



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

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## Spring Quarterly Newsletter 2021

The Board of Director's meeting was to be held on April, 24<sup>th</sup>, 2021

### Board of Directors

**President:**  
Robert Simonson

**Vice President:**  
Jay Sottolano

**Secretary:**  
Barbara Palmer

**Treasurer:**  
Renee Walker

**Members At Large:**  
Rebecca Gracofsky  
Michelle Marquis  
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: \$87,293.06; Money Market: \$10,011.76; CD Balance: \$20,000.00

### Old Business Discussion Highlights:

- No old business to discuss.

### New Business Discussion Highlights:

- **April 24<sup>th</sup> Quarterly Meeting is cancelled.** The Township has approved our use of the Municipal building for April 24<sup>th</sup>, 2021; June 26<sup>th</sup>, 2021; September 23<sup>rd</sup>, 2021. The next regularly scheduled meeting will be held on June 26<sup>th</sup>, 2021.
- **2021/2022 Dues.** PMLE 5, 6, 7 Board of Directors has voted to NOT raise the dues for the 2021/2022 fiscal year. The current mindset is to continue to evaluate where we can further save, collect on bad debt and use current revenue to achieve realistic expectations.
  - **Budget.** The board approved the 2021/2022 budget. We've attached this with our newsletter documentation for all to review.
  - **Dues Statements.** Berkheimer will be mailing out dues statements the first or second week of May. The newly created payment plan option is still applicable to all. Penalties were removed for the 2020/2021 year. For 2021/2022 these are turned back on for all accounts.
    - **Annual Payment:** If paying in full, payment is due by June 1<sup>st</sup>, 2021 to ensure no penalty fees are applied.
    - **Quarterly Payment(s):** To ensure no penalty applies, the quarterly payments are due by: June 1<sup>st</sup>, 2021; September 1<sup>st</sup>, 2021; December 1<sup>st</sup>, 2021; and March 1<sup>st</sup>, 2022
    - **Reminders:**
      - **Credit Reporting:** PMLE has opted that any monies owed to PMLE will now be reported to credit bureaus through our collection vendor(s).
      - **Collections:** PMLE will be working diligently with the new collection vendor to maximize our returns. The new vendor has the ability to post liens, at PMLE's cost for legal fees (which is costly).
- **2021/2022 Roads.** Road work discussions are currently taking place. We have placed the ad for road work, and have a few vendors coming in for quotes over the next couple of weeks.
  - Mountain Top Drive is a priority to fix potholes. To note, going forward, the board, at this time, is considering going light on road work for the next couple of years, to have the entirety of Mountain Top Drive re-done. We are aware that pieces of Mountain Top Drive differ drastically in age and are degrading rapidly.
- **Lake Area.** A new dock has been built by one of our community members. Thank you Joe for the time you put into the lake area cleanup and the dock! Further, PMLE 5,6,7 has budgeted \$1500



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for lake area updates. The dock cost approximately \$1200, providing us an additional \$300. We are going to address the lake access road this year, to see if we can make that better. This is not definitive, but we are exploring options.

- **Committee Members.** Committee members are always needed. Please reach out to the board to sign up for a committee. All committees could use volunteers.
- **Board Members.** Board Members are always needed. To become a board member, please submit your information to the board as well as any pertinent details you think may be relevant.

**Committee Information (Highlights):**

- **Brush/Tree:** We ask all home owners to please cut back any brush/trees that overhang our roads extending from their properties and neighboring properties.
- **Neighborhood Watch:** 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.
- **Safety & Identification:** We are aware that signs need to be put up, or replaced. For 2021/2022 we have increased our budget for this endeavor, as we are missing signs, signs that require new poles, etc. We do have a running inventory and will be looking to replace them later this year.
- **Snow & Ice:** We've completed, hopefully, our winter weather. Overall, our vendor for snow & ice removal did a pretty good job. The board received a myriad of complaints and concerns, which were expected, for the most part. That said, overall, the contractor completed his obligation to the community.
- **Road Work:** As stated above, we have placed the ad to solicit vendors and have reached out to some of the vendors we've used over the years to get quotes from as well. We are trying to target completion of road work by end of May, however, while we hope that this can come to fruition, it's based on contractor scheduling, weather, etc.
- **Parking Lot:** As always, we need volunteers to mow and weed whack any brush at the parking lot area, as well as keep it as clean as possible.
- **Lake Committee:** A new dock has been put in for the community to enjoy. We'd love to see our members using it for kid/adult fishing days and other adventures. However, please be mindful to pack out your trash and leave it better than when you arrived.
- **Clean Up Committee:** We ask that all residents/members, on their walks or in any spare time, to please pick up any trash that they see. It costs you nothing but a little time and keeps our community looking good.
- **Website:** PMLE 5,6,7 uses the website for all announcements. For convenience and to provide more exposure, either a board member or member of the community will post a link on Facebook. Please bookmark and check [www.pml567.com](http://www.pml567.com) regularly to stay up to date with community events, issues, concerns, notices, etc.
- **Grievance Committee:** We've asked that all members start taking any issues, complaints, problems or grievances with neighbors, directly to those neighbors. We request that you try to amicably work out the issues with them directly, before coming to the board.