



The Pines



MMXXV ISSUE 1

Newsletter of the Pocono Pines Community Association, Inc.

JANUARY 2025

President's Message

Welcome 2025 and a happy new year to all! The PPCA has been busy looking at many homeowners issues this year. Our goal for 2025 is to resolve many of them.

The first issue is bears. Due to the increasing aggressiveness of our bears last summer, PPCA is initiating a new garbage policy. We know from speaking with wildlife professionals that our main bear problem is due to the easy availability of garbage. There have been a number of solutions suggested. After much research and discussion, we are instituting a new garbage policy. Residents must provide their own bear-proof garbage receptacles, either Bearacudas or Toter Fully Automated Bear Resistant Cart, both available locally. These bins are expensive, but in the long run they are a cheaper alternative for homeowners, as well as a safe one. In addition, you must arrange garbage and recycling pick-up. The complimentary cans from your waste haulers are NOT bear proof and are therefore not allowed. The complete new rules will be listed in full in this newsletter. Please comply, thereby making our community safer.

The PPCA Board is also aware of the concern over trees throughout the community. Between the early snowstorm, beech tree disease, and the heavy winds we have experienced, there is debris everywhere. A number of homeowners have already cleared their lots of debris or have contracted people to do it. It is the responsibility of each homeowner to remove the dead limbs and fallen trees. Our goal is to have all properties cleaned up by the end of May. Please consult the services guide for tree removal and chipping. As far the beech trees are concerned, please don't remove all the beech trees. Some may actually survive. Obviously, if a tree is dead and threatening your home, you may get a permit to remove it.

Currently, several documents affecting all of us are under review: our By-laws, Code of Conduct, and the Architectural Guidelines. As these are completed, you will be notified so that you can be totally up-to-date.

I am grateful to our PPCA board for their commitment to our community and their desire to continue the wonderful traditions here. I also want to thank the Lake Naomi community for your support of the board. Please feel free to contact me with any questions or concerns that may arise. I am here to serve you.

Sincerely,
Nancy Dressel, PPCA 2025 Board President



2025 Budget and Billing Information

Enclosed you will find your 2025 PPCA Assessment Invoice. The 2025 PPCA assessment is \$970 for improved properties and \$750 for unimproved properties, an increase of \$65 from the 2024 fee.

When management prepares the yearly budget an in-depth analysis of the three Contracted Services (Security, Administrative and Maintenance) that are provided to and billed to the PPCA by the Lake Naomi Club are studied using payroll reports, work logs and actual time spent for each entity that the Lake Naomi Club services. These entities are the Club itself, the PPCA, the TTCA and the 940 Sewage Association. The actual services provided to each entity are separately analyzed, and each entity is charged accordingly. The respective Boards review the proposed budgets along with the analysis and have approved the operating budgets for 2025. If you would like further information regarding the service the Club provides to the PPCA, please contact Wendi Freeman, wfreeman@lakenaomiclub.com.

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 2024 and reviewed anticipated increases and decreases to the line items. The 2025 PPCA Operating Budget is enclosed and is also available on the web site. 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!



The Pines

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PPCA, Inc.

BOARD MEMBERS:

Ben Bender
Clark Chandler
Nancy Dressel
Anne Lazarus
Carol Ann Parisi
Enola Royce
Jason Sickle

Annual Meeting

July 26, 2025

Venue & Time to be
Announced

Association Manager:

Wendi Freeman, CMCA,
PCAM

Email:

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 2% 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
Transfer judgement to another state Garnish wages
(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.

Please! We Need Your EMAIL Address!!

The PPCA regularly sends out important information to its members via E-Blast. If you are not receiving these emails, it's likely that we do not have your current email address on file.

This newsletter was e-blasted to members before it was mailed via USPS. If you did not receive the e-blast, please contact Amy Miller at amiller@lakenaomiclub.com to update or provide your email address.

Road Maintenance

Tobyhanna Township would like to remind all property owners about the maintenance and snow plowing practices on Lake Naomi roads. As you know, the roads in this area are owned and maintained by the Township. This includes both the paved road surface and the adjacent shoulder, referred to as the Township Right-of-Way (ROW). Typically, your property line is located 5 to 15 feet behind the paved area of the road.

The Township requests that residents refrain from placing any personal property, such as landscaping, signs, bear bins, light posts, or address signs, within the Right-of-Way. These items may be damaged during road maintenance or snow plowing. Please note, the Township is not responsible for any damage to property located in the ROW.



Additionally, residents are reminded not to park vehicles in the ROW during snowstorm seasons, as this can hinder snow removal efforts. If you are unsure where the Right-of-Way begins for your property, please contact the Township Office for clarification.

PPCA Garbage Policy 2025

Many of our members are aware of the problems the bears caused this past summer. Due to the incidence of more frequent and threatening bear confrontations, we contacted the Pennsylvania Game Commission. It is the position of the Game Commission that our bear problem stems from the readily available garbage in our community.

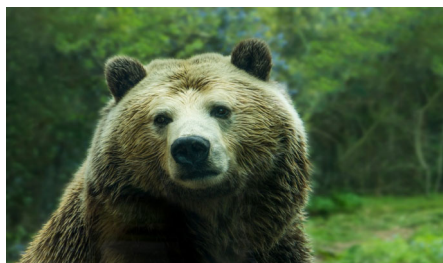
In order to ensure the safety of our members, the PPCA, your homeowners' association, is instituting the following new policy:

1. All homeowners are responsible for arranging garbage/recycling pickup with haulers such as Waste Management and National Waste or removing these items themselves (i.e. [Panther Waste](#)).
2. All trash must be in bear-proof containers such as a [Bearacuda](#) or [Toter Fully Automated Bear Resistant Cart](#) which can be purchased at local stores. Please be aware the containers currently provided by the trash haulers are not bear-proof, so homeowners may need to acquire compliant containers on their own.
3. If garbage is not in an approved container and a bear gets into it, there will be a 1st time only warning. Following that, Administration will deliver a bear-proof container and Litter Patrol will handle the cleanup and you will be billed for it. (There will be no fine or penalty if a bear manages to get into a bear-proof container.)
4. Approved containers may be kept in a wooden or metal enclosure near the end of your driveway. Otherwise, containers are not allowed to be kept near the street except for the morning of trash and recycling pickup and then must be brought back to the house on the same day. Trash haulers also offer house side pickup for an additional fee.
5. Loose garbage (in bags or boxes) is NEVER permitted. (Please inform anyone using your home of this.) If you produce a lot of garbage, it is recommended additional bear-proof containers are purchased as haulers typically include removal of up to 2 containers in their base fee.
6. Only large pieces of cardboard may be left roadside on the morning of recycling pickup without having to be placed in a container.
7. Piles of landscape debris placed roadside must be removed within 48 hours either by a service provider or the homeowner.
8. Birdfeeders attract bears! Please make sure feeders are suspended at least 10' high on a wire spanning between poles, homes, or trees.
9. Please report any loose trash to the Gatehouse at 570-646-2550 for prompt cleanup.

The safety and natural beauty of our community depends on all of us working together to create the best environment we can. Controlling garbage will help a great deal.

For further information, feel free to call Wendi Freeman Community Association Manager, 570-355-1517, or via email wfreeman@lakenaomiclub.com

Thanks in advance for your cooperation!
PPCA Board of Directors



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 (71,682 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 not only by the local ambulance personnel but also by the Regional Police Department & the Fire Departments. The Patrol Ranger Program consists of 20 employees, including Chief Ranger John Lamberton, full time Rangers Andrew Bird, Patrick Ednie, Bob Goin, Tom Jaeger, Andrew Posselli, Nick Saknit, and 3 part-time year-round Rangers, along with 8 to 10 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. And part time Ranger Vinnie Mitchell will be back out patrolling the Lake again this summer! The Patrol Rangers completed 2241 random property checks in 2024. 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 4029 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 2024 was as follows:

Automatic Alarms	309 calls	Code of Conduct Related (Owner)	83 calls
Burglaries	0 calls	Code of Conduct Related (<i>Renter</i>)	20 calls
Vandalism	1 calls	Theft	1 calls
Trespassing	154 calls	Traffic Accidents	40 calls
Suspicious Vehicle or Individuals	73 calls	Ambulance/Fire Calls/First Aid	280calls
Property Owner Assistance	1571 calls	Dog/Animal Problems	187 calls
Gatehouse/Dispatching Assistance	322 calls	Boat Issues	53 calls
Police Assists	104 calls	ARC Inspections	114 calls
Contractor Related Complaints	41 calls	Assist LNC Departments	1662 calls
Camp Related First Aid	553 calls	Total Calls 2024	5568 calls

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 waste goes into a tank on your property & sinks to the bottom where hopefully they are biodegrading naturally. The liquid waste is pumped from that tank into a septic bed on your property, (or for 153 homeowners, it is pumped into the 940 septic bed) where they filter through the system & become ground water. In order to ensure 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 \$35,000 or more. A simple inspection is under the cost of \$300. 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 & 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 as both companies have the forms required by the PPCA. Please send a copy of the invoice for the PPCA records to Jpalffy@lakenaomiclub.com

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.