



# The Pines



VOL. XVIII ISSUE 1

Newsletter of the Pocono Pines Community Association, Inc.

JANUARY 2023

---

## President's Message

I would like to welcome all new members of the Pocono Pines Community Association. We are delighted to have you join us in this wonderful community.

You are probably wondering what the PPCA is. The Pocono Pines Community Association (PPCA) is your homeowners' association. If you are within the bounds of the Lake Naomi Community and not in Timber Trails, then you are required by deed to join the PPCA. (Timber Trails residents belong to the Timber Trails Community Association—TTCA.) The PPCA is responsible for all things that relate directly to homeownership—maintaining standards for housing and properties, conduct within the PPCA area, and representation of the PPCA Members within the larger community. PPCA does not have anything to do with the lake, the pools, tennis, pickleball, golf, the community center, or the clubhouses. Those are the Club amenities and are governed by the Lake Naomi Club. As Members of the PPCA, we are protected by the Lake Naomi Rangers and serviced by the Administrative Offices and the Lake Naomi Club Maintenance Department. As such, we are billed for our share of the usage of those services. If you ever have any questions related to homeownership issues or anything related to PPCA, please feel free to reach out to me or PPCA Community Manager Wendi Freeman. I would be happy to speak with you.

Enjoy the rest of the winter season and take full advantage of all the great things we have here at Lake Naomi.

Sincerely, Nancy Dressel  
PPCA Board President

## PPCA Happenings

Happy New Year!

Over the past year the PPCA Board has spent a significant amount of time on revising the PPCA Code of Conduct. A new Code of Conduct has been approved by the PPCA Board effective January 2023 and the full document is enclosed. The Code of Conduct is a very basic document that helps us all work together to be good neighbors and to promote an environment of peace and harmony for those that choose to call Lake Naomi home.

Throughout 2022 the PPCA Board of Directors and the TTCA Board of Directors continued a joint dialog regarding the Short-Term Rental survey and experiences reported by those PPCA and TTCA Members who were directly affected by constant short-term rentals. Also, in 2022 the Township of Tobyhanna introduced a Short-Term Rental Ordinance to help manage the use of properties as short-term rentals, giving the Boards a starting point for creating management guidelines individually geared to Lake Naomi and Timber Trails. (For information on the Tobyhanna Township Short-Term Rental Ordinance and how to register your property, please see flyer enclosed.) It has always been the goal of the Lake Naomi Community to embrace short-term rentals as they encourage new homeowners and allows many to experience our beautiful Community. Unfortunately, with the Air BnB and VRBO trends, the Township felt that they needed their ordinances to regulate short-term rentals. The PPCA Board agrees that management practices of these properties, especially those that were purchased and are maintained as solely rental properties, are warranted, as some have become a challenge for neighboring properties. The PPCA Board will be communicating with their Members very soon regarding Short-Term Rental Regulations. Please continue to report any violations of the Code of Conduct or any concerns or incidents by calling the Ranger/Security department at the Gatehouse, 570-646-2550. Every effort will be made to uphold anonymity. If incidents that concern you are not reported we have no way of offering assistance.

The PPCA Board is happy to announce that the PPCA section of the Lake Naomi Club Website has been enhanced, adding a PPCA Member Forum, easy to find PPCA Documents and general information regarding your HOA. You do not need to be a Member of the Lake Naomi Club to access the PPCA information. Simply bring up the Lake Naomi Club website (LakeNaomiClub.com), click on "Community Association" tab at the top and choose from the drop-down menu. The Board is also currently working with management to provide a new PPCA Member orientation online to provide new PPCA Members information on our governing documents, including the Code of Conduct and the Architectural Standards and Requirements.

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](mailto:wfreeman@lakenaomiclub.com), or by using the PPCA Member Forum on the website.

## The Pines

Address:

PO Box T, 122 Route 423

Pocono Pines, PA 18350

Phone: (570) 646-9191

Fax: (570) 646-5796

### PPCA, Inc.

### BOARD MEMBERS:

Clark Chandler

Nancy Dressel

Todd Gelb

Ann Lazarus

Carol Ann Parisi

Fred Tomlinson

### Annual Meeting

July 29, 2023

Venue & Time to be  
Announced

### Association Manager:

Wendi Freeman, CMCA,  
PCAM

Email:

wfreeman@lakenaomiclub.com

## **Sex Offender Deed Covenant No. 14**

In 2016, PPCA members consented to add a deed restriction to prevent Tier 3 sex offenders from residing in the PPCA community, in the interest of protecting homeowners and particularly the children who live and visit here. In 2021, the deed restriction was challenged and ultimately declared void by the Monroe County Court of Common Pleas. Upon appeal, in October 2022, the Commonwealth Court of Pennsylvania upheld the trial court's ruling. The Court ruled that only the state through its agencies has the authority to restrict where sex offenders can live, and therefore affirmed the challenge to PPCA's deed restriction. While that is not the result we hoped for, we will comply with the Court's decision while still implementing permissible safeguards for our residents and their visitors.

**The best way to safeguard your family is to be aware.** You can find additional information by accessing Pennsylvania Megan's Law Public Website at [www.pameganslaw.state.pa.us](http://www.pameganslaw.state.pa.us) and searching under the Pocono Pines zip code, 18350. The website explains the following:

**Pennsylvania's General Assembly has determined public safety will be enhanced by making information about registered sexual offenders available to the public through the internet. Knowledge whether a person is a registered sexual offender could be a significant factor in protecting yourself, your family members, or persons in your care from recidivist acts by registered sexual offenders. Public access to information about registered sexual offenders is intended solely as a means of public protection, any other use prohibited.**

Be advised that the website also states that "[a]ny person who uses the information contained herein to threaten, intimidate, or harass the registrant or their family, or who otherwise misuses this information, may be subject to criminal prosecution or civil liability."

## **Thank you for Serving the PPCA Community!**

The PPCA would like to thank retiring Board Members John Alexander and Mike Christian for many years of service as Directors to the PPCA Board. Your dedicated efforts and many contributions are greatly appreciated, and you will be missed. The PPCA received and interviewed 17 applicants at the beginning of 2022 and welcomed new directors Anne Lazarus and Todd Gelb to the PPCA Board. The PPCA has filled one of the retiring seats and warmly welcomes Carol Ann Parisi to the PPCA Board of Directors for a three-year term. The second seat remains open at this time. The Board is currently reviewing other applicants. If you are interested in serving the PPCA Community as a Board Member, please find the application on the Community Association tab of the LNC Website.

## **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 correct 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](mailto:amiller@lakenaomiclub.com) and she will update or add your email address information!



## From the Desk of your Covenants Compliance Coordinator

**Barbara G. Nichols**

bnichols@lakenaomiclub.com

During 2022 I initiated a screening campaign for exterior mechanicals and fuel tanks and must say, I found it to be a great success and I thank all the residents who took action to come into compliance in this regard. During the campaign I issued and posted 265 screening permits, which is approximately 66% of the total documented properties with unscreened items. I'll continue to work on the other properties that have not applied for a screening permit. But all in all, when I drive through the communities, it looks so much nicer not having to see these items. Again, thank you to all who complied.

The year 2022 saw the issuance and posting of 1,073 ARC permits (not including screening permits), with 13 New Homes being approved by our Architectural Review Committee.

One of my works in progress is (drum roll please) exterior lighting in the form of string lighting. Please if you have not already, remove the string lights from your yards. If you must have any exterior lighting to get to your firepit area safely, may I suggest ground mounted fully shielded walkway bollards (i.e., fixtures). There are regulations on spacing of the lights, so please check the Architectural Standards and Requirements and request a permit.

Another issue that I am working on and honestly have seen less and less of an issue with is garbage cans being left at the roadside for days on end. Please do not leave your cans at the curb. Once your trash is retrieved (same day), remove your cans and place them along your home or in a garage or other obscure location on your property. For those with trash shelters that contain your trash cans, fantastic, please keep your trash shelters in good repair.

I wish everyone a Happy, Healthy and Prosperous New Year!!!!

*"Planting a tree, plants hope."*



## 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 (78,762 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, Patrick Ednie, Bob Goin, Tom Jaeger, Andrew Posselli, and 3 part time year round Rangers, Heidi Margoli, Vinny Mitchell & Nick Saknit 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 1811 random property checks in 2022. 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 4356 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 2022 was as follows:

Automatic Alarms	242 calls	Code of Conduct Related (Owner)	55 calls
Burglaries	0 calls	Code of Conduct Related (Renter)	48 calls
Vandalism	2 calls	Theft	2 calls
Trespassing	471 calls	Traffic Accidents	38 calls
Suspicious Vehicle or Individuals	77 calls	Ambulance/Fire Calls/First Aid	234 calls
Property Owner Assistance	1275 calls	Dog/Animal Problems	159 calls
Gatehouse/Dispatching Assistance	358 calls	Boat Issues	41 calls
Police Assists	113 calls	ARC Inspections	80 calls
Contractor Related Complaints	42 calls	Assist LNC Departments	1261 calls
		<b>Totals</b>	<b>4498 calls</b>

## PPCA SEPTIC MAINTENANCE PROGRAM

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 \$150. 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!**