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a.m. – 12:00 p.m.
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www.lakewallenpaupackestates.org

Lake Wallenpaupack Estates Property Owner's Association, Inc.

Community Newsletter – Fall 2014

LWEPOA Board Members

Joseph Bloomer, President
James Molner, 1st VP
Michael Antonello 2nd VP & Sgt at Arms
Michael Quinn, Treasurer
James Houston, Secretary
David Dietz
William Gessner
Joseph Irving
Len Jardon
Anthony Krawczyk
Daniel Mergler
Kenneth O'Donnell
Rick Layer (Advisor)

2014 Annual Meeting

The 2014 Annual Meeting was held on Sunday September 28. During the meeting, several community members were thanked for their service in the past year.

- Joe Irving & crew: road sweeper, grass cutting, tree cutback;
- Annie Koremba: clubhouse library;
- Anny Antonello, Pat Hempel, Maureen Quinn, Dee Warren: Entertainment Committee
- Len Jardon: entrance sign revitalization and neighborhood beautification;

Dave Dietz and Jim Houston were announced as new Board members. Joe Bloomer, Mike Antonello, Tony Krawczyk and Jim Molner were reelected for a new term.

The LWEPOA 2015 budget was approved by the community. The annual dues are reverting back to 2013 levels as there should be sufficient funds in the budget to complete well certification actions.

Clubhouse Activities – Game Night

If you are interested in joining card games (e.g., poker, pinochle, bingo, etc.) in the clubhouse in the evenings, contact Mike Antonello.

New Office Manager!

Laura Wasylyk is the new LWEPOA Office Manager. You can meet her in the office from 8:00 am – 12:00 weekdays. Thanks to Patti Hanson who filled in as Office Manager during the summer after Norvelle retired.

WINTER DRIVING & WINTER STORM MANAGEMENT

We live in Northeast Pennsylvania (NEPA). It is a hilly area and we experience many types' of storms during the winter season. Storms during the 2013-2014 winter season were repetitively severe and numerous.

Several comments have been made that the Lake Wallenpaupack Estates Property Owners Association (LWEPOA) did not adequately maintain our roads during the 2013-2014 winter storm season. Members were allegedly unable to get to work on time, get to school, travel hills, stay out of ditches etc. because our winter storm management was lacking.

While road conditions inside the POA are certainly a major factor when contemplating winter travel, there are other factors to consider that affect the ability to travel during or after storms. Operator skill level, vehicle type, vehicle equipment, and the importance of each travel requirement also need to be factored in. As an operator, it is essential that you possess winter driving skills equal to the conditions and use a vehicle that is properly equipped for winter operation. You will be at a distinct disadvantage driving during the winter if your vehicle is equipped with bald or summer tires or if you have limited winter driving experience. Even four wheel drive vehicles not equipped with an aggressive tire tread will sometimes experience traction problems depending on conditions. It is each driver's responsibility to make travel decisions based on whether or not they are equipped to make that trip.

Our roads have been and will continue to be cleared and made safely passible as soon as storm conditions permit.

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How we handle each snow plowing requirement is storm specific. Many factors are considered including the following:

1. When is the storm projected to start?
2. When is the storm projected to end?
3. Will it be raining or sleeting before, during or after the snow fall?
4. Is this an ice storm, snowstorm or combination of both?
5. Is another storm immediately projected?
6. What is the severity of the storm?
7. What are the road conditions outside of the LWEPOA, and will our contractor even be able to get into the LWEPOA?
8. What time can the contractor get here?
9. Do we need to cinder, salt or not?
10. Is the storm occurring on a school day or a weekend, or a holiday?
11. Is there a school delay and if there is, how long is the scheduled delay?
12. Applying logic and reason. For example, If we are in the middle of a storm that is projected to end at nine, it does not make sense to plow at four thirty and have to plow again after the storm ends.
13. Do the storm results warrant road-clearing maintenance?

All factors come under consideration as we determine if, when, or how we want to begin the clearing process. If we begin maintenance, all traveled roads are included. Our primary roads are cleared first, followed by our secondary roads regardless of what time the contractor gets here. If during the clearing process, the contractor experiences equipment failure, he will repair or replace his equipment and finish the job.

People call wanting to know when they will be plowed and or sanded. It is virtually impossible to accurately tell you when your road will be made passible. We will have the roads made passible as soon as conditions permit.

Remember, no matter how well we clear the roads, you won't be able to travel anywhere safely and in a timely manner if you don't have adequate winter driving skills and a vehicle that is suitably equipped to support your driving requirements during the NEPA winter driving season.

Each year we have a budgeted line item for snow removal. This year (2014) we budgeted \$20,000. So far for 2014 we have spent \$15,502. We still have the months of Nov & Dec 2014 to face. The 2015 snow removal budget will remain at \$20,000. Please note that the budgeted amount is not for unlimited plowing during the winter season. We are billed and pay the contractor by the hour for each hour that he works. We also pay the contractor for each load of cinders, salt and other material that he spreads. An annual contract for unlimited plowing and cindering would be much more expensive especially if we had a light storm winter.

We hope that the above information will provide some insight into our Winter Storm Management efforts and your responsibilities as a member and vehicle operator. Please

don't hesitate to bring any future concerns to the attention of the Board of Directors.

\$ Treasurer Report – Mike Quinn

The checking account has \$102K remaining and sufficient funds for the rest of the year (December 2014). Money Market 2 has a balance of \$119K for emergencies and capital expenses. In 2014, dues collection was challenging with 31 lot owners not paying. Collections efforts are on-going. Thanks to everyone who keeps up on their financial responsibility to the community.



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

Clubhouse Rental

The rental rate of the clubhouse has been increased to cover expenses. For an event with up to 25 people, the rental rate is \$50. With greater than 25 people, the rate is \$75.

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FOR SERVICES IN OUR COMMUNITY consider patronizing these providers:

Service	Provider	Contact
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.



ENTERTAINMENT COMMITTEE

On October 25, the Entertainment Committee held the FALL WURST FESTIVAL. The food included Wursts (various sausages), sauerkraut, potato salad, applesauce and assorted desserts. The event was a success and a good time was had by all. Please make plans to attend the COMMUNITY HOLIDAY BRUNCH on Saturday December 13, 2014. It starts at 11:30 a.m. and it should be a great way to get ready for the holiday season!

Save the Date!

Community Holiday Brunch
Saturday, December 13, 2014
@11:30 a.m.

Lake Wallenpaupack Clubhouse
104 Clubhouse Drive Greentown, PA 18426

Please bring a Covered Brunch Dish to share.

Tentative activities include:
A visit with Santa, a holiday cookie swap,
and making a holiday decoration.

The Detailed Information flyer to follow.

Hope to see you there!

Brought to you by the LWE Entertainment Committee