



Timber Trails Tales

Official Newsletter of The Timber Trails Community Association

JANUARY 2019

Welcome 2019 from the Community Manager!

Happy New Year to all! I am certain that 2019 will be another terrific year in Timber Trails! As we end 2018 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 due to the many late winter/early spring storms, the TTCA budget for snow removal was exceeded in 2018 by approximately \$34,000. I am hopeful that with some savings in other areas, the Timber Trails budget can recover from the large snow and ice removal hit. 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 2019 which will include the entrance to Timber Trails and both sides of Blockhouse Road. The Board will also be discussing plans for playground improvements & renovations at their first 2019 meeting.

The biggest concerns in Timber Trails at this time 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!!

Most properties in Timber Trails have a tree or two (or ten) that has fallen and could really use some tidying up. This includes Timber Trails green space that has gotten away from us with all the rain, bad storms and high water table causing trees to die and uproot, or have broken them off and they are hung up in other trees. The maintenance staff has begun road side and green space maintenance and will continue until the road sides and green spaces are cleaned up. Timber Trail's property owners also 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. As this winter turns to spring those homeowners with excessive debris will be contacted. If you see a green space area, a road side 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 challenging and is covered further in depth in the article below. However, garbage cans being left at the end of driveways 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!

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.

Trash Talk!

In October prior to the TTCA Annual Meeting you received a copy of the approved budget for 2019. At the Annual Meeting it was announced that there was going to be some changes to the trash collection process for 2019.

As you may recall about 2 1/2 years ago we entered into a contract with County Waste along with the PPCA to pick-up garbage on a weekly basis throughout the Lake Naomi-Timber Trails

Community in order to address the issues of unsightly trash being left on the streets and the attraction it made to the bears. We viewed this as an experiment and there have been some issues in the services, most of which were addressed.

In late November we were informed that County Waste no longer wanted to provide the trash hauling service and intended to terminate the contract. The PPCA and TTCA sought bids to continue the service with no change. This led to a contractor being chosen who would assume the job, but at an increased cost. Unfortunately, PPCA opted not to proceed and the contractor then declined to serve just TTCA. County Waste came to our aid and is willing to service just TTCA for a one-year term, but at an increased price of \$288 per property for trash & recycling, per year, the same price offered by the lowest bidder to get us through 2019 without interruption. We now find ourselves in a position where we need to increase the TTCA Assessment for refuse pick-up service. We already placed in our budget \$100/per property and thus to continue with this important community service, the Board has agreed to enter into a new one-year contract with County Waste and there will be a \$188/member increase to the TTCA Assessment for 2019.

The services provided will be the same as currently in place. Pick-up will be on Mondays, and please remember, ALL CANS MUST BE SECURED TO PREVENT BEAR INVASIONS and your cans **MUST** be put away after pick up. This means that either the cans need to be brought back to your house/garage, or they must be placed inside a wooden enclosure. Cans cannot be left out by the road!!

The TTCA along with the Lake Naomi Club and the PPCA have begun the process to explore creating our own internal trash disposal facility for accepting garbage. Many other communities have a similar program and in the long-run this may be a viable, more efficient and less expensive approach.

We hope you understand this fee is unexpected but necessary, as we, as a community, continue to search for the best solution for the disposal of our waste. If you have any questions, please direct them to Community Manager Wendi Freeman via email,

wfreeman@lakenaomiclub.com.



**Newsletter of the
Timber Trails
Community Association, Inc.**

Address:

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TTCA, INC. Officers:

President - Daniel Bernheim
Vice President - Joe Varacalli
Treasurer - Rick Metzger
Secretary - Dave Carbone

Directors:

Kelli Jamison
Bill Nathan
Barry Trachtenberg

Association Manager:

Wendi Freeman, CMCA, PCAM
Email: wfreeman@lakenaomiclub.com

Annual Meeting:

November 23, 2019

Lake Naomi Clubhouse

9:00 AM Refreshments

9:30 AM Meeting

TTCA 2019 Board of Directors

The terms of Directors Dan Bernheim and Rick Metzger expired at the end of 2018. Both incumbents submitted applications to serve another term on the TTCA Board. No other applications for nomination were received. As per the Timber Trails by-laws if the number of applicants does not exceed the number of seats available, the secretary of the Association can declare the candidates elected without contest and a ballot vote is not necessary. Therefore, Dan Bernheim and Rick Metzger were both appointed to the Timber Trails Board for another 3 year term, expiring 2021. Thanks to Dan and Rick for their service to the Timber Trails Community and congratulations on another term! The TTCA Board also elected officers for 2019. Dan Bernheim will again serve as President, Joseph Varacalli, Vice-President, Rick Metzger, Treasurer and Dave Carbone, Secretary. In 2019 the terms of Dave Carbone, Kelli Jamison and Bill Nathan will expire. Board nomination applications will be accepted as per the Timber Trails by-laws, beginning August 1, 2019. Close of nominations, also as per the Timber Trails by-laws, will be September 10, 2019. Please consider a board position and submit your application!



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 books in good order!



Vehicle Identification Form

Enclosed is a "Vehicle Identification Request Form." Kindly complete and return the form along with payment for your 2019 Community Association Assessment. Or save time! Complete this form online at www.Lakenaomiclub.com. Click on "Member Login" in the upper right, then click on the "My Profile" tab; return by email to Stephanie Kerrick at lakenaomiclub.com.



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 13 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 2019 Timber Trails Owner sticker. If the Member Gate is non-operational & you do not have a 2019 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 Extension 107.

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 (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		
		Totals	5743 calls

2019 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 22, 2019 AND LABOR DAY,
NOR ON ANY OF THE FOLLOWING DESIGNATED HOLIDAYS:**

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

THE MAXIMUM SPEED LIMIT IN TIMBER TRAILS IS 25 MPH! VIOLATORS WILL BE TICKETED.