

STILLWATER



SPLASH

A publication of STILLWATER ESTATES PROPERTY OWNERS' ASSOCIATION

★ WINTER 2018

—OFFICE HOURS—

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

— MESSAGE FROM THE BOARD —



The reorganization meeting for 2018 was held prior to the monthly meeting on January 6. Board officers elected for the year are: President Elliot Lugo, Vice President Linda Brady, Treasurer Norm Heckel and Secretary Nancy Poli. Board members re-elected for 3-year terms are Don Jones, Joan Mercer and Mike

Peterson. Karen Milan was elected as a new member. Thanks to Debbie Harshbarger for her 13 years of service. Ballots were counted by volunteers Joyce M, Charlene D, and Eileen S. We thank them. If you are interested in running for the BOD, please complete your personal resume and deliver to the SEPOA office by 4pm, August 1, 2018. Your account must be current and you must be the deeded property owner to qualify.

— 2018 BOARD MEETING DATES —

Feb 3 - Mar 3 - Apr 7 - May 5 - June 9 (annual meeting) - July 7 - Aug 4 - Sep 8 - Oct 6 - Nov 3 - Dec 8



All meetings are held at 10 am at the Community Center.


Community members in good standing are welcome to attend. They may express concerns or ask questions prior to the Board meeting, not during the meeting. All complaints must be sent to the manager's office in writing, not to Board members. See page 4 of the Rules & Regs book. Board members are duty bound to present all concerns (verbal or written) to the office for the consideration of the full Board; they are prohibited from withholding any communication or making promises to residents affecting the fiduciary duties of your volunteer Board.

— SEPOA SNOW REMOVAL —

The SEPOA Board wishes to clarify its responsibility and that of the homeowner pertaining to snow removal. The plowing contractor hired by the Association is responsible for clearing the roads of as much snow and ice as possible and for cinderizing 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.

Please make sure your private plowing contractor does not push snow out from your property onto Association roads, or onto someone else's property. Also  please do not brush snow off your car in the road— it only causes more ice buildup.

Thank you for your cooperation & understanding.



— 2018 SEPOA BUDGET MAJOR LINE ITEMS —

	<u>2018</u>	<u>2017</u>		<u>2018</u>	<u>2017</u>
ROAD MAINTENANCE	\$ 2718	\$ 4000	UTILITIES	\$ 17300	\$ 17300
SNOW/CINDERS	38000	38000	SECURITY	203000	150000
ROAD RESURFACING	50500	55000	MISC/ CONTINGENCY	1800	1800
LANDSCAPING CONTRACT	35000	35000	CAPITAL RESERVE	25000	25000
MAINTENANCE	21000	23500	ACCOUNTING FEES	1200	4000
LAKE MANAGEMENT	32000	32000	BEACH MAINTENANCE	1000	5000
SALARIES	66000	61000			
PAYROLL TAXES	32000	36300	TOTAL EXPENSES	\$603418	\$564480
OFFICE/ COMPUTER	8000	7500	PROJECTED INCOME	\$603418	\$564480
PRINTING	2500	2500			
SECRETARY/ AUDITS	4200	4200	ASSESSMENT INCREASE 2018 \$20-HOUSE; \$20-LOT		
LEGAL	30000	30000			
INSURANCE	22000	20000	105% of 2017 current assessments were collected		

— REVIEW OF BOARD ACTIONS: SEPTEMBER THRU JANUARY —

- ▶ Resolved to approve raising transfer fee from \$400 to \$800 effective immediately.
- ▶ Resolved to approve Jeff Seymour Home Improvements to remove and replace meeting room floor, joists and beams for \$8,200; remove fireplace, new rear railing, window wells, vents, repair cracks for \$6,552; remove chimney, replace footings, access door, sill plates, patch wall, stain exterior, patch sheetrock, shingles and sheathing \$10,611.
- ▶ Resolved to approve C&R Landscaping for plowing winter 2017-2018 at same hourly rates and material costs.
- ▶ Resolved to approve Jeff Seymour Improvements for \$7,943 to repair support piers under Community Center deck.
- ▶ Resolved to appoint E. Schlernitzauer, C. Davis, J. Myers as Judges of Election for board election.
- ▶ Resolved to approve SEPOA 2018 budget of \$603,418 income and \$603,418 expenses with assessment increase of \$20 per house, \$20 per extra lot, \$20 undeveloped lot.
- ▶ Resolved to approve United American Security contract for 2018 security services at same hourly rate.
- ▶ Resolved to approve C&R Landscaping to install/replace road pipes not to exceed \$5,000.
- ▶ Resolved to approve \$19,000 for Belanger Construction to complete exterior makeover of Community Center.
- ▶ Resolved to approve E&E Gutters and Downspouts for \$4,100 for replacement of same at Community Center.
- ▶ Resolved to have accountant Ray Zavada conduct a financial review of Association for 2017 at a cost of \$3,000.
- ▶ Resolved to issue first floor square footage exception for new home at A0040.
- ▶ Resolved to approve \$4,872 for Jeff Seymour to repair additional deck supports.
- ▶ Resolved to dispose of maintenance truck.
- ▶ Resolved to approve \$23,749 for 2018 lake treatments by Aquatic Environmental Consultants.
- ▶ Resolved to affirm committee approval of \$125 annual rental property registration form and fee; renter registration fee of \$75, and new short term and long term rental registration forms.
- ▶ Resolved to affirm reclassification of one owner's oversized shed to garage at A0408.
- ▶ Resolved to carryover checking balance from Dec 31, 2017 of \$70,940.69 for operating funds into 2018.
- ▶ Resolved to approve amended SEPOA board meeting schedule as published.
- ▶ Resolved to approve sale of association truck to Dominick DiPaolo for \$500.



— FEMA TO CONDUCT FIELD SURVEYS —

Over the next 4 to 5 months Fisher Associates (STARR II Team) associates/partner of FEMA, will be conducting field surveys and gathering information in certain parts of Tobyhanna Township. This information is being used to update FIRM maps and FIS reports for our community. They will make every effort to stay on public lands or in the right-of ways; however, it may be necessary to enter upon private property. Should they need to enter on a private property, they will make every effort to seek permission from the property owner. If they do enter on private property, the surveyors will identify themselves with their driver's license and a letter of introduction.

Should residents wish to see the correspondence received from FEMA, it is available at the SEPOA office. For any further questions, please call Maureen Minnick, Zoning Officer at 570-355-2233.



— SEPOA ENTRANCE RELOCATION —

On January 4, 2018 there was a meeting between community representatives and SEPOA counsel, Tobyhanna Township representatives and counsel and the engineering firm designing the entrance. The base plan for the realignment of the 380 south exit to 940 west will be presented to PennDot this month.

A new entrance road will be constructed west of the current gas station and connect with Pine Tree Road at Laurel Road, which will be widened. Our mail boxes, security booth, new Community sign and a vegetative buffer where necessary, will be relocated to the new entrance road. There will be 2 lanes to enter the Community with a gate system. One lane will be for residents who are current, and the other for those in arrears or visitors to be checked in. There will be one lane to exit.

This project is scheduled to begin later in 2018. The concept plan can be viewed in the SEPOA office during regular business hours.

— SECURITY GUARD BOOTH —

As of January 1, 2018, security booth hours have been increased to 16 hours/day. We strive every day to make the members of SEPOA safe and secure as possible. It may sometimes be necessary to wait in line behind those who need to register with the guard. People who don't belong in our community are turned away regularly, as security's monthly reports indicate.

Everyone is expected to stop at all stop signs, including entering and exiting the community. There is a \$50 fine for failure to stop upon exiting and a \$50 fine for not adhering to the STOP sign when entering the community even when no security personnel is present. There is a \$500 fine for not stopping upon entering the community when security personnel is present at the Guard Booth. There is no passing at the entrance or on any SEPOA roads. Fine is \$500.

If you would like to pre-register a visitor, you may call the guard booth at 570-972-8030 or the office at 570-839-7920.

Please be aware that the speed limit is 25mph on all SEPOA roads and is radar enforced. Many people speed through our community and jeopardize children, pets, personal property and wildlife.

— UPCOMING 2018 RECREATION EVENTS —

While weather didn't cooperate for all our planned events in 2017, we did have some very memorable ones: a fun-filled Easter Egg Hunt, a St. Patrick celebration dinner with entertainment and a spectacular Halloween Party for children under 12 with a hayride, pumpkin painting and prizes for everyone. The following events are being planned for 2018:



January 20— Annual "Souper Supper" free event offers a variety of soups to taste and includes crispy breads, salad, snacks to accompany the soups and desserts. Beverages will be available for 50¢. Bingo games with cash prizes will follow. Bingo cards are \$1 each. Come and enjoy all the homemade goodness and fun!



March 17— We will celebrate St. Patrick's Day with a traditional Irish meal of corned beef & cabbage, chicken, Irish soda bread and much more. It will be a festive "Irish Night." Reservations are needed, so watch for notices to be posted.



March 31— There will be an Easter Egg Hunt at 2pm SHARP at the Community Center for children under 12. There will be hunts at different age levels and lots of filled eggs to be found. After the hunts, refreshments will be served in the Center. Come and enjoy the fun!

Future events will include a Memorial Day beach opening, our annual July 4th picnic, and Fall events still to be scheduled. Your input and help would be appreciated for future planning of activities that can keep our community active and interesting.



STILLWATER ESTATES
PROPERTY OWNERS ASSOCIATION

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