



# The Pines



VOL. XIII ISSUE 1

Newsletter of the Pocono Pines Community Association, Inc.

JANUARY 2018

## PPCA Annual Assessment

Enclosed is the invoice for your 2018 dues assessment for the Pocono Pines Community Association. As you will note, the amount is \$825.00, an increase of \$75.00 over the 2017 assessment. This increase is due to the following factors.

1. Over the past four years, foreclosures of properties in the Association have become a significant problem. When there is a foreclosure, the Association loses its right to collect for past due unpaid assessments beyond a six month period. This has an impact on collections for both past and current years. In 2014, there were 11 foreclosures. In 2015, there were 12, and in 2016 there were 16. In 2017 we have seen a decrease in the number of foreclosures which is a good thing however, we still need to continue making up for lost revenue in prior years.

2. In July of 2017 our two year contract with County Waste was due for renewal. We negotiated with County Waste to allow the current contract and the pricing to continue until January 1, 2018. During that time the Associations negotiated with County Waste for a one year contract through the end of 2018 while we consider other possible options for garbage services to the Communities. The pricing on our contract for 2018 did increase by 25%, to approximately \$90 per improved property household per year. The PPCA will continue to look at the removal of trash and consider other options during 2018.

3. The PPCA contractual payment for services from the Lake Naomi Club will increase in 2018 due to normal increases in salaries and costs.

All of these factors taken together increase our expenses for 2018 by about \$38,000. In 2017 the PPCA borrowed approximately \$55,000 from the Operating Reserve to offset the increase to the 2017 Operating budget. The 2018 PPCA budget does replace some of those funds back to the Operating Reserve, the 2019 budget will need to be increased on that line item to eventually replenish that fund to reach its target of \$200,000.

The 2018 budget is what the Board believes is necessary to be fiscally responsible and assure that the Association will be able to meet its expenses and obligations to its members. We hope that all of you will agree and join us in supporting the Association. If you have any questions about it, please contact Association Manager, Wendi Freeman at [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com).

## Thank you Mike Christian

Long time PPCA Board Member Mike Christian retired from the PPCA Board in December 2017. Mike served on the PPCA Board of Directors for 7 years and was very active in the process to amend our deed restrictions prohibiting occupancy by a Tier Three Sex offender in Lake Naomi and at all Lake Naomi Club Amenities. Mike has also been very active in the Club and served on the Architectural Review Committee for many years. He will continue to serve the PPCA and the Club as the 2018 Chair of the Lake Naomi Club Board of Trustees. Mike, thank you for your unending service to the PPCA and the Lake Naomi Club Community!

## Introducing Janessa Smith, County Waste Trash

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 BULK 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](mailto: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 stream line 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](mailto:wfreeman@lakenaomiclub.com) for assistance.

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Newsletter of the  
Pocono Pines Community  
Association, Inc.

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**PPCA, INC. BOARD MEMBERS**

John Alexander  
Fred Tomlinson  
Nancy Dressel  
Gale Smith-Gosser  
Jim Hyatt  
Steve Harker  
Dominic Parisi

**Annual Meeting**

July 21, 2018  
Lake Naomi Clubhouse  
9:00 am Social  
9:30 am Meeting

**Association Manager:**

Wendi Freeman, CMCA, PCAM  
Email: [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com)

## Annual Budget

The PPCA Board of Directors approved the PPCA Budget for 2018. The following is a summary of the Operating Budget. If you would like a copy of the detailed budget please stop by the Administrative Office or contact Association Manager Wendi Freeman at [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com) or by calling 570, 646-9191, Extension 107.



### PPCA BUDGET FOR 2018

**EXPENSE:**

Safety and Security	\$315,673
Maintenance	49,725
Administration	110,850
General (Legal, accounting, taxes, insurance, printing, postage)	71,040
Deer Management	5,000
Capital Reserve Contribution	599,937
Allowance for Uncollectable Reserve Assessments	-29,997
Garbage	151,704
Operating Reserve Fund	6,418
Prior Year Short Fall	15,313
<b>Total Expense</b>	<b>\$1,295,663</b>

**REVENUE:**

Improved Assessments (1,545 x \$825.00)	\$1,274,625
Allowance for Unpaid Assessments 5%	-63,731
Unimproved Assessments (195 x \$436.00)	85,020
Allowance for Unpaid Assessments 5%	-4,251
Resale Certificate Income	4,000
Loan from Contingency Fund	0

**Total Projected Revenue** \$1,295,663

## Association Fees & LNC 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 entities, each governed by different state and federal laws. Each of these entities 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 PPCA 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 PPCA and the Club appreciate your timely payments and your assistance with keeping the books in good order!

## Annual Assessment Notice

The invoice for the Annual PPCA assessment on your property is enclosed. The 2018 PPCA Assessment is **DUE UPON RECEIPT** and if left unpaid will begin to accrue late fees as per the by-laws of the PPCA after June 1, 2018.

All checks should be made payable to the PPCA and please include your account number on your check. Should your address not be correct, kindly note the change on the payment stub enclosed with your payment. You may pay your assessment with a credit card if that is more convenient for you. Instructions are on the invoice.

If you are a Lake Naomi Club Member, please remember that your PPCA assessment **MUST BE PAID PRIOR TO CLUB PACKET PICK UP!!** For ALL PPCA property owners who own multiple properties, fees on ALL properties must be paid prior to packet pick up. Your cooperation and assistance in paying your assessment on time will be most appreciated and will insure that you are protecting your investment and fulfilling your legal obligation.

## 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 or by calling her at 570-646-9191.

## PPCA SEPTIC MAINTENANCE

As you are aware the PPCA has a **5 year** Septic Maintenance program (for non lake/non stream front properties) and a **3 year** septic program (for all lake front stream front properties) to maintain clean drinking water, ground water and lake quality. 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 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, and our lakes and streams 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 under cost of \$100. What a great insurance policy! Reminder letters will be sent to those who have exceeded their **5 year** inspection period. Lake Naomi 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 to receive the preferred rate and both companies have the forms required by the PPCA. **Please send a copy of the invoice for the PPCA records.**

## 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 (75,916 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 Lambertson, 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 1988 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 4379 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 Lake Naomi homeowners. The activity of the Patrol Ranger Program for 2017 was as follows:

Automatic Alarms	350 calls	Suspicious Vehicle or Individuals	120 calls
Burglaries	6 calls	Noise Complaints	102 calls
Vandalism	5 calls	Theft	13 calls
Trespassing	162 calls	Traffic Accidents	21 calls
Game Law Violation	0 calls	Ambulance/Fire Calls/First Aid	715 calls
Property Owner Assistance	1462 calls	Dog/Animal Problems	133 calls
Gatehouse/Dispatching Assistance	446 calls	Boat Issues	28 calls
Police Assists	66 calls	ARC Inspections	1092 calls
Rental Related Complaints	0 calls	Contractor Related Complaints	31 calls
Maintenance Alert	103 calls	Assist LNC Departments	1528 calls
Traffic Stops	0 calls		
		<b>Totals</b>	<b>6383 calls</b>

## Road Maintenance and Snow Plowing



Tobyhanna Township has asked that we pass along this reminder regarding road maintenance and snow plowing on Lake Naomi Roads. As you are aware, the roads in Lake Naomi are owned and maintained by Tobyhanna Township. Not only does the Township own the paved area of the road they also own the shoulder area, referring to it as the Township Right-of-Way. In most cases your property line is anywhere from 5 to 15 feet back from the paved area of the road. The township would like to remind all property owners not to place any type of private property including landscaping, signs, bear bins, light posts, etc. in the right of way area. Also included in this category is your new address sign! During road maintenance and snow plowing these items may become damaged. The township is not liable for damage to personal property in the Township Right-of-Way. Residents are also reminded not to park cars in the Right-of-Way during the months when snowstorms are possible. If you are not sure of what the Right-of-Way is for your road, please contact the Township Office.

## Applications 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, 2018. 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 emailing Association Manager Wendi Freeman at [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com) or contacting the Association Office at 570-646-9191.



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 ON SATURDAYS BETWEEN**

**JUNE 23, 2018 AND LABOR DAY,**

**OR ANY OF THE FOLLOWING DESIGNATED HOLIDAYS:**

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