



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

Summer 2024 HoA Newsletter

The Board of Director's meeting held on June 29, 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

- **Pledge of Allegiance**
- **Treasurer's Report:**
 - Checking Account: \$116,0420.24
 - Money Market: \$10,067.56
 - CD Balance: \$94,670.12 (Total of 3 CDs) – New 9 Month CD taken out @ 4.99%
 - Discussion/Motion/Vote to approve 2024/2025 proposed budget - **Approved**

Old Business Discussion:

- **Member Participation**

- 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 (One case to the County Court of Appeals).
- The total dollar amount owed has been greatly reduced, but much of the remaining dollars are in Restricted States.
- We are moving more aggressively on lesser amounts, however while recent past dues collected helped to offset yearly dues not paid (~25 – 30 %), that income is dwindling.
- if you have ANY issues with your dues payment contact the BoD and we will work with you. We truly do not want to have to pursue legal options but we have and will.
- **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.), instead 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 so as to learn the operations of the board and the community. We desperately need people on the Board to learn the HoA and help the community. As stated, please consider volunteering. **We very much need new folks!!**



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- **Longer Term Future Plans/Wishlist Items**
 - Power and lights at the mailboxes, bus stop areas. *UPDATE: Under Current Review for solar implementation.
 - Steel building over the mailboxes. Requires township approval Bldg./Zoning
- **Complaints, criticism, grievances, questions, and suggestions**
 - We ask that ALL correspondence 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 does not respond to Social Media posts or comments, but posts updates and links to information on the HoA website as needed.
- **Tax Sale Lots**
 - For 2024/2025, PMLE will pursue additional lots as money permits for potential community use, as long as it suits an HoA purpose.
- **Roads**
 - **Road Paving & Potholes** – Seven roads were completed with Tar and Chip, Intersections at Johnsons/Mountain Top and Hillside/Log and Twig were redone (asphalt) and potholes filled. We are in excellent position for 2024-2025 to have most all roads ready for maintenance mode.
 - **Speeding** – Plans are still in place to measure the severity of this across all three sections and the BoD will report back to the community once we have done that. The best way to avoid future expense to the HoA is to not speed. If you see vendors (UPS, Fedex, etc.) please report it to the BOD. State time and date.
 - **Heavy Truck Traffic** – Thank you to those who have been observing the Truck Route.
 - **Brush** – The BoD is still seeking quotes for roadside brush clearing. If you know any qualified and insured vendors, please have them contact the BoD.
 - **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** – Thank you to those who have helped clean up. If you see someone throwing trash around the community, please remind them this is everyone's home.



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New Business Discussion Highlights:

- **Pond Beautification (Joe Juarez)** – Discussion/Suggestions of/on improvements
- **Tax Sale Lots** - County agents (badged) will mark properties in mid-July for listing in September.
- **Dues** – Suggestions to improve current dues paid amounts.
- **Gypsy/Spongy Moth** – HoA and Town/County update. What to do in 2025?
- **Additional Roadwork possibly needed** – Seams in paved roads
- **HoA Member Survey** – looking to roll out member wide survey.

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:** Write the BoD if you have additional suggestions. The posted speed limit is 20 MPH. All motorists should be in their respective lane.
- **Snow & Ice:** Please do not park vehicle or leave trash barrels roadside.
- **Website:** Nothing to report at this time. Please check www.pml567.com for all official PMLE information and/or correspondence.
- **By-Laws** - A new committee is being formed to review the current set of By-Laws, Covenants and Rules with hopes of being reported on at the Fall Meeting. Please consider joining!!!
 - **Committee Head** – Brienne Rosner