

Stillwater



Splash

A publication of STILLWATER ESTATES PROPERTY OWNERS' ASSOCIATION

SPRING 2019

—OFFICE HOURS—

MON—FRI 8:30 to 5:00, SAT 9 to 1
Kelly DiPaolo, CMCA — Community Manager
Janet M. Derrick, CMCA — Assistant Manager

—PHONE NUMBERS—

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

—OFFICERS—

Norman Heckel, President
Linda Brady, Vice-President
Mike Peterson, Treasurer
Ron Baker, Secretary

— NOTICE OF 56th ANNUAL MEMBERSHIP MEETING —

The Stillwater Estates Property Owners' Association (SEPOA) Board / Annual Meeting will be:

DATE: Saturday, June 8, 2019

TIME: 10:00 am (sign-in, coffee, donuts) **10:30 am Sharp (Annual Meeting)**

PLACE: SEPOA Community Center

The Board will be conducting its regular meeting, then questions and comments from the membership will be taken after each committee report.

AGENDA

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Opening and Welcome by Board President
- 4) Introduction of Board of Directors
- 5) Approval of minutes from May 4, 2019 Board meeting
- 6) Treasurer's Report
- 7) Manager's Report
- 8) Committee Reports:
 - ◆ Security
 - ◆ Site Planning
 - ◆ Trees
 - ◆ Fish and Lake
 - ◆ Legal
 - ◆ Roads
 - ◆ Property
 - ◆ Recreation
 - ◆ Rules and Regs
 - ◆ Beautification
 - ◆ Emergency Mgmt
 - ◆ Routine Maintenance
 - ◆ Ad-Hoc Entrance
- 9) Old Business
- 10) New Business
- 11) Adjournment

The Board encourages you to attend and participate in this meeting, which is only open to property owners in good standing. Owners who have not paid assessments for 2018 or earlier and renters may not attend.

Norman Heckel, President

— REVIEW OF BOARD ACTIONS: DECEMBER THROUGH MARCH —

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| <ul style="list-style-type: none"> ⇒ Resolved to ratify the resolution to acquire B0327 to utilize for the new SEPOA entrance road; closing costs of approximately \$3,000 to be paid by Tobyhanna Township funds. ⇒ Resolved to rescind motion #14 from November 3, 2018 meeting to approve a survey of the ball-field area. ⇒ Resolved to carryover Checking Account balance as of 12/31/2018 in the amount of \$38,597.64 for Operating Expenses in 2019. ⇒ Resolved to use the Community Center for CAI training workshop. ⇒ Resolved to approve hosting the Board Leadership Workshop through CAI on September 7, 2019 and move the regular board meeting to September 14, 2019. ⇒ Resolved to approve Civil Crossroads invoice #1261 in the amount of \$1,625 for work done on the front entrance relocation. | <ul style="list-style-type: none"> ⇒ Resolved to become a gated community with installation of a gate system as part of the front entrance relocation project. ⇒ Resolved to approve the Group Party permit deposit and fee as stated: \$400 refundable security deposit and \$125 permit fee. ⇒ Resolved to approve the fine schedule for XXII SEPOA Fines #11 Failure to register with security at booth in the amount of \$500. ⇒ Resolved to accept all changes to the Rules, Regulations and Covenants presented above. ⇒ Resolved to keep only the Executive Board as members of the Ad-Hoc Front Entrance Committee. ⇒ Resolved to approve up to \$500 for window treatments in the community room (maintenance material budget line item). |
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Tax Reassessment Seminar

Monday, April 29, 2019, from 7pm to 8pm

DO YOU HAVE QUESTIONS REGARDING YOUR TAX REASSESSMENT?

Get your questions answered by professionals!

Guest Speakers:

Gregory D. Malaska, Esq.

Joe Fisher, Certified Appraiser

This event will be held at the SEPOA Community Center and is open to all SEPOA Owners in good standing.

The financial reports for 2018 were audited by Zavada and Associates and contained the statement below:

The Association had continued financial success in 2018. Reserve and capital improvement are still near \$200,000 after almost \$100,000 in capital expenditures in 2018. The Association continues to be debt free. Assets exceed liabilities by over \$612,000, and the balance sheet is stronger than its ever been. The Association has accumulated adequate funds and did not have to borrow to complete numerous capital projects in 2018." "The Board and management have done an excellent job in this regard thus far. "

SEPOA RULES, REGULATION AND COVENANTS HANDBOOK CHANGES

On March 9, 2019, the Board of Directors approved several rule changes to our SEPOA Rules, Regulation and Covenants Handbook. Many of the changes were simplify updating language and verbiage. Please ensure that you update yourselves on these changes as you will be held responsible to uphold all current rules and regulations. The SEPOA Rules, Regulation and Covenants Handbook can be obtained on our website (www.stillwaterestatespoa.com) or copies are available at the office.

Page 1 (Highlights of some rules)

- **Each household must arrange for trash and/or garbage disposal.**
- **Jet skis, airboats, snowmobiles and amphibious vehicles are not permitted on the Lake.**
- **Use of amenities is at your own risk.**
- **Dogs must be confined within the premises of the owner, or firmly secured by means of a collar or chain or other device so that it cannot stray beyond the premises. When walking a dog within the Association, on roadways or common areas, the dog must be on a leash.**

— **RECREATION NEWS** —**GET INVOLVED**

Are you interested in seeing more events in our community? If you haven't gotten a chance to meet your neighbors or fellow community members you can change that by volunteering and encouraging each other to get involved. We have ideas for great events, but we need others to participate to make them a success. **One of the events we would like to do is a Tricky Tray.** We will need to collect enough baskets or items in order for the event to be a success. Contact the office for more details. (StillwaterEstates@ptd.net)

We are also seeking volunteers to play music at our Annual Picnic.

PLEASE CONTACT THE OFFICE TO LET US KNOW YOU ARE INTERESTED!

We are also planning our annual Independence Day Picnic. It will be July 6, 2019. Please make plans to join us for a great day of community and national celebration!

— **COMMITTEE REPORTS** —

ROADS —The roads committee recently completed its annual road tour. We all know that the weather in the NE is very hard on our roads (drive down 940, Route 80, and Route 611.) The committee has requested bids to address the most urgent needs and also stay within our action plan. We have three main roads that are asphalt, Stillwater, Laurel, and Sylvan. All of the secondary roads are tar and chip. Our continued focus is to keep our roads safe. We are also responsible to ensure we stay within the budget and ensure the funds are spent in the wisest fashion possible.

EMERGENCY MANAGEMENT — Last year you were asked to submit contact information. The purpose of this was to determine if there was interest in an emergency contact system for the community. Last year we saw many instances in

which this system would have been beneficial (front entrance closure due to an accident, storm warnings, flooding, and localized emergency personnel actions).

Unfortunately, response to the request was very low. Please let the office know if you are interested in having an emergency contact system for our community.

— **SECURITY— ATTENTION HOMEOWNERS** —

Please be sure all incoming guests have their Driver's License and Vehicle Registration available at check-in with our guard booth. Not having these documents available may cause delays or entry denial in to the Association.

— **REMINDER — DO NOT FEED WILDLIFE** —

The feeding of deer in our association is not allowed. There are a number of issues with this practice including ticks, tick borne diseases, overpopulation, and the attraction of predatory animals. While it seems like a good practice, according to multiple sources, it is not.

Our rule states: The intentional feeding of deer, bears or any other wild mammals is prohibited and subject to a fine.

We would like to extend our enormous thanks to Norm and Sue Heckel for their decades of service on the Splash publication. We appreciate all the time dedicated to producing this publication throughout the years!



STILLWATER ESTATES
PROPERTY OWNERS ASSOCIATION

382 STILLWATER DRIVE
POCONO SUMMIT, PA
18346