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

Website:
[www.lakewallenpaupackes
tates.org](http://www.lakewallenpaupackes
tates.org)

***Lake Wallenpaupack Estates
Property Owner's Association, Inc.***

Community Newsletter - Fall 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

Break-ins Reported in LWEPOA

There have been two burglaries recently reported in LWEPOA. Homes that are currently empty (summer residents) have been vandalized. Copper piping has been stolen from their homes. A car has been seen at both premises described as a small black car with a taped-up rear window. This has been reported to the State Police.

If you see this car, please report it to the office immediately and call the State Police and report it. (The Board of Directors recommends that all absentee owners look into a security system.)

UPDATE to Break-ins

A suspect has been detained. He was arrested on another charge and will be questioned about the robberies in LWE. His car fits the witness' description.

Need a Handyman? Call Dan Mergler at 570-689-0946. No job too small. Reasonable pricing.

LWEPOA WELL CERTIFICATION PROCESS

The LWE Well Certification process is progressing pretty much on schedule. The Pump Test Plan has been designed, submitted and approved by the PADEP. All three well-house locations have been cleared, filled and prepared to accommodate the testing equipment and requirements. To date, all pumps have been changed out along with the piping and wiring in preparation for the well testing itself. Temporary storage tanks that will provide a water supply during the work are on site, along with a booster pump to move the water to our members. Well A-1 was videoed, and the annular space of the loose casing has been grouted. The well casing was extended an additional 18" in accordance with specifications. A new pit-less adapter and vented well cap was also installed.

The following is the schedule for the 8-hour step testing called for in the plan.

**Lake Wallenpaupack Estates Property Owner's Association, Inc.
Community Newsletter - Summer 2013**

Please keep in mind that ice, snow and single digit temperatures will affect this scheduling.

The first well (probably B2) is currently scheduled for testing on December the 13th or the 17th.

The second well (probably B5) is currently scheduled for testing on December the 17 or the 20th.

The third well (probably A1) is currently scheduled for testing on December 20 or 27
The plan is to have the step tests done by the end of Dec 2013.

We will keep you informed on our progress and status.

 **Winterizing Your Home - Jim Molner**

- Depending on your heating system, you should always have an interior temperature of at least 55 degrees Fahrenheit.
- No heat will contract and expand building materials (e.g., drywall) and will cause nail pops and cracks.
- Leaving the heat on slightly keeps the interior much dryer and prevents mold growth.
- Plumbing pipes need to be drained and main water supply valve should be shut off at the house.
- Hot water baseboard heat will require that the water to the heating system be left on.
- Check that all bleeder valves are not leaking and air is removed from baseboard plumbing systems.
- HVAC duct system supply and returns should be vacuumed free of dust and/or replace return air filter with a Merv-13 or a particle capturing filter (3M) to remove and/or capture airborne particles.
- Exterior venting should be clear and operational.

- Ceiling fans can be reversed to move warmer airflow towards floor.
- Windows and doors should be locked and storm windows installed.
- Rake leaves away from the foundation to reduce organic decomposing mold particles.
- Take drainage away from the foundation; gutters and down spouts should be clean and working properly.
- Use an inside light on an automatic timer.
- Schedule a snow removal contractor to maintain your property.
- Winterize and remove or cover air conditioners.
- Turn down/drain hot water heater.
- Exterior water hoses should be drained and put away for the winter.

FOR SERVICES IN OUR COMMUNITY

patronize these providers:

<i>Service</i>	<i>Provider</i>	<i>Contact</i>
Carpenter	Jim Molner	570-689-7109
Handyman	Dan Mergler	570-689-0946
Lawn Service	Billy Duda	570-698-0284
Mold Removal	Jim Molner	570-689-7109
Snow Removal	Jim Dube	570-689-2077

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

\$ Treasurer Report - Mike Quinn

Assets - as of November 21, 2013

Operating Accounts: \$51,781.06
Contingency/Emergency Fund: \$143,190.75

It is expected that we will get through the remainder of the year without any problems.

Talent!

Calling all people with Talents!

We are looking for people with talents and skills who are willing to share their knowledge with others. Have you ever thought you would love to teach or lead a class? Are you saying "I have no teachable skills?" Some examples: cooking, how to take a decent cell phone picture, painting, needlework, woodworking, small appliances/household repairs, magic, card tricks, gardening or composting tips. How about a dance class or a book club? The list is endless. It's about what you can share. We need ideas for children's activities and family entertainment. A commitment of one activity will help start ongoing activities in our community. If you have additional ideas or can help please contact the LWE Office at 570-689-4385 or Pat Hempel 570-479-0386. This is for the benefit of all community members.

Some ideas for 2014 include a Chinese Dinner, a Valentine's Celebration, and New Year's Eve 2014/2015 Party. Help fill in additional activities! Thanking you in advance, your neighbors: Anny Antonello, Pat Hempel, Maureen Quinn, Dee Warren.



Planning - General Membership Meeting

A general membership meeting is planned for May 2014 in the afternoon of the 18th. During this meeting, we plan to have an update on the wells.

Reminder: 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.

HAVE A HAPPY AND SAFE HOLIDAY SEASON!

