

Stillwater



Splash

A publication of STILLWATER ESTATES PROPERTY OWNERS' ASSOCIATION

FALL 2017

—OFFICE HOURS—

MON– FRI 9-3:30, SAT 9-1
Kelly DiPaolo, CMCA—Community Manager
Dawn Kresge, Office Assistant

—PHONE NUMBERS—

OFFICE 570.839.7920
SECURITY CELL 570.839.9255
SECURITY BOOTH 570.972.8030
www.stillwaterestatespoa.com

—OFFICERS—

Elliot Lugo, President
Linda Brady, Vice-President
Norm Heckel, Treasurer
Nancy Poli, Secretary

— FROM YOUR VOLUNTEER BOARD OF DIRECTORS —



Stillwater Estates Property Owners Association (SEPOA) is a private community governed by 12 elected volunteers serving as the Board of Directors (BOD). Board elections for 3-year terms take place during October. Please vote; your vote is important. There is no compensation or any other benefit for serving on the Board.

The BOD is responsible as fiduciaries for enforcing, upholding and following the Covenants, By-laws and Rules and Regulations established when and since the Association was formed on January 7, 1964. The BOD is also guided by the PA Uniform Planned Community Act 180. The community manager is employed by the BOD and implements board policies and resolutions.

Property owners must pay assessments to provide for the operation of the association. The assessments and budget are established by the BOD annually and provide for road maintenance, snow plowing, security services, office staff and maintenance, legal and accounting fees, lake management, physical properties, insurance, capital reserve and others.

Here is a list of accomplishments on your behalf by the board and office in 2017. Thanks to all faithful members who pay their assessments

which enable the BOD to fulfill its fiduciary duty.

- ▶ Repair of rear wall of meeting room
- ▶ Replace floor joists and floor meeting room
- ▶ Blacktop paving of parking lot and basketball court at Community Center
- ▶ Resurface tennis courts
- ▶ Repair kitchen floor
- ▶ Increase in security hours at entrance booth and community patrol

The Rules and Regulations are minimum requirements intended for the protection and promotion of the atmosphere, the health and SAFETY and the general welfare of property owners in our association. Please familiarize yourselves with the R&Rs and attend monthly board meetings to be informed of the workings of your volunteer BOD.

If you violate the R&Rs, expect to be warned and/or fined. If unpaid, the fine becomes part of your account as an assessment and you lose all member rights. The BOD urges compliance with the R&Rs as good citizens.

Be assured the BOD and SEPOA office are dedicated to upholding the best interests of all members to protect your investment in the community.

Thanks for your continued support.

**BYLAWS AMENDED
AT SEPOA ANNUAL MEETING
27 IN FAVOR, 3 OPPOSED**

Members in good standing present at the Annual Meeting on June 3, 2017 voted to approve the proposed Bylaw amendments. Copies of the amended Bylaws are available at the Association office.

**SERVICE OR
PERSONAL ASSISTANT ANIMALS**

MUST be registered at the SEPOA office before being allowed on or at any Association amenity. Please contact the SEPOA office for further information.

— PLEASE NOTE —

ASSOCIATION FINANCES — As your board prepares the next year's budget this fall, a capital reserve study is conducted. Funds are placed in reserve every year in order to assure that the replacement of the Association's assets is provided for without coming to you, the members, with a request for a special assessment. Such a conservative financial approach has served our community well over the past 20 to 25 years. Your board is committed to this philosophy as it plans for both our short and long term needs.

NO OPEN BURNING — Open burning of any kind is prohibited in Stillwater Estates. Residents may use approved commercially produced wood burning fire pits with screens.



NO HUNTING ... NO EXCEPTIONS — The use of firearms of any type for recreational or hunting purposes is strictly prohibited not only by Stillwater Estates regulations, but municipal laws as well. Any such violations should be reported to Security and the local Police.

NO SEMI TRAILER TRUCKS are permitted in SEPOA. If you are expecting a delivery, please notify the carrier that our roads are not wide enough to accommodate a semi truck driving or turning.

THANKS TO KEN WASHENIK for the donation of the inflatable water trampoline.

PERMITS THAT REQUIRE SITE PLAN OR TREE PERMIT APPROVAL— House, Addition, Garage, Demolition, Shed, Deck, Fence, Driveway, Dock, Fill/dirt, Trees.

THE LAKE was treated for filamentous algae in mid-July.

RENTERS must be registered by property owner one week in advance of the rental period, not during the rental period or after. A fine of \$200 will be imposed for each violation.

Owners expecting visitors or renters must register these vehicles with the office. If after office hours, please notify Security so that a visitors window pass may be issued. This is necessary in the event the visitor or renter parks on association property. If there is no window visitor's pass the vehicle could be towed. Upon entering SEPOA, if no guard is present at the booth to issue the pass, the member expecting the visitor is asked to leave a message at 570-839-9255. Security will be asked to check phone messages prior to towing any vehicle.

— REVIEW OF BOARD ACTIONS: MAY to AUGUST —

- ◆ Resolved to approve Jeff Seymour Home Improvements to remove meeting room floor, joists, main beam and install new for \$8,200.
- ◆ Resolved to approve Jeff Seymour Home Improvements to remove fireplace facade, fire box, back deck, construct new railing, install 3 window wells, install vents, repair visible cracks for \$6,552.
- ◆ Resolved to approve Jeff Seymour Home Improvements to remove chimney, chimney foundation, and portion of existing masonry. Excavate and pour new concrete footing, create 30" access

- door, install sill plates, secure gable wall, patch wall, insulate and stain to match, patch sheetrock, patch roof, shingles, sheathing for \$10,611.
- ◆ Resolved to accept resignation of Sara Geuder from the BOD following August 5, 2017 meeting with thanks and regrets.
- ◆ Resolved to appoint Mike Peterson to the BOD to fill a vacancy through December 31, 2017.
- ◆ Resolved to approve and install speed bump at or near 4449 Sylvan Lane near Finch Lane.
- ◆ Resolved to approve donation of \$100 to PMRP Canine Unit.

— SNOW REMOVAL REMINDER —



The plowing contractor hired by the Association is responsible for clearing the roads of as much snow and ice as possible and for cindering the roads. However, there will still be ice on the roads! The Association cannot guarantee safe driving conditions. You must slow down when conditions warrant.

In addition, the contractor will push snow into or in front of your driveway during the process of plowing the roads. This cannot be avoided. It is not the responsibility of the contractor nor the Association to clear your driveway of snow. The plowing contractor may also revisit your road after a snowfall to widen the roadway, allowing for future snowfalls.



— RULES AND REGS CHANGES —

The BOD approved the following changes to the SEPOA Rules and Regulations at the August 5, 2017 meeting:

Pg 1, remove 2nd item beginning with "Use of snowmobiles...."

Pg 5-Sec II, change #16 to read "The operation of any and all unregistered motorized vehicles is prohibited within The Association on Association properties including, but not limited to, private Association roads, beach, Community Center, tennis courts, boat docks, the lake or any other common property."

Pg 9– Sec X, #13, add "tennis courts."

Pg 9—Sec XI, #6, add "pickle ball or badminton."

Pg 9, Sec XI, #6, add "No bicycles, scooters, skateboards, in line skates, roller skates or the like may be used on the ten-

nis courts." Also add "No dogs are permitted on the tennis courts."

Pg 14– Sec XVII, #7e, delete sentence "As part...if the fee exceeds the deposit." Change next sentence to "The owner/ builder will be billed for the amount billed by the inspector."

Pg 25– Sec XXII, change Site Plan professional inspector fee to read "current hourly rate."

Add driveway permit fee of \$25.

Change fine for failure to obtain site plan permit or make correction to site plan violation from \$250 + \$10/day to \$250 + \$25/day.

Change fine for failure to obtain group party permit from \$100 to \$250.

— NEW ENTRANCE UPDATE —

Tobyhanna Township informed SEPOA that surveying will be completed in 30-45 days. The application to PennDot will be submitted in early 2018. Anticipated construction will begin fall 2018 into 2019. Completion by fall 2019. Cost estimated to be \$4.5 million via state grants. NO COST TO SEPOA RESIDENTS.

— BORROW AMENITY EQUIPMENT —

Amenity equipment may be borrowed from the Association office with the presentation of an amenity badge registered to the bearer, for: volleyball, basketball, tennis, pickleball



— PICKLEBALL COURT ADDED AT REFURBISHED TENNIS COURTS —

Pickleball is a racquet sport that combines elements of badminton, tennis, and table tennis. You have a net, a court, paddles (which are wood or composite and larger than a ping pong paddle) and a lightweight ball (which is a light, plastic, hole-covered whiffle ball). Players can face off as singles or doubles, just as in traditional tennis. Because the court is smaller than a tennis court, play is more compact and slightly less strenuous.

A pickleball court is approximately 1/3 the size of a regular tennis court, and is laid out according to the dimensions of a badminton court (20 feet x 44 feet). A net divides the court, hung at 36 inches in height on each end. On either side of the net, there is a 7-foot area (marked with a line on the court) called the no-volley zone. The playing area of the court (20 feet x 15 feet) is divided into two equal rectangles, side by side (10 feet x 15 feet).

Although Pickleball is played in a court, the rules of the game more closely resemble table tennis or badminton than traditional tennis. The game begins with one side serving the pickleball. To properly serve the ball, the player must keep one foot behind the back line and strike the ball with an underhand swing, aiming at the service court located diagonally over the net, and clearing the no-volley zone. Service starts from the right hand court. Only one fault is allowed. In the case of doubles, both players get to serve once, and then the serve is taken over by the opposing player/team. Both sides must allow the pickleball to bounce first before hitting it with the paddle at least one time from the start of the game. Thereafter, players may volley the ball (hit it without allowing it to bounce), provided they are not within no-volley zone within 7 feet of the net (marked on the court). A player or team scores points only when they are serving. A pickleball game is played to 11 points and a win must be by 2 points.

Similar to tennis, the following moves are "faults" in the game of pickleball, which cause a loss of a point: Failing to clear the net, Hitting the ball out of bounds, Volleying the ball from within, or while a foot is in the no-volley zone, or Volleying the ball before it has bounced on a first serve or first return.



**STILLWATER ESTATES
PROPERTY OWNERS ASSOCIATION**

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