



Pocono Mountain Lake Estates 5, 6, 7 Community Association
138 Loftus Lane, Dingmans Ferry, PA 18328
Phone: 570-630-0776 Web: www.pml567.com

Winter Quarterly Newsletter 2024

The Board of Director's meeting held on January 13, 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

Treasury Report: Checking Account: \$138,790.51; Money Market: \$10,050.59; CD Balance: \$92,439.84

Old Business Discussion Highlights:

- **Signs**
 - UPDATE: are still on our list. Additional signs were added throughout the community, including the emergency exit, and their line-item budget amount reduced. Special thanks to Greg Palmer and his band of volunteers. However, vandalism occurred and social media discussion resulted.
- **Member Participation**
 - Board Members: Board volunteers are always needed. This cannot be stated enough. 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.
 - Volunteer/Committee Members: The list is waning, year after year. We need volunteers to help out.
- **Mailboxes**
 - No further complaints from the USPS. We do have a newly assigned delivery person. * This item will drop off unless needed.
- **Emergencies**
 - PMLE Board members should never be contacted for personal emergencies. Dial 911 for any emergencies.
- **Legal Updates**
 - We are entering a new round of legal disputes for dues. A list of members was approved for litigation for the monies owed to the community and in some cases, it was necessary to have papers served by the constable. We are taking this very seriously.
 - UPDATE: The BoD has selected a new solicitor for the HoA, for a number of reasons. His name is Robert Kidwell of Newman William in Stroudsburg.
- **Camp Gan Israel**
 - UPDATE: Additional new issues have occurred both on the Short Term Rental aspect and on the merged use of Commercial and Residential areas. The Township has been advised of the HoA's position by our solicitor. In short we hold that the occurrences, while also against By-Laws, are more in direct violation of Town Ordinances (802) and Zoning. The HoA has provided all recent



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

documented occurrences found on Social Media to the Township for their use. We are awaiting their update.

- **Wild Acres**
 - PMLE567 now has a key to the emergency gate. Keys will be held by Jay Sottolano and Bill Freeland if the gate needs to be opened from our side.
 - As stated, signage on our end of the exit reminding people of the speed limit and that the exit is a left turn.
 - We still hope to set up a joint meeting of the boards.
- **HOA Storage Locker and Bank Safety Deposit Box**
 - The storage locker has been cleared out and the contents removed and stored or disposed of rubbish. The community will save approximately \$1,000 a year.
- **Unattended Parking at the Drop Off / Pick Up, mailbox area**
 - A suggestion was received by the Board from a resident regarding the ability for a licensed school-age child to park there during school hours. This item has been tabled for future discussion.
- **Community Garden**
 - Suggestion raised for possible community garden. Item tabled for future discussion.
- **Longer Term Future Plans/Wishlist Items**
 - Steel building for our salt storage.
 - 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 truly need ALL correspondence to come into the BoD via the HoA Phone # or the HoA's email address. This has been stated many times. Please do not use form of personal contacts for any HoA issues. The BoD will not respond to Social Media posts or comments, but will post items from the HoA website to both PMLE567 Facebook groups.
- **Tax Sale Lots**
 - For 2023/2024, 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:

- **Vendor Contact**
 - This has happened in the past and is happening again. Vendors should not be contacted directly by individual members of the community. If you have a need



Pocono Mountain Lake Estates 5, 6, 7 Community Association
138 Loftus Lane, Dingmans Ferry, PA 18328
Phone: 570-630-0776 Web: www.pml567.com

to provide information to a vendor, the BoD needs to know about it first e.g. to see if it is part of the contract, and second so we have a list of suggestions, complaints, etc., that we receive. We need this as we negotiate new contracts and compare vendors. The BoD monitors all emails and phone calls to the HoA during times of need, as in snow, road repair, etc. Vendors will not respond to member requests unless first sent to the HoA BoD. Please help us in this regard.

- **Board Transitions**

- Bill Freeland as a fully vetted member of the HoA, joins the BoD as an emergency 5th member and a Member at Large. His appointment will be voted on by the community at Fall 2024 meeting.
- 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. Please consider volunteering.

Committee Information (Highlights):

- **Brush/Tree:** Completed for 2023. New tasks will be updated for the 2024 timeframe.
- **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.
- **Lake/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. Additional information in New Business.
- **Road Committee:** For 2024, and if Budget permits, we may be able to move many year three projects into year two of the three year plan. More to come at the spring meeting. Investigate Speed Bumps for certain roads.
- **Safety & Identification:** Sign repaired and/or updated. Write the BoD if you have 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:** See Eclipse letter to the BoD and Community on the Website and PMLE567 Facebook pages. 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.pml567.com for all official PMLE information and/or correspondence.