



Membership in the Lake Naomi Club is an option which is offered annually to all Property Owners in Lake Naomi and Timber Trails. Membership must be renewed each year to avoid additional fees upon rejoining. The required fees are listed below. ***Please note that a 3.5% convenience fee will be added to all payments of dues and fees made by credit card.***

### **2024 APPLICATION FEE AND INITIAL CAPITAL PROJECTS CONTRIBUTION**

The Application Fee and Initial Capital Projects Contribution are one-time fees for new members. Monies from these fees are used for capital enhancements and projects, and related horizon plan loan payments. These fees are non-refundable.

	<u>Payment in Full</u>	<u>5 Year Plan</u>
*Application Fee	\$5,000	N/A
*Initial Capital Projects Contribution	\$8,000	\$2,050

*\*The Application Fee and Initial Capital Projects Contribution also apply to current members who purchase a second or subsequent property which requires a separate and distinct membership.*

### **ANNUAL MEMBERSHIP DUES**

Membership Dues are paid annually and include use of all facilities. Monies from these fees are used for daily operating costs.

Family	\$5,430
Couple	\$4,765
Single	\$3,635

- The above fees include the Annual Capital Projects Contribution (\$400) required by all members. This fee contributes to the Capital Projects Fund which was established to provide a source for planned capital improvements.
- Members who rent or loan their homes and offer Temporary Membership privileges are required to pay an additional annual rental registration fee of \$175.
- Tennis, pickleball and golf require payment of court and green fees on a per play basis (upgrade to unlimited play gold option available @ \$170 per person for tennis, \$150 per person for pickleball, and \$340 per person for golf).

### **MEMBERSHIP CATEGORIES**

- **Family Membership** - is required for record owners with children between the ages of 4 and 18 inclusive (as of January 1, 2024) and/or for record owners who rent or loan their homes in conjunction with the Temporary Membership Program. Family Membership will include all children and grandchildren up to and including age 23.
- **Couple Membership** - is designed for two adults with no children between the ages of 4 and 18 inclusive. Couple members may upgrade to the family category in order to include grandchildren.
- **Single Membership** - is designed for a single person with no children between the ages of 4 and 18 inclusive. Single members may upgrade to the family category in order to include grandchildren.

## **SPECIAL FAMILY MEMBERSHIP**

Adult children, their spouses, and the parents of Club Members may acquire a Special Family Membership. Grandchildren are also eligible if the Member does not join under the family membership category (which includes all grandchildren). Special Family Members have access to all amenities subscribed to by the Sponsoring Member. Property Owners are not eligible to be Special Family Members. The options available are:

### **Annual Membership**

*per person*

\$365 over age 23

\$185 age 4 - 23

### **Short Term Membership**

*per person, per consecutive period, any age*

\$65 – 4 days

\$90 – 7 days

## **GUEST PRIVILEGES**

Members may bring guests to any facility. In order for a guest to use the facility, the Member must be present. Guest fees and limitations apply at certain facilities. Property Owners who choose not to join the Club are not eligible to be a guest of another member. See the Leisure Services Guide for more information.

## **TEMPORARY MEMBERSHIP PROGRAM**

If you are renting or loaning your home and want to extend use of the facilities to the occupants, a Temporary Membership is available (limitations and minimum length of stay apply). Temporary Membership is designed to be used only when the homeowner is not present. In order to sponsor Temporary Members, the homeowner must join in the family category and submit payment of the annual rental registration fee (\$175). For more information on the Temporary Membership program, including applicable fees, please visit our website at [www.LakeNaomiClub.com](http://www.LakeNaomiClub.com). Property Owners are not eligible to be Temporary Members.

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## **MANDATORY ASSOCIATION FEES**

- All Property Owners in Lake Naomi are required to pay an annual assessment to the Pocono Pines Community Association (PPCA). Assessed fees include safety and security and a capital reserve contribution. The roads in Lake Naomi are owned and maintained by Tobyhanna Township.

House                      \$905

Vacant Lot                \$690

- All Property Owners in Timber Trails are required to pay an annual assessment to the Timber Trails Community Association (TTCA). Timber Trails is a private, gated community where roads are owned and maintained by the Association. Assessed fees include garbage pickup, 24-hour gatehouse personnel, safety and security, paving and snowplowing of roads, and a capital reserve contribution. For Property Owners who choose not to join the Lake Naomi Club, use of Tall Timber Lake and Beach is also included in the annual assessment. Timber Trails also charges a separate fee for an annual rental registration (\$150).

House                      \$2,640

Vacant Lot                \$2,205

*All fees are non-refundable and subject to change.  
Additional yearly fees may apply to lakefront properties and properties with central sewer.*