



Harmony

LIVING IN HARMONY WITH NATURE

Penn Estates Property Owners Association

February/March 2012

Running for the Board

Deadline Schedule:

Friday, February 17	Deadline for submitting applications to Administration
Tuesday, February 28	Deadline for Nominating & Steering Committee Interviews
Friday, March 2	Board approval of slate of candidates recommended by Nominating & Steering Committee
Friday, March 2	Candidate bios and photos to Harmony; all known candidates, including those using the petition process should submit bios (1200 words or less) and photo in jpg format to pepoaharmony@gmail.com
Wednesday, March 21	Deadline for candidates applying via the petition process. (No later than six weeks prior to election pursuant to the By-laws.) Successful petitions require 50 signatures from members in good standing, one signature per lot.
Thursday, April 5	First-class mailing of Notice of Annual Meeting and candidate information (30 days prior to Annual Meeting per by-laws). Members in good standing are eligible to vote.
Saturday, April 14	“Meet the Candidates” event – Candidate presentations.
Thursday, May 3	Final date of return for proxy ballots to the address designated with the Notice of Annual Meeting
Saturday, May 5	10:00AM - Annual Meeting and Election of Directors. Voting by in-person ballots and directed proxies

Board of Directors Election: Be an Agent of Change

By Jody Perkin, Secretary, PEPOA Board of Directors

Ladies and Gentlemen, we encourage our residents to get involved year round; whether it be volunteering one's time to a committee, committee events, or joining the committees when they host an event. But this is a special time of year. As we get ready for our Annual Meeting on May 5, 2012, the Nominating and Steering Committee is gearing-up for the annual election of Directors.

Your Board of Directors is comprised of nine homeowners elected by PEPOA's members in good standing to represent the best interests of the *entire* Association in accordance with PEPOA's Declarations, Bylaws and PA Community Association Law. This year there are four positions to fill; three full terms (three years each), and one one-year term. Candidates for the Board must be 21 years of age or older, a deeded homeowner in good standing, and willing and able to commit to fulfilling the duties of Director.

And what might that commitment entail? For starters, the Director's greatest sacrifice is their free time. Directors attend monthly Board meetings and workshop meetings as needed; act as liaison (in an advisory capacity) for their committees; respond to Board and committee emails and phone calls as needed; prepare resolutions and reports as needed; and attend forums and special community workshops. Realistically, a Director could spend anywhere from 10 to 30 hours a month, or more, on Board business. Directors must commit to keeping certain information confidential until such time as the Board takes formal action on the matter. How do you drive a spouse crazy? Tell them you can't discuss it. Not only is confidentiality key, but Directors need to keep in mind that they may be on the opposite end of a matter from their friends and family.

Additionally the qualities that a good Director might possess are: the ability to commit to projects and see them through, start to finish; the ability to keep a level head and not snap to decision or comment; the ability to put personal agendas aside and work only in the best interest of the Association; the ability to respectfully disagree. Outward contentious behavior on the part of the Board results in the same behavior from the Association's Members; Directors are role models and need to act accordingly. And while prior participation on one of PEPOA's committees is helpful, it is not required. This is a volunteer role; Directors do not receive any financial compensation for taking on this role.

Anyone interested in running for the Board can apply in one of two ways:

1. Complete the application, which is available in the Administration Office. Applications must be submitted to the office no later than Friday, February 17, 2012. The Nominating Committee will then contact qualified applicants and invite them to interview with the committee.
2. The other is to obtain a Nominating Petition from the Office and obtain the signature of fifty (50) members in good standing. Only one signature per lot is permitted pursuant to the Bylaws. Once the requisite number of signatures has been collected, the petition needs to be submitted to the Office no later than Wednesday, March 21, 2012.

Whether applying by application or via petition, candidates shall provide a brief biography (no more than 1200 words) and a wallet-sized photo in .jpeg format for inclusion in Harmony. Both items must be emailed to pepoaharmony@gmail.com, and be received no later than Friday, March 2, 2012. Candidates will have the opportunity to deliver a five-minute speech at the Meet the Candidates forum on April 14, 2012. The only other opportunity for delivering speeches will be at the Annual Meeting on Saturday, May 5, 2012 at 10:00AM, prior to the actual ballots being cast.

(continued on page 3)



Penn Estates Property Owners Association
3445 Penn Estates
East Stroudsburg PA 18301
ADDRESS SERVICE REQUESTED

President's Message

By Richard Way, President, PEPOA Board of Directors

On behalf of the PEPOA Board of Directors, Happy New Year to all Penn Estates homeowners. As this is being written your Board is closing out 2011 and preparing for 2012 and all the opportunities and challenges it will bring us.

Looking Back and Looking Forward

Looking back, I want to say thank you to all the volunteers who contributed many hours of their time to Penn Estates in 2011. Our volunteer corps includes the members of our fifteen standing committees, the Board of Directors, and all of the other volunteers who pitched in and helped out at various activities and events.

I also thank the PEPOA staff for providing services to the community with dedication and pride.

Looking forward, we can anticipate a number of opportunities and challenges in 2012:

- completing our work on the strategic plan for the community
- making firm plans for the reconstruction of Penn Estates Drive
- promoting Penn Estates as one of the best communities in the Poconos
- updating the PEPOA Rules and Regulations document
- adding members to our committees

Do you know it's really easy to join a committee? PEPOA Members in Good Standing need only fill out a brief application at the Administration Office and we'll take it from there. You may apply for membership on a committee of your choice, or let the Nominating/Steering Committee assign you to a committee. At this time the Appeals, Audit Compliance, Buildings/Grounds/Roadways, Community Documents, Government Relations, and Penn Estates Utilities Incorporated Advisory Committees are all in need of additional members.

Not a deeded homeowner? A PEPOA Member's immediate adult family residing in the Member's household may participate in committee and task force activities. However, these volunteers will not be committee members and will not have a vote on committee business. And, PEPOA Members' children ages 13-18 may join our Youth Volunteer Group, which is a task force serving under the Recreation Committee.

How about running for a Board seat? Serving the community as an elected Director is one of the most responsible and satisfying forms of volunteerism in our community. As covered elsewhere in this issue of Harmony, PEPOA Members in Good Standing are invited to throw their hat in the ring for a Board seat in the May election. If you have the interest, the time, and the energy, why not give it a try?



Penn Estates Harmony

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Update on Penn Estates Drive - Reilly Associates, the engineering firm we hired to inspect and evaluate Penn Estates Drive, has finished their evaluation and presented their report to the Board. The report suggests alternative plans for reconstructing Penn Estates Drive, either partially or completely, in a single project or carried out in stages over a three year period. Reilly Associates' cost estimate for the project is in the range of \$800,000 to \$1,000,000 depending on the scope of the work and the timetable.

During the first quarter of 2012 the Board will decide on the scope of the project and work on developing a funding plan. If we can get funding in place during 2012 we could advertise for firm bids from contractors by the end of the year or in early 2013. Assuming we would do the project in stages to spread out the cost, it is conceivable that reconstruction of the first segment of Penn Estates Drive (from Hallet Road to Mill Road) could be done in the summer of 2013, with the second segment (from Mill Road to Sterling Drive) and third segment (from Sterling Drive to Cranberry Road) being done in the summers of 2014 and 2015 respectively.

Further updates will be provided as more information becomes available.

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Manager's Report

By Laura M. Jones, Community Manager

The following are each department's activities during the past month:

Administration - Office hours: 8am-4pm, Monday-Saturday

As of Tuesday, January 3, 2012, Nicole Curley has been promoted to Office Supervisor and Rosemarie Calabrese is the new receptionist.

On behalf of the entire Staff of PEPOA we would like to wish all a Happy New Year.

Collections - The department continues to pursue delinquent members aggressively. Gate card deactivation has proven to be the most effective tool in negotiating payment from delinquent homeowners and will continue to be enforced.

As per Article II Sections 14 and 15:

- Access control cards will be deactivated (1) for non-payment of dues and/or assessments thirty (30) days after payment is due; (2) for non-payment of a fine; forty-five (45) days after payment is due; and (3) for misuse or transferring of a photo identification/access card.
- A fee, as established by the Board of Directors, will be charged to reactivate a photo identification/access card if the card has been deactivated for any valid reason. The reactivation fee is \$25 per card; this will be strictly enforced as well in an effort to deter delinquent accounts.

Architectural Review Board - The enforcement officer has been working closely with the County Waste Police enforcing both the PEPOA Rules & Regulations on trash but also the County's laws on trash. To date 5 serious offenders have been charged by the County for officious waste with fines as much as \$1,000 per day.

Maintenance - The front gate entrance was repaired from damaged caused by an auto collision in October.

The department has prepared all of the recreation buildings at the pool and lake for the winter. They are working on potholes, drainage issues and repairs throughout the Community and working diligently to keep the Community clean.

Thank you to the Department for planting the new evergreen tree at the Community Center!

Public Safety - Chief Clemens in conjunction with the Community Safety Committee would like to remind all that the Neighborhood Watch Program is still in need of volunteers. Applications are available at the Administration Office.

Updated speed limit signs and new No-Tolerance areas and hours have been posted along Penn Estates Drive. Please note that the No-Tolerance zone has not changed but the hours have. The hours are now 6:00am-8:00pm daily. Speeding fines double in this zone.

Due to recent incidents Chief Clemens issued a safety tip via email and a notice on the Community marquees advising to lock your vehicles. These recent incidents were petty crimes of rummaging through unlocked vehicles and stealing loose change and small bills. This is an issue in the surrounding townships as well; we are working closely with both Stroud Regional and Pocono Mountain Police Departments.

Total number of homes sold in 2011

January	2	July	5
February	3	August	8
March	4	September	6
April	2	October	5
May	4	November	3
June	4	December	4
		Total	50

Board of Directors Election

(continued from page 1)

Members in good standing can cast a vote for Directors in one of two ways:

1. Proxy ballots will be mailed to each homeowner with the election packet on April 5, 2012. Complete the proxy ballot and mail it in the enclosed envelope to the Association's CPA. **Ballots must be received no later than May 3, 2012.**
2. The other way is join us on May 5, 2012 and cast your ballot in person. After candidate speeches, Members in attendance are invited to vote; once the ballot boxes are closed, they are counted and verified, and the results are announced.

Immediately following the Annual Meeting, the newly elected Board will meet in Executive Session to elect officers for the coming year.

Being a Director is not always easy, it's sometimes thankless but knowing that there is the potential to work as part of a team, effect change, and help to make Penn Estates one of the best communities in the Poconos is its own reward.

In the immortal words of Margaret Mead: "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed it's the only thing that ever has."

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PEPOA Long Range Planning: Rebranding Penn Estates

By Maureen P. Shindle, Long Range Planning Committee Chair

The Long Range Planning Committee (LRPC) has been working for the past several months to develop a 5 to 10 year strategic plan for Penn Estates. The ultimate goal of the committee, which consists of all committee chairpersons, is to make Penn Estates one of the best communities in the Poconos. In doing so, we will increase the market value of your homes and attract buyers who appreciate the benefits of our community and the beauty it offers our residents.

A key component of the strategic plan is the rebranding of Penn Estates. This rebranding includes revising some rules and regulations to make living in our community more attractive to buyers and residents alike. It also involves changing our logo and slogan.

While "Living in Harmony with Nature" is still important to who we are as a community, it is not necessarily reflective of where we are now or where we want to be. And it may not be the catch phrase that attracts buyers and makes people consider living in Penn Estates. Likewise, the grouse – the bird on our logo – is somewhat out of date. As a matter of fact, no one can say when they last saw this bird in Penn Estates.

To remedy this situation, the Long Range Planning committee is conducting a contest for a new logo and a new community slogan. Each should convey a sense of Penn Estates; a proud community that has much to offer its residents. The contest is open to residents of all ages. Submissions can be emailed to mrobin0427@msn.com or brought to the Admin Office addressed to LRPC. Please be sure to include your name and phone number on all entries.

This is your chance to exhibit your talents and contribute to your community. Be part of the solution!



MEET THE CANDIDATES PEPOA BOARD OF DIRECTORS

SATURDAY, APRIL 14, 2012
COMMUNITY CENTER OAK ROOM
4:00 PM

OFFICIAL FORUM FOR CANDIDATES'
SPEECHES AND THE OPPORTUNITY TO ASK
QUESTIONS OF THE CANDIDATES BEFORE
THE ELECTION ON MAY 5, 2012.

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Treasurer's Report

By Michele Valerio Trinkle, Treasurer

Results as of December 31, 2011

Collections of 2011 maintenance fees (dues) in December through the 31st were \$11,630.47. Year to date maintenance fee collections are 1,725,804.86, which is 101.35% of the 2011 maintenance fee budget and is approximately 1.4% higher than the amount collected at this same time last year.

Collections of prior year's dues through December 31st were \$3,068.38. Year to date we have collected \$82,909.52 which is 120.16% of the 2011 budget for this item.

Collections of interest on late payments & collections fees through December 31st were \$3,119.87. Year to date we have collected \$79,677.83 which is 99.60% of the 2011 budget for these items.

Collections of CIF (Capital Improvement Fee) funds through December 31st were \$5,950.00 from the sale of 5 homes. Year to date we have collected \$59,045.00 on the sale of 48 homes. This is 80.03% 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 December 31st the Association had cash assets of \$1,556,556.59 with \$900,331.33 in operating accounts and \$645,048.58 in capital/reserve accounts.

Please note, these are not audited numbers.

Community Corner

Birthday Wishes

February 3rd	Kevin Werkheiser	March 7th	Ralph Thompkins
February 10th	Lucy Jacobsen	March 11th	Sherry Pepper
February 12th	Pam Hogan	March 21st	Michelle Kirk
February 16th	John Black	March 22nd	Kate Ellis
February 18th	Kathy Waldron	March 24th	Nancy Padilla
February 20th	Michael Casey	March 30th	Cait Pepper
February 23rd	Tonya Williams	April 3rd	Ellen Avena Muga
February 24th	Drina Juliano	April 4th	Domita White
February 27th	Gail Boss	April 4th	Chuck Krause



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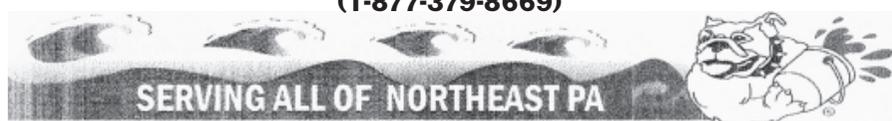
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Penn Estates Holiday Boutique and Basket Bingo

By Matthew Jaconsen

On November 19th the Penn Estates Recreation committee held a holiday boutique as well as a basket bingo in the Oak Room. The holiday boutique was set up for residents of Penn Estates to come together to buy all kinds of holiday gifts.

Vendors, instead of paying for a spot in the boutique, were asked to donate a basket for the basket bingo. All the proceeds of to The New Play Ground Fund, which is for the new playground that will be setup in Penn Estates.

Special thanks to Maureen Shindle for donating alot of baked goods, which were raffled off during the evening and thank you to all the vendors who donated the baskets for the bingos. One last thank you to the people who came out to help support the New Play Ground Fund.

This is ace cub reporter Matt Jacobsen saying Happy New Year and until the next article stay in harmony with your community.

Helping Hand

By Jane Harris, Communications Committee

Getting things done can end up being a trade-off. This instead of that, later rather than sooner and some times not at all.

That's how it often is in our everyday lives, our jobs and our communities. If family members pitch in....things get done. If we prioritize and cooperate at work we might improve our production and move forward. A vibrant community takes more than a manager and staff to make it special.

We need not become a committee chair or an event coordinator to become important. The behind the scenes activities make things happen. The phone calls, the errands, maybe getting your hands dirty, create a successful event or project.

Sometimes volunteering even on a small scale can give you the energy to get more done in your home and work life - sort of self-renewing!

It really does take a village to provide an enjoyable lifestyle.

Check out the committee page for dates and times of meetings, call the office if you have questions or ask a neighbor that you know is involved. Take the step into this new year of Penn Estates living.

Penn Estates Recreation Committee Presents:
**Breakfast with the Easter Bunny
 and Easter Egg Hunt**



Saturday, March 31
10:00 a.m. to 12:00 p.m.
Community Center Oak Room
Pancakes, Sausage and Juice
Coffee and tea available for parents
\$4.00 per person; \$3.00 children (ages 3-10)

Murder Mystery Dinner Theater

Sponsored by the Recreation Committee
 Presented by Matthew and Christopher Jacobsen



Saturday, February 18, 2012
7:00 P.M.
 Community Center Oak Room

Who Did It? Henry the Butler,
 Mr. Smith, Mr. Doe, Dr. Stevens,
 Mrs. White or Ms. Jackson. **Join us**
for a night of intrigue and mystery.

Tickets available at the Administration Office
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CHRISTMAS TREE LIGHTING AND BREAKFAST WITH SANTA

By Matthew Jaconsen

Penn Estates Recreation Committee sponsored its annual tree lighting ceremony on December 2nd. With about 45 people standing around the tree singing Christmas carols Penn Estates lit the tree to prepare the community for the holidays.

The next morning Penn Estates had a special guest come to the Oak Room to spread some holiday cheer. But before the man in red came into the room, hot food was served. Arts and crafts were setup for the kids to make ornaments for their trees.

When Santa came to the Oak Room kids got to take their pictures with him as well as receive some gifts and candy. Special thanks to Ellen and Linda for preparing all the food served at breakfast.

Until the next article, stay in harmony with your community.



Out & About

Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

The holidays are over. Did you have fun with family and friends? Were you ready for rest and hibernation by January 2nd? As I write this, we have yet to enjoy a winter storm this season, with the exception of that strange snow storm in October. By the time you read this, we will probably have been walloped at least a few times. As you settle in for a long winter's nap, think about coming out of hibernation to participate in the Penn Estate Board Elections. If you can run for the Board, DO SO! If you choose not to run or know that you cannot donate the time needed to serve as a board member, at least become informed about the issues and candidates before the elections. Please keep an eye out for announcements about opportunities to meet and greet the candidates.

February seems to be when the winter doldrums hit full force. People who suffer from seasonal affective disorder may experience a severe case of the doldrums, but we all may experience at least a small dose of the doldrums as winter slowly marches into spring. Getting out for fun and sun is especially important this time of year.

What is there to do in the Poconos?!? SKI, and SKI, and SKI some more, of course. Skiing and snow boarding is so much a part of the Poconos that I won't even list the numerous events and special ski days. Enjoy!

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.

Please let me know of your favorite events so that I can include them in the future.

- The Monroe County Environmental Education Center in Bartonsville will host a number of events in coming months. Call 570-629-3061 or try the website at mcconservation.org for current information. The Pocono Environmental Education Center also has a number of environmental events in the next few months. Whether you want to go on an Eagle's Watch or learn to ice fish or just see the winter waterfalls, both organizations offer many opportunities. Some events do cost a fee and some require a reservation. Contact PEEC at www.peec.org or 570-828-2319.
- Stroud Regional will have a number of activities for all ages. Sweet Hearts, a valentine themed crafts and activities event, will be from 3-7 on February 11th at the Day Street Community Center. There is a small fee and registration is required a week in advance. On April 13th, they will host their Glow Egg Hunt. Registration is required by March 30th. Information is available at srosrc.org.
- Shawnee will host the Winter Carnival Day on 2/26. Call 570-421-7231.
- If you are ready to break your New Year's resolution to lose weight, you might be interested in the annual Pocono Restaurant Week from April 28th to May 7th. Call 570-839-8393 for information.
- Stroudsburg is hosting a bunch of events this year. Check out the website of www.stroudsburg.net for information about the Downtown Ice Festival on February 18th, the St. Patrick's Day parade on March 25th, the Pocono Arts Squared on May 14th, the Run for the Red marathon on May 15th and the Memorial Day parade on May 30th. You can also get information on the Stroudsburg website for the "Under the Same Moon" comedy on May 14th at the Stroudsburg United Methodist Church.
- Do you like John Edward's show? He is scheduled for a show at the Sherman Theater on September 6th. Check out these and other events at www.shermantheater.com or 570-420-2808.

Presidents Come and Presidents Go

By Jane Harris, Communications Committee

From George to Barack we have had a leader at the head of our democracy since 1789 when George Washington became numero uno, serving until 1797.

Some have been notable, others forgettable. Forty-four to date and we may or may not have a 45th just yet, depending on the outcome of November's election.

A person cannot serve more than two elected terms as per the 22nd amendment ratified in 1951. A president may serve two terms in addition to but not more than two years of a previously elected president's term.

GW...George Washington....refused to serve a third term and actually never wanted to serve a second term. Who in their right mind would want the job! The mental, emotional and physical stress would tax even the most prepared and qualified president.

If only there were a connection to past presidents to help and guide each incoming president. Oh, but wait; there is - HISTORY. If only he or she who might be president would remember to refer to it. But politics is the rest of the story.

Penn Estates Recreation Committee Presents

Green Eggs and Ham Breakfast

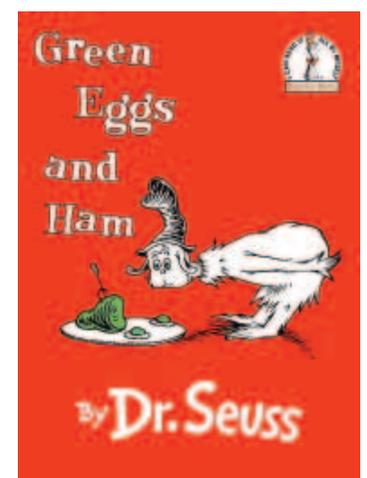
"Do you want to watch Green Eggs and Ham? Yes I do, Sam-I-am!"

Saturday, February 25, 2012

Community Center Oak Room

10:00 a.m. to 12:00 p.m.

\$4.00 Adults \$3.00 Children



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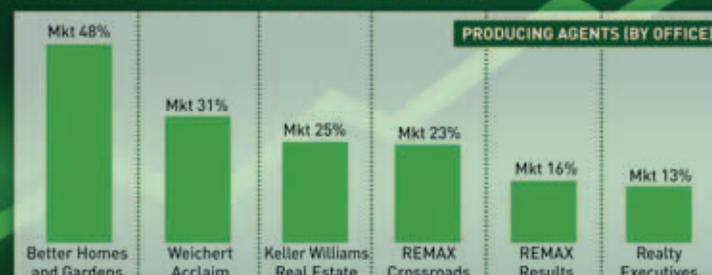
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Pilot TNR Program Cancelled

By PEPOA Board of Directors

In 2006, at the request of a few homeowners, the PEPOA Board of Directors agreed to support a pilot program to Trap, Neuter and Return (TNR) feral cats. The TNR concept was sold to the Board as a way to halt what was alleged to be a growing number of abandoned, stray and feral cats in the community. The pilot program has been funded utilizing an appropriation of Association dues monies.

The TNR program design was to humanely capture cats, have them neutered, and return them to the same property of the owner requesting this service, where they would be fed by the owner and eventually live out their life outdoors and die off without reproducing. The theory was that over time the feral colonies would decline and eventually disappear. However, this is not happening.

The Board has learned that the majority of the cats that were trapped, neutered and returned to their "owners" were from a few large-colony properties. Several homeowners who fed all cats, whether neutered or not, were maintaining 20-30 cats in a colony. The feeding and maintenance of un-neutered stray and feral cats created concentrated breeding colonies which then grew in size. This aggravated the problem rather than solving it.

The pilot TNR Program, which was based on the Cape May, NJ model, has also been unsuccessful in providing the Association with an annual list of properties maintaining feral colonies and the number of cats located in the colonies.

The Cat Magnet Problem – Food

Cats or any other group of animals will not cluster around and be drawn into a location unless it provides a reliable source of food. In cities (where TNR started), cats form feral colonies around commercial dumpsters. This provides human food scraps and mice and rats as a reliable food source.

In suburban/rural locations such as Penn Estates, well-meaning people become the de-facto dumpster feeding house. They continually feed and draw in more cats that breed. Also drawn in are neighborhood wild and domestic cats, raccoons, skunks, opossum and other vermin. Since it is impossible to catch them all, some in the group are always breeding. Therefore, the colony almost never gets smaller or dies out, it gets larger. If the food is there the colony is there until the owner moves away.

Leave feral cats alone!

Stop feeding them and they will disperse and wander away and gradually thin out in search of other forest food sources. The forest of Penn Estates is 1600 acres. We have thousands of wild animals that live, breed and die every year. Rabbits, raccoons, squirrels, chipmunks, skunks, opossum all are born into the wild and survive for a year or so, become prey for other animals or get old and die. Feral cats are no different. They are wild, by definition, and know nothing else but living like the rest of the other furry creatures in the forest ecosystem.

Adopt-A-Cat

If you find a tame stray cat meowing at your door you have two choices: Bring the cat in and hold it and try to find the owner in your neighborhood or adopt the cat and keep it indoors. Do not coax a "stray cat" with food. Leave a stray cat alone, it usually belongs to a neighbor. Shoo away and ignore a stray cat.

Indoor Cats Only

Animal protection organizations (ASPCA, Humane Society, etc.) call for cats to be kept indoors. They will be healthier and live longer when not exposed to disease, predators, cars and "Havahart" traps. Owners of indoor cats would do themselves and their pets a service by placing a collar and tag on their pets; this way if the animal wanders out, it can be identified as owned and returned. Otherwise it will be removed as an abandoned or feral animal. **Never, never, never** let your cat outdoors on purpose unless it is neutered.

Pest Removal

Any person may have a nuisance animal removed from their dwelling or accessory structure or lot. Individuals may hire a qualified contractor to humanely remove the animal, or may do it themselves with the proper "soft catch" type trap. However, the Administration office must be contacted and permission obtained before a nuisance animal is trapped and removed by anyone.

Conclusion

The Board of Directors has determined that the TNR Pilot Program has not functioned as it was designed and is therefore cancelled. The board at its 1/6/12 meeting adopted a new "Free Roaming Mammal Policy" which prohibits TNR, feeding of wild mammals including feral cats and regulates the trapping and removal of nuisance mammals such as raccoons, opossums, skunks and feral cats. The full text of this new policy follows.

PENN ESTATES PROPERTY OWNERS ASSOCIATION FREE-ROAMING MAMMAL POLICY

January 6, 2012

Purpose: To reinforce rules regarding pets and environmental rules stated in the Penn Estates Rules and Regulations, specifically as these rules relate to the trapping and feeding of feral mammals in Penn Estates.

Policy

1. No Committee Member, Board Member or employee of the Association shall be authorized to trap non-domesticated mammals on the Association's behalf, particularly feral cats, for the purpose of Trap-Neuter-Release (TNR).
2. Any homeowner who wishes to remove a nuisance/vermin animal, such as raccoon, skunk, opossum, feral cats, etc, from their property may conduct the trapping and removal themselves or seek the assistance of a volunteer organization or contractor. This is permitted under PA State Game and Wildlife Code (34 sec. 147.721). The owner shall notify the administration of their intention to remove the animal(s) and the final disposition of the animal. Any homeowner requesting the use of an Association "Havahart" Trap is required to sign a waiver and release of liability, prior to the onset of any trapping. This category of animal may not be relocated to another property in Penn Estates or elsewhere since they are potential carriers of a variety of communicable diseases (i.e., rabies, ringworm, distemper, feline leukemia, etc.). Therefore, the animals may only be removed or humanely euthanized. No person may interfere with other potential nuisance wildlife such as deer, bear, turkey or damaging woodpeckers without a permit approved by a District Conservation Officer.
3. Keeping and/or feeding of feral mammal colonies is expressly prohibited. Anyone found maintaining or feeding a feral mammal colony after April 30, 2012 will be in violation of this policy and subjects themselves to a fine.

The Association's existing rules are clear with regards to free roaming mammals, and are restated here as part of this policy.

Article XX, Section #34 "Residents are prohibited from feeding non-domesticated mammals found within Penn Estates." Domestic mammals by definition are ones which have become adapted through breeding in captivity to a life intimately associated with man. They include mammals domesticated by man to live and breed in a tame condition on farms or ranches (e.g., horses, cattle, sheep) and those raised or kept for pleasure and companionship (e.g., dogs, cats, horses). A feral cat is a non-domesticated mammal. Feeding of non-domestic mammals of any kind is prohibited and subjects anyone found doing so to a fine of \$100 plus costs for a first offense, \$250 plus costs for a second offense, \$500 plus costs for any subsequent offenses.

Article XVI – Rules for Pets, Section #2 states "all pets must be confined to the Property Owner's property or walked on a leash". Section #5 "All household pets must be kept under the owners control, at all times." The expectation is that cats, and dogs, that are kept as pets will have some restricted movement, and not be allowed to roam free. Section #6 of the same Article states that "Willful and obvious disregard for the safety of others, by permitting pets to roam freely in community will be punishable by fine. Fines are set at \$100 first offense plus costs, \$250 second offense plus costs and \$500 third and any subsequent offenses plus costs."

Pursuant to Section #7 "Any pet found roaming freely in community can be picked up and detained for a reasonable period of time at a designated-penned area before being released to a local shelter". It is in the best interest of all pet owners to have a collar and identification on their pets, dogs are required to be registered with the Association. Any cat or dog found without identification will be deemed stray or feral and immediately sent to a shelter.



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The End of TNR

By Jane Harris, Communications Committee

Five or so years ago I was part of the newly formed ad hoc committee called Wildlife and Forestry. Our focus at the time was divided between deer and cat populations in Penn Estates. The USDA was hired by the Board of Directors to count the deer at great expense (for the second time in a 10 year period.) The plan to have deer removed (shot in the middle of the night) and at an even greater expense was ultimately set aside. The over population of cats developed as a result of unneutered pets allowed to roam as well as abandoned pets when homeowners moved. The cat problem was approached with a trial implementation of something called TNR. The concept, developed in Europe and brought to the US in the 80's, was in full force in metropolitan areas by the 90's strongly advocated by a group called Alley Cat Allies.

TNR-trap, neuter, release- was just that. Volunteers trapped the cats, had them neutered or spayed and then returned the cat to the colony that had developed over time.

A feeding program also carried out by volunteers who maintained the colony until the animals passed away. There was a diligence and dedication required as well as donations, fundraising and often municipal support.

It was a humane solution. It was cost effective compared to the cost of removing, holding and killing the animals. Humanely designed, the program advocated feeding the animals rather than have them roam the streets starving to death and searching for food in dumpsters. Of course it was controversial but has worked extremely well where TNR has been diligently practiced.

The overpopulation of felines is an ongoing problem where people do not take responsibility for pets and feed strays without having them neutered. Humans create the problem and humans try to solve the problem through TNR.

PE is now calling on residents to solve the problem by taking personal responsibility for the cat crisis. A resident can trap, remove and have the cat or cats put down or brought to an adoption center. If cats are pets, it is advised to keep them indoors, if not at least feed them inside. Feeding of feral cats is not allowed and will result in fines by PE.

The TNR program in PE has been terminated by the Board of Directors and homeowners are responsible for any colonies that have formed and are being fed by the homeowner. TNR worked well in PE for several years through the dedication of Naomi Gauntlett, a resident and cat advocate, but the board often has to make tough decisions

Thanks to Naomi and her volunteers for their tireless and fruitful efforts.

Jane Harris is a PEPOA homeowner, member of the Communications Committee, and former member of the Wildlife and Forestry Committee



SUPER BOWL PARTY

Sunday, February 5, 2012

5:30 p.m.

Community Center Oak Room

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• Bring a Covered Dish

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Treasure Hunt

By Jane Harris, Communications Committee

I awakened this morning and staggered outside to pick up the morning paper. There on the stoop was a chair....a chair that I had never seen before so I knew it wasn't one of my own collection trying to escape the clutter of my artsy little home.

Acquiring objects that others no longer need or want seems to be a hobby of mine. Hubby has another word for it! Neighbors are aware of this and will often call to tell me about a "treasure" they spotted at a curb and off I go to assess the worthiness of the throw-away.

So I drag the chair inside, pushing aside the other chairs in my path. It now sits proudly in our small home office. Our decorating style is decidedly "eclectic," a little of this, a little of that and a lot of charisma. This charisma can be a personal characteristic of your personality.

Re-using is fun and a great thing for the planet. Let's face it....landfills are a reflection of our throw-away habits and will return to haunt the next generations.

Run through local second hand stores; you might find something you need or want. Use, re-use and then do it all over again. Happy hunting!

PENN ESTATES HORSESHOE LEAGUE 2011 LEAGUE STANDINGS Week No. 16 of 16										
Place	Team	Win	Loss	Ringers	Leaners	W-L PCT	Team Rating	Team Ringer Pct	Team Leaner Pct	
1	11	Gail & Akhee	45	3	133	11	0.938	59.41	55.42	3.056
2	10	Sue & Kevin	33	15	70	7	0.688	31.80	29.17	1.944
3	8	John & Ernest	33	15	89	1	0.688	38.05	37.08	0.278
4	7	Paula & Steve	31	17	62	8	0.646	28.70	25.83	2.222
5	9	Joan & Leighton	30	18	45	13	0.625	22.99	18.75	3.611
6	4	Michelle & Arron	24	24	28	5	0.500	13.56	11.67	1.389
7	6	Bruce & Jose	20	28	48	8	0.417	22.64	20.00	2.222
8	1	Armando & Irene	19	29	40	8	0.396	19.28	16.67	2.222
9	2	Rob & Al	19	29	33	6	0.396	15.81	13.75	1.667
10	12	Katie & Jose	16	32	22	5	0.333	10.89	9.17	1.389
11	5	Matt & Britney B	15	33	17	5	0.313	8.78	7.08	1.389
12	3	BLIND	0	48	0	0	0.000	0.00	0.00	0.000

PENN ESTATES HORSESHOE LEAGUE 2011 LEADER BOARD				
RINGERS			LEANERS	
	FEMALE	MALE	FEMALE	MALE
1	GAIL - 67	JOHN - 74	JOAN - 9	JOHN - 5
2	SUE - 32	AKHEE - 66	GAIL - 7	BRUCE - 4
3	JOAN - 25	STEVE - 39	IRENE - 6	STEVE - 4
4	PAULA - 23	KEVIN - 38	SUE - 5	AL - 3
5	IRENE - 18	JOSE - 33	MICHELLE - 4	LEIGHTON - 3
6	MICHELLE - 16	ARMANDO - 23	PAULA - 4	MATT - 3
7	KATIE - 5	ROB - 22	KATIE - 2	ROB - 3
8		LEIGHTON - 18		JOSE M - 3
9		JOSE M - 17		JOSE - 3
10		BRUCE - 15		AHKEE - 2
11		ARRON - 12		KEVIN - 2
12		AL - 11		ARMANDO - 2
13		MATT - 10		ARRON - 1



Penn Estates Recreation Committee Presents

Annual St. Patrick's Day Party

Saturday, March 17
Community Center Oak Room
Doors Open 7:00 pm
Dinner Served 8:00 pm

Corned Beef & Cabbage,
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So, What Do You Think?

Opinions of Penn Estates Residents

By the Communications Committee, prepared by Sharon Kennedy

I am so happy when we receive opinion pieces from residents! I think that an open forum is just what we need to create and enhance a truly harmonious community. Whether you agree with any particular opinion or not, each opinion has the potential to open a dialogue on issues. Opening a dialogue can result in truly collaborative ideas. We will be printing the following guidelines with each issue.

The Communications Committee wants to maintain an open forum where opinions can be freely (but respectfully) expressed, separate from official positions by the board or management. Because this is a free forum and not censored, we decided that the following disclaimer needs to be a part of each issue: "PEPOA does not warrant the validity of statements printed in this column." In other words, if a resident gives some information that is inaccurate, we will not censor the article.

We may contact you if there is some information that is incorrect and ask you if you want to correct it before publication. For example, if a writer says that the dues are \$2,000 a year, we may contact the writer to inform of the actual dues amount and ask if the writer wants that fact changed in the article.

We will not change anything that you do not want changed; however, the Editor may respond to clear misstatements made. Because of this policy we will not be responsible for

the validity of statements made. If you have questions about an issue (such as rules and regulations, costs of projects, or any other Penn Estates information), please contact the community manager or other appropriate party for information.

We do have a few rules for the column. The first rule is no profanity. The second rule is to limit the submitted article to less than 250 words. The third rule is to not personally attack any identified individual. The fourth rule is to include your full name and e-mail address (or phone number if you do not use the computer). Your name will be identified in the Harmony. Your e-mail address (or phone number) will NOT be published.

We ask for a way to contact you in case we have any questions. Please submit your opinion to the Communications Committee at the pepoaharmony@gmail.com. If you do not wish to submit it through e-mail, you can drop off a typed copy or a word document saved to a CD at the PEPOA administration office.

A final note: please do not worry if your article is printed in a Harmony issue later than you expected. Our deadline for submission is more than a month before the Harmony actually is printed. Even if you do submit your article in time, there are occasions when articles are delayed to a later issue due to space and print considerations.

We look forward to hearing What You Think!

Springtime On The Mountain

By Jane Harris, Communications Committee

It's that time again, time to plant your little piece of Penn Estates. If this is your first shot at dealing with landscaping or gardening, you need to know that you may encounter rocks and deer....no, really.

There are positive aspects that only living in the woods can offer.

1. We have all the rocks we need for stepping stones, focal points, water features and bed edgers. I actually found enough flat pieces of slate to create a patio like area for a picnic table.
2. We are privy to subtle changes as the seasons transition. The first shoots of green emerging from the brown, leaf-covered floor of our mini forest, witnessing the trees pushing out buds and smelling the fresh new growth in the air.
3. Then of course we have our beloved Penn Estates Deer. Some of us love them—some of us have mixed feelings—but they are a fact of our life on the mountain. Search the internet for deer resistant plants as well as plants that provide good eats for our whitetailed friends. Feeding the deer is a no-no in the state and PE, BUT YOU CAN PLANT THINGS THEY LIKE TO NIBBLE ON....such as forbs (grasses) and then search for some deer resistant plants. Grape hyacinth and daffodils are not a favorite but tulips are a yummy treat. In the end they will eat anything if they are hungry enough.

Think about protecting very new or small specimen growth with protective netting until they are larger and hope for the best. Think about container planting such as hanging baskets out of the reach of our people friendly deer....remembering to steer clear of physical contact. The deer can be formidable and dangerous if they have had a bad day, just like some humans!

Remember that we live in a setting rich with birds, wildlife and conditions that are not conducive to typical suburban landscaping....roll with it....it will be less expensive and in harmony with nature.

If you take the time to work on some aspect of your yard one task at a time you will be rewarded tenfold with a personal look to your piece of woods.

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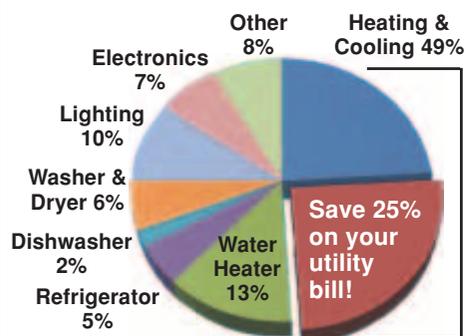
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Birthdays? New babies? Other personal announcements?
If so, send your information to pepoaharmony@gmail.com
or drop it off at the administration office.
Remember, Harmony is YOUR paper!



New Years Party

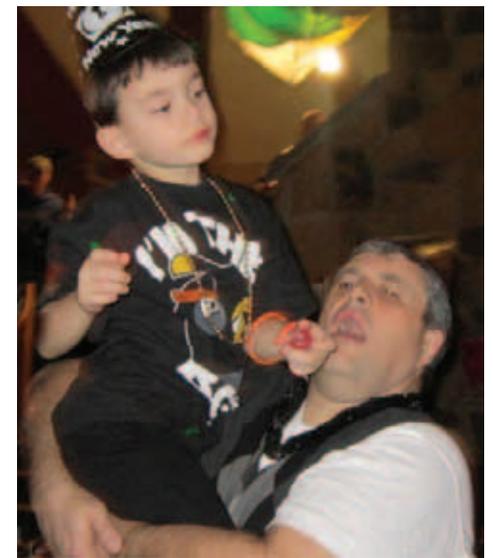
By Matthew Jacobsen

Happy New Year Penn Estates! Sponsored by the Recreation Committee, Penn Estates residents gathered together in the Oak Room to ring in the New

Year with party hats, noise makers, champagne and of course dancing. Everyone was having a good time. Special thanks to the DJ of the night, Ryan O'Leary, who provided some good tunes for everyone to dance to.

When it came time for everyone to ring in the new year the party guests gathered around the television to watch as the ball dropped and we went from 2011 to 2012.

So now that it's a new year we have our resolutions to make and promises to ourselves to keep. Hopefully 2012 will be as good if not better than 2011. I hope everyone has a great year and remember to stay in harmony with your community.



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- > It's the best identification service, since the license tag attached to the collar will help your pet be returned to you if it should be lost.

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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

Finance

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

ARB

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

Government Relations

Liaison: Luna Mishoe
Chair: Sue Lyons
Meets: Contact Administration Office

Audit Compliance

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

Long Range Planning

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

Buildings, Grounds & Roadways

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

Nominating & Steering

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

Communications

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

PEUI

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

Community Day

Liaison: Gil Flecha
Chairs: David Juliano
Meets: Contact Administration Office

Real Estate

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

Community Documents

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

Recreation

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

Community Safety

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

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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February-March 2012 Community Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 7 pm – Nominating Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	3 7:30 pm - Board Meeting	4 8:30 am -Community Safety Meeting 10 am - Appeals
5 5:30 pm - Super Bowl Party	6 12:30 pm – Mah-Jongg 7:30 pm – Darts	7 4 pm -Bookmobile 7 pm – Bingo	8	9 6pm – Real Estate Meeting 7pm - Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	10	11 9am – Community Forum
12	13 12:30 pm – Mah-Jongg 7:30 pm – Darts	14 4 pm - Bookmobile 6:15 pm- Real Estate Meeting 7 pm – Bingo	15	16 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	17	18 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting 7pm-Murder Mystery Dinner
19	20 12:30 pm – Mah-Jongg 7:30 pm – Darts	21 4 pm - Bookmobile 7 pm – Bingo 7 pm – Wildlife & Forestry Meeting	22	23 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	24	25 9 am – Finance Meeting 10 am – Dr. Seuss Ham and Eggs Breakfast
26	27 12:30 pm - Mah-Jongg 7:30pm- Darts	28 4 pm - Bookmobile 7pm- Bingo	29	1 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	2	3
4	5 12:30pm- Mah-Jongg 7:30pm- Darts	6 4 pm – Bookmobile 7 pm - Bingo	7	8 7 pm – Nominating Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	9 7:30 pm – Board Meeting	10 8:30 am – Community Safety Meeting 10 am - Appeals
11	12 12:30 pm – Mah-Jongg 7:30 pm – Darts	13 4 pm – Bookmobile 7 pm - Bingo	14	15 6pm – Real Estate Meeting 7 pm – Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	16	17 9 am – Community Forum 7pm – St. Patty’s Day Party
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 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting 5:30 pm – Dart Tournament
25	26 12:30 pm – Mah-Jongg 7:30 pm – Darts	27 4 pm – Bookmobile 7 pm - Bingo	28	29 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	30	31 9 am – Finance Meeting 10 am – Breakfast with the Easter Bunny

Please note the schedule is subject to change; check the PEPOA webpage calendar for updates at pepoa.org. Contact the Administration Office at 421-4265 for additional information.

GORMAN CHIROPRACTIC LIFE CENTER



Dr. Sharon Gorman



Dr. Shaun Gallagher



Dr. Sandy Gordon



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