



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

Fall Quarterly Newsletter 2023

The Board of Directors meeting held on September 23, 2023

Board of Directors

President:

Jay Sottolano

Vice President:

Barbara Berger

Secretary:

Matt Chapa

Treasurer:

Barbara Palmer

Members At Large:

Attorney:

Klemeyer, Farley &
Bernathy, LLC

Insurance:

R H Worthington
Group

Accountant:

Meyer & Meyer

Billing Agency:

Berkheimer
Outsourcing

Collection(s):

Creditech

Pledge of Allegiance

Moment of silence and reflection for David A. Slockbower

Treasury Report:

- a. Checking Account: \$147,554.30
- b. Money Market: \$80,016.13
- c. CD Balance: \$21,456.57

Old Business Discussion Highlights:

1. **Signs:** Signs are still on our list. This topic will not be removed until we fulfill/rectify all sign issues within the community. Additional signs are to be added for Emergency Exit and possible additional locations. We will look to order before winter. Volunteers would be needed to help replace or repair signs.
2. **Member participation.**
 - a. 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 pml567.hoa@gmail.com or use the Contact Us on the website.
 - b. Volunteer/Committee Members: The list is waning, year after year. We need volunteers to help out.
3. **Mailboxes:** The Parcel Study to be done by the USPS that was requested on multiple occasions has either not been done, or perhaps not needed at this time.
4. **Emergencies:** PMLE Board members should never be contacted for personal emergencies. Dial 911 for any emergencies.
5. **Legal update(s):**
 - a. We will be entering a new round of legal disputes for dues. We just approved a larger list of members for litigation for the monies owed to the community. (Please be aware, individual Credit Ratings have been affected by delinquencies. This was a previously announced impact.)
6. **Camp Gan Israel:** We had received complaints as follows about the house on Walker Ct and the connection to Camp on Log & Twig.
 - a. Complaint that Coach buses were used to bring people to the community, more specifically, the house on Walker Ct
 - b. Complaint that the house was commercially advertised as an extension of the camp.



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- c. Complaint that numbers of children and adults walking the woods from the Camp to the house on Walker Ct.
- d. The house has a clear cut path a large path (enough for 2 trucks side by side) through the Walker Ct property to the Camp property).
- e. PMLE 567 filed a complaint with the township specific to item b above.
- f. Town Meeting - Board members met with Town Building and Zoning officials as well as the meeting coordinator.

7. *Longer Term Future Plans/Wishlist Items:*

- a. Future (Future plans are things the board should be working toward, with input, help, and ideas from the community members who live here):
 1. Steel building for our salt storage.
 2. 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.
 3. Steel building over the mailboxes. Protection from elements and vehicle damage.

8. *Complaints, criticism, grievances, questions, and suggestions:*

- a. Social Media Policy Change: The board will share links for Community information on the website to the two PMLE Facebook group pages for convenience with comments turned off. If you truly want to know what's going on within the community please go to our website for the latest information and please attend quarterly board meetings. We will continue the policy of not replying to complaints, grievances, or issues on social media. Please contact the Board via email or contact form.

9. **Tax Sale Lots:** For 2023/2024, PMLE will pursue additional lots as money permits for potential community use.

Committee Reports - We are always in need of help and additional volunteers.

- **Brush/Tree Trimming:** Last completed by volunteers in October 2021 and will need to be completed for 2023. Get quotes or possibly trade for services. Thank you Greg Palmer, Kimberly Meeker Greene, Pam Sottolano, Alexander Lehtinen, and anyone else we may not be aware of for trimming and clearing debris. Volunteers are welcome.
- **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 to report at this time.
- **Lake/Recreation:** Nothing to report at this time. The abandoned boats on the lake property were removed.
- **Neighborhood Watch:** If you see something, say something.



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- **Parking Lot Committee:** Children Safety should be first and foremost for every adult that utilizes the mailbox/bus stop area. Additional info in New Business.
- **Road Committee:** –For 2923, 2 different rounds of road work was completed by Eclipse Paving and Morris Asphalt. Three year plan in effect.
- **Safety & Identification:** Sign repair/replacement is on the agenda for 2023.
 - Speed Limit: The posted speed limit is 20 MPH.
 - Stay in Lane: All motorists should be in their respective lane, not in the center of the road.
- **Snow & Ice:** Nothing to report at this time.
- **Website:** Nothing to report at this time. Please use www.pmle567.com for all official PMLE information and correspondence.

New Business Discussion Highlights:

1. **Wild Acres (WA):** On two occasions the Emergency Exit between PMLE 567 and WA was recently opened, the first much serious of a situation and the second very brief. PMLE reactions to this were very mixed. The Board took the following action:
 - a. Inform their members of the speed limit and exit direction.
 - b. Visited WA to assess the damage to the power lines for ourselves. Damage was significant and their internet was lost.
 - c. This led to several improvements going forward:
 - i. Plan for a joint board meeting between the 2 groups.
 - ii. Both community websites have been updated with each other's maps so either community can see the way out.
 - iii. Add signage at our end of the exit reminding people of the speed limit and that the exit is a left turn.
 - iv. Discussions began to see if we can coordinate road work with our 2 preferred vendors, reducing costs on both sides.
2. **HOA Storage Locker and Bank Safety Deposit Box**
 - a. Keys, thought missing, were found for both storage facilities. The bank deposit box had minimal materials but may be worth keeping. The storage locker has not been opened in possibly over a decade, costing approximately \$1000 a year. Next step is to open and evaluate what is in there and then eliminate that expense if possible.
3. **Unattended Parking at the Drop Off / Pick Up, Mailbox Area**
 - a. 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. The request was understandable based on the stated need. It is currently prohibited in the General Section of HOA Rules and Regulations. However, we would like to open a discussion on the topic to get a general feel from the community. Under



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certain circumstances could we consider allowing? Town zoning has already been contacted as the original CO issued was specific to it being only drop off and pick up.

4. *Community Garden*

- a. Suggestion raised for possible community garden.

5. *Board Transitions*

- a. By a 5-0 vote Jay Sottolano's term was extended for one year.
- b. By a 5-0 vote Jay Sottolano was moved from Vice President to President.
- c. Bob Simonson resigned his position as President sooner than was planned.
- d. Campbell Albritton's request to join the board was withdrawn.
- e. By a unanimous vote Barbara Berger will move to the vacant Vice President position from Member At Large.
- f. The board hopes to have new board members enters as members at large to allow for an opportunity to learn the operations of the board and the community.