



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

Spring Quarterly Newsletter 2023

The Board of Director's meeting held on March 25, 2023

Board of Directors

President:
Robert Simonson

Vice President:
Jay Sottolano

Secretary:
Matt Chapa

Treasurer:
Barbara Palmer

Members At Large:
Destiny Freeland
Barbara Berger

Attorney:
Klemeyer, Farley &
Bernathy, LLC

Insurance:
R H Worthington
Group

Accountant:
Meyer & Meyer

Billing Agency:
Berkheimer
Outsourcing

Collection(s):
Creditech

Treasury Report: Checking Account: \$178,575.11; Money Market: \$35,018.18; CD Balance: \$21,367.25

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. We've had a volunteer replace sign posts; therefore, the next logical step is to get signs in order.
2. **Legal update(s):**
 - a. PMLE, through the next 2 years will be pursuing all debt owed to us through legal means. We've tried letters, the use of Creditech and even had personal conversations with some members. Unfortunately, this is our last recourse.
 - b. We encourage any, and all, members who are not in good standing, to reach out to the board to make arrangements on that debt. The situation doesn't get better and frankly, becomes embarrassing.
 - c. Monies received from legal action and board collection(s) involvement, to date: As of Feb 28th, 2023, we've collected, approximately, \$40,000.00 worth of our debt. These efforts started in August of 2021.
 1. In the next few weeks, we have an additional \$7-10K expected to come in.

New Business Discussion Highlights:

1. **Budget.**
 - a. Our 2023/2024 budget has been completed by the board and approved by the members at the meeting.
2. **Member participation.**
 - a. Board Members: Board volunteers are always needed. This cannot be stated enough. The community doesn't run without volunteers.
 - i. Board Announcements:
 1. Rolando Canteros has resigned.
 2. Bob S. will be out of commission through the Spring and Summer months due to personal reasons, however, will be available for voting and other important tasks. He will remain President until September where he will take his leave.
 3. Jay S. will out of commission through the Spring and Summer months due to medical reasons.



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4. Therefore, we need an additional hand on the board to get through the day-to-day issues/business.
5. The board has made an emergency decision to bring on Barbara Berger.
 - c. Volunteer/Committee Members: The list is waning, year after year. We need volunteers to help out.
3. **Tax Sale Lots:** For 2023/2024, PMLE is in the process of receiving another lot that was donated back to us. The total costs for transfer of ownership should not exceed \$700.00 (estimated high). We are looking to obtain additional lots through the 2023 year.
4. **Mailboxes:** PMLE will be pricing a new mailbox and, possibly, a parcel box for
5. 2023, including installation.
 - a. We are awaiting a study from USPS to make a determination. If 1 box doesn't solve issues for the majority of the community, then it's unfair to only purchase and install 1, whereas, it would need to alleviate running to the post office for the majority.
6. **Future Plans/Wishlist Items:**
 - a. Future (Future plans are things the board should be working toward,
 - b. with input, help and ideas from the community members who live here):
 - i. Steel building for our salt storage.
 - ii. Power at the mailboxes, bus stop and our building (if we get it).
 - iii. We are in need of a light (bus stop path and mailboxes) as well as cameras to protect our investments.
 - iv. Steel building over the mailboxes. Protection from elements and vehicle damage.
7. **Complaints, criticism, grievances, questions and suggestions:**
 - a. Facebook. The board will no longer post links from the website to any Facebook page for convenience. If you truly want to know what's going on within the community, we provide a website that's kept up to date with information, we have a mailing list for mailing out newsletters and we hold quarterly board meetings to keep the members apprised.
 - b. If a member of the community has a complaint, question or suggestion, that person should be utilizing the correct avenues to reach out to the board of directors.**

Committee Information (Highlights):

- **Brush/Tree:** Last completed by volunteers in October 2021 and will need to be completed for 2023. Volunteers are welcome.
- **Clean up Committee:** As always, we appreciate every person who goes out cleaning up trash in our community.



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- **Grievance Committee:** Nothing to report at this time.
- **Lake/Recreation:** Nothing to report at this time.
- **Neighborhood Watch:** If you see something, say something.
- **Parking Lot Committee:** Children Safety: While kids are walking through the parking lot, motorists should be waiting for them to get to their respective vehicles. If you are in that much of a hurry, fix your schedule, rather than putting kids' safety at risk.
- **Road Committee:** –The budget, if approved, is inflated to account for more work through the 2023/2024 fiscal year.
 - i. Ad for work has been placed and we've received a quote for some asphalt roadwork.
- **Safety & Identification:** Sign repair/replacement is on the agenda for 2023.
- **Snow & Ice:** Winter is nearly over and thus far it's been pretty mild.
- **Website:** Nothing to report at this time. Please ensure that you all are using www.pml567.com for your source of official PMLE information. Viewing the website and staying informed is the job of each and every community member. We provide the information; therefore, you should be able to take the time to read it.