and vehicle damage.
- **Complaints, criticism, grievances, questions, and suggestions**
 - We ask that ALL correspondence to come into the BoD via the HoA Phone # or the HoA's email address regarding the above. This has been stated many times. Please do not use any form of personal contacts for HoA issues. Private conversations are not a substitute for contacting the BoD via email or phone. The BoD will not respond to Social Media posts or comments, but will post updates and information from the HoA website to both PMLE567 Facebook groups as needed.
- **Tax Sale Lots**
 - UPDATE – Discussion on Collection of past dues for Tax Repo properties
 - For 2024/2025, PMLE will pursue additional lots as money permits for potential community use and as long as it might suit an HoA purpose.

New Business Discussion Highlights:

- **Roads**
 - **Potholes** - We have one quote for potholes and are seeking more. Work is planned to begin in May. Potholes could not be done earlier due to adverse weather. Thank you to volunteers who used cold patch as a temporary measure but we do request a favor. Before taking any action on community property, please contact the BoD to insure there is no overlap or inadvertently create potential additional expense for the HoA.
 - **Road Paving** - We have roads identified (with quotes), are seeking additional quotes on our Phase 2 set of road improvements that were identified, prioritized and recommended to the BoD by our Road Committee head, Greg Palmer.
 - **Speeding** – Many have spoken out about the speeding issues in the HoA. Plans are in place to measure the severity of this across all three sections and the BoD will report back to the community on that. Additionally, we began discussions as



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- a BoD and with vendor(s) about the type and cost of speed bumps/humps at some locations. The best way to avoid this going further is to not speed.
- **Heavy Truck Traffic** - The BoD has been asked to remind everyone to please use the truck route when appropriate and to also ask that deliveries (Home Depot, Lowes, etc.) also use the Truck Route when at all possible.
 - **Brush** – The BoD will be seeking quotes for roadside brush clearing. If you know any qualified and insured vendors, please have them contact the BoD. This cost can be minimized by homeowners clearing brush by their property as stated in the By-Laws.
 - **Roadside Shack** – We are looking to tear down the abandoned shack on Rockledge Drive in Section 5. The Lot is in Tax Repo. We will likely need volunteers to help with demo and removal. The BoD has asked the Town to declare it a hazard.
 - **Trash** – On a related note, there has been a noted increase in the amount of trash items being left roadside and thrown from car windows. These are our homes. We don't believe you would want someone's trash on your front lawn, therefore please don't deposit yours around the community. Thanks to all who make an effort in picking it up.

Committee Information (Highlights):

- **Brush/Tree:** As stated above.
- **Clean up Committee:** As always, we appreciate every person who goes out cleaning up trash in our community. At a minimum, please try to clear the area in front of your home, including clogged and overgrown culverts.
- **Grievance Committee:** Nothing reported to the HoA email at this time.
- **Pond/Recreation:** Nothing to report at this time.
- **Neighborhood Watch:** Always, please, if **you see something, say something.**
- **Parking Lot Committee:** Child Safety should be first and foremost for every adult that utilizes the mailbox/bus stop area.
- **Road Committee:** As stated above.
- **Safety & Identification:** Signs have been repaired and/or updated. Write the BoD if you have additional suggestions. The posted speed limit is 20 MPH. All motorists should be in their respective lane, not in the center of the road.
- **Snow & Ice:** Please do not park vehicle or leave trash barrels roadside. A notice was published.
- **Website:** Nothing to report at this time. Again, please use www.pmle567.com for all official PMLE information and/or correspondence.