



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

Fall Quarterly Newsletter 2021

The Board of Director's meeting held on September, 25th, 2021

Board of Directors

President:
Robert Simonson

Vice President:
Jay Sottolano

Secretary:
Barbara Palmer

Treasurer:
Renee Walker

Members At Large:
Rebecca Gracofsky
Maria Stumpf

Attorney:
Klemeyer, Farley &
Bernathy, LLC

Insurance:
R H Worthington
Group

Accountant:
Brian O'Hare

Billing Agency:
Berkheimer
Outsourcing

Collection(s):
Creditech
Empire Collection

Treasury Report: Checking Account: \$124,972.23; Money Market: \$10,014.26; CD Balance: \$20,000.00

Old Business Discussion Highlights:

- Complaints, criticism, suggestions and questions should be directed to the board via the appropriate channels, such as email, website or in writing mailed to us.
- Signs. Throughout the community we have numerous signs down, missing or in poor shape. This item will continue to remain on our old business, until all of these have been rectified.
- Legal Update(s): As the community was made aware at the July meeting, this board will be turning over all outstanding dues over to our lawyer. That process was initiated in August with our first-round list and paying the \$1500.00 retainer for the services. The next turnover will contain approximately 15-20 members, tentatively set for November.

New Business Discussion Highlights:

- **Next Meeting Date:** January 8th, 2022
- **Member Participation:**
 - **Board Members.** No requests for new board members looking to volunteer for this year. This poses a problem for the future of PMLE. This isn't a new problem; we've had many board members have to stay on as we just haven't had any interest in previous years.
 - **Volunteers (Committee).** The list is waning. All too often those with the loudest voices on Facebook or with the most criticism tend to be the least likely to be involved or help out. The board has been toying with the idea of showing some appreciation through either compensation or appreciation in a monetary value for our volunteers. Whether it be on a reduction of their dues for their service, gift cards for shopping or something along those lines. We have not finalized anything, but have started discussing that without volunteers this community spends a lot more money.
- **Common Area(s):** PMLE has a unique opportunity to purchase a piece of property that is perfect for storing our salt mix. PMLE will be pursuing this purchase to use the property as a common area, never to be sold or transferred.
- **Future of PMLE:** PMLE Board has been in discussion of possible future projects, with nothing finalized as these are just currently discussions. We want to reinvest back into our community. The ideas we've discussed is the possibility of lights for our bus stop area and mailbox area (promoting safety of our members and children). The possibility of getting a steel covering for our mailbox area. These things are future discussion items.
- **Board Commitment:** Our commitment is to not raise dues, until we can clear our backlog of debt. We are working on this objective hoping that this can be resolved by the end of 2022. While this is an ambitious goal, it needs to be tackled.



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Committee Information (Highlights):

- **Brush/Tree:** PMLE volunteers have been working to get our roads prepared for the winter. This board thanks them for their time and effort, as well as willingness to ensure the entire community reaps the benefit of widened roads through major snow fall. Anything that doesn't get finished for the 2021 year, will be moved to the 2022 season.
 - **Discussion:** We have many members who neglect their lots, with trees overhanging our roads. We discussed the possibility of billing any services back to the members or implementing fines onto those properties. This is especially problematic as PMLE hired a tree service to remove dead and/or problematic trees. Most of these trees were on private property, not PMLE common property. No conclusion was made at this time, but this topic will be discussed again at the January meeting.
- **Clean up Committee:** As always, we appreciate the neighbors who work to keep our neighborhood clean. If you see garbage, please don't leave it for someone else, as this is your community as well.
- **Grievance Committee:** Nothing to report.
- **Lake/Recreation:** Nothing to report. Will need to discuss the removal of the dock, prior to the freeze.
- **Neighborhood Watch:** If you see something, say something. If you have issues with neighbors, noise or safety, we encourage you to contact the appropriate authorities, immediately, or try and work out the issues directly with your neighbor. Otherwise, legal matters should be directed to your local law enforcement. *Please remember that PMLE Board Members and community members are NOT law enforcement officers.*
- **Parking Lot Committee:** Nothing to report.
 - **Spring/Summer/Fall:** We have many adults with children who use this area, as it's the bus stop. Weeding and mowing this area shouldn't be the burden of the few.
 - **Winter:** We keep a salt bin at the bus stop, that is supposed to be used for salt, not garbage. Volunteers to empty this, stock it and get out to salt the path should be the burden of the parents. We pay to have it plowed and salted, but we all know on deep freeze days, it doesn't stay thawed. It would, literally, take you 5-10 minutes to get out of your car and throw some salt to ensure that your kids are safe from slipping. Take some ownership in this rather than relying on everyone else.
- **Road Committee:** The Mountaintop Drive project was completed, and potholes have been filled throughout the community. This concludes our roadwork for 2021.
 - **Road Committee Chairperson:** Greg Palmer
- **Safety & Identification:** See the Old Business section for more detail.
- **Snow & Ice:** As was reported in September of 2020, PMLE asked all contractors who bid for this job to bid multi-year contracts. Therefore, our current contract is with us until the April 2023.
- **Website:** Nothing to report. Please ensure that you have bookmarked www.pmle567.com and are checking it weekly for Official news updates. We have communicated this on numerous occasions. We post a link on Facebook as a matter of convenience, but will not continue to do so forever.



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Finally, we'd like to thank the few members of this community for any and all time they've volunteered. While not everyone gets a shout out on the community Facebook pages, we do know of many of you who help out and lend a hand. Whether it be cleaning our community, helping to open up drainage ditches/culverts, throwing some quarry press in potholes to get us by, filling potholes with cold patch to get us by, brush and tree cutting, keeping the mailbox area mowed and weeded as well as stocking the salt bin at the bus stop. We appreciate everything you do for this community to keep it running smoothly, helping us to get by until permanent solutions are put into place all while working to keep the grumbling down to a minimum. Thank you very much for your time and effort!