



# LIVING IN HARMONY WITH NATURE Harmony

Penn Estates Property Owners Association

December 2011/January 2012



*The PEPOA  
Board of Directors and Staff  
wishes all Penn Estates  
Residents Season's Greetings  
and a Healthy and  
Prosperous 2012!*

## Seal of Approval - September 2011

By Lucy Jacobsen, Real Estate Committee Co-Chair

The Penn Estates Real Estate Committee proudly presents the SEAL OF APPROVAL to Ellen and Fred Stanley. They have been residents of Penn Estates for several years and have always taken pride in their home. Ellen is an active member of the Recreation Committee and runs Tuesday Night Bingo.

If you would like to see your home featured, keep it neat, clean and appealing and you may be next.



## Seal of Approval - October 2011

By Lucy Jacobsen, Real Estate Committee Co-Chair

The Penn Estates Real Estate Committee proudly presents the SEAL OF APPROVAL to Deborah and Diona Washington for a great Halloween Decor.

The Washington family are residents of Penn Estates who each year love to decorate and enjoy the holiday season. Halloween is one of their favorite and they enjoy decorating and giving out candy to the trick-or-treaters. You cannot miss their house as you drive into the Highlands. Congratulations Deborah and Diona on a job well done!

Christmas is coming, who will be the next winner...?



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## President's Message

By Richard Way, President, PEPOA Board of Directors

### *Planning for the Reconstruction of Penn Estates Drive*

The Long Range Planning Committee has been working with the Board and Management to develop a comprehensive strategic plan for Penn Estates. Although the plan will not be completed until sometime in 2012, it is already clear that the reconstruction of Penn Estates Drive (PE DR) is one of the highest priorities in the community. Our homeowners sent a strong message to this effect in the budget survey that was conducted in 2010. The survey item: "repair our roads, especially PE DR", received the second highest score in the survey.

A "new" PE DR is needed not only to handle the heavy traffic load of our homeowners and visitors, it is also important in enhancing our property values. PE DR is the entry showcase to our community. It presents the first impression to potential home buyers.

There have been discussions about the condition of PE DR in Board meetings and Community Forums at least as far back as 2006. Patching of the roadway has been done annually but we are at the point where we are patching the patches. No serious effort has been undertaken until now to determine what needs to be done to fix PE DR right, how much it will cost and how we'll pay for it.

At the suggestion of the Buildings, Grounds and Roadways Committee liaison, Sean Reilly, the Board recently hired a professional engineering firm, Reilly Associates, to inspect and evaluate PE DR (by the way, there is no connection or relationship between Reilly Associates and Sean Reilly). Reilly Associates completed most of the inspection work in October. After some core samples are taken from the roadway and evaluated, Reilly Associates will provide us with their recommendations on what type of reconstruction work is needed on a section-by-section basis, depending on the condition of each section of the roadway. Some sections of PE DR will only require resurfacing, while other sections will require pavement removal and repair, or even complete removal and reconstruction of the road base, prior to repaving. Reilly Associates will also give us a rough estimate of the cost to do the reconstruction.

Once the scope of the reconstruction work is defined, the next step will be to obtain firm bids from contractors. Reilly Associates will prepare the contract bid documents and specifications, assist us in evaluating the bids, and make recommendations to us regarding selection of contractors.

Then comes the hard part...figuring out how we are going to pay for the PE DR reconstruction project. The Board will work with the Finance Committee and Management to identify a viable funding strategy. There is already an effort underway, spearheaded by Director Roy Woodson, to try and find new sources of revenue to help us pay for the project. Some ideas have been generated in a brainstorming session, but at this point there is nothing we can "take to the bank". It is likely that we homeowners will have to pay 100%, or close to it, of the project cost using some or all of the following revenue sources:

- PEPOA's cash assets
- Dues
- Special assessments
- Bank loan

Until we know the cost and have a funding plan established we cannot determine when the project will start or how long it will last. We may have to do the work in stages over several years to control spending on the project in sync with our ability to pay for it.

The way forward will be clearer by spring 2012.

## Manager's Report

By Laura Jones, CM

I would like to thank everyone for your patience while the roads were being repaired. Since we're thinking about roads, I would like to remind everyone that the winter weather is coming which means S-N-O-W. Please be cautious of the road crews, remember to remove items such as basketball nets and trash cans from the right-of-way areas so they do not impede the plows and make every attempt to keep vehicles off the roadways overnight. The maintenance team has 27 miles of roads to clear when it snows and every effort helps them get the job done well and safely.

On behalf of the management and staff of PEPOA I would like to wish all a safe and happy Holiday Season.

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### **Harmony**

*The official publication of the  
Penn Estates Property Owners Assoc.*

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## How to Raise Property Values Curb Appeal is Key

By Lucy Jacobsen, Real Estate Committee Co-Chair

Do you remember the first time you came into Penn Estates looking for your dream home? I do, and the first thing I looked at was the condition of the properties around the houses we were looking at. Curb appeal, the first thing any potential buyer sees when they come into our community. The condition of the front gate, mail boxes, pool and amenity areas, which are maintained by our maintenance staff.

But who takes care of the homes? You, the homeowner. It is our responsibility to maintain the outside of our homes not just the inside. Just think of your first visit and how much you loved the home you purchased. Did you look around to see the other homes? If they were unkept, would you have thought twice about buying your home?

As homeowners, it is up to you to maintain the beauty of this community and entice potential buyers to want to purchase. So as a community, let us unite and maintain our properties. Talk to your neighbors and keep the momentum going. Let them know that you want to keep our community clean, neat and beautiful. If everyone does their part, Penn Estates will be the place people want to live in. We need to do everything we can to make this a community of choice and increase the value of all our homes!

If you see a property that is not neat and clean, please contact the Admin office or send an e-mail to the Real Estate Committee at PEREALCOMM@YAHOO.COM and we will address it. Let us be a community united for the benefit of all.

Board Meeting 11/4/2011

## Treasurer's Report

By Michele Valerio Trinkle, Treasurer

Results as of October 31, 2011

Collections of 2011 maintenance fees (dues) in **October** through the **31<sup>st</sup>** were **\$15,009.08**. Year to date maintenance fee collections are **1,705,022.57**, which is **100.13%** of the 2011 maintenance fee budget and is approximately **2%** higher than the amount collected at this same time last year.

Collections of prior year's dues through **October 31<sup>st</sup>** were **\$6,513.18**. Year to date we have collected **\$77,068.41** which is **111.69%** of the 2011 budget for this item.

Collections of interest on late payments & collections fees through **October 31<sup>st</sup>** were **\$4,866.41**. Year to date we have collected **\$74,608.82** which is **93.26%** of the 2011 budget for these items.

Collections of CIF (Capital Improvement Fee) funds through **October 31<sup>st</sup>** were **\$9,315.00** from the sale of **eight** homes. Year to date we have collected **\$48,335.00** on the sale of **39** homes. This is **65.51%** of the 2011 budget for this item which is based on the sale of 62 homes. Note: CIF funds are not part of our operating income; these funds go to our capital reserve account to fund future capital projects.

As of **October 31<sup>st</sup>** the Association had cash assets of **\$1,354,680.38** with **\$698,429.01** in operating accounts and **\$656,251.37** in capital/reserve accounts.

Please note that the 2012 Final Budget will be approved by the Board on November 19, 2011 at the Special Board Meeting.

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## Cars for Charity

By Joanna Huffman, PEPOA Administration Office

Do you have a broken down, dented, unwanted or just an unused car that is just sitting in your driveway and you are unsure what to do with it. Donate it to charity. Making a car or boat donation is quicker and more convenient than selling it.

Have the title notarized, call one of the below listed charities, and a wrecker will be dispatched to pick up the vehicle. All vehicle donations are tax deductible and a tax credit receipt will be issued.

These are just a few of the many charities that accept car donations.

- **Outreach Center** – Donate cars for Kids: 1-800-515-6789; outreachcenter.org
- **Charity Cars** – Cars for struggling families: 1-800-242-7489; 800charitycars.org
- **Donate Car USA** – Cars for cancer patients: 1-800-269-6814, donatecarusa.com
- **Cars for Vets** – Donate cars for Veterans: 1-800-409-3274; carsforvets.org

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## Community Corner

### Birthday Wishes

November 18th Happy Birthday Dennis Wilkins  
November 20th Happy 7th Birthday Emily Alonge  
November 27th Happy Birthday Christopher and Michael Casey  
November 27th Happy Birthday Joanna Huffman  
December 2nd Happy Birthday Gianna Rose Auriella  
December 5th Happy Birthday John Bradley  
December 6th Happy Birthday Christopher Jacobsen  
December 7th Happy Birthday Stephanie Polemir  
December 11th Happy Birthday Mary Louise Smith  
December 15th Happy Birthday Rachel Martenco  
December 17th Happy Birthday Keesha Bruno  
December 21st Happy 1st Birthday Aniyah Baker  
December 28th Happy Birthday Alexis Hightman  
December 28th Happy Birthday Leighton  
December 31st Happy Birthday Mark Small  
January 1st Happy Birthday Sandy Black  
January 6th Happy Birthday Gavin Skylar Lopez  
January 10th Happy Birthday Valerie Conforte  
January 20th Happy Birthday Lavina Dias  
January 23rd Happy Birthday Gabi Conforte  
January 26th Happy Birthday Shanna Brigdlal  
January 27th Happy Birthday David Juliano

Email special announcements for Community Corner to: [pepoaharmony@gmail.com](mailto:pepoaharmony@gmail.com) (don't forget to include your name, lot/section and phone number).



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By Frances Ruocco

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*This is Cub Reporter Matthew Jacobsen saying till the next big event and till the next article, stay in harmony with our community.*

## Fall Festival

The Second Annual Fall Festival that took place on October 2nd was fun for children of all ages. The event, which was sponsored by the Recreation Committee, was suppose to run from 1 o'clock to 4 o'clock, but due to weather it was shortened up.

Held out on the field, there was a petting zoo, pumpkins to pick, face painting and even pony rides for all the kids. Along with a few vendors everyone had something to do. After picking their pumpkins kids could paint faces on them as well.

While the kids got to ride the pony's they had a chance to get their pictures taken. Thanks to the effects of the chairs to rec, Lucy Jacobsen and Drina Juliano, and all the other volunteers this years Fall Festival was a great success.

This is Cub Reporter Matthew Jacobsen saying till the next big event and till the next article, stay in harmony with our community.

## Halloween Bash in Penn Estates

This years Haunted House was, once again, a great success and had an amazing turn out. The event was ran and organized by Michael Casey, Aaron Ellis, Brian and Christopher Jacobsen and Jim Pepper and was sponsored by the Recreation Committee.

Even though it was only two nights, all the volunteers that were involved put their time and efforts into scaring the people of Penn Estates and so we went to send a special thank you to all the kids of Penn Estates for their part in the Haunted House.

In the same weekend as the Haunted House Penn Estates held the annual Halloween Party. Once again sponsored by the Recreation Committee this event drew in a lot of interesting characters. From music, to games to arts and crafts and some good food this event went off very well. Again thank you to all the volunteers for their help and thank you to everyone who came out in the snow to make this event possible.

This is Cub Reporter Matthew Jacobsen saying till the next big event and till the next article, stay in harmony with our community.

## Murder Mystery Dinner

Coming to the Oak Room in February there will be a murder mystery dinner taking place. Written and directed by myself and my brother Christopher we are looking forward to a successful night.

We are looking for actors, experience isn't necessary but is totally a plus. The characters are very colorful and each has their own personality. We have a total of seven characters. We have our narrator, a butler, our host, Mr. Johnson and of course our guest, Mr. Smith, Mrs. White, Mr. Doe, Ms. Jackson and Dr. Stevens.

I could go into great detail on what we are looking for in terms of how we want actors to get in touch with character, but if you are interested in being in this place and want to get further details you can contact me at my email, matthecub@yahoo.com.

Auditions will be held in early December in the Oak Room.

This is Cub Reporter Matthew Jacobsen saying till the next big event and till the next article, stay in harmony with our community.

## Penn Estates Cancer Walk

This year was Penn Estates 5th Annual Making Strides Walk where all the proceeds went to the American Cancer Society. Team Penn Estates Pride Relay for Life, captained by Patricia Jackson-Scott and co-captained by Maureen Robinson and Joanna Huffman they lead over 50 people through the roads of Penn Estates.

In total the event raised 800\$ and along with the 2,676\$ raised at the Scramble Against Cancer event, held this year, Team Penn Estates earned a Bronze level for the 2012 Relay for Life. Along with all the vendors and volunteers involved this event was a huge success.

A special thanks to Maureen Robinson, Joanna Huffman, Laura Jones, Lisa Hoey, Joanne Way, Lucy Jacobsen, Jeannine Spaduccini, and Jody Perkin for their help to this great cause.

This is Cub Reporter Matthew Jacobsen saying till the next big event and till the next article, stay in harmony with our community.

## Spaghetti Dinner

On November 6th Penn Estates held a spaghetti dinner to raise money on the new playground for Penn Estates. With good sauce, well made meatballs and of course plenty of spaghetti to go around it was a huge success.

Big thanks to Lucy Jacobsen, Drina Juliano Jody and Jeannine Perkin, and Maureen Robinson for all their hard work. From preparing the sauce and pasta to all the other foods and desserts that were set up they made this event possible. Also a big thanks to all the volunteers who helped with serving the food.

This is Cub Reporter Matthew Jacobsen saying till the next big event and till the next article, stay in harmony with our community.

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# Out & About

## Things to Do and See in the Poconos

By Sharon Kennedy

I cannot believe that Thanksgiving is just a couple weeks away and the stores are already filled with Christmas seasonal items! The seasons seem to be speeding up each year, especially this year with our early snow. It has been quite the year of power outages! I hope that winter treats us kindly, while providing enough snow to make all you snow bunnies happy. I also hope that you and your family have a wonderful holiday season, whatever holiday you choose to celebrate.

So, what is there to do in the Poconos?!? SKI, and SKI, and SKI some more, of course. Skiing and snowboarding are so much a part of the Poconos that I won't even list the numerous events and special ski days. Here are some of the other upcoming events around the area. As always, I take my information from internet sites. Please call to confirm dates and times and costs.

There will be lots of family Christmas events over the next month or two. Quiet Valley Living Historical Farm has their Annual Olde Time Christmas events on Saturdays and Sundays in December. Call 992-6161. Beginning on 12/2 and running every weekend until December 18th, Jim Thorpe also does an Olde Time Christmas Celebration. There are train rides with Santa, strolling musicians and carolers, and other entertainment. Call 1-888-JIMTHORPE. Closer to home, you can enjoy the Tree Lighting Festival in Downtown Stroudsburg on 11/25. Call 434-0325 for more information.

Shawnee hosts many events throughout the year. The Centennial Winter Carnival will be at the Shawnee Inn and Golf resort. Call 1-800-shawnee. The Shawnee Playhouse will have The Messiah on 12/20. There are other plays related to the season in December, such as Christmas Wizard of Oz and Home for the Holidays. Call 570-5093. They also have Nastar races (skiing for all age groups) at Shawnee on the Delaware. Call 421-7231.

If you are feeling particularly hardy, you could take the Winter Survival Hike on 12/3 at the Pocono Environmental Education Center. Call 828-2319. Or you can participate in a variety of events hosted by the Monroe County Environmental Education Center. For example, they have a program on Pennsylvania Black Bears on 12/1. Call 629-3061. If you feel less hardy but want an outdoors experience, try the Santa Express on the Stourbridge Line Rail Excursions out of Honesdale. Call 866-637-2457.

Weather permitting, you could do some fun activities on your own. There is sledding at the Stroudsburg Wesleyan Church on 5th street, and ice skating at Albertson Park Pond, Gregory's Pond, Laurel Street Pond and Zacharias Pond. You can go cross country skiing on the Levee Loop trail or the Zacharias Pond Park Trail or at Yetter Park.

Stroud Regional offers many programs throughout the year for young and old. There are too many to list. For example, from 3-7 on December 17th, Santa Claus is Coming to Town at the Day Street Community Center. The cost is \$17 for the first child and \$10 for each additional child. Registration for this program (and for many of the programs) is required one week in advance. They have fitness classes for adults and seniors, yoga, pilates, salsa dancing, and QiGong. There is Knitting, Crocheting, Photography and American Red Cross Training. There are programs for pre-schoolers, youth and teens. Call 426-1512 or go to [www.srosr.org](http://www.srosr.org) for more information.

Whatever you decide to do, find some time for fun!

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# HALLOWEEN

Many residents, families and friends came out to enjoy the Halloween festivities hosted by the Recreation Committee





# HOPE STARTS HERE

## Annual Penn Estates Breast Cancer 5K Walk

October 2<sup>nd</sup> 2011

This year's Annual Penn Estates Making Strides Walk was held on Sunday, October 2nd with over 50 people walking together. A special thanks to Pat Jackson, Honorary Team Captain, organizers Joanna Huffman and Maureen Robinson, and all of the participants and volunteers.



Recreation Committee Presents:

# Celebrate 2012!!



12-31-11

Oak Room

8:00 Pm - till you drop!

16 and Over Only!

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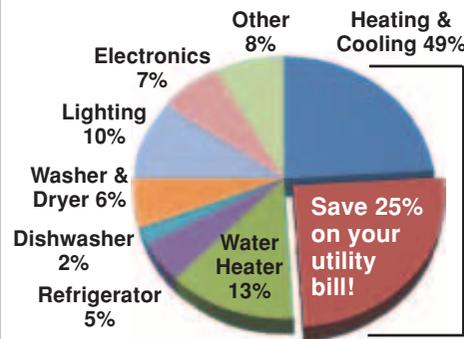
Children's New Years Eve Party  
for children 15 and under. \$10 per child (includes food & drinks)  
Must sign up ahead of time. They will be located in the lower level of the Oak Room building.

All children must remain downstairs.

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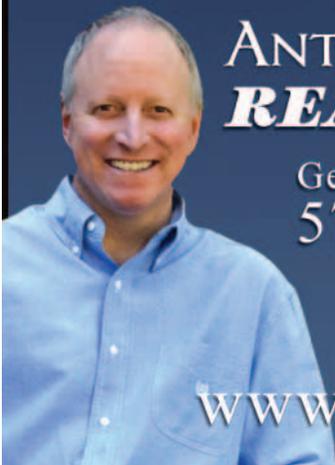
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## MURDER MYSTERY AUDITIONS

ATTENTION ALL ACTORS AND ACTRESS, we are looking for people to play characters in next years Murder Mystery Dinner. There are eight roles in all. We have our distinguished host, Mr. Johnson and the butler of the house, Henry. Then we have our guests: Mr. Smith, Mr. Doe, Dr. Stevens, Mrs. White and Ms. Jackson. And finally we need a narrator for the play.

Auditions will be held on December 17th and 18th in the Oak Room, from 2 pm to 4 pm. Come prepared with a short reading or a scene to show off your acting chops. For more information on the play itself contact Matthew Jacobsen at [mattthecub@yahoo.com](mailto:mattthecub@yahoo.com)

We hope to see you come out and make a good impression.



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## Give it Up

By Jane Harris, Communications Committee

Last year at this time I wrote an article called "The Giving Tree." The theme was based on giving without expecting anything in return. Gifting has grown to outrageous proportions during the holiday season and the state of the economy threatened this tradition. It appears that not much has changed. Indeed, joblessness, foreclosures and big business failures are still in the headlines and our own backyards.

We have learned to separate wants from needs, but the holiday season is bearing down with the usual in-your-face fury. Lots of stuff in the stores. Kids still making lists of "gotta haves" and parents trying to figure out how to be Santa Claus in spite of financial circumstance. In reality, as stark and harsh as it may seem, it really is the thought that counts. Wanting is euphoric and getting often doesn't live up to the hype. There are lots of ways to put a smile on someone's face and fill your own heart with a healthy dose of endorphins. Priceless.

Perhaps now might be the time to reevaluate extended family giving. Drawing a number lottery style shortens your gift list and eases the strain on your budget.

If baking is your thing then give a bit of what you do well. Mix up a batch of egg nog and share the good cheer. Homemade soup will be appreciated by a neighbor as will a visit from you if he or she is elderly or ill. Second hand stores offer toys, books, glassware and bric-a-brac sometimes in the original packaging. Jackets and hoodies in very good condition are possible to find and keep someone warm and fashionable this winter.

Get your creative juices going with clever ways to wrap your cookies, egg nog or jam using tins, baskets, glassware, fabric napkins and other items hidden in your cupboards and closets. Pack up stuff you no longer need and give it to a group or an individual in need. You'll feel better and will do the planet a favor....recycling goods and good.

## Mahjong

By Clarice Wilkens, Recreation Committee

MahJong meets every Monday at 11:45am and plays until 4:30pm in the Oak Room. We are looking for more players. You don't need to know how to play, we will teach you. It is a fun game and we have lots of fun playing. If interested please call or e-mail Clarice Wilkens. 570-421-0391 or [clarice7@ptd.net](mailto:clarice7@ptd.net) Hope to hear from you



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## Security Message

By Chief Clemens

Well, I'm sad to say that summer is over and winter is sneaking up on us. Please remember to drive slowly during inclement weather, especially around the bus stop areas.

There seems to have been some confusion with the proper number to call at the welcome center. There is an emergency number and a separate number to call in your guests. Please remember these numbers so you do not hold up a line for someone who may be calling with an actual emergency. The Emergency line is 570-424-7042. To call in a guest the number is 570-424-7047. For an emergency please call 911 first before calling Public Safety. Most of the times after calling 911 the county control dispatchers will notify us but to be on the safe side; don't assume they will, please call us after you've called 911.

As of Friday, October 7th The BOD approved Resolution # BD2011-52 based on: The Community safety committee extending the No Tolerance Zone time until 8PM and making it effective year round for the area that encompasses all community common space between the Mailbox pavilion and the baseball field will ensure the safety of the persons using the amenities within that area (Swimming pool, Basketball and tennis courts and the baseball diamond). The 8PM time also corresponds with high traffic periods in the mailbox pavilion, weekend pool closure times in the summer months, and when many of the children of PEPOA members head home from the basketball courts during the summer months and during school year. So the new times for the zero tolerance zones will be from 6:30 am – 8pm. Please be aware of these areas.

The NO PARKING area at the new mailbox pavilion; although some might think it's harmless to park where it clearly marked NO PARKING, others are finding it difficult to make the turn out of the parking lot. Since I cannot feasibly have an Officer stationed at the mailboxes watching for parking offenders, I have put in a request to have a surveillance camera installed to monitor license; there will be a sign added to the pavilion stating that the license plates are being recorded citations will mailed out to offenders.. If an Officer happens to witness an offender they have been instructed to stop the individual and issue a community citation.

Please be courteous to your neighbors and on behalf of the Penn Estates Department of Public Safety; have a safe winter and try to stay warm.

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## Creativity, Hard Work vs. Mother Nature

By Jodie Reilly, Communications Committee

This is a shout-out to our Recreation Committee at Penn Estates led by co-chairs Drina Juliano and Lucy Jacobsen. This past spring, summer and fall, the entire Recreation Committee and its volunteer auxiliary members have come up with so many wonderful family events. There is so much detail and organization that accompanies these events with each member and volunteer spending hours making food and decorations, overseeing activities and hosting the whole project.

Even though it's sometimes difficult to get a decent turnout for these family friendly occasions, the real party-pooper this year was Mother Nature. We had a very rainy, nasty spring, followed by a spotty hot and wet summer, with a hurricane thrown in - and the ultimate insult of snow for all of the Halloween festivities.

The Recreation Committee has always had an energetic group of hard workers with creative ideas to bring all Penn Estates residents together to enjoy our community and our neighbors. Let's hope that attendance increases and that Mother Nature cooperates a bit better next year. Congratulations to all members of the Recreation Committee for their ingenuity and community spirit.



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## Volunteer Spotlight

Ellen Phillips

*Penn Estates Resident*

*Member of Penn Estates Senior*

*Community Day Volunteer*

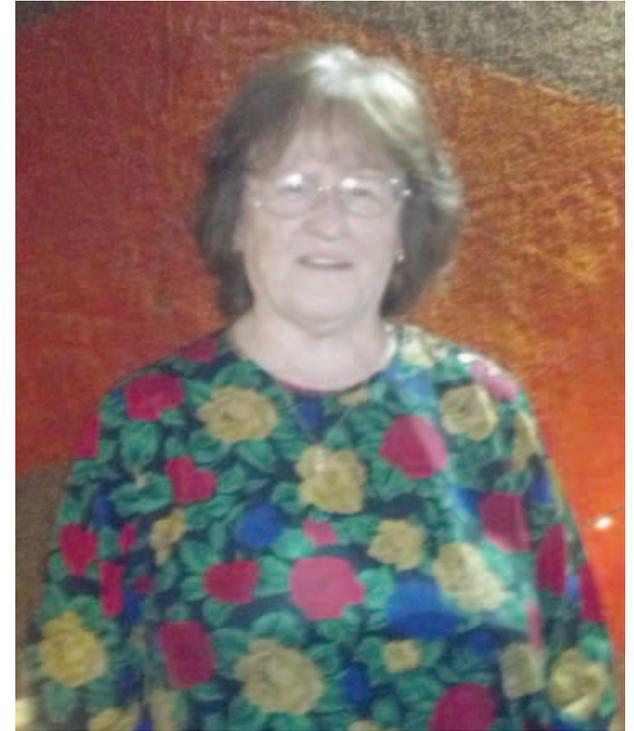
In November of 2000, Ellen and her husband purchased their home here in Penn Estates. Living in Long Island they had intended for this to be their weekend residence, however they soon made it their permanent residence. Prior to purchasing their home, they visited the community and attended "seniors" meetings. After Jack passed away in 2005, Ellen continued to be active with the "seniors" group.

Although Ellen is not a committee member, she attends board meetings, board workshops, participates and volunteers at Penn Estates events. When the call came out for volunteers for the 2005 Community Day, Ellen came out, volunteered to

serve food and continues to volunteer at committee day every year. Ellen can also be found at bingo on Tuesday evenings in the Penn Estates Community Center.

Outside of the community, Ellen is a member of the Lady's Guild at Our Lady of Victory Church in Tannersville, PA. She volunteers at the church's annual bazaar and other Lady's Guild events.

Thank you Ellen for being an active member of our community!



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# Fall Festival



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tion contact Beatrice Chatelain (home) 646-509-4242 / 570-369-4555 (cell) 570-223-3079.

## Buying Cord Wood

### A consumer report

By Sean Reilly

If you are thinking of snuggling with loved ones or Fido by the fireside this winter, then now is the time to buy your firewood. Poconoians buy firewood for heat or romance or both. Romance can provide it own heat – for free....But we're talking BTU's here by the cord load to keep the frost outside.

So, how much is this fireplace warmth going to cost you? Under state law, wood sellers can only sell firewood by the "full cord", or 1/2 or 3/4 cord, etc. This is to protect you from getting "snookered" by the "truckload" and paying too much. Definition a "cord of wood" is measured as a stack of wood measuring 4 feet wide, 4 feet high and 8 feet long. A "full cord" equals 128 cubic feet of stacked wood (4x4x8).

A pick-up truck can only hold about a 1/2 cord. Don't accept a pick-up truck as a "full cord" of wood or you'll be sorely disappointed. Ask the driver to stack it if he insists it's a full cord. Only a very big 3/4 ton dump truck with raised sides and stacked to the top can carry a cord. When you order wood, ask if it is a full cord of split and seasoned (dried) wood. Prices are getting steep, costing \$120 to \$150/cord.

When the wood arrives it will generally be dumped in one big pile. You can't measure a dumped pile of wood to determine if it's a cord. NOTE: Logs are generally cut 12" or 15-18" long. Get the driver's name and written receipt even if you have to write the receipt out for yourself, and have him sign it.

Since fireplace logs are cut in 12" or 15-18" lengths, you can't create a 4' wide stack. The closest you can get is an approximate 3' wide stack. A simple way to determine if you have a cord is to pile up in a stack two or three logs wide equaling 3'. Create a row of logs 3' wide, 3 1/2' high and 12 feet long. This equals almost exactly a cord. (It's 126 vs. 128 cubic ft). If you stack your wood and you are more than a little short (which is almost always the case), call the wood seller and politely ask that he return with the balance, consistent with the Bill of Sale.

Stay Cozy!



## Penn Estates Property Owners Association



3445 Penn Estates  
East Stroudsburg, PA 18301  
570-421-4265  
www.pepoa.org  
Laura Jones, Community Manager  
laurajones@pepoa.org

Administration Office hours:  
Mon-Sat 8am-4pm  
Admin email: pepoa@ptd.net  
Board email: board@pepoa.org

### BOARD OF DIRECTORS

Richard Way ..... President  
Gil Flecha ..... Vice President  
Jody Perkin ..... Secretary  
Michele Valerio-Trinkle ..... Treasurer  
Directors ..... Gary Conforte, Luna Mishoe,  
Patricia Jackson-Scott,  
Sean Reilly, Roy Woodson

### COMMITTEES

#### Appeals

Liaison: Patricia Jackson-Scott  
Chair: Keesha Bruno  
Meets: First Saturday at 10:00am

#### ARB

Liaison: Patricia Jackson-Scott  
Chairs: Nancy Padilla, David Juliano  
Meets: Third Saturday at 7:00am

#### Audit Compliance

Liaison: Gil Fletcha  
Chair: OPEN  
Meets: Contact Administration Office

#### Buildings, Grounds & Roadways

Liaison: Sean Reilly  
Chair: OPEN  
Meets: Third Saturday at 8:30am

#### Communications

Liaison: Sean Reilly  
Chair: Nancy Padilla  
Meets: Third Saturday at 10:00am

#### Community Day

Liaison: Gil Flecha  
Chairs: Nancy Padilla/David Juliano  
Meets: Contact Administration Office

#### Community Documents

Liaison: Luna Mishoe  
Chair: Anthony Stevens-Arroyo  
Meets: Contact Administration Office

#### Community Safety

Liaison: Gil Flecha  
Chairs: Adrian Martenco/John Baraniuk  
Meets: First Saturday at 8:30am

#### Finance

Liaison: Michele Valerio-Trinkle  
Chair: Neville McDonald  
Meets: Fourth Saturday at 9:00am

#### Government Relations

Liaison: Luna Mishoe  
Chair: OPEN  
Meets: Contact Administration Office

#### Long Range Planning

Liaison: Jody Perkin  
Chair: Maureen Robinson  
Meets: Contact Administration Office

#### Nominating & Steering

Liaison: Roy Woodson  
Chair: Maureen Robinson  
Meets: First Thursday at 7:00pm

#### PEUI

Liaison: Luna Mishoe  
Chair: OPEN  
Meets: Contact Administration Office

#### Real Estate

Liaison: Jody Perkin  
Chairs: Lucy Jacobsen/Patricia Toombs  
Meets: Second Tuesday at 6:15pm

#### Recreation

Liaison: Michele Valerio-Trinkle  
Chairs: Lucy Jacobsen/Drina Juliano  
Meets: Second Thursday at 7:00pm

#### Wildlife & Forestry

Liaison: Gary Conforte  
Chair: Anne Cowles  
Meets: Third Tuesday at 7:00pm

Check with the Administration Office to verify times and locations of meetings.



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# December 2011-January 2012 Community Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 7 pm – Nominating Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	2 7 pm Tree Lighting	3 8:30 am -Community Safety Meeting 10 am Appeals 10 am Breakfast with Santa
4	5 12:30 pm – Mah-Jongg 7:30 pm – Darts	6 4 pm -Bookmobile 7 pm – Bingo	7	8 7pm - Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	9	10 7 pm Darts Benefit
11	12 12:30 pm – Mah-Jongg 7:30 pm – Darts	13 4 pm - Bookmobile 6:15 pm Real Estate Meeting 7 pm – Bingo	14	15 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	16	17 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting
18	19 12:30 pm – Mah-Jongg 7:30 pm – Darts	20 4 pm - Bookmobile 7 pm – Bingo 7 pm – Wildlife & Forestry Meeting	21	22 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	23	24 9 am – Finance Meeting
25 <b>CHRISTMAS</b>	26 12:30 Mah-Jongg 7:30p Darts	27 4 pm - Bookmobile 7p Bingo	28	28 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	30	31 8 pm New Years Eve Party
1	2 12:30 Mah-Jongg 7:30p Darts	3 4 pm – Bookmobile 7 pm - Bingo	4	5 7 pm – Nominating Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	6 7:30 PM – Board Meeting	7 8:30 am – Community Safety Meeting 10 am - Appeals
8	9 12:30 pm – Mah-Jongg 7:30 pm – Darts	10 4 pm – Bookmobile 7 pm - Bingo	11	12 7 pm – Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	13	14 9 am – Community Forum
15	16 12:30 pm – Mah-Jongg 7:30 pm – Darts	17 4 pm – Bookmobile 7 pm – Bingo 7 pm – Wildlife & Forestry Meeting	18	19 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	20	21 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting
22	23 12:30 pm – Mah-Jongg 7:30 pm – Darts	24 4 pm – Bookmobile 7 pm - Bingo	25	26 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	27	28 9 am – Finance Meeting
29	30 12:30 pm – Mah-Jongg 7:30 pm – Darts	31 4 pm – Bookmobile 7 pm – Bingo				

Please note the schedule is subject to change; check the PEPOA webpage calendar for updates at [pepoa.org](http://pepoa.org). Contact the Administration Office at 421-4265 for additional information.

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Saturday 9:00am-11:00 am

Sunday - Closed



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