



Timber Trails Tales

Official Newsletter of The Timber Trails Community Association

JANUARY 2020

Welcome 2020 from the Community Manager!

Happy New Year to all! I am certain that 2020 will be another terrific year in Timber Trails! As we end 2019 the accounting team has begun to prepare the financial statements that will be audited by an independent auditing firm to ensure that the financial health of the TTCA is properly maintained. I can report that unlike last year, Mother Nature was kind and the TTCA did not exceed its budget for snow removal! A significant amount of roadside cutting was completed in 2019 making the roadsides tidier, site distance better and allowing more sun and air to get to the roads. There was considerable debris on the roadsides that has been cleaned up. Conestoga, from Blockhouse to Centennial, and the eyebrows in that area are still on the to do list. Tree trimming and roadside maintenance will begin again as the winter breaks into spring. The roadside maintenance cost did exceed budget for 2019 but I am hopeful that with some savings in other areas, the Timber Trails expenses will not exceed the budget in total for 2019. The Timber Trails Reserve Fund for future paving and capital repairs remains healthy and funds are in place for the next round of paving in 2020. Management is currently assessing the needs based on the reserve study. The Timber Trails Board will meet in late January and a decision will be made as to the road paving that will be done in 2020. In 2019 Timber Trails reserve funds were put to great use with the replacement of the Timber Trails Playground near Timber Trails Beach.

The biggest ongoing concerns in Timber Trails are speeding, downed trees and, as always, garbage cans. The speeding needs to stop and that means the speeding by EVERYONE! We like to blame it on contractors and rental guests, but I have seen some homeowners going faster than they should and I too catch myself creeping up the speedometer as I drive along. 25 miles per hour requires concentration and commitment!! Please be committed to a safe community and stay under the 25 mile per hour limit!! The Timber Trails Board is very concerned about the speeding in Timber Trails. So concerned in fact, that a by-law revision will be introduced to the Timber Trails Membership for a vote in 2020. This by-law revision will place language in our governing document to make speeding an offense that will carry a heavy fine.

Most properties in Timber Trails have a tree or two (or ten) that has fallen and could really use some tidying up. Timber Trails property owners need to survey their properties and at least get these trees down and chopped up. There are owners out there who still want firewood, so if you have a tree that's cut up and needs hauling away, contact me and I'll see what I can do to help you out!! If you want firewood and would be willing to pick some up, let me know that too! There needs to be a balance to what looks natural in a wooded environment and what looks like neglect. If you see a green space area, a roadside area or a neighboring property that has dangerous trees that causes you concern, please contact me so these areas get taken care of.

Garbage in general has been and continues to be a challenge. Prior to the start of 2020 the Timber Trails Board sought bids to continue the community wide garbage pick-up. Timber Trails received 4 bids for consideration. The bids were reviewed by management and the Board and the bid was awarded again to County Waste for a 2-year term. The cost to Timber Trails owners did not increase. If your garbage is missed, please report it as soon as possible to the Administrative office so County Waste can be summoned to return. The bigger garbage issue is garbage cans being left at the end of driveways. These cans continue to be an eyesore in the Community and can also be dangerous when they are caught by a gust of wind and blown into the street. If you are not here after garbage collection to take your cans back to your house, you must install a wooden enclosure for your cans to be "put away" after collection, or invest in the assistance of a neighbor or friend who could take them to the house for you. No one wants to look at garbage cans for weeks on end. Please be a good neighbor and get yourself a wooden enclosure for your cans! Pick-up will continue to be on Mondays, and please remember, ALL CANS MUST BE SECURED TO PREVENT BEAR INVASIONS! The Administrative office continues to stock the locking Bearicuda Cans and strongly suggest the use of these cans to limit bear activity in Timber Trails!

If you have any questions or concerns at any time, please feel free to contact me. I can be reached by calling 570-646-9191 or via email to wfreeman@lakenaomiclub.com.

Summer Membership Meeting & Picnic Lunch

Saturday, August 22, 2020

**Meeting 10:30AM
Picnic Luncheon 11:30AM
Timber Trails Clubhouse**



Annual Meeting of the Membership

Saturday, November 21, 2020

**9:00AM Refreshments
9:30AM Annual Meeting
Lake Naomi Clubhouse**

Newsletter of the
Timber Trails
Community Association, Inc.

Address:

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Board of Directors 2020:

Daniel Bernheim

Dave Carbone

Connell McGill

Rick Metzger

Robert Ray

Barry Trachtenberg

Joe Varacalli

Association Manager:

Wendi Freeman, CMCA, PCAM

TTCA 2020 Board of Directors

The terms of Directors Dave Carbone, Kelli Jamison and William Nathan expired at the end of 2019. Mr. Carbone and Mr. Nathan submitted applications to serve another term and the TTCA received four (4) new applications prior to the September 10th deadline. The new applicants were Frank Ambrosio, Connell McGill, George Radozy and Robert Ray. Biographies for all candidates and election ballots were sent to all TTCA Members for a vote prior to the Annual Meeting in November. The TTCA mailed 516 ballots and 185 were returned. The three applicants receiving the highest number of votes were Dave Carbone, Connell McGill and Robert Ray, who will serve for



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



Vehicle Identification Form



Enclosed is a "Vehicle Identification Request Form." Kindly complete and return the form along with payment for your 2020 Community Association Assessment. Or save time! Complete this form online at www.Lakenaomiclub.com.

Look under the Association News tab, then click on Timber Trails Community, then 2020 Timber Trails Vehicle Sticker Request Form. Completed forms may also be emailed to

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 14 years ago. The gate is activated by a bar code reader that reads a bar code sticker on your vehicle & access to Timber Trails is obtained. Some of the bar code stickers that were applied several years ago have faded & 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 2020 Timber Trails vehicle sticker. If the Member Gate is non-operational & you do not have a 2020 TTCA Sticker affixed to your vehicle you will be required to sign in. If you have any questions regarding this program, please contact Association Manager Wendi Freeman at wfreeman@lakenaomiclub.com or 570-646-9191.

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 maintains 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 & 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 & road right of way area. Owner signs (address &/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 (69,897 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 2040 random property checks in 2019. 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 720 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 2019 was as follows:

Automatic Alarms	278 calls	Suspicious Vehicle or Individuals	118 calls
Burglaries	1 call	Noise Complaints	109 calls
Vandalism	7 calls	Theft	7 calls
Trespassing	147 calls	Traffic Accidents	23 calls
Game Law Violation	0 calls	Ambulance/Fire Calls/First Aid	644 calls
Property Owner Assistance	1765 calls	Dog/Animal Problems	126 calls
Gatehouse/Dispatching Assistance	344 calls	Boat Issues	26 calls
Police Assists	104 calls	ARC Inspections	209 calls
Contractor Related Complaints	43 calls	Assist LNC Departments	1943 calls

Totals

5894 calls

2020 Timber Trails Community Association Contractor Hours

Contractor hours have been established in Lake Naomi & Timber Trails as a means of attempting to reach a happy medium between the needs of various Contractors to get their work completed and the needs of existing residents to enjoy their homes. The following are the hours when Contractors are currently permitted in the Communities:

- | | | |
|--------------------|---|-------------------------------|
| 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 LAKE NAOMI-TIMBER TRAILS
ON SATURDAYS BETWEEN JUNE 27, 2020 AND LABOR DAY,
NOR ON ANY OF THE FOLLOWING DESIGNATED HOLIDAYS:**

New Year's Day	-	Wednesday, January 1 st
Martin Luther King Day	-	Monday, January 20 th
Saturday of President's Weekend	-	Saturday, February 15 th
President's Day	-	Monday, February 17 th
Saturday of Easter Weekend	-	Saturday, April 11 th
Saturday of Memorial Day Weekend	-	Saturday, May 23 rd
Memorial Day	-	Monday, May 25 th
Independence Day	-	Saturday, July 4 th
Labor Day	-	Monday, September 7 th
Saturday of Columbus Day Weekend	-	Saturday, October 10 th
Columbus Day	-	Monday, October 12 th
Thanksgiving Day	-	Thursday, November 26 th
Christmas Eve	-	Thursday, December 24 th
Christmas Day	-	Friday, December 25 th
New Year's Eve	-	Thursday, December 31 st

The term "Contractors" is interpreted in the broad sense to mean "commercial traffic". Thus all commercial traffic is restricted as outlined above. The exceptions to this are as follows:

1. **Maintenance Emergencies** - Plumbers and Electricians, in particular, are permitted at non-contractor hours when the work to be performed is identified as emergency in nature. Included in this category would be Pest Control Contractors and Fuel Oil/Gas Deliveries.
2. **Meeting With Owners** - Contractors are permitted in order to meet with Property Owners to make estimates or to actually book work.
3. **Interior Work** - A Property Owner may obtain approval by prior request for Contractors who will be doing only interior, non-disturbing work.
4. **Leisure Contractors** - Representatives of Pocono Boathouse will be permitted to pick up or drop off boats, etc.

Property Owners are also respectfully requested to be good neighbors by abiding by these hours when working on their properties. It is important to note that these regulations have been instituted for the benefit of all Property Owners in the Timber Trails Community. If you have a special need, please do not hesitate to contact Safety Services at (570) 646-2550 or the Administrative Office at (570) 646-9191. You can be assured that the Community Team Members will do everything possible to meet your special needs.