



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 2023

The Board of Director's meeting held on January, 14th, 2023

Board of Directors

President:
Robert Simonson

Vice President:
Jay Sottolano

Secretary:
Matt Chapa

Treasurer:
Barbara Palmer

Members At Large:
Destiny Freeland
Rolando Canteros

Attorney:
Klemeyer, Farley &
Bernathy, LLC

Insurance:
R H Worthington
Group

Accountant:
Meyer & Meyer

Billing Agency:
Berkheimer
Outsourcing

Collection(s):
Creditech

Treasury Report: Checking Account: \$185,873.51; Money Market: \$23,069.45; CD Balance: \$21,348.26

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. We are in desperate need to complete this, but we have more pressing matters to tend to. The 2023/2024 budget will reflect an increase in road work to accommodate signs as well.
 - A list of signs will be created sometime in April/May so that we can make our purchases for the signs, posts and any other material that may be needed.
- **Legal Update(s):**
 - PMLE recently won an additional 3 judgement cases, with another case pending within the next few weeks.
 - The members were provided a negotiated sum, of which the judge agreed was very generous on our part. While we'd like to receive the money all at one time, or in a lump sum, many of these cases are more than likely going to see us collecting via monthly payments.
 - We strongly encourage members who are not in good standing to reach out to the Board to make arrangements on their debt. The situation doesn't get better, especially when we add on filing fees, lawyer fees, etc.
 - Monies received from legal action and the board's active involvement in collecting, either by talking to the individuals personally, written letters, etc.:
 - As of December 31st, 2022, we've collected \$34,181.92 for the efforts taken since August of 2021.
 - So far, we've moved approximately \$14,000 to our money market account, through the end of 2021, with an additional \$6,930.35 being moved in January. If you are not aware, the Money Market account is used as our emergency, or backup, fund.

New Business Discussion Highlights:

- **Next Meeting Dates (Tentative):**
 - March 25th, 2023
 - May 27th, 2023
 - September 23rd, 2023
 - January 13th, 2024
 - The above meeting dates are dependent on whether the Township Supervisors vote favorably. Any adjustments to the meeting dates will be announced on our website. Please ensure to keep an eye on the site.



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- **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. Please consider signing up for committees.
- **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. There are far too many lots that are up for tax sale that continue to be billed year over year, helping to add to our collections.
- **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:
 - **Mailbox Area Project:** We’d like to enhance, clean up and protect our mailbox area. In 2023 we’re going to be getting some quotes on re-configuring our mailbox area, replacing worn/damaged boxes and getting a quote on putting in a steel roofed structure over the mailboxes. This will serve to help protect the damage being done to the boxes, as well as save us some cost for snow removal.
 - **Storage:** We’d like to add a steel building to one of PMLE’s properties for our own storage, as well as salt storage. PMLE currently pays approximately \$1,000 per year for the rental of a self-storage unit. While this doesn’t seem like much, over the course of 10 years, we’re at \$10,000. However, there’s a lot that comes with a project like this and right now, we’re in the discussion stages.
 - Add lighting to the bus stop area and mailbox area(s).
 - Add cameras to our bus stop and mailbox area(s).
 - **Note:** Progress costs money, unfortunately. Money is obtained by everyone paying their dues, which, unfortunately, isn’t the case.
- **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, whining, criticism, suggestions and questions related to the board and PMLE business will go unanswered by Board members. Most people do it to stir the pot and quite frankly, it’s too exhausting to deal with.
 - 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. All of this information can be found on our website.

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. We are hoping to see some volunteers for 2023 to help with this effort. **However, please note:** Our by-



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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. This is just as much your community as it is ours, we all have an interest in keeping it clean.
- **Grievance Committee:** Nothing to report.
- **Lake/Recreation:** Nothing to report.
- **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. 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 other than safety and awareness. While kids are walking through the parking lot to get to, or leaving, the bus, cars should **NOT** be moving. It takes a few minutes to wait for kids to safely pass and get into their cars. If you are running late, then that's not the kid's faults, whom you may or may not hit. We don't want to see this, so please be mindful of the kids in the parking lot.
- **Road Committee:** 2022/2023 year only saw pothole work completed. While we had intentions of getting some roads done, the massive delay to the potholes being completed created havoc on our timelines for roads. 2023/2024, however, will see us resuming road work, providing we don't run into any issues like last year.
 - **Road Committee Chairperson:** Greg Palmer
 - **PMLE Paved Roads:** PMLE is looking get into contract for maintenance of our paved roads. This is something that the previous board should have done. If we can preserve our paved road areas, rather than let them degrade until they need replacement, we spend less money overall.
 - **PMLE Culvert/Drainage:** Part of PMLE's plan(s) for this year is to address some of the lingering culvert/drainage issues, if we have the money.
- **Safety & Identification:** See the Old Business section for more detail.
- **Snow & Ice:** Winter is upon us. To date, it's been a relatively mild winter. However, most forecasting is stating that February and March will be extremely cold. Here's some winter reminders:
 - **Garbage Cans and other 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.