

PPCA Mail Delivery Service 2/25/21 Eblast

Good Afternoon,

I believe everyone in Lake Naomi – Timber Trails is aware that the Pocono Pines Post Office has now issued notices to all E (free) po box holders that they will be discontinuing that service and will begin to charge for all boxes. They have verbally stated the reason for this is because Lake Naomi – Timber Trails will not permit mail delivery inside the Community. This is inaccurate and incomplete information.

Many years ago, when the Community was first developed, rural mail delivery was not considered as the number of year rounders needing service was very low and best accomplished, more economical for the postal service to allow small boxes at the Pocono Pines Post Office at no cost, in lieu of at the property (rural) delivery. In the Spring of 2020, the Pocono Pines Post Office began telling Lake Naomi-Timber Trails customers utilizing “no fee” boxes that they would soon have to pay for their boxes, as the US Postal Service would be discontinuing that option. They told owners inquiring that this was occurring because mail delivery IS available in the Community but “The Club” will not allow it, never mentioning that “mail delivery” didn’t mean delivery directly to the home/street address.

On behalf of the PPCA and TTCA Boards, Management has reached out to the Harrisburg Office of the US Postal Service, speaking several times with the Product Information Quality Analyst (A), Growth Management Analyst (A) for the Central PA District to advise of the situation in Pocono Pines and we have asked for assistance in stopping the incorrect information being given and requested options to solve the issue. We stated to the Postal Service that due to our changing demographic and more of our owners moving to Pocono Pines full time, we would like to have rural carrier service at the homes. The postal representative explained that as of 2018, the US Postal Service Code was amended and all HOA’s/POA’s/Private Developed Communities are only entitled to mail delivery at Cluster Box Units, delivery to mail boxes at the home/property is not available, AND the cost of purchasing, installing and maintenance of the CBU’s is the responsibility of the HOA, along with the responsibility and distribution of the keys to these boxes and space for oversized packages that do not fit in the CBU’s package locker.

The PPCA and TTCA Board of Directors have reviewed the information at their January- February Meetings. The PPCA does not own any land, placing CBU’s (we would need space for approximately 1700 units as we must allow for expansion), would be complicated. If the PPCA were able to acquire or lease land, they would also have the cost of purchasing the CBU’s, placing them under cover with electricity for lighting, snow removal, general maintenance of the boxes themselves, security cameras, garbage maintenance, ample parking, and the cost of administrative assistance to manage the keys and oversized packages. The cost of this would become the responsibility of the Association Members so a fee would still be required and driving to retrieve mail would still be necessary. The same would be true for TTCA Members, without the cost of leasing or buying land. In assessing the extra cost to each Association Member or the fee to lease a box at the post office, the fee at the post office is more than likely less. The Boards unanimously agreed that the best solution is to leave mail service at the Pocono Pines Post Office and for those wanting the po boxes to pay the required fee to the US Postal Service.

I am hopeful that this will answer the questions regarding mail service, please feel free to email me directly if you have further questions.

Wendi

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“A Gold Star and Platinum Club Community”
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