



# The Pines



VOL. XI I ISSUE 2

Newsletter of the Pocono Pines Community Association, Inc.

SUMMER 2017

## Happy Summer Greetings!

It was a long winter and a rainy spring, but finally I think summer has arrived! On behalf of the PPCA Board of Directors there are so many important things I would like to pass along to you!

**PPCA Delinquent Fee Collections** – The PPCA bills 1750 Members on an annual basis. It is the responsibility of all property owners to pay their assessment timely and those who do not pay need to be reminded that not paying their share is not fair to those who do. On behalf of those who pay their fees timely, thank you! Please know that you are among the 96% of PPCA Members in good standing! The 4% that don't pay timely? It is the responsibility of the PPCA Board to make sure these Members are held accountable and that they pay their fair share. Please know that the PPCA is serious about collecting this debt and will use all means available including foreclosure of property through the Court of Common Pleas.

**The Services Booklet** – The Services Booklet is a great tool for all property owners in Lake Naomi. 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 Lake Naomi Owner recommendations. If a complaint is received against anyone in the Service Booklet, it is investigated and if necessary, the PPCA Board and the Lake Naomi Club can and have contractors removed from the booklet. The booklet is updated quarterly at a minimum and more often if necessary. The updated version is always posted on line under [lakenaomclub.com](http://lakenaomclub.com), under Association News. If you have a Services Booklet that's 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 PPCA has been able to secure preferred propane pricing through Superior Plus Energy. I have included a flyer for your review!

**Revised Code of Conduct** – The PPCA Board of Directors has recently reviewed and revised the Code of Conduct regarding dogs and the requirement that they be leashed at all times. In the past the dog leash requirement has been relaxed during the fall and winter months allowing dogs off leash as long as they are still controlled by their handler. After some reported incidents, the Board has changed the requirement and dogs must be leashed AT ALL TIMES. Please, this is for the safety of all PPCA members as well as the canine members. Even the most trained, well behaved dog can be spooked by another dog, person they don't know or roaming bears and other wildlife. Keep your dog on a leash!

**Renting Your Home, Hotel Occupancy Taxes** – I want to remind all those renting their properties in Lake Naomi 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 you have a clear understanding of how those funds are 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. Please email me if you are missed ([wfreeman@lakenaomclub.com](mailto:wfreeman@lakenaomclub.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 final topic.....  
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Newsletter of the  
Pocono Pines Community  
Association, Inc.

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PO Box T, Route 423  
Pocono Pines, PA 18350  
Phone: (570) 646-9191  
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PPCA, INC. BOARD MEMBERS

John Alexander  
Michael Christian  
Nancy Dressel  
Gale Smith-Gosser  
Steve Harker  
Jim Hyatt  
Dominic Parisi

**Annual Meeting**

July 22, 2017  
Lake Naomi Clubhouse  
9:00 am Social  
9:30 am Meeting

**Association Manager:**

Wendi Freeman, CMCA, PCAM  
Email: wfreeman@lakenaomiclub.com

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## **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.

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 Lake Naomi. 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 contact me (wfreeman@lakenaomiclub.com) or contact me at the administrative office, 570-646-9191. Look forward to seeing everyone at the PPCA Annual Meeting in July. Have a wonderful summer!!!!

*Wendi Freeman*, CMCA, PCAM  
Community Association Manager

## **Architectural Inspector Hits the Ground Running!**



The PPCA in a joint effort with the TTCA 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 PPCA 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 Lake Naomi. 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 about, please say hello as we welcome him to the Lake Naomi -Timber Trails team.

## 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 Lake Naomi, the PPCA Board has ordered and will be placing signage that calls everyone's attention to "Drive Like your Kids Live Here!" 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!!

\*Some data reprinted from the "Drive like your kids live here" website at [drivelikeyourkidslivehere.com](http://drivelikeyourkidslivehere.com)

## WATER TESTING

Prosser Laboratories will continue to offer a well water testing program to Lake Naomi residents. Sample test kits are available at the Administrative Office. There are four levels to choose from and the prices vary from **\$22** for a Coliform Bacteria test, to **\$89** for Coliform Bacteria, Nitrates, Solids, Sulfates, Lead and Copper. Instructions on sample collection and payment information are included with each kit. Samples will be accepted at the Administrative Office on the **third Thursday of every month before 10 am**. Prosser Labs will retrieve them from the office promptly at 10 am. Results of your tests are mailed directly to you. If you have any questions regarding this program, please feel free to contact Association Manager, Wendi Freeman at [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com) or by calling her at 570-646-9191.



## Fireworks Prohibited!!!

Fireworks are illegal in the state of Pennsylvania and are absolutely **PROHIBITED** in Lake Naomi. Lake Naomi is a highly wooded Community and the risk of illegal fireworks igniting a wild fire is high. The Lake Naomi 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!!

## PPCA SEPTIC MAINTENANCE PROGRAM

As you are aware the PPCA has a maintenance program in place in order to maintain clean drinking water, ground water and lake quality. 99% of all Lake Naomi Lots have on-site septic systems. This means that everything that goes down your drains goes in your yard. Solid wastes go 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 153 homeowners, 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. Over the past few years we have become aware of an increased number of septic system failures in Lake Naomi. 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 and will malfunction. Currently a new septic bed can cost in the vicinity of \$25,000 or more. A simple inspection is under cost of \$100. What a great insurance policy! Please note that all lake or water bordering properties are required to be inspected and pumped if necessary every three (3) years. All other properties must be inspected and pumped if necessary every five (5) years. Reminder letters will be sent to those needing an updated inspection. Lake Naomi Preferred Septage Inspectors and Haulers are Gotta Go Septics (aka BR Nauman) at 570-839-9228 & 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 to receive the preferred rate and both companies have the forms required by the PPCA. If you choose to use another company please send a copy of the invoice for the PPCA records.

## **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!!**

### **Tobyhanna Township Community Day**

**Saturday, July 8, 2017, 2PM to Fireworks!**  
**Blanche Price Park, Pocono Pines**  
**Food, Games, Fun for whole family!**

## **Application for Board Members**



As per the By-Laws of the Pocono Pines Community Association, Applications for nomination to the Pocono Pines Board of Directors are currently being accepted through December 1, 2017.

Any Pocono Pines owner in good standing, 21 years or older may submit an application. If you are willing to give some of your time to contribute to the well being of your Community, please, we need you! Applications are available by contacting Association Manager Wendi Freeman at 570-646-9191 or email [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com).

## **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!

**PPCA**  
**2017 ANNUAL MEETING**  
**ANNOUNCED!**

**TO:** ALL PROPERTY OWNERS IN POCONO PINES COMMUNITY ASSOCIATION

**FROM:** PPCA BOARD OF DIRECTORS

John Alexander, Michael Christian, Nancy Dressel, Gale Smith-Gosser, Steve Harker,  
Jim Hyatt, Dominick Parisi

**DATE:** July 1, 2017

**SUBJECT:** ANNUAL MEETING NOTICE

The Annual Meeting of the Pocono Pines Community Association will be held on **Saturday, July 22, 2017 at the Lake Naomi Clubhouse.** Coffee and conversation will begin at 9:00 AM with the meeting portion beginning at 9:30 AM.

Questions are certainly welcomed and encouraged as a part of the Annual Meeting. In order to provide meaningful and factual answers for your questions and concerns, your Board of Directors requests that you submit your questions for the Annual Meeting in writing to the Association Office by 4:00 PM on Saturday, July 15, 2017. Please note that all letters must be signed in order to be considered. The identity of the writer will be held in confidence by the Board of Directors and will not be revealed.

Your Board of Directors looks forward to meeting with you on Saturday, July 22, 2017.



**Monroe County Municipal Waste Authority**  
**183 Commercial Blvd., Blakeslee, PA 18610**

Monroe County residents can bring their old fluorescent bulbs, electronics or tires to the Waste Authority's facility located in Blakeslee. The Waste Authority will accept items from 8:30 am to 4:00 pm Monday through Friday.

### List of Acceptable Electronic Equipment for Recycling

Computer Devices	PC's/Laptops
Monitors	CRT/ LCD, Security
Televisions	CRT, Flat Panel (LCD, Plasma, LED), Console, Projection
Networking Devices	Servers, Routers, Switches, Hubs, Arrays
Printing Devices	Printers, Fax Machines, Scanners, Copiers, Duplicators, Plotters, Typewriters
Power Supplies	UPS's (uninterrupted Power Supplies), Surge Protectors
Peripherals	All items used in the function of these devices (i.e., keyboards, mice, speakers, pointing devices, etc.)
Wire/Cabling	All cables, wires and power chords used in the function of these devices
Hardware	All parts that are, or once were, part of these devices (i.e., circuit boards, hard drives, RAM, processors, power supplies, optical/floppy

### TIRES

Passenger tires—\$2.00  
Passenger tires with rim—\$5.00  
OTR tires—\$10.00  
OTR tires with rim—\$20.00  
Tires with split rim—\$50.00

### LIGHT BULBS

Compact Fluorescent bulbs are FREE  
2 & 4 foot bulbs—\$2.00  
6 foot bulbs—\$3.00  
8 foot bulbs—\$4.00  
U-bend lamps—\$2.00  
High Pressure Sodium Lamps—\$2.00  
Ballast—\$4.00

***For more information contact us at:  
570-643-6100 or at [www.TheWasteAuthority.Com](http://www.TheWasteAuthority.Com)***

## Trust Your Home Comfort to a Superior Provider



The Lake Naomi-Timber Trails Community and Superior Plus Energy Services  
Have Partnered to Bring You Superior Savings and Service!

Save More! Lock in Your Propane Price!

**Over 500 Gallons**  
FIXED PRICE

**\$1.899\***

**Under 500 Gallons**  
FIXED PRICE

**\$2.399\***

Special Pricing Also Available for Heating Oil – Call for Pricing

Contact Superior Plus Energy Services today! Mention "Lake Naomi-Timber Trails" for special pricing!

**570-443-8444**  
[superiorplusenergy.com](http://superiorplusenergy.com)



- Sleek and Discrete Designs
- Lid Automatically Locks Shut
- Steel NOT Aluminum Construction
- Rotationally Molded Plastic NOT cheap Injection Molding
- Reinforced Steel Undercarriage
- Concealed Bear Proof Protection

### 96 Gallon (\$335)

Dim: 43 3/4" Height X 30 1/4" Width X 36" Depth / Weight 55 lbs - Comes with Built-in Wheels, no assembly required - Holds 27.2 Cubic Feet - Load Rating 335 lbs/152.0 kg/ 10" Wheel Dia, Conforms To ANSI Stan for Type "B" and "G" Lifters Living With Wildlife Foundation Approved!

### 64 Gallon (\$335)

Dim: 42 1/4" Height X 25" Width X 31 5/8" Depth / Weight 48 lbs - Comes with Built-in Wheels, no assembly required - Holds 19.1 Cubic Feet - Load Rating: 224 lbs/101.6 kg 10" Wheel Diameter, Conforms To ANSI Standards for Type "B" and "G" Lifters, Living With Wildlife Foundation Approved!

### 30 Gallon (\$115)

Dimensions: 24 1/4" Depth x 19 1/4" Width x 38 1/2" Height, Color is Black Body with Black Lid Load Rating 112 lbs, Weight 27 lbs



They are available at the office at wholesale pricing as we charge only what we pay to the supplier plus shipping. We will even deliver the can if you cannot fit it in your car! If you are a rental property, a 96 gallon can hold a lot of garbage and is easy for your renters to use, please consider getting one!!

For more information about Bearicuda Cans visit [www.bearicuda.com](http://www.bearicuda.com)

