

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

Email: lwepoa@ptd.net



Office Hours: Monday – Friday 8:00
a.m. – 12:00 p.m.
Website:
www.lakewallenpaupackestates.org
Office Manager: Laura Wasyluk

Lake Wallenpaupack Estates Property Owner's Association, Inc.

Community Newsletter – Fall 2015

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
Anthony Krawczyk
Daniel Mergler
Kenneth O'Donnell
Rick Layer (Advisor)

We mourn the loss of our good friend, neighbor and board member, Len Jardon. Len was a very active board member who selflessly took a great interest in our community. He will be greatly missed.

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 |

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

Plans for Non-Residential Buildings on Adjacent Lots

Per Article IV Section 4.02 Membership dues: The membership dues shall be paid by each member on an annual basis, and on a per lot basis.

Per Article IV Section 4.02 Membership dues: There will be a lower dues structure for an undeveloped lot that adjoins an Improved lot. Only applies to one adjoining lot that is owned by the same member paying full-improved dues. The lower dues amount will be 40% of the dues amount for an undeveloped lot to be effective January 2000. This will

not change the per lot status as described in our By-Laws or Building restrictions.

LWE has three lot classes for billing purposes. They are:

1. *Unimproved (undeveloped- with no habitable structure).*
2. *Improved (with a habitable structure).*
3. *Adjacent (An unimproved lot that shares a border with the improved lot).*

An owner of an improved lot can have one adjacent lot associated with that improved lot. Both the improved lot and the adjacent lot must be owned by the same LWE member.

The dues for an adjacent lot are equal to 40% of the yearly dues of an unimproved lot.

The improved lot and the adjacent lot must be irrevocably and legally combined through Pike County and the Town of Greentown prior to submitting any non-residential structure or accessory building plans for approval.



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 last several winter season were repetitively severe and numerous.

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

Lake Wallenpaupack Estates Property Owner's Association, Inc.
Community Newsletter – Fall 2015

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. 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.

Our annual snow plowing budget does not plan 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.



Tips for Winterizing Your Home

With winter coming, it is important to winterize your home to prevent possible damages.

- Depending on your heating system, you should always have an interior temperature of at least 50.
- No heat on will contract wall and ceiling surface building materials and will cause nail pops and cracks.
- Leaving the heat on slightly keeps the interior much dryer and helps prevent mold growth.
- Gutters and drain pipes should be free of debris for proper water collection and drainage.
- Remove excessive leaves and tree limbs from the perimeter of the structure.
- Plumbing pipes and P traps need to be drained and main interior water supply valve shut off.
- Pouring some antifreeze in the toilet and in the sinks will prevent P traps from freezing
- 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 system.
- HVAC duct system supply and returns vacuumed free of dust and / or replace return air filter with a pleated particle capturing filter (3 M) to remove and / or capture harmful air born particles.
- Exterior soffit venting in conjunction with ridge vent clear and operational.
- Windows and doors locked and storm windows installed.
- An inside light that will work on an automatic timer.
- Schedule a snow removal contractor to maintain your property during the winter months.
- Winterize and / or remove or cover window air conditioner.
- Drain water from hot water heater if it's location could possibly freeze.
- Exterior water hoses should be drained and put away for the winter to prevent damages.
- Propane should be shut off at the tank.

Lake Wallenpaupack Estates Property Owner's Association, Inc.
Community Newsletter - Fall 2015

- Disconnect batteries from boats and other 12 or 24 volt electrical systems.
- Check that the structure can handle heavy snow loads without a problem.
- Shut down the electrical breakers that will not be used for the winter.

Lake Drawdown - 2016

At the end of next year's boating season, there will be a drawdown of the lake. The docks will need to be taken in earlier than normal. Details will be available next year.

Why Do Lake Levels Go Up and Down?

Drawdown - next one in 2016

- Fall outage
- Heavy rainfall or lack thereof
- Thermal regulation program
- Restricted generation - Spring Trout Season • Sat after April 11 - Sat after June 11
- No generation on weekends 6 a.m. to 9 p.m.
- Limited on Fridays
- Boating releases
- Six consecutive Fridays after July 1
- Two weekend days per year - Sept/Oct

What is a Drawdown?

Done every 5 years

- Enables the licensee to perform FERC-mandated maintenance and testing at the dam and associated facilities.
- Will go ~ 5 feet below normal to 1174 Elevation
- Depends on work being done and the weather



Winter Activities at Promised Land State Park

Cross-country Skiing and Snowshoeing: Skiing and snowshoeing are permitted on all trails. Bruce Lake Natural Area and Conservation Island have the best trails for skiing and snowshoeing. During the winter season, snowshoes are available for loan from the park office with a photo ID, 8:30 a.m. to 3 p.m., Monday to Friday. Six inches or more of snow is required in order to borrow snowshoes.

Snowmobiling: Registered snowmobiles may be used on more than 23 miles of groomed, designated trails. The trails, which are on both state park and state forest lands, are open daily after the end of deer season in late December; weather permitting. Snowmobile maps are available at the park office

and at the Delaware State Forest office. Snowmobile trails are marked with orange diamonds.

Ice Fishing: Conditions permitting, ice fishing is popular on both lakes. Bass, pickerel and panfish can be caught in both lakes. Lower Lake is a designated trout waters.

Ice Skating: Conditions permitting, ice skating occurs on Promised Land Lake. Contact the park office for information. Please confirm ice thickness before skating.

Ice thickness is not monitored. For your safety, be sure the ice is four inches thick and carry safety equipment.

Superior Propane

To: Lake Wallenpaupack Estates Home Owners and Superior Plus Customers

The pricing below is now available to all current and NEW Superior Customers living in Lake Wallenpaupack Estates.

Residents or New LWE owners who want to switch to Superior from another supplier will also be given the below fixed price offer.

2 Year Pricing:

Year 1: Propane Residential Contract June 1, 2015 to May 31, 2016

High Volumn (200+ Year Gallons) \$1.599 per gallon

Low Volumn (0 - 200 Year Gallons) \$1.999

Year 2: Propane Residential Contract for June 1, 2016 to May 31, 2017

High Volumn (200+ Year Gallons) \$1.699 per gallon

Low Volumn (0 - 200 Year Gallons) \$1.999

Heating Oil automatic delivery customers will receive \$0.30 off market price per gallon at time of delivery

CALL Carl Mattox @ 570-550-2560 or call 1-800-272-5473 to lock your rates now.

HAVE A HAPPY AND SAFE HOLIDAY SEASON!



Heating Safety

There is something about the winter months and curling up with a good book by the fireplace. But did you know that heating equipment is one of the leading causes of home fire deaths? With a few simple safety tips and precautions you can prevent most heating fires from happening.

BE WARM AND SAFE THIS WINTER!

- »»» Keep anything that can burn at least three-feet away from heating equipment, like the furnace, fireplace, wood stove, or portable space heater.
- »»» Have a three-foot "kid-free zone" around open fires and space heaters.
- »»» Never use your oven to heat your home.
- »»» Have a qualified professional install stationary space heating equipment, water heaters or central heating equipment according to the local codes and manufacturer's instructions.
- »»» Have heating equipment and chimneys cleaned and inspected every year by a qualified professional.
- »»» Remember to turn portable heaters off when leaving the room or going to bed.
- »»» Always use the right kind of fuel, specified by the manufacturer, for fuel burning space heaters.
- »»» Make sure the fireplace has a sturdy screen to stop sparks from flying into the room. Ashes should be cool before putting them in a metal container. Keep the container a safe distance away from your home.
- »»» Test smoke alarms monthly.



Heating Equipment Smarts

Install wood burning stoves following manufacturer's instructions or have a professional do the installation. All fuel-burning equipment should be vented to the outside to avoid carbon monoxide (CO) poisoning.

Install and maintain CO alarms to avoid the risk of CO poisoning. If you **smell** gas in your gas heater, do not light the appliance. Leave the home immediately and call your local fire department or gas company.



FACT

Half of home heating fires are reported during the months of December, January, and February.

