



# The Pines



VOL. XIV ISSUE 1

Newsletter of the Pocono Pines Community Association, Inc.

JANUARY 2019

## EMAIL ADDRESSES NEEDED!!

Effective January 1, 2019, County Waste resigned from providing the Lake Naomi Community with trash collection services. After review of other collection service providers, the PPCA Board determined that there were no other reasonably priced options and trash collection services as part of the annual PPCA assessment were discontinued. The 2019 PPCA dues have been adjusted reflecting this change in community service.

This information was emailed and mailed to all PPCA Members back in December. As many of you know, several email blasts followed as information changed. In order to get the information out as quickly as possible, the best method is email. Unfortunately we do not have email addresses on file for quite a few PPCA Members. Email blasts are the quickest way to get information out to you. Whether that information is regarding a community service such as garbage, or the need to contact you for a personal property matter, or a weather related event, **WE NEED YOUR EMAIL ADDRESS!** If you don't have email, maybe consider providing the address of a close family member that could relay the information to you!

During the garbage process, there was a lot of justified confusion regarding trash collection in the community demonstrated through numerous emails and phone calls to the administration office and conversations through social media. For those Members that did not receive the email blast regarding garbage, the PPCA board would like to provide all the information available, including background history, on the recent trash collection issues.

For the past few years, trash collection fees have been included in your association fees. Each resident paid \$100 per year to County Waste for trash and recycle collection services. On November 1, 2018, Management was notified by County Waste that they were discontinuing garbage service to Lake Naomi and Timber Trails as of December 1, 2018. Association Management negotiated an extension until January 1, 2019 to get residents through the holidays and give us time to find a solution.

Requests for proposals (RFPs) for full community Service were prepared and submitted to Waste Management, J.P Mascaro, D.J. Palmisano, Rusden and Father, and Panther Waste. RFP's due back on November 14, 2018.

As of November 14, 2018, proposals were returned by J.P Mascaro, Panther Waste and Rusden. Panther Waste submitted the lowest bid. They would provide collection services for both Lake Naomi (PPCA) and Timber Trails (TTCA) for \$288 per home. This would almost triple the fees charged to each homeowner. The PPCA Board reviewed this option and decided that tripling the fee for trash collection was not the right direction to take, especially for those who only need the service on a seasonal basis. Providing community wide trash collection at \$100 per home made

sense for the community. Collection at the higher price did not seem appropriate. The PPCA Board directed Management to seek pricing for individual contracts and let each PPCA Member decide if they want garbage service based on their own individual needs.

Meanwhile, the TTCA Board decided to accept the increase for all owners. However, Panther Waste's offer was an all or nothing deal and they withdrew their proposal. Since then TTCA has struck a deal with County Waste to continue trash collection at a higher rate. TTCA association fees have increased by \$188 per home to cover the cost.

The PPCA received an offer from County Waste, offering to provide individual trash collection services to PPCA residents at preferred contractor rates. We were assured that the service would include the use of Bearicuda cans and wooden enclosures for the same cost as Timber Trails was being offered. Flyers were provided to residents explaining the service and pricing with instructions for signing up for the service. As many of you are aware, there was significant confusion on the part of the County Waste's representatives on what services would be offered.

On December 13, 2018, County Waste notified Management that they would not honor their agreement to provide service in Lake Naomi. They did not want to deal with the bear cans and wooden enclosures.

Another service provider, Bill Rusden, began to offer trash collection services to PPCA residents. However, this firm had to withdraw their offer because they had no options for disposing of the trash and recycling.

We have finished negotiations with Waste Management and Western Lehigh Transport (formerly announced as Pocono Disposal, known to many as Jim Smith (570)-580-7015) to provide individual collection services to residents. The pickup and pricing information flyers are available online at [www.lakenaomiclub.com](http://www.lakenaomiclub.com),

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Newsletter of the  
Pocono Pines Community  
Association, Inc.

## Address:

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Phone: (570) 646-9191  
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## PPCA, INC. BOARD MEMBERS

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

## Annual Meeting

July 20, 2019  
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 2019. 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 2019

#### EXPENSE:

Safety and Security	\$362,946
Maintenance	55,496
Administration	133,619
General (Legal, accounting, taxes, insurance, printing, postage)	62,150
Gatehouse-Dispatching Fee	12,638
Deer Management	5,000
Capital Reserve Contribution	599,937
Allowance for Uncollectable Reserve Assessments	-30,000
Garbage	-0-
Operating Reserve Fund	19,243
<b>Total Expense</b>	<b>\$1,221,029</b>

#### REVENUE:

Improved Assessments (1,557 x \$760.00)	\$1,183,320
Allowance for Unpaid Assessments 5%	-59,166
Unimproved Assessments (193 x \$500.00)	96,500
Allowance for Unpaid Assessments 5%	-4,825
Resale Certificate Income	5,200
Loan from Contingency Fund	0

**Total Projected Revenue** \$1,221,029

## 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 2019 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, 2019.

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.

## Thank you Jim Hyatt

PPCA Board Member Jim Hyatt retired from the PPCA Board in December 2018. Jim served on the PPCA Board of Directors for 3 years, serving as the PPCA Treasurer. Jim was very active in the process of reorganizing PPCA finances and reporting methods. Jim has also been very active in the Club and served as a Trustee along with being a Member of the BOG. He has also served on the sailing committee for several years, becoming commodore in 2015. Jim, on behalf of the PPCA Board of Directors, thank you for your service to the PPCA and the Lake Naomi Club Community!

## 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 (76,146 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 1819 random property checks in 2018. 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 3795 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 2018 was as follows:

Automatic Alarms	325 calls	Suspicious Vehicle or Individuals	135 calls
Burglaries	1 calls	Noise Complaints	83 calls
Vandalism	8 calls	Theft	9 calls
Trespassing	103 calls	Traffic Accidents	22 calls
Game Law Violation	0 calls	Ambulance/Fire Calls/First Aid	726 calls
Property Owner Assistance	1644 calls	Dog/Animal Problems	108 calls
Gatehouse/Dispatching Assistance	403 calls	Boat Issues	81 calls
Police Assists	62 calls	ARC Inspections	505 calls
Rental Related Complaints	2 calls	Contractor Related Complaints	59 calls
Maintenance Alert	126 calls	Assist LNC Departments	1467 calls
Traffic Stops	0 calls		
		<b>Totals</b>	<b>5743 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.

## EMAIL ADDRESSES NEEDED!!

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Association News, Pocono Pines Community, Garbage update. Please note that it has been verified with both companies that the Bearicuda cans and wooden enclosures will be acceptable.

Residents can also choose to take their trash to the transfer station on Sullivan Trail Road for a small fee. Tobyhanna Township has provided recycling information that can also be found on the website. Bulk item service should be referred to Waste Management or Western Lehigh Transport. For the long term, Management is exploring options to develop a permanent drop off station within Lake Naomi.

If you did not receive the information as stated above then we do not have an email address for you on file. Please email Wendi Freeman, Community Manager at [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com) with that information as soon as possible so your profile may be updated.

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 22, 2019 AND LABOR DAY,**

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

New Year's Day	- Tuesday, January 1 <sup>st</sup>
Martin Luther King Day	- Monday, January 21 <sup>st</sup>
Saturday of President's Weekend	- Saturday, February 16 <sup>th</sup>
President's Day	- Monday, February 18 <sup>th</sup>
Saturday of Easter Weekend	- Saturday, April 20 <sup>th</sup>
Saturday of Memorial Day Weekend	- Saturday, May 25 <sup>th</sup>
Memorial Day	- Monday, May 27 <sup>th</sup>
Independence Day	- Thursday, July 4 <sup>th</sup>
Labor Day	- Monday, September 2 <sup>nd</sup>
Saturday of Columbus Day Weekend	- Saturday, October 12 <sup>th</sup>
Columbus Day	- Monday, October 14 <sup>th</sup>
Thanksgiving Day	- Thursday, November 28 <sup>th</sup>
Christmas Eve	- Tuesday, December 24 <sup>th</sup>
Christmas Day	- Wednesday, December 25 <sup>th</sup>
New Year's Eve	- Tuesday, December 31 <sup>st</sup>