



The Pines



VOL. XVII ISSUE 1

Newsletter of the Pocono Pines Community Association, Inc.

JANUARY 2022

A Message From Your Board

We want to first wish all of you a Happy and Healthy New Year for 2022!

Since the beginning of the COVID-19 pandemic in March of 2020 the PPCA has seen many new challenges. Over 500 new homeowners have come to Lake Naomi in the past 22 months and property usage has changed significantly. It became apparent in the very early months of 2021 that properties were being bought very quickly with very little attention being paid to the Governing Documents of the HOA. Noncompliance of the documents especially the deed restrictions and the ARC Standards & Requirements caused the need for a new position to manage covenant enforcement. In July of 2021, the Lake Naomi Club, with the support of the PPCA, hired a full time Covenant Enforcement Coordinator, Barbara Nichols. Please find Barb's message regarding the PPCA Community regulations on page 3.

Currently Section K of the Pocono Pines Community Association Code of Conduct that addresses the registration of short-term rental properties is not being enforced due to an ongoing lawsuit regarding PPCA deed restriction number 14. As concerns regarding short-term rentals continue to

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2022 Budget and Billing Information

Enclosed you will find your 2022 PPCA Assessment Invoice. The assessment is \$840 for improved properties and \$620 for unimproved properties, an increase of \$25.

There are 3 contracted services provided to the PPCA each year. They are Security, Administrative, and Maintenance. When management prepares the yearly budget, an in-depth analysis of PPCA's use of those services are billed to the PPCA by the Lake Naomi Club. This amount is based on payroll reports, work logs and actual time spent for each entity that the LNC services-PPCA, TTCA, and the 940 Sewage Association. The boards of these three entities review the proposed budgets along with the analysis, and approve their operating budgets for 2022.

The Operating Budgets also contain other costs such as insurance, audit fees, printing and mailing, speed control, wildlife management, utilities, etc. While the services listed may not cover everything, the PPCA is hopeful that this gives you some insight into how your PPCA assessment is used.

The PPCA Board reviewed the projected year end expense numbers for 2021 and reviewed anticipated increases and decreases to the line items. The 2022 PPCA Operating Budget is enclosed. If you have any questions regarding the PPCA Budget or the services provided, please always feel free to contact the PPCA Manager Wendi Freeman at wfreeman@lakenaomiclub.com!

Thank you for Serving the PPCA Community!

The PPCA would like to thank retiring Board Members Steve Harker and Tom Hasselmann for many years of service as Directors to the PPCA Board. Your dedicated efforts and many contributions are greatly appreciated, and your happy Zoom faces will be missed! The PPCA received 17 applications (including one incumbent) to fill the three Director positions available. All applicants were interviewed, and each had many qualities that would serve the PPCA well. After much consideration, the PPCA Board of Directors is pleased to welcome Todd Gelb and Ann Lazarus for a one and three-year term and incumbent Clark Chandler for a three-year term. The PPCA will accept Board Nominee applications through November 15, 2022 for the two terms expiring at the end of 2022 and will start the interview process in late November. If you are interested in obtaining an application, please find the online application on the "[Home Ownership](#)" [drop down menu](#) on the Lake Naomi Club website. You DO NOT have to be a Club Member to use this area of the website. It is open to all PPCA & TTCA property owners, regardless of Club Membership status.

Enclosures: *PPCA Invoice, 2022 PPCA Operating Budget, Contractor Hours & Trash Info*

The Pines

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PPCA, Inc.

BOARD MEMBERS:

John Alexander

Clark Chandler

Mike Christian

Nancy Dressel

Todd Gelb

Ann Lazarus

Fred Tomlinson

Annual Meeting

July 30, 2022

Venue to be Announced

10:30 am Meeting

Association Manager:

Wendi Freeman, CMCA, PCAM

Email: wfreeman@lakenaomiclub.com

A Message from your Board (continued)

increase, the Association Boards and the Lake Naomi Club Board of Trustees conducted a survey of the PPCA and TTCA Members to assess the communities' opinions regarding short term rentals. Beginning with a comprehensive review of the recently released survey, the Boards will continue the discussion regarding short term rentals and what may be needed to effectively manage the growing numbers of rental properties.

The PPCA Board of Directors welcomes questions and encourages input from the Membership. Please direct any questions or concerns to PPCA Manager Wendi Freeman, wfreeman@lakenaomiclub.com.

PPCA Board Delinquent Assessment Policy

As per the PPCA Deed Restrictions and By-Laws, all property owners are responsible for the expenses of the PPCA. These expenses, as explained in the article on page 1, are billed to each owner and each owner is expected to remit their assessment. Compared to the national averages for HOA collections the PPCA does very well collecting these assessments.

There are, however, approximately 3% of PPCA property owners delinquent in their responsibility at this time. The PPCA Board takes collections very seriously, and along with its legal counsel have approved a collection policy that is effective immediately. PPCA FEES MUST BE PAID PRIOR TO LNC PACKET PICK UP! The policy is as follows:

January – Billing of assessment. Assessment is due upon receipt.

June 1 – Monthly late fees begin to be assessed (1.25% of principle balance), Administrative fee assessed (\$50).

July 1 – Account now considered delinquent – notice to Owner

August 1 – Unpaid Accounts to Collection Agency – 35% Fee assessed

November 1 - Advise PPCA is seeking judgement which may include 'any or all of the following:

Lien against Pocono Pines property

Levy bank account

Garnish wages

Transfer judgement to another state (allowing a lien on other property)

As per the PPCA By-Laws, the Association can seek all attorney fees related to collecting the PPCA Assessment. It is much more economical to pay on time!! We do realize that certain situations can occur and cause hardship. Payment plans can be worked out!! If you need assistance, please contact Wendi Freeman, wfreeman@lakenaomiclub.com.

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Covenants Corner

Hello and Happy New Year! My name is Barbara Nichols, and I became a member of the LN-TT Administrative Team in July 2021 in a newly created position of Covenant Compliance Coordinator. It is my focus to make sure the PPCA, TTCA and Lake Naomi Club Governing Documents including the Deed Restrictions and the Architectural Standards & Requirements are being followed.

The ARC S&R's are the means by which we ensure the beauty, desirability and value of the Lake Naomi Community is maintained to the highest standards. Since the pandemic started in March of 2020, home and property usage has changed. Not just in LN-TT, it has changed everywhere. In a short 22 months we have seen a 25% change over in ownership. Vacation homes became sanctuaries for families from the metropolitan areas and many that were used only as vacation homes are now year-round residences. Many have been bought to use as rental properties. Home is where we spend time together with our inner circle, it is our offices, our children's classrooms and our backyards have become our recreation area. Renting a home instead of staying at a resort has become much more appealing.

One of the reasons folks decide to move to the Poconos or buy a vacation home in the Poconos is because of the natural surroundings. I am quite sure a few were not prepared for what nature really meant. Yes, it means bears, squirrels, chipmunks, deer and the rest of the menagerie but it also includes woods and night sky, peace, and tranquility. Ever notice the lack of street lights? The lack of brightly lit LED signage? It is for a reason.

As per the ARC S&R's, outside lighting is limited (so you do not bother the sleeping squirrels or your neighbors) to your homes access areas, shaded to prevent spillage of light onto roads or your neighbors' properties. High intensity lighting or general yard lighting (string lights) are not permitted. There are additional requirements that you can read up on in the ARC S&R's. Everyone receives and acknowledges receipt of all the Governing Documents including the ARC S&R's prior to closing as part of the resale certificate package. Please take a look at your outside lighting, remove those string lights, downcast your spotlights and of course be sure they are not on all night (remember the neighbors and animals are trying to sleep).

If you have a concern about a neighboring property, please let me know so I can take a look and begin working on a solution. I have placed a form on the LNC Web Site: www.lakenaomiclub.com under the Association News tab (does not require sign in to access, this tab is for ALL property owners regardless of Club Membership) to assist you with voicing your concerns. This form is especially important if you wish to offer a concern anonymously. You may also email me, be advised however that all email is discoverable. Should the violation become a legal matter you could be called to testify.

Finally, please remember, ALL EXTERIOR CHANGES, RENOVATIONS, PROJECTS, LANDSCAPING, HARDSCAPING, TREE REMOVAL, DECKS, ADDITIONS, NEW CONSTRUCTION, ETC., REQUIRE A PERMIT. Most of the permits do not carry a fee. You can also find the permit applications and all Association Governing Documents on the LNC Website, under the "Home Ownership" drop down menu on the Lake Naomi Club website. You DO NOT have to be a Club Member to use this area of the website. It is open to all PPCA & TTCA property owners, regardless of Club Membership status. I am always available to help you through the permit process. Please contact me at bnichols@lakenaomiclub.com for any questions.

Please! We Need Your EMAIL Address!!

The PPCA sends out important information to its Membership via E-Blast on a regular basis. If you are not receiving email from the PPCA it is because we do not have your email address on file. The PPCA e blasted this newsletter prior to its arrival to you via US Mail. If you did not receive that e blast, please email Amy Miller at amiller@lakenaomiclub.com and she will update or add your email address information!



Road Maintenance

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 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.

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 (81,287 miles in total), crime prevention, random property checks & property owner assistance. The Patrol Rangers are all medically trained & 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 & the Fire Departments. The Patrol Ranger Program consists of 15 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 1983 random property checks in 2021. 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 4138 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 Pocono Pines homeowners. The activity of the Patrol Ranger Program for 2021 was as follows:

Automatic Alarms	225 calls	Code of Conduct Related (Owner)	80 calls
Burglaries	0 calls	Code of Conduct Related (<i>Renter</i>)	95 calls
Vandalism	7 calls	Theft	1 call
Trespassing	362 calls	Traffic Accidents	28 calls
Suspicious Vehicle or Individuals	128 calls	Ambulance/Fire Calls/First Aid	744 calls
Property Owner Assistance	1411 calls	Dog/Animal Problems	170 calls
Gatehouse/Dispatching Assistance	319 calls	Boat Issues	33 calls
Police Assists	117 calls	ARC Inspections	668 calls
Contractor Related Complaints	65 calls	Assist LNC Departments	1329 calls

Totals

5782 calls

PPCA SEPTIC

As you are aware the PPCA has a **5 year** Septic Maintenance program (for non lake/non stream front properties) & 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 & 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 & become ground water. In order to insure that the filtered product is healthy for our environment, & 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, 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 inspection period. Lake Naomi Preferred Septage Inspectors & Haulers are Gotta Go Septics at 570-839-9228 & Allstate 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 & both companies have the forms required by the PPCA. **Please send a copy of the invoice for the PPCA records.**

Also, as families now congregate more at home, the rental groups coming to our community are increasing significantly, please be aware of the occupancy limitations of your septic system. It is only designed to hold so much! Occupancy limitations are based on the number of bedrooms your home was approved for by the Township. A septic design & permit exists for your home. If you are unsure of your septic capabilities, please contact Tobyhanna Township to find out! Over taxing your septic system puts everyone at risk of contaminated ground water, affecting our drinking water & the quality of our lakes. **So important!**

Litter

The littering situation along the Lake Naomi Roads has become a very serious issue and many complaints are received at the Administrative office. Most of the complaints have to do with pet waste. There is absolutely no reason for not cleaning up after your dog! It is unsightly and a health hazard. This is your community!! Remember your doggie bag and clean up after your pooch!!! Please **DO NOT** throw your used doggie bags into other people's garbage cans or wooden bins or toss them in the woods. Please take them home and dispose of them properly. Remind your guests! Please!!!

