



POCONO MOUNTAIN LAKE FOREST

NEWSLETTER

Vol. 1 April 2019

Dear Members: It's been over four months since we became your IBOD and much has changed since then. Most of the changes can be credited to all of those in the community that have stepped up and decided to become involved. There has been endless support from so many within PMLF that it would take a full page to write down the names of all who contributed either time or monies to help move us forward in our quest to continue to make this community the kind you are all proud to come home to. Lots have happened during this short time. Open monthly meetings have brought more and more residents out, happy to meet other neighbors, happy to be able to participate and offer ideas and suggestions to work towards this goal. We had several events for the kids in the community and will be holding more in the future. We have begun to repair the extensive infrastructure which was the result of neglect for past decade.

There are questions on payment of dues. While we do not see the prior administration returning to power, we understand the worry some have. However we cannot function, fix roads, and repair the pool, all of which is done thru your dues. As your IBOD, we will establish procedures for payment of dues to ensure they are always properly documented regardless of what board is in charge. If you chose not to pay any dues, that is your right but understand that one is still subject to payment of dues.

The familiar saying 'it takes a village to raise a child' stands true for PMLF. We cannot do it alone. We need your input. We want to hear your plans and ideas. Our goals were simple to begin with: full transparency, financial accountability, road improvements and a community that is alive again. It will happen but all of this takes time. We are working on a budget that will be realistic based on actual expenses, capital improvements and reserves as well as most importantly how best to upgrade and maintain our roadways.

We are hopeful that in the next few months, the issue of court and court actions is resolved and that the era of continual lawsuits making others rich while draining our resources and decaying our amenities will be over. We know changes are needed in the By Laws and that too will go on the plate for the Board to work on We are still shooting for the Fall GMM for a new election, one that allows any member in good standing if interested, to submit a resume for ballot. To all that have supported change, we are not done. We need to continue to share ideas, critique where necessary and continue to move forward. Thank you all for your support and volunteerism.



NOTICE TO RESIDENTS ON TREE FORESTRY PERMIT: Forester Jeffrey Nichols and property owner Rocco Valvano received approval and a permit from the PA State Forestry for property they own surrounding our community. This permission is based on legal rights that were established at the time of the Association's founding. The IBOD met with them at a workshop meeting last month and reviewed permits and documents with forester Mr. Nichols and owner Mr. Valvano in regards to tree forest permit in community and how said operation may affect property owner. The owner and forester was requested to submit a detailed map of the access roads, as well as, a narrative scope of the operation to insure that there is no interruption with school busses, and noise compliances as per our bylaws and certification of the bridge's capacity at Gate 1 entrance, as well as ribbons on trees or signs that will mark the area being worked on. The

work is not intended to begin until after the spring thaw. Although exempt from local laws and community regulations, the owners have agreed to supply all information requested. Further review will be conducted when information requested is received and will be discussed at a regularly scheduled board meeting in future.

Major Snow storms in community conquered by the residents!

Over four miserable winter storms with a mixture of snow and freezing rain hit our community and left us



alone to fend for ourselves; each of the three community's gates formed a crew of people to plow the roads all through the night. Many were residents on quads with plows who had no protection from the elements. The community struggled as we were only left with one small truck with a plow and no spreader. This was a challenge, since there was a lot of ice and the temperatures were way below freezing for days. Many residents continued for days after spreading buckets of salt and grit to the deteriorating roads. We are proud of all those members who pulled together again as team like a community should. Thank you what a great community team!



Under New Management The clubhouse, not opened or cleaned in years, had a thorough cleaning done by volunteer residents so our community amenity could be used safely by all. *Carpets steam cleaned, drapes taken down and washed. Black mold bleached and removed, windows washed, bathrooms cleaned that looked like had not been in months, kitchen and refrigerator sanitized and disinfected from evidence of pest and rodents. There were years of neglect which was evident throughout. The Clubhouse is now a welcoming amenity!*

Standing Committees

Yes you are seeing this clearly we have committees now! It's all about working together in this community! The following committees have been formed and many have already been meeting and discussing their plans and budgets for the future. We are still looking for more volunteers to join and help promote positive changes and meet your neighbors. The Board is working on the bylaws that will enable these committees to move forward. All residents will receive draft copies for review when done. The following committees have been approved with a brief description of their functions.

- Grievance – will deal with conflict resolution/fines. (Not approved yet but will be in near future)
- Finance – will deal with budgetary/capital improvements
- Roads/Maintenance – will deal with roadway/maintenance in general
- Office/Front desk – will man the office until staff can be hired
- Security/Neighborhood watch – will develop programs to enhance public safety

- IT – will deal with website/computer related upgrades
- Beautification - will deal with developing upgrades to common areas
- Recreation – will deal with development of recreational programs
- Newsletter – will deal with development of quarterly newsletter
- Oversight Committee –will serve to insure transparency and effective efficient management of the community
- Bylaws/Rules & Regulation – will deal with review of all by laws and regulatory processes and make recommendations to Board on changes needed

✓ Join in on the fun and email us with your email address and phone number on which one or more committees you are interested in helping. PMLF2019@gmail.com



VOLUNTEERISM AT IT'S BEST

Volunteers started before the snow with patchwork, and are continuing their efforts to fill all the many potholes that have been impossible to avoid when we travel throughout the community. Below are pictures of the roadways followed by upgrades to Wren, Pleasant, Robin, Hound and many others are in the 'works'. Our residents are doing all of this work with the generous donations of many of our residents. To all, you are appreciated.



Don't know where the money for the road reserve went? Wish we had answers from the prior board but it's obvious from the following, PMLF has the best volunteers and residents all focused on enhancing our community and equity and our safety. **DON'T THEY LOOK GREAT!**



We need residents for the board: We know there are very talented wonderful people who live here. We live in such a diverse population, why not use this to our advantage and make a diverse professional board to help make our community living here has their own unique we appreciate all you have to involved, one way is to be on the than 5 people if possible. If resume so we can have a real considered.



great again. Each and every one of us way to add to this community and offer. If you would like to get Board of Directors. We want more interested please hand in your election where everyone will be

If you think you possess skills and abilities that will help the Board, are a deed owner in good standing, and not in litigation against the board, please feel free to forward your resume to PO box 1 Dingmans Ferry, PA 18328 or email to Pmlf2019@gmail.com All Board members are required to sign a confidentiality agreement and agree to a background check. Note the confidentiality agreement is to protect people's personal account information private and any information that would affect litigation private. All other information should be shared with all members' allowing full transparency.



www.pmlfcommunity.com

GOOD NEWS ALL!

One of our IT specialists has purchased and developed a new community website for us. We are just now beginning posting information. Right now you can find all of the Board's adopted minutes as well as some articles and photos. There will be an area for questions and answers and an open forum section. Board directors will respond to all questions posted. This website will be the official site for all board business.



BOARD MEETING SCHEDULE: Third Sunday of each month at 11 a.m. at the PMLF Clubhouse at 111 Country Drive Road. Dates: April 28, May 19, June 16, July 21, August 18, September 15, October 20 GMM, November 17, December 16, 2018

All Regular Meetings above noted will be open to residents. The Board may call for Workshop Meetings and/or Special Meetings if needed. Notice will be posted in accordance with PMLF statutes if required.

PLEASE NOTE: The April meeting previously scheduled falls on Easter Sunday, so that meeting date has been changed to APRIL 28, 2019

Upcoming Events

April 14th - Easter Egg Hunt – 1-3 clubhouse area

April 28th – PMLF IBOD Meeting @ 11AM

MAY 18th - THE BEAUTIFICATION COMMITTEE have tentatively scheduled May 18th as the Community Wide Cleanup Day. To register your help in this upcoming event, send your name to Kathy Moran @ wikase@aol.com. The Pike County Penn DOT is giving us all the supplies (gloves, bags and vests).

JUNE 12TH - Pike County Elder Justice Day scheduled for June at St Patrick's church. You will learn everything one needs to know about caring for their elders.... it's a great event! Your county and state agencies are all there with great resource information available.

Support our Local Businesses

(Display your business card in the next newsletter – EMAIL pmlf2019@gmail.com)



That's all Folks!