



The Pines



VOL. XIII ISSUE 2

Newsletter of the Pocono Pines Community Association, Inc.

SUMMER 2018

FIREWORKS PROHIBITED IN LAKE NAOMI-TIMBER TRAILS!!!!!!

As I am sure many of you have heard, new laws have now made fireworks legal in Pennsylvania. **PLEASE REMEMBER!!!! FIREWORKS IN LAKE NAOMI-TIMBER TRAILS ARE NOT PERMITTED!** Fireworks are extremely dangerous to our forest and our properties. This is a very serious issue, so important that our governing bodies have made fireworks a topic in the Code of Conduct. If you, your guests (rental guests included!) are observed firing off fireworks you will be cited through the Code of Conduct. **PLEASE!!! One spark can ruin our paradise.** Do your part! Don't use fireworks in Lake Naomi – Timber Trails or at any of the Club's Amenities, INCLUDING THE BEACHES! If you see fireworks being used, please contact the **GATEHOUSE.570-646-2550!**



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New Garbage Policies....Please Read!!

Garbage challenges are nothing new to Lake Naomi. Looking back 20 years in the Board minutes, garbage has been a discussion at almost every meeting. All in all, the Community Garbage pick-up does function well, with only a handful of homes being missed in any given week. If you are one of those homes and for some reason it seems to happen a lot, we understand the frustration and are constantly working with the garbage service provider to remedy the situation and get any missed stops picked up as soon as possible.

The County Waste trucks are currently being upgraded to include on board cameras and computers that will photograph the stop and time stamp it. Garbage pick-up in Lake Naomi begins at **6:00AM**. When several trucks are in use, prediction of the time you will be picked up from week to week is nearly impossible.

We are now in our 3rd summer with County Waste. As this program evolves, certain changes will occur. To cut down on missed stops,.....**effective immediately, we must begin moving all bins/cans/enclosures to within 20 FEET of the property line.** Anything farther back than 20 feet will be considered AT THE HOUSE SERVICE and will be billed directly to the owner by County Waste at \$26 per month. Please REMEMBER, your front property line DOES NOT BEGIN AT THE EDGE OF PAVEMENT! Most properties begin approximately 25 feet off the center line of the paved road. Unless you are exactly sure where your property line is in the front, please use the center line of the road as a guide and place the bin WITHIN 20 FEET ON YOUR PROPERTY and in **CLEAR VIEW**. Please see insert diagram for placement. We will need to have all cans/enclosures, bins moved to the **20 foot maximum by October 1, 2018.**

There are contractors available that will help with this process if you are unable to move your bins/cans/enclosure by yourself. Please contact the Admin Office for the names of service providers that will help you. A moveable RED flag on your enclosure is also suggested, but the garbage company is still obligated to stop at every property. If you want to have your garbage picked up further than 20 feet back or up at your house you must sign up for at the house service. Please see the garbage flyer for sign up information.

The Bears.....they live here. The Pennsylvania Game Commission will not trap bears unless they have cause and will not trap if there are cubs. Tearing up garbage is not considered cause. We have to do everything we can to bear proof the garbage. We continue to recommend the BEAR RESISTANT BEARACUDA CANS (see flyer enclosed). If you don't have a bear resistant can inside your wooden enclosure the bear WILL get in and destroy the wooden enclosure. The garbage company will not be responsible for the destruction even if the pick-up is missed!

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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

investigated and if necessary, the PPCA Board and the Lake Naomi Club can and have, removed a contractor from the booklet. The booklet is updated quarterly at a minimum and more often if necessary. The updated version is always posted on line. If you have a Service 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 2018 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 constantly reviews and revises the Code of Conduct when necessary. New to the Code of Conduct are regulations regarding the use of Drones and the passing of Lake Naomi Club busses. Drones are scary to some people and are considered by many to be an invasion of privacy. PLEASE BE RESPECTFUL OF THIS! Passing busses in Lake Naomi is dangerous to the passengers (usually children) that they are transporting. Please, play is safe! SLOW DOWN and DON'T PASS BUSES OF ANY KIND ON LAKE NAOMI ROADS!!!!

BEAR PROOF GARBAGE CONTAINERS – Please folks, consider using a bear resistant 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 within 20 feet of your front property line. Cans cannot be left out by the street without a wooden enclosure. Cans being left out have been identified and those owners will be notified and assistance offered to help obtain and place a wooden enclosure. Cans are ugly people! With all we do to maintain our beautiful community, we need to do better with unattractive cans at the end of driveways.

PPL New Meters!

Most of you should have received a letter from PPL regarding changing of the meters currently in use. These meters will allow PPL to provide upgraded service by better detecting power outages and provide you with improved access to data to help manage your electrical use. If you have not received a letter from PPL, please see insert for further information

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 feel free to 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

From Your Manager.....

Yay Summer!

A long winter and a snowy spring, but finally I think summer has arrived! On behalf of the PPCA Board of Directors there are so many things I need to pass along to you!

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 Services Booklet, it is

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 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.**

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 November 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 or contacting the Association Office at 570-646-9191.



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

PLEASE SLOW

DOWN!!!

Speed Limit

25

Please,



WALK on **LEFT SIDE** of the **ROAD!**



BIKE on **RIGHT SIDE** of the **ROAD!**