



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 2022

The Board of Director's meeting held on September, 10th, 2022

Board of Directors

President:
Robert Simonson

Vice President:
Jay Sottolano

Secretary:
Barbara Palmer

Treasurer:
Renee Walker

Members At Large:
Rebecca Gratcofsky

Attorney:
Klemeyer, Farley &
Bernathy, LLC

Insurance:
R H Worthington
Group

Accountant:
Meyer & Meyer

Billing Agency:
Berkheimer
Outsourcing

Collection(s):
Creditech

Treasury Report: Checking Account: \$202,489.57; Money Market: \$25,038.83; CD Balance: \$20,000.00

Old Business Discussion Highlights:

- **Signs** are still on our list. This topic will not be removed until this is complete. We've had signs knocked down from plowing, age (rot) and even vandalism. Further, we could use additional signs for areas where kids are concerned, signs at the bus stop, etc. We have a desperate need to get this completed, however, with board availability and schedules, we have not gotten to it.
- **Legal Update(s):**
 - PMLE has budgeted \$15,000 for the 2022/2023 year toward legal fees (Lawyer fees, filing fees, etc.). This is to get a better handle on our debt owed to the community, as well as give any future board members a fighting chance to keep the community moving forward.
 - We strongly encourage members who are not in good standing to reach out to the Board to make arrangements on their debt.

New Business Discussion Highlights:

- **Next Meeting Date:** January 14th, 2023
- **Member Participation:**
 - **Board Members.** Volunteers to serve on the board are always needed. The more help that exists, the less "work effort" is completed by any board member. It also provides an opportunity to learn about the issues within the community.
 - **Volunteers (Committee).** The list is waning, year after year. Too many people feel that it's someone else's problem.
- **Common Area(s):** PMLE has purchased a few parcels of land in the last 2 years. These were unbuildable lots. This makes sense for the community at a pretty cheap cost, overall. We will continue to do so, as money permits.
- **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. However, these take money and volunteers to help where possible. The ideas we've discussed are:
 - Moving the mailboxes to our lot across the street under a steel building. This will serve to protect our mailboxes from vandalism, damage and well, rot.
 - Add a steel building and concrete pad to the current mailbox area for salt storage as well as community property/document storage. We currently pay for self-storage at around \$1,000 per year. We also cannot own anything due to the lack of storage. We're



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not looking to own heavy equipment, but the ability to purchase a brush hog would be nice.

- Add lighting to the bus stop area and mailbox area(s).
- Add cameras to our bus stop and mailbox area(s).
- **Complaints/Suggestions/Criticism/Questions:**
 - **Facebook Page(s):** These are not Board operated nor board created. They are community pages created by community members for community members. In short, it's social media. Complaints, criticism, suggestions and questions related to board will go unanswered by Board members. Most people do it to stir the pot and quite frankly, it's tiring to cater to the egos.
 - If you have a complaint, suggestion or question you are advised to reach out to the board via email, the website form or by calling the phone number for the Board of Directors. We will certainly reach out to as soon as humanly possible (barring our own life events, work, etc.).
- **Board Member(s) Transition:**
 - **Retiring Board Member(s):** Treasurer will help transition duties to the new person taking the position.
 - Becky Gratcofsky
 - Renee Walker
 - **Newly Elected Board Member(s):** Positions for each member will be named at a later date, once discussed.
 - Destiny Freeland
 - Matt Chapa
 - Rolando Canteros
 - **Retained (partially):** Position retained to help transition new members, but will serve only as a Member at Large.
 - Bob Simonson

Committee Information (Highlights):

- **Brush/Tree:** PMLE volunteers, in Fall of 2021 pruned back all areas in all sections of the community. This needs to be done again and we would need volunteers to get involved. **However, please note:** Our by-laws and covenants state that you MUST care for and cut back your own property, even if it's property that you haven't built on. This means that going forward, if we have to do the work, you may be billed for neglecting it.
- **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. We did add \$5,000 to our budget for pond/lake dam assessment. This will carry forward if we are unable to complete this for the 2022 year.
- **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



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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.
- **Road Committee:** Pothole work was completed rather late this year. Scheduling, weather and various other issues delayed this work through to August. Therefore, we haven't quoted any of our roads to be worked on as we're getting really close to winter. We spent \$14,500 out of the 2022/2023 budget for roads and will carrying the remainder over to the 2023/2024 year so that we can complete additional road work or tackle more roads.
 - **Road Committee Chairperson:** Greg Palmer
- **Safety & Identification:** See the Old Business section for more detail.
- **Snow & Ice:** Winter is nearly upon us. It has been forecasted to be an extremely cold winter, which means ice conditions. However, it is too early to tell. Here's some winter reminders:
 - **Garbage Cans, cones or roadside items.** Please remove any road side items. PMLE owns an easement, in feet, along the side of our roads. Which means, when our plow contractor comes through, your items are not his/her concern and could potentially be damaged. The contractor's only concern is to ensure our roads are passable and will push snow quite a distance off of the side of our roads. Anything damaged is at your own expense.
- **Website:** Nothing to report. Please ensure that you have bookmarked www.pml567.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 indefinitely.

Finally, we'd like to thank the retiring board members for their service and any volunteers who have helped out this community in any way. We know that often times the complaints and drama make you not want to help out, but those aren't the typical and, unfortunately, they tend to be the loudest. Thank you very much for your time and effort!