



Timber Trails Tales

Official Newsletter of The Timber Trails Community Association

JANUARY 2018



A Message From the President

Brrrrr. At the risk of sounding politically incorrect, when asked what the temperature is at Timber Trails and the answer starts with the word “minus,” it might be time to revisit that position on global warming. At least you do not have to worry if the lake is frozen. As one who enjoys winter, I will admit the cross-country skis have taken a back seat to the fireplace and when the woodpile was low, they almost found themselves in the pit until I recalled they are complete composites. So, for those who look forward to spring (and might be baseball fans), a warming thought: in less than 30 days pitchers and catchers report.

Balancing Act. Once again our year-end financials were on target with our budget. Last year our cost containment allowed us to proceed without a fee increase and, in fact, over the past few years, increases have been below 50% of CPI. This year, however, we are looking at a modest 2% increase in dues. The majority of our revenue is from our 490 improved lots (\$1,005,970.00) and 26 unimproved lots (\$50,856). In addition, our stepped-up policy to collect long overdue fees has literally paid off. In 2014, before our new Board policy of proactive collections went into effect, we received \$2,100 in overdue fees. In 2016-2107, we collected almost \$30,000. On the other side of the ledger, one of the wild cards is snow removal. The last few years were mild, and we were hoping for a repeat performance, but as things currently look, we might need some help from Mother Nature. Our fees for the LNC Capital Reserve also increased for the first time in years and that 12% uptick has contributed to the need for the slight dues increase. Most importantly, Timber Trails continues to maintain a wonderful facility, in large part, due to our terrific staff.

Take a Hike. We continue to strive and improve pedestrian safety. In the summer, cars, bikers, joggers, moms (and dads) with strollers all share the same road. A path around the interior of Conestoga, while possible, is more expensive than we anticipate the membership would support. However, in conjunction with the Club, we are able to construct a path along the highly trafficked area from Blockhouse Road to Centennial and then the Club will add to that by extending the path from Conestoga onto Centennial along the 7th hole. The cost of the path will be \$339,500 and the Club will contribute

\$154,500. Interestingly, this project does not impact our budget in that the shelf life of the roads have been better than planned and we can blend this into that capital improvement budget.

What a Waste it would be if we could not get this right. Two years ago we entered into a contract with County Waste to haul garbage for both TTCA and PPCA. To a degree, we knew this was an experiment, and there certainly have been some problems. Our own manager, Wendi Freeman has been required to spend too much time coordinating missed pick-ups. So while the fee this year has increased to about \$98 per household, County Waste has been informed they need pick up their game too. More efficient and consistent routes and processes will be put into place, and we should all benefit. Please refer to the garbage article on page 3 and flyer enclosed.

Pool Party. In accordance with our By Laws, our Annual Meeting is held in November at which time we roll out our upcoming budget and review other items of concern. Recognizing many people are not available for that meeting, we have held a mid-summer meeting, however, for the most part, the same members as those who show-up in November comprise the attendees in the summer. Not that there is anything wrong with that group, but we need to engage others and are contemplating an event at the Timber Trails clubhouse, therefore, we welcome your ideas to increase participation.

Hopefully, everybody is off to a good start to the New Year and Timber Trails, be it your full-time home or home away from home, continues to be a major contributor to a joyous 2018. On behalf of the Board, wishing you all the best.

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

Address:

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Pocono Pines, PA 18350

Phone: (570) 646-9191
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TTCA, INC. Officers:

President - Daniel Bernheim

Vice President - Joe Varacalli

Treasurer - Kelli Jamison

Secretary - Dave Carbone

Directors:

Rick Metzger

Bill Nathan

Barry Trachtenberg

Association Manager:

Wendi Freeman, CMCA, PCAM

Email: wfreeman@lakenaomiclub.com

Annual Meeting:

November 18, 2018

Lake Naomi Clubhouse

9:00 AM Refreshments

9:30 AM Meeting

**Timber Trails Member Elected to
Township Supervisor**

Timber Trails own Dave Carbone successfully ran and through top vote numbers was elected as a Supervisor for Tobyhanna Township. On December 27, 2017, Dave was sworn in and began his 3 year term providing his services, knowledge and expertise to assist the residents



of Tobyhanna Township. Dave will actively be involved in all township matters, including the sign ordinance and positive future changes to the infrastructure of Tobyhanna Township. Congratulations and thank –you Dave for representing our residents!

TTCA 2018 Board of Directors

The terms of Directors Mr. Barry Trachtenberg and Mr. Joe Varacalli expired at the end of 2017. Both incumbents submitted applications to serve another term on the TTCA Board. Mr. Chris Dumont of Timber Trails also submitted an application to serve on the Timber Trails Board of Directors. The ballots were counted on



November 16, 2017 prior to the Annual Meeting. Mr. Trachtenberg and Mr. Varacalli received the highest number of votes and will serve a three year term from 2018 through 2020. The TTCA Board also elected officers for 2018. Dan Bernheim will again serve as President, Joseph Varacalli, Vice-President, Kelli Jamison, Treasurer and Dave Carbone, Secretary. Many thanks to Chris Dumont for his willingness to serve the Timber Trails Community Association. In 2018 the terms of Mr. Daniel Bernheim and Mr. Rick Metzger will expire. Board Nomination applications will be accepted as per the Timber Trails by-laws, beginning August 2, 2018. Close of nominations, also as per the Timber Trails by-laws, will be September 9, 2018. Please consider a board position and submit your application!

Vehicle Identification Form

Enclosed is a “Vehicle Identification Request Form.” Kindly complete and return the form along with payment for your 2018 Community Association Assessment. Or save time! Complete this form online at www.Lakenaomiclub.com. Click on “Member Login” in the upper right, then click on the “My Profile” tab; return by email to Stephanie Kerrick at lakenaomiclub.com



Introducing Janessa Smith, County Waste

In order to provide increased customer service to our Timber Trails Members, County Waste has designated a contact person just to handle the needs of Timber Trails – Lake Naomi Members. If you have a BILLING QUESTION, would like CANS, need a BUL ITEM PICK UP, need to sign up for AT THE HOUSE SERVICE, or IF YOUR TRASH WAS MISSED, please contact Janessa at (570) 234-0517 or jsmith@countyrecycling.net and she will dispatch the truck. We are hoping that having Janessa will assist the Administrative Office in decreasing the call volume for garbage related matters and will streamline the process by eliminating the middle man. However, as always, if you have a specific need, question or issue, please feel free to contact the administrative office at any time or email Community Manager Wendi Freeman at wfreeman@lakenaomiclub.com for assistance.

Association Fees & Lake Naomi Club Dues

The accounting department needs your help! Many Members are not aware that the Lake Naomi Club, The Pocono Pines Community Association and the Timber Trails Community Association are three separate and very different companies, each governed by different state and federal laws. Each of these companies has its own bank accounts, its own general ledger and its own audit. The Lake Naomi Club and the two home owner associations work together whenever possible to make things easier for all of their Members as we all coexist as one large happy group! However, please remember that when paying your Lake Naomi Membership dues and when paying your TTCA association fees, the two should not be combined on one check! A separate check to each entity is required to satisfy GAAP set forth by the Club's and Association's auditors. The TTCA and the Club appreciate your timely payments and your assistance with keeping the books in good order!



Timber Trails Member Gate

As most Members know, The Timber Trails Community Association installed an automated Members gate system at the entrance to Timber Trails approximately 12 years ago. The gate is activated by a bar code reader that reads a bar code sticker on your vehicle and access to Timber Trails is obtained. Some of the bar code stickers that were applied several years ago have faded and are no longer being registered by the reader. If you are finding that the gate is not going up when you pass the card reader, please remove your old sticker and come to the Administrative office for a replacement sticker. Bar code stickers must be applied to the car by a Ranger or Administrative Team Member. Kindly note that the manufacturer does not recommend application of these stickers at temperatures below 35 degrees. Also ice scrapers can seriously damage the sticker, so use caution. Please remember that the sticker needs to be visible to the code reader. If the window is partially down or the sticker is covered by snow, the gate will not function. **Please note** – The TTCA Board of Directors strongly urges TTCA Members who use the bar code to also affix the 2018 Timber Trails Owner sticker. If the Member Gate is non-operational and you do not have a 2018 TTCA Sticker affixed to your vehicle you will be required to sign in. If you have any questions regarding this program, please feel free to contact Association Manager Wendi Freeman at wfreeman@lakenaomiclub.com or 570-646-9191 Extension 107.

Snowplowing Information

During and after a snowstorm the Association gets calls from residents who are concerned about snow being plowed in front of their driveways. This is not done deliberately, but is an inevitable result of plowing the roadways. A ridge of snow is left in front of driveways as the plow moves down the road pushing snow off to the side. The bigger the snowfall, the higher the roadside ridge will be.

Property Owners are responsible for removing the snow in their individual driveways including the ridge of snow left in front of their driveways by the Association plowing the roads in the Community. The Gatehouse and the Association Office maintain a list of snowplowing and snow moving contractors in the area. TTCA has no control whatsoever over these contractors and is merely making this list available as a courtesy to Property Owners.

To assist Part-Time Residents in addressing the driveway “snow ridge” challenge, the Association put together a two-part plan:

1. Provided it does not snow past 8:00 AM on Friday morning, plowing will not be done after noon on Friday. Property Owners can then have their snowplowing contractor check their driveway on Friday afternoon prior to their arrival and not have to worry about the driveway being plowed shut after the contractor has been there.
2. In the event it does snow past 8:00 AM on Friday morning, or if the Property Owner just wants to have double assurance that their driveway is accessible, the Property owner can call the Gatehouse and a Patrol Ranger will check the driveway. The Gatehouse will then call the Property Owner back within two hours to let them know the status of their driveway.

Please be reminded that any vehicle left on TTCA Road right of ways during periods of ice and snow removal will be towed at the Owner's expense. The right of way is approximately 4 feet from the edge of any TTCA road. It is also inappropriate to deposit cleared snow from a private driveway into the TTCA road and road right of way area. Owner signs (address and/or identifying signs) cannot be in the TTCA road right of way. If your sign is located in the right of way, please know that the TTCA cannot be responsible for damage that may occur due to snow plowing.

Safety Services.....A Year End Review!

The Safety Services Department continues to be an asset to the Lake Naomi-Timber Trails Community by providing 24-hour Community patrols (75,963 miles in total), crime prevention, random property checks and property owner assistance. The Patrol Rangers are all medically trained and are always first on scene when a medical or ambulance call comes in. They are highly respected by not only the local ambulance personnel but also by the Regional Police Department and the Fire Departments. The Patrol Ranger Program consists of 14 employees, including Chief Ranger John Lamberton, full time Rangers Andrew Bird, Kevin Clark, Patrick Ednie, Bob Goin, and Tom Jaeger along with 6 to 8 part time Rangers depending on the season. Ranger Pat Ednie will be back again to work the Kids Club Program for the summer season at the Community Center. The Patrol Rangers completed 1869 random property checks in 2017. During these foot patrols, properties are checked randomly for things such as open doors and windows, suspicious activity and architectural violations. The Rangers also completed 4835 paid house checks for those choosing to contract for different levels of service such as interior house checks, heat adjustment, etc. at an additional cost. Along with these scheduled activities, the Patrol Rangers are also on 24-hour call to Timber Trails homeowners. The activity of the Patrol Ranger Program for 2017 was as follows:

| | | | |
|----------------------------------|------------|-----------------------------------|-------------------|
| Automatic Alarms | 233 calls | Suspicious Vehicle or Individuals | 169 calls |
| Burglaries | 14 calls | Noise Complaints | 96 calls |
| Vandalism | 5 calls | Theft | 3 calls |
| Trespassing | 206 calls | Traffic Accidents | 36 calls |
| Game Law Violation | 0 calls | Ambulance/Fire Calls/First Aid | 681 calls |
| Property Owner Assistance | 1187 calls | Dog/Animal Problems | 163 calls |
| Gatehouse/Dispatching Assistance | 449 calls | Boat Issues | 29 calls |
| Police Assists | 74 calls | ARC Inspections | 1196 calls |
| Rental Related Complaints | 1 call | Contractor Related Complaints | 25 calls |
| Maintenance Alert | 126 calls | Assist LNC Departments | 1408 calls |
| Traffic Stops | 0 calls | | |
| | | Totals | 6101 calls |

Monday to Friday—8:00 AM to 5:00 PM & Saturday-8:00 AM to 4:00 PM

Sundays & Holidays-Contractors are not permitted

CONTRACTORS ARE NOT PERMITTED IN TIMBER TRAILS ON SATURDAYS BETWEEN JUNE 23, 2018 AND LABOR DAY, OR ANY OF THE FOLLOWING DESIGNATED HOLIDAYS:

| | |
|----------------------------------|---------------------------------------|
| New Year's Day | - Saturday, January 1 st |
| Saturday of President's Weekend | - Saturday, February 17 th |
| President's Day | - Monday, February 19 th |
| Saturday of Easter Weekend | - Saturday, March 31 st |
| Saturday of Memorial Day Weekend | - Saturday, May 26 th |
| Memorial Day | - Monday, May 28 th |
| Independence Day | - Wednesday, July 4 th |
| Labor Day | - Monday, September 3 rd |
| Saturday of Columbus Day Weekend | - Saturday, October 6 th |
| Columbus Day | - Monday, October 8 th |
| Thanksgiving Day | - Thursday, November 22 nd |
| Christmas Eve | - Monday, December 24 th |
| Christmas | - Tuesday, December 25 th |
| New Year's Eve | - Monday, December 31 st |

1. This pass must be displayed at all times & must be presented to the Gatehouse Ranger or any Authorized Representative of the TTCA upon their request.
2. All persons entering Timber Trails are subject to the By-Laws & all Rules and Regulations of the TTCA.
3. This pass is not transferable and is subject to revocation at all times.

THE MAXIMUM SPEED LIMIT IN TIMBER TRAILS IS 25 MPH! VIOLATORS WILL BE TICKETED.