

Stillwater



Splash

A publication of STILLWATER ESTATES PROPERTY OWNERS' ASSOCIATION

SPRING 2018

—OFFICE HOURS—

MON—FRI 8:30 to 5:00, SAT 9 to 1
Kelly DiPaolo, Community Mgr, CMCA
Janet Derrick, 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

— NOTICE OF 55th ANNUAL MEMBERSHIP MEETING —

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

DATE: Saturday, June 9, 2018
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 5, 2018 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 2017 or earlier and renters may not attend.

Elliot Lugo, President

— WHEN RENTING YOUR PROPERTY, PLEASE OBSERVE THE FOLLOWING —

1. ► Individual property owners must be members in good standing and complete an Annual Rental Unit Registration Form along with a fee of \$125 per year due January 15 of each new year. Failure to notify the Association one week in advance of the beginning of any rental will result in a fine. A renters' administration fee of \$75 will be charged to the owner each time there is a change in tenant.
2. ► Names and addresses of persons renting the premises must be listed on a short term form (29 days or less) or a long term form (30 days or more) forms are available at Association office. Failure to do so will result in a fine.
3. ► Vehicle decals will be issued at a fee of \$10 per vehicle per year. Proof of registration is required. In addition, current badges are required to access community amenities.
4. ► Owners must acquire renter badges from the Association office for any tenant. The fee is \$5 per badge per year.
5. ► Renters must comply with the Rules, Regulations and Covenants. A copy of the Rules, Regulations and Covenants must be visibly displayed in or upon the premises rented.
6. ► Any infraction of the Rules, Regulations and Covenants by the renter will result in the immediate fine to the homeowner for each infraction.
7. ► Any property owner renting a home within The Association through a real estate agency is required to fill out a Designated Agent Form available in the SEPOA office.

— REVIEW OF BOARD ACTIONS: FEBRUARY THRU APRIL —

- Resolved to approve Domenick DiPaolo of Civil Crossroads Engineering to assist in compiling cost estimates to be submitted to township for front entrance project.
- Resolved to install a drop box at community center in view of cameras.
- Resolved to approve all interior renovations, including flooring, recommended by the Ad-Hoc Clubhouse Committee not to exceed \$20,000.
- Resolved to approve installation of 2 new lights (1 at the tennis courts) and (1 at emergency exit) at a cost of \$14.59 per month per light.
- Resolved to approve 2018 community maintenance contract with CR Landscaping for \$35,000.
- Resolved to approve sponsorship donation not to exceed \$250.00 for Township Community Events Series.
- Resolved to approve conducting a property survey at western most emergency exit to establish boundaries.

— FISHING / BOATING —

Let's Keep Stillwater's Fish Growing!

Please CATCH and RELEASE!



From the 2017 edition of the Fish and Boat Commission's *Summary of Fishing Regulations and Laws*, follow these guidelines for giving released fish the best chance for survival:

- 1) Use barbless hooks.
- 2) Try to land the fish as quickly as possible; don't play it to exhaustion.
- 3) Use a landing net.
- 4) Keep the fish in the water. Injury to the fish increases the longer it is out of the water.
- 5) Wet your hands, your net and other materials that may come in contact with the fish.
- 6) Holding the fish upside down while removing the hook can often pacify it and reduce handling time.
- 7) Remove hooks quickly using a hemostat or needle-nose pliers.
- 8) Cut the line when it is not possible to remove the hook without harming the fish.

9) Don't touch the gills.

10) After removing the hook, hold the fish upright under water and allow it to swim away under its own power.

11) Fish that are bleeding from the mouth or gills due to hook removal don't survive after being released back into the water.

Keep Stillwater Lake Clean!

If you use your boat in other waters, please sanitize it, your trailer, boat, motor, anchor, lines and fishing gear carefully, using a bleach solution or hot [140 degree] water or 100% vinegar, to prevent the introduction of harmful aquatic invasive species into our lake!

Reminders about State Regulations:

Anyone fishing *ages 16 and up* must have a current State Fishing License. If your boat is 20' long or less, all people in your boat must have Coast-Guard-approved *wearable* life jackets on board, and *children ages 12 and under must have them on*. This is especially true of ALL canoes and kayaks. Any boat powered by a motor [on Stillwater Lake, ONLY an electric motor] must be registered with the Pennsylvania Fish and Boat Commission.

— **RECREATION NEWS** —

Snow, ice and bitter cold have made this a very unpredictable winter and made event planning even more so.

We did hold the annual “Souper Supper” on January 20. While attendance was less than anticipated, those who came enjoyed the wonderful soups, salad and delectable desserts. Fun bingo games with cash prizes followed.

We planned for a St. Patrick’s Day celebration, but a lack of reservations led to a cancellation of the event. The snowstorms of March led to the cancellation of our annual Easter Egg Hunt due to the lack of dry areas in which to hide eggs. The committee is looking into an event for the children once Spring/Summer is really here.

The committee welcomes your thoughts and/or suggestions for future events. Coming up is a Memorial Day beach opening and the annual Independence Day picnic. Your input would be very much appreciated. These activities help to bring our residents together as a community. Drop off your suggestions at the office or call 570-839-8158 (Joan). Help keep our community active, fun and safe.

— **TAKE NOTE** —



NO FIREWORKS of any kind are permitted within SEPOA. There is **ZERO TOLERANCE** and a fine of \$500. We don’t need a brush fire which turns into a forest fire and threatens all our homes!

SEPOA ENTRANCE RELOCATION—

Construction is anticipated to begin in the spring of 2019. The concept plan is viewable at the SEPOA office.

DRAINAGE DITCHES—Residents are responsible for keeping the drainage ditches along the right of way in front of their properties free of leaves and debris to facilitate water flow.

NEW ENTRANCE ROAD NAME—The SEPOA office is compiling a list of suggestions for the name of the new entrance road. Owners are encouraged to contact or drop by the office with their suggestions.

DROP BOX—There is now a drop box outside of the exterior door to be used for payments when the office is closed. Please do not deposit cash into the box. Cash payments are only accepted at the inside office window during office hours.

DOG OWNERS—In Pennsylvania, dogs must be confined within their owner’s property; firmly secured on the premises so they cannot stray; or reasonably controlled by a person. Please be considerate and do not tie your dog outside for the day and allow it to bark! We have gotten many complaints.

BIKE SAFETY—May is National Bike Month. Ride with the traffic, not against it. Wear a properly-fitted helmet; it is the best way to prevent head injuries and death. Use hand signals and follow the rules of the road. Wear bright colors and use lights and reflectors, especially when riding at night and in the morning.



ATHLETIC EQUIPMENT may be borrowed by residents for use at the beach or tennis courts, including pickle ball rackets and instructions, basketballs, volleyballs, and shuffle board items. Those wishing to borrow these items must present a valid amenity badge and personal ID. Items not returned will be charged to the property owner.

PROPERTY—Residents must maintain their property in a presentable manner. Warnings will be issued, followed by fines.

“POOR MARCH. It is the HOMELIEST month of the year. Most of it is MUD, Every Imaginable Form of MUD, and what isn’t MUD in March is ugly late-season SNOW falling onto the ground in filthy muddy heaps that look like PILES of DIRTY LAUNDRY.”

— Vivian Swift, When Wanderers Cease to Roam: A Traveler’s Journal of Staying Put



STILLWATER ESTATES
PROPERTY OWNERS ASSOCIATION

382 STILLWATER DRIVE
POCONO SUMMIT, PA
18346