

104 Clubhouse Drive
Greentown, PA 18426
Phone/Fax:
570-689-4385

Email: lwepoa@ptd.net



Office Hours: Tuesday,
Wednesday, Thursday 8:00
a.m. – 12:30 p.m.

Website:
www.lakewallenpaupackestates.org

Lake Wallenpaupack Estates Property Owner's Association, Inc.

Community Newsletter - Summer 2013

LWEPOA Board Members

Joseph Bloomer, President
James Molner, 1st VP
Michael Antonello 2nd VP
Michael Quinn, Secretary/Treasurer
Gabor Galgo, Sgt. at Arms
Joseph Irving
Daniel Mergler
Anthony Krawczyk
Anthony Blackwell
William Gessner
Kenneth O'Donnell
Rick Layer (Advisor)

Community News



Adjacent Properties are for sale. There are over 100 properties, owned by LWEPOA, for sale that have not passed the perc test and are not buildable. These properties are available only to adjacent property owners. The yearly dues are at a reduced rate for these properties. These can be purchased as adjacent properties only. Please call the office at 570-689-4385 for more information.

Buildable Properties are for sale. There are 10 perced and buildable properties owned by LWEPOA for sale. For information call Rick Molner, Weichert Realtors, at 570-383-3800.



Annual General Membership Meeting is scheduled for September 29, 2013. Check our website for updates on all rule changes and other items of interest. You can find our website at www.lakewallenpaupackestates.org

Ideas for Activities - We would like some input from each of our members about the kind of community activities that you would be interested in helping to put together and attend. Call our main office at 570-689-5385 or Email the office at lwepoa@ptd.net with your ideas.

FOR SERVICES IN OUR COMMUNITY

patronize these providers:

<i>Service</i>	<i>Provider</i>	<i>Contact</i>
Snow Removal	Jim Dube	570-689-2077
Mold Removal	Jim Molner	570-689-7109
Carpenter	Jim Molner	570-689-7109
Lawn Service	Billy Duda	

These providers are not affiliated with LWEPOA and are listed for your convenience only.

Library News - Anna Koremba The library in the clubhouse is getting good use . Thank you for returning the books after you are finished.



Maintenance Corner – Dan Mergler

Be mindful that there are water valves along our roadways and on properties including vacant lots. Breaking of water valves and lines can be costly and cause water interruption. This can increase our dues.

Shoulders of the roadway have been recently trimmed.

**Letter from our Treasurer, Mike Quinn
– Well Test Update**



We are still trying to get certification for our wells. Joe Bloomer, Dan Mergler and I have met with the DEP on three separate occasions to discuss what must be done for each well.

A list of fixes has been made up and a timeline has been proposed to DEP for more testing on all three wells. This will mean more down-time for water to certain locations or loss of pressure while tests are being done. Everyone will be advised.

This will generate a lot of costs that must be paid to our engineer and DEP to complete all the work on wells. An assessment may be necessary from each homeowner to complete this job. We will advise you as more information becomes available.

\$\$\$ Collections. As of April 3, 2013 there were 80 properties and homeowners who

did not pay their yearly dues. Our #1 collection letter was mailed out April 3, 2013 to collect approximately \$78,267.45. This resulted in a payment of \$15,216.44. On May 9, 2013 a second collection letter was mailed to 61 residents and property owners owing \$63,051.01 in collections. This resulted in collection of \$26,614.61. The remaining accounts will be sent to our attorney for court action and property liens.

Homeowners Only – Annual Dumpster

The large trash dumpster will be on Laurel Woods Circle starting on Friday August 23, 2013. Additional dumpsters will be ordered if necessary. Please do not put household garbage in this dumpster (ex. kitchen garbage, food products). Remember, no hazardous material or electronics can be put in any dumpster!

Please be respectful of your neighbor's property. Collection of firewood on someone else's property is trespassing and against the law. Unless you have permission you cannot take down any trees on someone else's property. You also need to obtain permission from the building committee to remove trees on your own property.

Violations, Fines and Warnings

Please follow the rules and consider your neighbors. All rules and regulations must be observed and adhered to for the safety and benefit of the community.



Summertime at the docks

Local News

Recycling is available from County Waste. Call 570-685-5000.

Wally Lake Fest 2013 comes to Hawley, August 23-25. This year's annual festival is the fourth one and features a motorcycle "Ride for the Lake" on Saturday, a boat, watercraft and outdoor show on Saturday and Sunday, vintage bicycle show on Saturday, pet adoption day on Saturday, and the family activity spot with games and activities for all the family at Gresham's Landing on Saturday and Sunday. Returning from last year is the popular Battle of the Bands. Several local bands will perform live on Saturday from 11:30 - 7:30 on the water near the dike and the visitor's center. For more information, visit the Wally Lake Fest link on the Internet <http://wallylakefest.com/>.



Black Bear Film Festival Call For Volunteers Film Lovers and Community-Minded People Sought

Milford, Pa. - August 9, 2013 - With the 14th Annual Black Bear Film Festival swiftly approaching, enthusiastic volunteers are being sought to participate in the crowning cultural achievement of Pike County. The festival, from October 18 through October 20, is a wonderful opportunity for talented independent filmmakers from all over to show their films. Volunteer opportunities are available for a great variety of positions, from

box office and ushers, to projectionists and grant writers, as well as several positions at events like the Film Salon and Gala.

The Black Bear Film Festival is an vital touchstone of Milford, both culturally and economically, drawing several thousand visitors from New York City, Philadelphia, and beyond into Milford's culture of small and local businesses. Volunteer activities are not limited to the festival, and include several pre-game events. **The first will be the debut of the Artful Bear Sculptures on August 10th at 10 a.m. at the Milford Community Building (the current Milford Library).**

"The Black Bear Film Festival is a rewarding experience for volunteers to get in touch with their town and community," said Festival Founder & President Jerry Beaver. "This year has the potential to be the biggest, most prestigious, and most fun in the festival's rich 14-year history. We've already got incredible plans in the works."

Volunteers are needed for the positions including, but not limited to:

- Program Design
- Box Office
- Ushers
- Theater Maintenance
- Concessions and Merchandise Vendors
- Silent Auction Collectors and Monitors
- Gala Bartenders, Hosts, and Wait Staff
- Film Salon Greeters and Crowd Control

Anyone interested in volunteering is encouraged to attend an informational meeting for potential volunteers will be held on Saturday, September 21st at 10 a.m. at the new Black Bear Film Festival office on the 2nd floor of the Biondo Building. Those interested can also send an email to info@blackbearfilm.com.

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Recently seen in the neighborhood!



Wally Eagle has landed!



Looking for a ride to the lake...