



Timber Trails Tales

Official Newsletter of The Timber Trails Community Association

SUMMER 2017

A MESSAGE FROM THE BOARD PRESIDENT

'TIS THE SEASON. Having successfully avoided some of the Spring clean-up chores around the house, I am pleased to find ourselves with the Summer Season in full swing (just wish somebody would send the memo to my beloved Phillies). The Lake is filled with sailboats and kayaks. Tennis balls and golf balls are flying – albeit not always where we originally intend them to land. The young and not as young are out and about. The Timber Trails Club House has a revised menu (check it out) and for full time residents and weekend warriors alike, this is the best time of year. So, here are a few Timber Trails news items for you to read about while sitting around the BBQ.

COMPANY ON CONESTOGA. As more home owners and vacationers visit Timber Trails during the summer, there is an increase in traffic, bikers, walkers, skateboarders and strollers on Conestoga Trail. First, we all need to slow down. After all is that not one of the reasons we are here? Also we need share the road which means drivers – be it on 2 or 4 wheels – need be courteous of others and those on foot need be cognizant of the fact the it is, after all, a roadway. We have not given up on the idea of a pedestrian/bike path around Conestoga but, at present, the costs and typography remain a stumbling block. As a Plan B, we are looking into a limited path along the more highly traversed section from Blockhouse Road to Centennial. In the meantime, please be careful.

THE WHITE ELEPHANT. It is difficult to issue this letter without reference to the unfortunate situation regarding our former Business Manager. Details of the misapplication of funds have been placed upon the LNC website and a town hall type meeting hopefully addressed the questions I know many have expressed. The purpose of this reference to the accounting situation is to assure TT residents that there was no impact upon our finances in any manner whatsoever. The fact is that months prior to the discovery of the problem, the TT Board initiated procedures to improve our own financial processes. We adopted a Resolution pertaining to our fund balance policies, opened for examination an update of the contractual arrangement between TT and the Lake Naomi Club and requested modification to the interim financial reports we received. Whether this had any impact on the CFO coming forward with his malfeasance is unknown. What is known, however, is that while the TT finances are nowhere near as complex as the Club's (and comparing the 2 would not be fair), the TT Board was always looking for improvements.

MORE TRASH TALK. We are in our second year with County Waste and the trash hauling experiment still has some quirks. There remain too many missed pick-ups and too much time of our staff is consumed in correcting County Waste errors. Since it is summer time, not only have residents returned, but so have the bears. Please remember the TT pick-up is on Monday. If trash is left out too long, the bears will come for supper and their table manners are atrocious. They leave reminisce of their meal everywhere and have a tendency of disassembling bear bins.

THIRD ANNUAL MEET AND GREET. Our Bylaws require that we conduct an annual meeting which coincides with our yearly budget projection at year end. While our annual November meeting is well attended, we recognize that it may not be convenient for all. So, similar to last two years, we will conduct a morning coffee gathering for members to meet with the Board and discuss topics of concern and areas where you would like to see improvement. Please save the date of **August 19, 2017**, and we hope to see you at the **Lake Naomi Clubhouse**.

In the meantime, I hope you and your family and friends enjoy our Pocono Paradise and have a fun and healthy summer.



Dan Bernheim
TTCA Board President

**Newsletter of the
Timber Trails
Community Association, Inc.**

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Treasurer - Kelli Jamison

Secretary - Dave Carbone

Directors:

Rick Metzger

William Nathan

Barry Trachtenberg

Association Manager:

Wendi Freeman, CMCA, PCAM

Email:

wfreeman@lakenaomiclub.com

Annual Meeting:

November 18, 2017

Lake Naomi Clubhouse

9:00 AM Refreshments

9:30 AM Meeting

Manager's Corner

A long winter and a rainy spring, but finally I think summer has arrived! On behalf of the TTCA Board of Directors there are so many great things I need to pass along to you!

The Services Booklet – The Services Booklet is a great tool for all property owners in Timber Trails. Any contractor, vendor, service provider listed in this communication has been required to submit liability insurance, contractor license information (if applicable) and references. But most important, most of these folks are in there because of Owner recommendations. If a complaint is received against anyone in the Service Booklet, it is investigated and if necessary, the TTCA Board and the Lake Naomi Club can and have removed a contractor from the booklet. The booklet is updated quarterly at a minimum and more often if necessary. The updated version is always posted on line. If you have a Service Booklet that has been hanging around for a while, please check for updates. There are contractors that have been removed and we want all our Members to only have reliable information when services are needed.

Propane Pricing – Again for 2017 the TTCA has been able to secure preferred propane pricing through Superior Plus Energy. I have included a flyer for your review!

Renting Your Home, Hotel Occupancy Taxes – I want to remind all those renting their properties in Timber Trails of the Hotel Occupancy Tax (3% local and 6% State). All rentals under 30 days are subject to this tax. Please be sure that if you are renting through an agency and that tax is being collected on your behalf from your tenants that those funds are actually being REMITTED to the taxing bodies by your rental agent or agency!

Community Garbage Program – The Community Garbage Program continues to be successful. Although we continue to have some missed stops every week, when looked at on a percentage basis, the percentage of missed stops is low. Low or not, I realize that having your garbage missed is frustrating. If you please email me if you are missed (wfreeman@lakenaomiclub.com) or call the Administrative office, we will work with County Waste and our litter patrol team to get the garbage removed. Which leads to my next topic.....

BEAR PROOF GARBAGE CONTAINERS – Please folks, consider using a bear proof container. We sell them, wholesale, at the Administrative office. Although they are not inexpensive, they do work! Those who are currently using them, our many thanks. Litter patrol is busy every day cleaning up garbage spills due to improperly contained garbage. We are currently compiling a list of those with regular and multiple spills and those members will be notified and charged for multiple visits to clean up. Also, please remember! All cans must be placed in a wooden bear bin. Cans cannot be left out by the street without a bear bin. Cans being left out have been identified and those owners will be notified and assistance offered to help obtain and place a bear bin. Cans are ugly people! With all we do to maintain this beautiful community, we need to do better with unattractive cans at the end of driveways.

NON-CLUB MEMBERS - We need your Email Address - The Lake Naomi Club has updated their website and the system they use for sending email messages. Many times we send out important messages to our homeowners concerning the weather, trash pick-up, etc. We need to populate the new system with your current email address. If you are a non-club member please send your name and email address to admin@lakenaomiclub.com.

Please take just a few moments and read the remaining articles on the next few pages. The more you know, the easier it is to have a wonderful time while you are here in Timber Trails. No matter if you are full time, part time, Club Member or not a Club Member, my door is always open to you. If I can assist you in any way, please feel free to contact me (wfreeman@lakenaomiclub.com) or contact me at the Administrative office, 570-646-9191. Look forward to seeing everyone at the TTCA Summer Meeting in August! Have a wonderful summer!!!!

Wendi Freeman, CMCA, PCAM
Community Association Manager

Slow Down-Drive like your kids live here

According to statistics, **motor vehicle accidents are the leading cause of death for children 14 years of age and younger!***

- Every day in the United States an average of 4 children are killed in motor vehicle accidents!
- Every day in the United States an average of 500 children are injured in motor vehicle accidents!
- Every day motor vehicles kill more children than any disease!



Together we can prevent this problem in LAKE NAOMI-TIMBER TRAILS!!! Make a difference, and most importantly SAVE AN INNOCENT CHILD'S LIFE! You can begin making a difference by being committed to DRIVING the posted speed limit. Speeding in Lake Naomi – Timber Trails is a huge problem!! Slow down! Where are you going in such a hurry?? Is it worth possibly hurting a child or another adult? Is it worth the traffic fine when you are caught? Teach your younger drivers that speeding is dangerous. Tell them how their life will change if they hurt or kill another person while behind the wheel. In order to further the speeding awareness in Timber Trails, the TTCA Board has approved extra stop signs and other speed calming devices. If a vehicle is caught speeding in the areas of these signs, the traffic fines can be doubled. The Lake Naomi – Timber Trails Community is VERY SERIOUS about controlling the speed and keeping Lake Naomi – Timber Trails safe for all our bikers and walkers! Please do your part and drive responsibly!!

Architectural Inspector Hits the Ground Running!

The TTCA in a joint effort with the PPCA and the Lake Naomi Club have recently hired an Architectural Inspector. Mr. John Briggs, retired from The Bushkill Group and a past Operations Manager for the Lake Naomi Club began his part time duties as Architectural Inspector in April. John will work closely with Community Association Manager, Wendi Freeman to monitor violations, new construction, lake front development, garbage program issues and help TTCA property owners correct these violations. John has already sent in excess of 300 letters reminding home owners of the items that may be on their properties that do not conform to the Architectural Standards and Requirements for Timber Trails



. John will also assist in permit inspections and permit approvals. He will work with the Architectural Review Committee as we continue to maintain the Lake Naomi – Timber Trails Community at the highest level possible. If you see John out and



Fireworks Prohibited!!!

Fireworks are illegal in the state of Pennsylvania and are absolutely **PROHIBITED** in Timber Trails. Timber Trails is a highly wooded Community and the risk of illegal fireworks igniting a wild fire is high. The **Timber Trails Code of Conduct** prohibits fireworks and anyone in the Community found igniting illegal fireworks can be cited and fined. If you are renting your property or loaning the house to some friends, please make sure they understand this policy! If there is a need to fine the occupant of the property, the owner is ultimately responsible to pay that fine. Please help our Community stay safe and **DO NOT** use illegal fireworks!!

TTCA Septic Maintenance

Timber Tails Lots have on-site septic systems. This means that everything that goes down your drains goes in your yard. Solid waste goes into a tank on your property and sink to the bottom where hopefully they are biodegrading naturally. The liquid wastes are pumped from that tank into a septic bed on your property, (or for **10** TTCA home owners, it is pumped into the 940 septic bed) where they filter through the system and become ground water. In order to insure that the filtered product is healthy for our environment, you must have your tank inspected periodically. An inspection is done to check the level of solid waste (sludge) in your tank. If the level is too high, the solid waste will get pumped out into your septic bed and it will become clogged & will malfunction. Currently a new septic bed can cost in the vicinity of \$25,000 or more. A simple inspection is approximately \$100. What a great insurance policy! While septic inspection & pumping is not mandatory in Timber Trails, it is strongly suggested! Lake Naomi-Timber Trails Preferred Septage Inspectors and Haulers are Gotta Go Septics at 570-839-9228 and All State Septic at 610-498-3111, however any Monroe County Approved Septage Hauler of your choice can be used. Please mention that you are from Lake Naomi-Timber Trails to receive the preferred rate!

Tobyhanna Township Community Corner

Tobyhanna Township Board of Supervisors-Meeting Schedule 2017

For the year 2017, the Regular Business Meetings will be on the second Monday of the month as per dates listed with the exception of the month of October when the meeting will be held the first Monday.

NOTE: ALL BOARD OF SUPERVISORS MEETINGS WILL BE HELD IN THE TOBYHANNA TOWNSHIP GOVERNMENT CENTER BUILDING ON THE DATES AND TIMES LISTED UNLESS OTHERWISE ADVERTISED.

2017 REGULAR BUSINESS MEETINGS

Monday, July 10, 2017, 7:00PM
 Monday, August 14, 2017, 7:00PM
 Monday, September 11, 2017, 7:00PM
 Monday, October 2, 2017, 7:00PM
 Monday, November 13, 2017, 7:00PM
 Monday, December 11, 2017, 7:00PM

2017 WORKSHOP MEETINGS

Monday, July 3 2017, 8:00AM
 Monday, August 7, 2017, 8:00AM
 Tuesday, September 5, 2017, 8:00AM
 Monday, November 6, 2017, 8:00AM
 Monday, December 4, 2017, 8:00AM

Pocono Lions Club

John Kaltenthaler Charity Chicken BBQ Dinner
Saturday, July 22, 2017, 4:00PM to 7:00PM
Donation: \$12.00 per person
American Legion Wilson-Fischer Post 413
Old Route 940, Pocono Lake
Take out or Dine in!

Tobyhanna Township Volunteer Fire Company

Beef Roast Dinner & Tricky Tray
Saturday, August 19, 2017, 4 to 8PM
At the Firehouse, Route 940
Donation: \$15 Adults, \$8 Children
Tickets at Tobyhanna Township Community Day or at the Door!!
Food, Games, Fun for whole family!

Board of Director Nominations

Want to make a difference in the Community? Do you have skills and ideas that could contribute to the good of all? Submit an application to become a Timber Trails Community Association Board Member. You can go online to www.lakenaomiclub.com. The Board of Directors applications can be found in the Timber Trails Community Association menu under Association News. Or you can stop by the Administrative Office. The applications will be accepted from Tuesday, August 1, 2017 through Wednesday, September 9, 2017. The election will be by mail ballot prior to the Annual Meeting in November.

Pet Reminders . . .

It's finally summer and just like us, our pets can't wait to enjoy walking the roads and trails in the Community. Just a reminder though, please follow the guidelines and keep your pet on a leash at all times. Also, please be considerate and clean up after your pet. Please remember that a barking dog can seriously disrupt the quiet peacefulness of our woodland community. Please do not leave your dog tied outside or on your screen porch if it tends to bark!

