



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

Winter Quarterly Newsletter 2022

The Board of Director's meeting was to be held on TBD

Board of Directors

President:
Robert Simonson

Vice President:
Jay Sottolano

Secretary:
Barbara Palmer

Treasurer:
Renee Walker

Members At Large:
Rebecca Gratcofsky
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: \$118,468.60; Money Market: \$10,009.29; CD Balance: \$20,000.00

Old Business Discussion Highlights:

- **Signs.** PMLE has a lot of signs down from snow/ice, old age, etc. This topic will remain on our old business until all signs are replaced.
- **Legal Updates:**
 - As per our September 2021 meeting, the board has turned over a small portion of our debt to our lawyer. We started small so that we didn't burn up all of PMLE's monies for legal costs.
 - Legal Status Update(s):
 - To date our lawyer has collected a total of \$12,845.04 from 3 members (One of them being on a payment plan where we receive monthly payment on the debt owed.
 - Another member has entered into a payment plan with the community to avoid Magistrate litigation, however, if the good faith payment is not received by the 14th, then Magistrate Litigation will move forward.
 - Of the remaining members that we sent to our lawyer, 7 of them went to the Magistrate for civil complaint. That cost us an additional \$1,365.25 in filing fees.
 - Of the \$1,500 retainer we have approximately \$350 remaining.
 - We will be providing our lawyer another round of members within the next 30 days so that he can continue to work on our debt. The expectation is that we'll be sending over, roughly 50 individuals.
 - We will be replenishing our retainer with another check to the lawyer for \$2,000.00.
 - All money received via this legal process will be moved to our money market account for tracking purposes. That money will be reflected in our Money Market at our next meeting.
- **Debt (In General):**
 - The PMLE board has been in review of the outstanding debt owed to this community. In that review, we've found that we have members who just walked away from their properties, have passed away with no next of kin or found out the property they paid for was unbuildable and decided to walk away from it.
 - The PMLE Board next steps:
 - Tax Sale Property within PMLE. The board has decided to look into purchasing back some of the property in tax sale with the hope of reselling these properties. This was a suggestion made by our lawyer, as it's the only recourse we have to get our money current.



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New Business Discussion Highlights:

- Road work discussions will take place during the spring months (April/May).
- **Member Participation.**
 - **Committee members.** Are always welcome. Please consider volunteering within your community.
 - **Board Members.** This community doesn't run without board members. It takes members of this community to keep things straight, balance a budget, rectify complaints, contact lawyers, etc. We have some board members currently seated who have been on far longer than their terms. This is not how it should be. There are more than enough people that are a part of this community, who are in fact, very vocal, yet sit idly by while others do the work. This isn't the norm.
 - We, as a board, discussed with our lawyer the possibility of getting a management company in here. He asked us what our yearly dues intake was and how many members/properties. When he heard those numbers, he laughed and said good luck as your community isn't profitable enough to be worth it for them.
 - Due to the lack of participation, 3 board members were retained in September to ensure that the board continued to function. These 3 members have served their time and then some. They deserve a break, please consider running for the board.
- The 2022 schedule for board meetings will be requested at the end of January and voted on by the Township at their next meeting.
- The 2022/2023 budget will be discussed in March/April. Once voted on by the board, we will be present it to all members at the next scheduled meeting.
 - The board will also discuss moving some of the carry over funds to the Money Market account to have a much better buffer in case we find ourselves in need of money. As you are aware, the Money Market fund is treated as PMLE's emergency fund.
- In 2021 PMLE bought 4 lots back at tax sale. These 4 lots have become community common area, or PMLE property. The total costs for these 4 lots were around \$675.00 (total for 4, including the bid and fees).
 - 1 of the lots was bought with the intention of using as a future site for our mailboxes, or our salt building. These plans are on hold, money permitting. The goal, however, is to either move the mailboxes to this particular lot and use the current mailbox area for a salt building for us to store our winter salt mix or use the newly acquired lot to put up a salt building. This is a future goal and something that will need to be budgeted and planned for.

Committee Information (Highlights):

- **Brush/Tree:** A significant portion of brush/tree work was completed in October. Section 7 and Section 5 saw the majority of this work, including hiring a company to come in and remove some problematic trees, ie, too close to wires, severely leaning over our roads, etc. Thank you very



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much to those volunteers. PMLE, gave, as a token of appreciation, gift cards to those volunteers (providing they weren't board members). The total cost to the community was \$200.00

- In the future PMLE has discussed the possibility of billing these services back to negligent home/property owners. These costs can be added as itemized costs onto their annual dues statement. It is unfair that the community pays to remove trees from privately owned property when it is up to the home/property owner to maintain their own land.
- **Clean-Up:** As always, we appreciate every person who goes out and cleans up the trash thrown within our community. If you see trash, please pick it up and discard it. It takes a couple of minutes, rather than leaving it for someone else to handle.
- **Grievance:** Nothing to report at this time.
- **Lake/Recreation:** In the Spring/Summer of 2022 we will have our pond/lake assessed to ensure that there are no issues.
- **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.
- **Parking Lot:** Bus stop and mailbox areas are maintained by a small handful, as time permits. Many people have children that utilize the bus stop and many more use the mailbox area, yet, leave a small few to shoulder the burden of mowing, weed whacking, cleaning up, etc.
- **Road Committee:** All roads that are in need of repair will be assessed in April/May. Please remember that the formula, for the last decade, is for the board to review the amount of traffic, homes/members affected, age of the roads and the costs to complete them.
- **Safety & Identification:** We are aware that signs need to be put up, or replaced. We have a running inventory and will be looking to replace them as money/time permit.
- **Snow & Ice:** Winter is in full swing and so far, it's been a mild winter (fingers crossed).
 - **Snow/Ice Reminders:**
 - Any issues/complaints should be sent directly to the Board's email address (pml567.hoa@gmail.com), through the website contact form or by calling the Board's phone number. Facebook, is not a legitimate network for voicing your concerns and will often times not be responded to.
 - No vehicles should be parked on the roads. Your vehicles MUST remain in your driveways. Please do keep in mind that the shoulders are part of PMLE easement. Vehicles parked illegally will be towed at the owners expense.
 - Remove your garbage cans after garbage day so as not to impede snow removal. Further, any damage to your cans, or cans missing during/after a snow event are your liability.
 - Once our roads have been plowed, please do not shovel, snow blow or plow your driveway snow onto our roads. Have some courtesy.
 - Be mindful of your speed and driving habits, in general, during inclement weather events.
- **Website:** Nothing to report at this time. Please remember to bookmark and check, frequently, PMLE's web page at www.pml567.com.