



HARMONY

LIVING IN HARMONY WITH NATURE

Penn Estates Property Owners Association

April/May 2012

Notice and Call to the Annual Membership Meeting

By Jody Perkin, Secretary, PEPOA Board of Directors

For those who are not aware, the Annual Membership Meeting is held the first Saturday in May, pursuant to our Bylaws. All property owners in good standing as of April 5, 2012 (those current with all obligations to the Association) are strongly encouraged to attend and participate. For those who are unable to attend, Directed Proxy Ballots are sent to all members in early April for the Election of Directors. Directed Proxy Ballots must be received by the Certified Public Accountant at the address designated by the Association included in the election packet, no later than 48 hours prior to the Annual Meeting (10:00am on May 3, 2012).

The meeting shall be conducted according to the set Agenda shown below and in this Notice; only items included in the Notice and Call to Meeting will be considered as part of the formal meeting agenda.

Members in good standing will be provided the opportunity to sign-up and speak for two (2) minutes as part of new business, so long as time permits. In order to ensure property owners have an equal opportunity to provide input, the President will conduct the meeting in accordance with Modern Rules of Order and the procedures established for the meeting. Additionally, input/question cards will be available at the Registration Desk.

At the time noted in the Agenda, the Board of Directors and PEPOA Management will respond to questions asked. It is requested that participants adhere to established procedures so that everyone wishing to do so can participate to the fullest extent possible.

For members who can stay for candidate presentations, we urge you to do so before casting ballots. The Ballot Box will be opened shortly after 10:00 AM and will close after all ballots have been cast. The new Board will meet in closed executive session to elect officers and address other organizational items immediately following the meeting.

We look forward to seeing everyone at Howard Johnson on May 5. Please try to arrive early as we will begin promptly at 10AM.

Saturday, May 5, 2012
10:00 a.m.

Howard Johnson Hotel

63 Route 611
Bartonsville PA 18321

Annual Meeting Agenda

1. Call to Order and Officer Roll Call
2. Pledge of Allegiance
3. Appointment of Judges of Elections
4. CPA Report concerning the number of Directed Proxy Ballots
5. Certification of a Quorum - Judges of Election
6. Meeting Procedures
7. Welcome and Introduction of Directors
8. Approval of 2011 Annual Meeting Minutes
9. Treasurer's Report
10. Election of Directors - Nominating & Steering Committee Board Liaison
 - a. Candidate Introductions and Presentations (5 minutes each)
 - b. Election Vote - Directed Proxy and in-person Ballots
11. President's Annual Report
12. Report on Balloting
13. Committee Reports - distributed prior to the meeting
14. New Business
 - a. Disposition of surplus 2012 operating funds
 - b. Apportionment of 2013 annual assessment
 - c. Other New Business
 - d. Community Input (2 minutes each) – Q&A cards
15. Adjournment



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

Reconstruction of Penn Estates Drive

Question: Where can I test the durability of my car's tires and suspension?

Answer: On Penn Estates Drive

As we are reminded every day when we drive in and out of our community, Penn Estates Drive is badly deteriorated and needs to be reconstructed. The Board therefore hired an engineering firm to evaluate the roadway's base and surface condition and determine what needs to be done to repair it. Here are the alternatives presented by the engineers:

Scope of repairs

Option 1: Excavate and reconstruct the areas where the roadway base has failed, then overlay the entire length of the roadway with new surface paving. This would result in a structurally-sound road that has few surface seams and has the appearance of a new road.

Option 2: Excavate and reconstruct the areas where the roadway base has failed, but overlay only the reconstructed areas with new surface paving. This would result in a structurally-sound road, but with many surface seams where the existing paving would adjoin new paving. These seams would be prone to gradual deterioration which would eventually lead to road base failure. The cost would be lower than in Option 1, but the road would have a patchwork appearance and it would have a shorter expected life.

Project timetable

Option 1: Complete the entire project in one summer. This would minimize the cost and traffic disruption.

Option 2: Do the project in stages over three years. This would spread out the cost, but the total cost would be higher than in Option 1 and there would be three periods of traffic disruption.

After considering the options, the consensus of the Board is to plan on reconstructing Penn Estates Drive and paving it full-width, end-to-end, in the summer of 2013. This plan corresponds to the two Option 1's listed above.

The Finance, Long Range Planning, Buildings/Grounds/Roadways, Real Estate, ARB, and several other PEPOA committees have endorsed proceeding with this project. All feel that it is a high priority for the community.

How will we pay for it? The cost to reconstruct and pave Penn Estates Drive using conventional methods is projected to be close to \$1 million. This figure is based on an engineering estimate, not on a bid from a contractor.

We have developed a financing plan for the project which has been reviewed and endorsed by the Finance Committee. The funds would be provided from the following:

Source of Funds	Amount of Funds
Grant	\$300,000 to \$450,000
PEPOA cash	\$200,000
Bank loan	balance of project cost

We are optimistic that we can obtain grant funds that would not have to be repaid. Details will be discussed at the community forum mentioned later in this article.

PEPOA cash is already available for this project as a result of sound fiscal management and tight budget controls over the past couple of years.

The bank loan would be repaid through an increase in our annual maintenance fee (dues). The size of the loan and the corresponding dues increase needed to pay it off cannot be determined precisely until we know the amount of the grant and the firm cost of the project based on formal bids from contractors. However, preliminary estimates are that a dues increase somewhere in the range of \$30-\$50 would be needed for the sole purpose of paying off the loan.

Next steps - We recently became aware of a relatively new road reconstruction technique called FDR (full-depth reclamation). FDR is being used elsewhere in Pennsylvania, and in other states, and our Buildings/Grounds/Roadways Committee is studying whether it might be less expensive and result in a longer-lasting road than conventional reconstruction methods. If the FDR method turns out to offer a better combination of cost and road life, we would likely use it instead of conventional rebuilding methods.

The Penn Estates Drive project will be explained in more detail at a community forum scheduled for 9:00am on April 14 in the Oak Room. All homeowners are invited to attend.

Our Bylaws do not require the Board to obtain approval from Association Members prior to undertaking this project since it involves maintenance of an existing road; it is not a new construction project as defined in the Bylaws. Nevertheless, we plan to conduct an opinion survey of Members in Good Standing in May to establish the level of community support for the project.

In June we will begin work to obtain the grant. We'll know if it is approved in January 2013.

During the fourth quarter of this year our engineers will prepare the bid specification documents, then we will advertise for bids from contractors in early 2013. Contract bids will be evaluated and approved by the Board in the spring of 2013.

If all these plans come together, the reconstruction work would be done in the summer of 2013. By the fall of 2013 we could have a new Penn Estates Drive to showcase our community and provide smooth driving for our residents, visitors, and the emergency responders who use this road to reach homes both within and outside of Penn Estates.



Penn Estates Harmony

The official publication of the
Penn Estates Property Owners Association

To submit an article or contact the Editor: pepoaharmony@gmail.com

Editor Nancy Padilla

Staff Jane Harris, Jodie Reilly, Jim Lyons,
Sharon Kennedy, Steve Pratt,
and Cub Reporter Matt Jacobsen

Contributors Maureen Robinson, Mike Tyrell, Ben Marino

For advertising information:

COMMUNITY NEWSPAPER PUBLISHERS

237 Phyllis Court, Stroudsburg PA 18360

PHONE: (570) 476-3103 E-MAIL: PennEstates@cnpnet.com

ONLINE: www.cnpnet.com

The acceptance of advertising in the *Penn Estates Harmony* does not constitute endorsement by the Penn Estates Property Owners Association or Community Newspaper Publishers, Inc. Position of advertisements is not guaranteed. All advertising is subject to acceptance by the editor and publisher. The publisher is not responsible for errors in ads or claims made by advertisers.



VALOVICH & SON

Hauling and Delivery

Service you
can count on!

PA Reg. #PA044700

- Lawn Installation
- Retaining Walls
- Landscaping
- Pavers, Walks, Patios
- Powerwashing

Spring Yard Clean-ups

- Junk Removal
- Snow Removal
- Sand & Gravel
- Firewood

- Driveway Stone
- Decorative Stone
- Screened Topsoil
- Colored Mulch
- Fill Dirt

www.valovichlandscape.com

570-421-2165



Jack of All Trades

"You Name It, I Do It!"

Painting • Refinishing • Remodeling • Custom Closets
Landscaping • Seasonal Maintenance • Etc., etc.

No Job Too Small

Jack Kinsel

(570) 460-3138 cell

(570) 424-6059 business

FREE ESTIMATES
FULLY INSURED

Manager's Report

By Laura M. Jones, Community Manager

This is the second year in a row that I am writing an article for Harmony about Spring and Summer warm weather fun while it's snowing! However, I can't really complain about this past winter - it's been a snow-phobics paradise. Even so, I'm looking forward to flowers, open windows and playing outside.

With that in mind, for the safety and enjoyment of all, there are a few rule reminders that I want to refresh everyone with:

PEPOA Rules and Regulations, page 28, Article XVII, Firearms, Section 2a: Fireworks states all fireworks, as defined are specifically prohibited in Penn Estates. That is any combustible or explosive composition prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation. This includes, but is not limited to, sparklers, smoke bombs, firecrackers, skyrocket, roman candles, aerial fireworks or other fireworks of like construction, and any fireworks containing any explosive or flammable compound.

As per page 64, Schedule of Fines, the fine for fireworks is up to \$500 per offense. There will be zero tolerance of any violations.

PEPOA Rules and Regulations, page 15, Article VI, Section 2 states the speed limit on all Development roads is 25 M.P.H. unless otherwise posted.

Penn Estates Drive is 25 M.P.H. from the front gate to Mill Road then posted at 35 M.P.H. up to the back gate. Please approach the Community Center complex with caution; this area is 25 M.P.H. with speed bumps for the safety of the Community's children. **We all have children but none to spare!**

***** 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 *****

As per page 64, Schedule of Fines, Speeding:

First Offense: In excess of posted limit; equal to speed up to 10 miles over posted limit. Speeds in excess of ten miles per hour over the limit \$100.

Second Offense: In excess of posted limit; two times speed up to 10 miles over posted limit. Speeds in excess of ten miles per hour over the limit \$200.

Third and all subsequent offenses: \$500 each violation
Go out! Play! Have fun! Be safe!

Community Police Department

By Chief Bernie Clemens

Another winter is almost over and what a winter it's been. I would like to take this chance to welcome a few new Officers who are all recent graduates of the Allentown Police academy and who are just finishing up with their training here. Officers Gianguzi, Patt and Purdy have so far been doing an outstanding job.

Another new change you might see is the addition to our patrol vehicles. We now have an Impala which will be more cost efficient in the long run.

It has been a busy winter but we all are proud to represent your community and take pride in everything we do. The spring is coming fast and we will be prepping for the upcoming carnival as well as making preparations for the next DARE event. The last DARE day was a big success and I hope it will be even bigger this time. I thank you all for allowing me to work for you and I look forward to warm, quiet summer.

Check out our community website:
www.pepoa.org



Cheyenne Electric



We Return Your Call
Full Commercial, Industrial and Residential Service

101 Lloyd Drive
Long Pond PA 18334
cheyenneelectric@hotmail.com

Michael Morgan
phone (570) 269-9045
fax (570) 614-2254

DETRICK'S CHIMNEY SERVICE



Experience To Serve You Better
Cleanings - Caps - Liners
Evaluations & Inspections
Estimates

Steve Detrick
Ph. 570-402-0945

RD 6 Box 6216A
Stroudsburg, PA 18360
Email: detrick@ptd.net

SAVE ENERGY & PROTECT your home with SIDING, ROOFING and WINDOWS

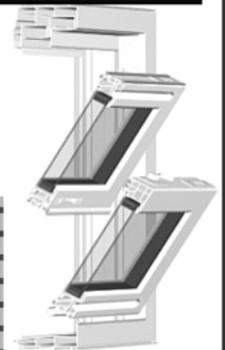


Low Monthly Payments!
to Qualified Buyers
Call Today!

BUY 5 WINDOWS GET 1 FREE WINDOW
BAYS • BOWS
COMPOSITE WOOD WINDOWS
SLIDERS • CASEMENTS
DOUBLE HUNG
ENTRY DOORS • STORM DOORS

Siding
Windows
Roofing
Additions
Kitchens & Baths
Basements & Decks
Masonry
Water & Fire Damage

Voted
Best Contractor
Country Wide
Enterprises



FREE STORM DOOR WITH ANY COMPLETE SIDING

\$500 OFF Buy Now and Save \$500 OFF
Any Kitchen, Bathroom, Basement, or Major Renovation



PA Lic. 000051

FREE ESTIMATES
Visit Our Website: www.CountryWidelle.com

Call Today Toll Free **1-866-690-4450**

39 Crystal Street • East Stroudsburg



Let Our Family Serve Your Family

Treasurer's Report

By Michele Valerio Trinkle, Treasurer

As of February 29, 2012

Collections of 2012 Dues - Current Month \$540,745.58

Year-to-Date Total Dues Income \$1,138,715.72

This is 70.93% of the 2012 Dues Income budget and approximately 7.26% higher than the amount collected at this same time last year.

Collection of Prior Year's Dues - Current Month \$22,880.48

Year-to-Date Total Prior Dues Income \$30,233.97

This is 49.56% of the 2012 budget for this line item

Collection of Late Interest - Current Month \$3,326.46

Year-to-Date Total Late Interest \$6,605.91

This is 10.65% of the 2012 budget for this line item

Collection of Collection Fees - Current Month \$980.60

Year-to-Date Total Collection Fees \$1,125.80

This is 37.53% of the 2012 budget for this line item

Collection of Cap Imp Fees (CIF) - Current Month \$4,062.50

This is from the sale of 4 homes in February

Year-to-Date Capital Improvement Fees Income \$6,442.50

This is 13.53% of the 2012 budget for this line item based on the sale of 33 homes.

***Note:** CIF is not part of the operating income; these funds are deposited in the Capital Reserve Account for current projects

Association Cash Assets \$2,026,320.55

Operating Cash Accounts \$1,367,586.33

Capital Reserve Accounts \$658,734.22

Spring!

By Mike Davison, Manager of Maintenance

Hello everyone! Many of you know me; I'm Mike Davison, manager of maintenance for the community. This is my first ever Harmony article and I look forward to many more.

I enjoy my job and take pride in maintaining the buildings, grounds and roadways for over 22 years. This is the mildest winter that I can remember! Signs of spring have been peeking out early all over the community; flowers are starting come up; potholes are starting to grow; birds are starting to sing and trash is showing up everywhere!

The entire department will work diligently on the roads and cleaning up the unsightly trash. Please do your part to help control litter by securing lids to trash bins and advising guest and children to place trash in bins. This is especially true at the school bus stops.

Please be cautious when you see the maintenance staff on the roadways. It's the season for the staff to be out along the roads cleaning up debris and repairing potholes. We appreciate your assistance with our safety.

Also, as a reminder; all homeowners are responsible for clearing leaves and debris from the culverts on their property. Please consider the culverts a priority during your spring clean-up to avoid unnecessary flooding during heavy rains.

Community Corner

Birthday Wishes

April 2nd Tyler Alonge
 April 3rd Ellen Mugan
 April 4th Domita White
 April 4th Chuck Krause
 April 14th Steven Smith
 April 16th Robert Archimbaud
 April 17th Jodileigh Hewitt
 May 30th Brittany Smith
 Happy 4th birthday Savannah & CJ Krause.
 A belated Happy Birthday to Joan Hewitt.

Condolences to the family and friends of Neville McDonald.

Happy Mother's Day!

Congratulations to our Graduates!

Happy Memorial Day - In memory of our deceased Military Men and Women, we thank you for your service. In memory of our deceased firemen, policemen, rescue workers, we thank you for your service.



FRACHS

Residential

Plumbing • Heating

Air Conditioning

Service • Repairs • Installations

\$25 OFF

with this ad

All Calls Returned

Senior Discounts

FREE ESTIMATES • FULLY INSURED

Call: (570) 872-2542

(570) 476-2977



Tired of messy painters?

Call Charles Green, and get an honest 10% DISCOUNT

13 Years
Experience

Charles Green Jr.

(570) 504-7476

Fully Insured Penn Estates Resident

SPRING PAINTING DISCOUNT - Book by MAY 31st to guarantee 10% off any interior or exterior paint job (with deposit). Call for your free quote today!



570.421.1326

347.400.8843

SIMMONDS S E ELECTRIC

INDUSTRIAL • COMMERCIAL • RESIDENTIAL

Maintenance and Installation

HENRICK SIMMONDS
PRESIDENT

290 PENN ESTATES
EAST STROUDSBURG PA

Board of Directors Election Process

Annual Meeting Mailing

- 1) A Directed Proxy will be sent to all members regardless of standing with the Call to Meeting Notice not less than thirty (30) days prior to the date of the Annual Meeting/Election. Mailing will include other material as stipulated in Bylaws Article III Section C.
 - a) The mailing will also include an unstamped envelope addressed to the CPA for the purpose of mailing Directed Proxies to the CPA. Envelope must have a place (on back) to note Lot, Section and Name for verification of standing by CPA. Envelope will include CPA's address in Return Address so that all undeliverable ballots are returned to CPA.
- 2) The list of "members in good standing" will be provided to the CPA of record by PEPOA Management on the record date established by resolution of the Board of Directors.
- 3) All Directed Proxies will be mailed by members in good standing to the CPA of record.
 - a) The CPA will verify a member's standing against the list provided by PEPOA Management using information on the back of the envelope.
 - b) If the envelope does not contain appropriate identification, the CPA will open the envelope and obtain lot and section from the Directed Proxy.
 - c) Once confirmed as a "member in good standing," the CPA will register the Directed Proxies on a spreadsheet using only lot and section to identify member.
 - d) The CPA will register Board election votes, bylaw amendment votes as well as receipt of signed Directed Proxies, which will count toward establishing a quorum.
- 4) Directed Proxies received from members "not in good standing" will be set aside and stapled together as will any returned Directed Proxies that cannot be identified. These Directed Proxies will not be counted.
- 5) The Board Secretary will meet with the CPA during the 48 hour period prior to the annual meeting to account for the proxies.
- 6) The CPA will retain all Directed Proxies for one year from the date of the annual meeting at which time they will be shredded by the CPA.

Day of Annual Meeting

- 1) Verification at check-in requires a valid state photo I.D. to obtain a ballot(s). Cross reference verification will be made against the "Members in Good Standing" list.
 - a) If a Directed Proxy was received in the mail, ballot(s) will not be provided for that property unless the Member wants to revoke his/her Directed Proxy.
 - b) Should any member wish to revoke his/her Directed Proxy, s/he will sign a "Revocation of Proxy" form.
 - c) The CPA will be notified and will remove the appropriate Member's vote from the spreadsheet. The Member will then receive the corresponding ballot.
 - d) If a Directed Proxy has not been received, a ballot(s) shall be provided to the listed deeded owner of the property as long as identification has been provided.

Casting of Ballots

- 1) The Election of Directors will be conducted in accordance with Modern Rules of Order:
 - a) Nominations and/or Report of Nominating Committee
 - b) Discussion of candidates
 - c) Casting of Votes
 - d) Report of Judges of Elections
- 2)
 - a) Ballot Boxes will be opened at 10:00 AM and will close after all ballots are cast.
 - b) Each member must personally deposit their ballot. To ensure the validity of the election, ballots cannot be given to another member for deposit prior to the casting of votes.
- 3) The CPA of record and two members of the Nominating and Steering Committee (from different households) will serve as Judges of Elections by annual resolution of the Board of Directors.
 - a) When ballot boxes are closed, the Judges of Elections will tally ballots and add totals to the Directed Proxy totals tabulated by the CPA.
 - b) If ballots bear more than a simple mark in the proper boxes, the clear intent of the voter will be the guide. Erasures and strikeovers will not void any ballot if the voter's intent is clear.
 - c) If the clear intent of the voter cannot be determined, the ballot will be set aside and not counted.

Your Board of Directors at Work

By Maureen Shindle

The following actions were taken at the January 2012 and February 2012 Board meetings. Members may review the full approved Board meeting minutes by going to the Administration Office.

January Resolutions - The Board approved the following resolutions:

- Pets found freely in the community can be picked up and detained in a penned in area for a reasonable amount of time. Any cat or dog found without identification will be deemed stray or feral and immediately sent to a shelter. All costs are the responsibility of the pet owner.
- Restatement of Article XX Environmental rules #34 – Residents are prohibited from feeding non-domesticated mammals found within Penn Estates. Feeding of non-domesticated mammals of any kind. . . is prohibited and subjects anyone found doing so to a fine.
- Revision to Article XX # 8 exempting signs for 9-1-1 address from this rule.
- Amendment to Article XXI #45 that insures that lot/section signs do not interfere with the 9-1-1 signs and sets criteria for 'new' lot and section signs.
- Amendment to Article XX #33 provides detailed specifics on adhering to mandated 9-1-1 addressing requirements established by Monroe County.
- Amendment to Article XX #33 details specifications for 9-1-1 addressing signs

****Note: Copies of Penn Estates 9-1-1 addressing rules are available at the Administration Office**

- Board defined a quorum for PEPOA committees as two members.
- The Board adopts a new citation policy to address the issuance and modification of citations.
- Termination of the TNR program with no further funding from the Association. The Free Roaming Mammal policy is adopted in its place.
- Revised Mission Statement for Wildlife & Forestry Committee.
- Board of Directors will continue to provide three (3) members to sit as an interim sub-committee to function as the Buildings, Grounds & Roadways committee. This sub-committee will exist until 6/30/2012 unless the committee obtains a functioning volunteer membership sooner. The Board members will be chosen by the President.
 - The President appointed Directors Reilly, Perkin and Conforte to the interim sub-committee.

January Committee Changes - The Board approved these committee appointments:

- Maureen Shindle to Finance Committee
- Jose Padilla to Buildings, Grounds and Roadways

The following removals were approved:

- Guillermo (Willie) Barbosa from Appeals Committee

The following Chairperson appointments were approved:

- Susan Lyons as chairperson of Government Relations Committee

February Resolutions - The Board approved the following resolutions:

- Board established minimum insurance rates for the committee.
- Board approved Standard Operating Procedures for the Nominating and Steering Committee

February Committee Changes - The Board approved these committee appointments:

- Guillermo (Willie) Barbosa to Community Safety

The following removals were approved:

- Bob Miller and Shante Copeland from Community Safety

Of course, the best way to stay informed is to attend the Board meetings on the first Friday of the month in the Oak Room at 7:30 pm. Doing so allows you to learn first-hand about the resolutions put to a board vote. It also provides you an opportunity to voice your concerns and opinions to the Board.

Community Food Pantry

Please contribute non-perishable foods to the Community Food Pantry. A donation bin is located in the Penn Estates Administration Office. Your generosity is appreciated!

The Community Food Pantry is dedicated to helping people in need in Monroe County through monthly community dinners, emergency food boxes and soup and bread ministry. The Pantry is located on the campus of Innovation Church, 6048 Paradise Valley Rd, Cresco PA. Phone (570) 595-2000 x117

Board Candidate Statements

PEPOA does not warrant the validity of statements made by candidates.

Sam Gorgone

For those of you who do not know me, my name is Sam Gorgone and I am running for election as a member of the Penn Estates Board of Directors. I have lived in Penn Estates since 2005 with my wife, Lisa and our six year old daughter, Adrianna.

In addition, since we are avid animal lovers, also residing with us are our dog, Lacey, three cats, Chloe, Cody & Dallas and Adrianna's beta fish, Goldie. We chose to live in Penn Estates because of the "community" atmosphere along with the wonderful wildlife surrounding us every day.

I am a currently employed by Morgan Stanley in the Legal and Compliance Division and hold the position of Chief Privacy Officer. Like so many of you, I commute daily to New York and know all too well, the trials of balancing work, commuting, and a "normal" life. Previous to my current role, I have been in the Mortgage and Banking industry for over 20 years and can apply the skills and expertise that I have acquired to help Penn Estates move to the next level.

In addition to these skills, I obtained my Associates Degree in Business Management from the University of Phoenix and am currently pursuing a degree in Organizational Leadership through Penn State World Campus.

If elected to the board, I promise my commitment to work hard and provide decisions that are in the community's best interests.

Thank you for your support.



Leighton Hewitt

I am Leighton O.C Hewitt; I live here in this beautiful community of Penn Estate with My wife Joan, and daughters Britney and Jodi-leigh along with our dog Chance. My family is my strength, my rock and my support without them I would not be the person I am today. I am a God fearing Christian who believes that God is the director of my life and in Him I find peace and satisfaction.

I have thought about running for the board of director because of my lifelong commitment to not for profit organization in which I put in a great deal of work to get paid with rewards of success, satisfactions of residence and members as results in exchange for my efforts and dedication to serve and make a change.

At a tender age of twenty back in Jamaica, I started a youth club for my community with the help of a couple of friends and today that youth club through my leadership has open a Kindergarten school and is still in operation now. I journeyed to USA and I could not still stay away from community service.

In New York, I volunteer as a Counselor for teen for the New York court in a program

Leighton Hewitt cont.

called (PINS Person in need of supervision), through that I have help turned around a number of youth life and steered them in the right direction, through education, mentoring and sports.

As a Minister of Religion of the Apostolic Church in New York, I was a key member on the board who helps to run the entire operation and success of the various departments and in the summer I would organized summer camps and school for the youth and have fundraising events to help the less fortunate with back to school supplies.

Since living here in Penn Estate I have volunteer in a couple of community days and fairs. I am also a regular attendee to our monthly board meetings where I used my allotted two minutes to outline the needs, faults, concerns and praises in regard to our community. I was a strong voice and advocate behind the dog poop stations that are erected around our community today. I also took it upon myself because I saw the need for something more that needed to be done for the youth in our community, as a resident, to write a proposal to Rep. Mario Scavello asking if he would sponsor equipment for us to have a summer soccer league; and through this we will have a summer soccer league this summer 2012.

As a Science Educator, I have a MSED (biology concentration specializing in secondary Education) and I am fourth teen credits away from achieving my MA in Applied Research and Methodology in Sociology. My undergraduate degrees are BS (Community Health Education and Health Promotion) and an Associate of Science Degree in Agriculture. (I continue to write articles and research and submit to colleges forum, science and health publications).

I have worked with LaGuardia Community College as Counselor and Cornell University Extension, Prairie View A&M University Extension Programs and The Department of Health on several health and Animal researches that help to contribute to our society today.

Today I worked as a Sales Account distribution personnel for Coca Cola Refreshment .Residence I have done the white and blue collar jobs and the hands on jobs, with my diversified background and experiences, I step out of the crown to represent the crowd, I can be your voice and I am all ears, vote for me on election day to represent you and make your voice be heard. I am not a candidate of promises; I am a candidate who believe in hard work for success.

"I like to give my energy to activities that affirm the oneness of humankind and a community".

Adrian Martenco

To introduce myself, I am a CDL instructor at Northampton Community College. I have been driving a tractor trailer for over 20 years and now I am giving back to the community by passing on my knowledge as an instructor. I have been involved in leadership positions in my Church (as President of the Congregation for 5 years) and other organizations such as the Path Walk and the M.S. Walk.

I graduated from Ridgefield Park High School in New Jersey. To further my education, I also attended Bergen Community College for electronics and management. I am currently attending Northampton Community College. My wife and I decided to move to Penn Estates and have been here for over twelve years. We have been married for 27 years and have three children- our 2 daughters graduated from Stroudsburg High School and are off in college and our son is in 9th grade.

I have been involved in many divisions in Penn Estates, such as the Community Safety Committee, Recreational, and Appeals. I am also the active Chair for Public Safety and received the volunteer award for helping organize the Neighborhood Watch.

My primary goals;

- 1) Lowering Penn Estates yearly dues
- 2) Keeping up with safety in Penn Estates
- 3) Getting the community more knowledgeable and involved
- 4) Continue working with Long Range Planning Committee

If elected, I promise to work in the best interest of the community. If not elected, I will still continue to volunteer my time and talents.

Thank you for your support and I am looking forward to meeting with you and answering any questions you may have. Feel free to contact me via email at adrianmartenco@yahoo.com with any questions.

Sincerely,

Adrian Martenco



Preferred Painting Co.

Full Service Professional Painter - Inside and Out

25 years experience

Reasonable Prices • References Available
Power Washing • Window Recalked and Glazed
Jobs Done On Time • Fully Insured • Free Estimates

(570) 828-6686

"I put the needs of the customer first"



Luna Mishoe

Luna Mishoe was appointed to the PEPOA Board of Directors in September 2011 to fill an unexpired term. In his short tenure of approximately 6 months, he served and continues as liaison to three major committees 1) Government Relations, 2) Penn Estates Utilities, Inc and Community Documents. He points to two major initiatives through these committees that impact the quality of life for all Penn Estates residents; most specifically in the following areas:



- First, with the authorization of the Board, he successfully challenged the request of the Penn Estates Utilities, Inc. for a 29% increase in its water rate. This challenge resulted in a reduction from a 29% increase to a 15% increase – a reduction of 14%.
- Secondly, with the support of the Board, Luna is in pursuit of public funds to assist with the reconstruction of Penn Estates Drive. As a result, there is a renewed sense of optimism that we can obtain grant funds that will not have to be repaid.
- In addition, Luna Mishoe is pleased to be part of this Board, which passed a budget that resulted in a zero increase in dues.

Luna Mishoe was born in Philadelphia. He has an undergraduate degree from Morgan State University, Baltimore Maryland and a Master's Degree in City and Regional Planning from Rutgers University, New Brunswick, New Jersey. After graduating from Rutgers, he was employed as a Senior Planner for the City of East Orange, New Jersey and soon after promoted to Criminal Justice Planning Director. Luna left the City of East Orange to accept another promotion as the Director of the Essex County Division of Planning – the largest and most diverse county in New Jersey. While serving as Essex County Planning Director, Luna ran for City Council – won - and served for 4 years.

Luna Mishoe is well suited for public life. Volunteerism has been a way of life and a way of giving back to his community. He has served as President of the E.O. Senior Citizen Housing association since 1988. Luna has served as a charter member and Board member of the Essex Valley Medical Transportation Services (ambulance service) as well as a trustee for the East Orange General Hospital Board for over 20 years. Luna is also a member of the Board of Directors of East Orange YMCA and a former member and vice-president of the Board of Directors of United Way of Essex and West Hudson, New Jersey. Luna is also an active officer of his church.

Not only is Luna well suited and acclimated to public life, he owned and successfully operated his own business in private security for 15 years.

Luna Mishoe brings a lifetime of rich experience to this community. Luna chose to build his home in Penn Estates because of its natural beauty in 1998 as a getaway and he and his wife, Gloria, decided to retire to this oasis in 2007. Luna and Gloria have been married for 40 yrs and have 3 adult children that are successful in their chosen careers as a science teacher, barbershop owner and a lawyer, respectively, and 7 grandchildren ranging from ages 18 to 6 months.

Luna is ready, willing and able to serve you. The experiences mentioned heretofore make Luna well qualified to continue to serve on the PEPOA Board.

Luna is asking for your support and your vote on May 5th, 2012.

Please vote!! Support Luna Mishoe for the Board of Directors.

Sean M Reilly

Hello! My name is Sean Reilly. I am a candidate for the Board of Directors of Penn Estates Property Owners Association. I have enjoyed living here with my wife, Jodie, for 15 years. I believe the future of Penn Estates is bright, safe, and secure and continues to be valuable.



MY PERSONAL WORK EXPERIENCE INCLUDES:

- Bachelors and Master Degrees; Environmental Consultant for 25 years; Science Teacher; Legislative Lobbyist.
- Currently - A Director of a NJ environmental microbiology laboratory for 15 years.
- Currently - Vice President of Home Health Science, Inc., a scientific test kit company, for 13 years.

MY PEPOA VOLUNTEER WORK OVER THE YEARS HAS INCLUDED:

- Chairman: Real Estate Committee; Wildlife and Forestry Committee; Finance Committee, Government Relations Committee
- Contributor: "Harmony" - Wildlife management writer; Member: Long Range Planning Committee

Sean M Reilly cont.

- Board Liaison to: Buildings & Grounds Committee, Government Relations Committee, Communications Committee, Architectural Review Board, PEUI, and Tax Equity Task Force

MY LEADERSHIP PLATFORM WILL FOCUS ON:

1) COMMUNITY ATTRACTIVENESS, ROADWAYS AND PROPERTY VALUES

We have a very safe, beautiful community. However, as pretty and safe as it is, the housing resale prices have been hit just like the rest of the country. We must spend the time, effort and annual cost to keep our buildings, playgrounds and roads looking good or the new buyers will pass us by when looking for a well-maintained beautiful community as the economy improves. They have lots of Pocono choices-ours has to be a top tier choice.

Our #1 beautification task is to rebuild the road base and repave Penn Estates Drive. This two mile long tree lined entrance roadway is the first view buyers have of our Community. It must be a smoothly functioning roadway from gate- to- gate that gives new buyers the feeling of "Wow I'd like to live here". The roadway has reached the end of its useful life of 35 years according to engineering studies. We simply cannot keep putting patches"-on -patches any longer and hope new buyers won't notice that it looks like junk compared to the other communities they are looking at. They must see value and attractiveness as they travel to the home they are looking at.

I have reviewed and agree with all the engineering plans. We are studying the preliminary cost estimates. We will begin studying the options to pay for up to a million dollar Reconstruction. We will have many more discussions and seminars to discuss this. We will be looking for state and local grant help and cooperation from our local state legislators. I am in favor of rebuilding Penn Estates Drive in the next two years (2013). It is past time to get it done.

2) DUES, FINANCES AND THE ECONOMY

The Finance Committee and the Board of Directors have not raised the dues for three years (2010, 2011, 2012). Yet, Penn Estates Property Owners Association owns and maintains tens of millions of dollars worth of roads, buildings, lakes, pools, playgrounds, snow plows, mowers, trucks and safety vehicles. We must serve over 6000 residents in 1700 homes with 26 miles of roads on our own, without municipal assistance, every year. I will also try to keep dues as stable and flat as possible while keeping our property values high. However 2013 may finally be the year we will require at least an inflation adjusted dues increase, without doing anything fancy.

It is harmful to the community when delinquent owners do not pay their dues and share in the average expenses of running these community facilities and services and managing 26 miles of roads. If some residents don't pay then the diligent payers get the dues bump to make up the difference. I strongly support the special efforts which are currently being made to collect dues from non-payers, including court ordered liens and Sherriff sales if it becomes necessary.

3) LOCAL ASSISTANCE AND DEADBEAT VOTERS

As you know, just like every other Private community, we get no municipal services inside the gates except emergency police, fire and ambulance services. I am leading the discussion of the "Tax Equity Task Force" to discuss cooperative agreements with the township to obtain more cost-effective purchases of road maintenance stone, oil, gas, salt, sand, truck repair etc.. If we can get these annual cooperative agreements they can help keep dues from rising for these basic essentials.

However, if at least 50% or more of the PEPOA voters don't come out to vote in local, county and state elections, like the national ones, the local politicians see us an impotent, unserious, inconsequential community. In the last local election, about 15% of PEPOA voters showed up. No Excuses!!! Most of us have long commutes!! We can all vote by absentee ballot-Period . If we do it in all future elections and we will begin to be recognized. Politicians love or fear an energized electorate. Let's get energized.

4) ENCOURAGING COMMITTEE PARTICIPATION - We Want You:

The Board of Directors acts on the suggestions of the various committees. Your ideas, suggestions, possible volunteerism, good neighbor practices and interest as a voting member of PEPOA are very valuable. Committees are small and friendly. Please attend a few committee meetings, bring your voice, and see the hard work being undertaken on all our behalf's.

5) PUBLIC SAFETY'—"STEADY AS SHE GOES"

I will continue to support our Public Safety Department's Policies and Practices and staffing as the way-to-go in Community Safety. The proof is in the pudding. We have the best combination of good parents, good children and appropriate Public Safety intervention when it is called for. We are a safe and secure, basically crime free community, which makes us stand out among private communities.

Real Estate Committee Events

By Lucy Jacobsen, Co-Chair Real Estate Committee

As Spring approaches, the time is now to get together and beautify Penn Estates. By this I mean that all residents should get out and get your properties cleaned and presentable for the potential home buyers that will be coming out and looking for their dream home. Curb appeal is key to selling in this community.

We are helping out by holding our first Community Open House on April 28, 2012, from 11am to 4pm. Advertising in local papers and web sites will promote this event and hopefully will bring in many potential buyers. On the same day, the Recreation Committee will hold a Community Yard Sale at the Tennis Courts. This event also brings in many people from the outside. If you would like to participate in the open house, please complete the flyer in this issue and submit to the Administration Office.

So let us all unite, clean up and make our community beautiful.

Also on April 22, 2012, the committee will be holding part 2 of Celebrate our Earth Day. For those of you who received a sapling last year, bring it back to us for planting and to have a plaque made up as promised. Look for details in the flyer in this issue of harmony. This year the event will be held on the baseball field at 2 pm. Hope you all can attend as we have new ideas and events happening.

Penn Estates Real Estate Committee

Community Open House

By Lucy Jacobsen, Co-Chair Real Estate Committee

The Penn Estates Real Estate Committee will be sponsoring our first Community Open House of the year on Saturday, April 28, 2012, from 11:00 a.m. to 4:00 p.m. ***If your house is for sale, this is the perfect opportunity to have it seen by many prospective buyers.*** The cost to have your house be a part of this event is only \$10.

If you would like to participate, fill out the form below and submit it with the \$10 fee to the Administration Office no later than April 26, 2012, so that it can be included on the map. You can also request your realtor to do this for you. If you have any questions, email the Real Estate Committee at PEREALCOMM@YAHOO.COM

**Yes, I want to be included in our
Community Open House on April 28, 2012**



Homeowner Name _____

Lot & Sec _____ Phone _____

Email _____

Real Estate Agent:

Name _____

Company _____

Phone _____

Email _____

Please submit this form to our Administration Office or mail to:
PEPOA, 3445 Penn Estates, East Stroudsburg PA 18301

New Food Pantry for Monroe Country Residents

131 Lower Swiftwater Road, Swiftwater PA 18370
570-895-2344

Located on Route 314 off Route 611 (next to Sanofi Pasteur)

Representative Scavello Speaks

Our State Representative, Mario Scavello, visited Penn Estates recently and spoke to a full gathering at our Community Center on a Saturday morning. Mr. Scavello spoke and took questions, in his usual friendly and knowledgeable style, for almost two hours.

He gave the audience various insights with respect to the complicated political workings of our State Capital's conflicted Legislative process. He spoke of taxes and budgets and grants-in-aid and funding schools.

All-in-all it was an informative meeting, with a robust Q and A with the audience and some political/philosophical disagreement with some members, but that's all a part of it when a Representative shows up to talk with all of his constituents.

Thank you Representative Scavello.



Out & About

Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

Ahhhhh, we are coming up on my favorite time of the year. Not only will the buds be coming out soon, the outdoor activities, festivals and craft shows will fill the area in the months to come. Regardless of your favorite type of weekend activity, plan to attend the Annual Meeting. Make time to be part of the quorum needed to vote in the new board members. Your vote truly counts. Please keep an eye out for announcements about opportunities to meet and greet the candidates before the annual meeting.

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.

The Monroe County Environmental Education Center in Bartonsville will host a number of events in coming months. Call 570-629-3061 or visit the website: 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 a waterfall walk or learn about planning your garden, both organizations offer many fun and/or educational 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. I hear from mothers of young children that their children really have fun at the programs offered by Stroud Regional. They offer programs for all ages, even bus trips for us older folks. Information is available at srosrc.org.

If you are athletic, there are a number of upcoming events. Check the website of 800poconos.com for whitewater adventures and paintball skirmishes. You will find information on a 1/2 marathon called Rapid Running at the Pocono Raceway in Long Pond. (812) 841-6523. And then there is the Annual Pocono Mountains Run for the Red on 5/20/12. Call (570) 476-3800. If you prefer the rougher terrain, try the XTERRA Trail Run at Big Pocono State Park in Tannersville on 5/5. Call (570)814-0346.

April is the month for Earth Day celebrations. On 4/15/12 at the Dulot Museum at the Delaware Water Gap will be the Enviro Film Fest and Earth Fair. The following weekend, Jim Thorpe hosts their Earth Day celebration. Call (570)325-0216.

May brings other traditional celebrations. Shawnee will host the Celtic Festival on 5/26 and 5/27/12. Call 570-421-7231. Stroudsburg hosts Art on Main on 5/19/12. Jim Thorpe's Birthday Weekend is on 5/19/12 and 5/20/12. And Quiet Valley Living Historical Farm has their Farm Animal Frolic on weekend in mid and late May. Call (570) 992-6161.

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

Relay for Life Team Penn Estates Pride Presents



Saturday, May 5, 2012
7:00 P.M. - Community Center, Oak Room



BEFORE



**DOES YOUR CRAWLSPACE
LOOK LIKE THIS?**

**We will fix it right!
Don't be fooled by
the competitors!**

EcoFoam Solutions & **CleanSpace**
A Division of Burke Construction LLC

BURKE
CONSTRUCTION

Residential & Commercial Construction
Spray Insulation • Conditioned Crawlspaces

570.269.2188
jburkeconstruction.com

We may not have been the first to try to fix your nasty crawlspace but we WILL be the last. We are backed by the best name in the business and a part of the largest crawlspace repair network in the world.



AFTER



Thomas R. Wilkins, President/CEO

Here's how the Pocono Mountains Real Estate Market plays out.....

WE'RE A NUMBER 1 COMPANY.*

TOTAL # UNITS (BY OFFICE)					
Mkt 8.89%	Mkt 5.42%	Mkt 5.21%	Mkt 4.95%	Mkt 2.74%	Mkt 2.74%
Better Homes and Gardens	REMAX Results	REMAX Crossroads	Keller Williams Real Estate	Realty Executives	Weichert Acclaim

Sometimes bigger is better!
Your best chance to sell your home may be with **Better Homes and Gardens Real Estate Wilkins & Associates.**

Call today, weekend and evening appointments always welcome!

570.421.8950
Stroudsburg Office

570.588.3440
Bushkill Office

570.839.4174
Mt. Pocono Office



www.wilkins1.com

*MLS: PMAR; Dates: 01 /01 /2011 - 09/25/2011; Type: Residential; Status: Sold; Price: All Construction; Type: All; Bedrooms: All; Bathrooms: All.

Not only am I a Real Estate Agent, I'm also your Neighbor; I live here too. Allow me to be of service to you when it comes to selling or buying a home in Penn Estates.



1001 SEVEN BRIDGE RD., SUITE 170
EAST STROUDSBURG, PA 18301
OFFICE: 570-371-5173, EXT. 810
CELL/TEXT FRIENDLY: 570-982-9574
EMAIL: SDBREALTOR@GMAIL.COM
WEB: WWW.SDBRADLEY.COM
WEB: WWW.SMARTWAYAMERICA.COM



SHARON BRADLEY
REALTOR



I think that I shall never see
A poem so lovely as a tree...

...except, perhaps, a
Rabble of butterflies



Please join the Penn Estates
Real Estate Committee in celebrating

Earth Day

Sunday, April 22, 2012

2:00 P.M. on the Baseball Field
for a live butterfly release

An Indian legend says that if anyone desires a wish to come true they must capture a butterfly and whisper that wish to it. Since they make no sound, they can't tell the wish to anyone but the Great Spirit. So by making the wish and by releasing the butterfly it will be taken to the heavens and be granted.

We hope everyone's tree from last year's event survived the winter. It's time to find them permanent homes!

Please email your name, lot and section to perealcomm@yahoo.com so we can make arrangements to plant it in the community this year.

A.N.T. CONSTRUCTION



Your Home Repair Specialist

Renovations • Additions • Roofing • Siding
Drywall • Drywall Repair • Painting

"Working hard comes natural"

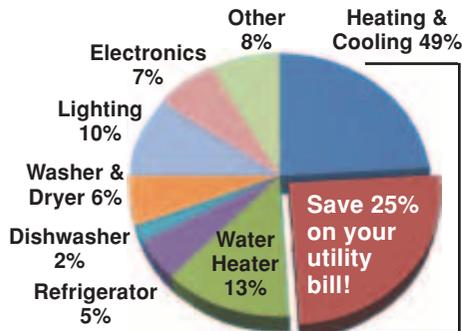
Anthony DiBello

570-223-0151

Fully Insured

RD # 1 Box 1575 • East Stroudsburg, PA 18302

If your average annual utilities are \$4,200, we can save you \$1,050 annually or \$10,500 in 10 years!



What is a Mini-Split?

Like your refrigerator, heat pumps use electricity to pump refrigerant and transfer heat from one space to another. When we transfer heat from within our home to the outdoors, we call it "air conditioning." Conversely, when we transfer heat from the outdoors to within the home we call it a "heat pump."

Ductless AC/Heat Pump - no mess, no fuss! Easy one-day install!



S.J. O'Hara Inc. Mechanical Contractor

Plumbing • Heating • Air Conditioning

570.620.HEAT (4328)

FAX 570.620.0750

20 years experience

Seamus O'Hara

PA Reg#: PA016449



PA # 079059



PA HOME

ROOFING & CONSTRUCTION

764 N. 9TH STREET, STROUDSBURG PA

- Roofing Installs
- Roofing Repairs
- Deck Installs
- Siding Installs
- Siding Repairs
- Vinyl Siding Installs

Free Estimates

1-800-ROOF-ALL

What's In Your Easter Basket?

By Jane Harris, Communications Committee

As the Spring Equinox approaches we are filled with the hope of renewal and looking forward to the end of winter.

The tradition of the Easter Basket goes back to pagan and Judeo-Christian beliefs and customs. These customs vary from Eastern to Western European traditions but have a common thread. Eggs have played a part in many celebrations and continue to this day, modified of course by our times.

In the north of England a game is played with cooked eggs. Each player taps the egg of the other trying to crack his egg first. The game is called "egg tapping," "dumping" or "jarping." Obviously, another precursor to rolling eggs or hunting eggs.

Eggs were often forbidden as food during Lent and so became celebratory after the six weeks of fasting.

Farewell, Neville. We will miss you!

By Maureen Shindle

It is with great sadness that I write of the passing of Neville McDonald, a dear personal friend and a strong advocate of Penn Estates. Neville succumbed to leukemia on February 21, 2012, after a hard fought battle with this terrible disease.

Neville did not live in Penn Estates for a long time, nonetheless, he made a significant impact on the community and all who met him.

Neville's background was in chemical engineering. As chair of the Finance Committee, he approached problems with his engineering logic and attention to detail. His discussions and recommendations were based on analysis of the data and facts; not emotion. All were made with the best interest of Penn Estates in mind.

Neville played a key role on the Long Range Planning Committee, actively participating in the development of Penn Estates' strategic plan. Neville's wide range of experience was a tremendous asset; he caused everyone to question assumptions and think outside the box.

It may have been his British charm, or his ability to make others feel comfortable or perhaps his genuine interest in people; whatever it was, Neville put everyone at ease. As one of his committee members said, "He was always nice to me. He never made me feel stupid." This is the essence of Neville. He was a people person who worked diligently to make Penn Estates a better place for the people living here.

Commitment such as Neville's is rare to find, particularly these days. Our community has lost a great talent and enthusiast and many of us have a lost a wonderful friend. I raise my wine glass to you, kind Sir. Rest in peace.

Now we use plastic eggs, chocolate eggs as well as decorated eggs which are traced back to many cultures. Coloring eggs harkens back to the eggs in Mary Magdalene's basket which she was bringing to Christ's tomb. It is said that the eggs turned bright red upon the sight of the empty tomb and the event of the risen Christ. Polish and Ukrainian churches bless food baskets brought by parishoners.

Spring is a welcome and blessed season in some way for all of us. Hope your basket is filled with all things good and the beginnings of spring and its bounty.



Bucket of Louisiana Shrimp Festival

April 9th - May 11th

Half Pound Bucket (8) \$8
Full Pound Bucket (16) \$14
(Can be Split Two Ways)



Two Pound
Bucket (32) \$26
(Can be Split up to Four Ways)

Make it a Meal ...
Add Choice of Cup of Soup or Salad Bar, House Salad or Caesar
and any one of our Delectable Sides for Only \$3.00

Choose from the Following Preparations:

- ◆ Hand-breaded and fried with choice of homemade tartar or cocktail sauce
- ◆ Homemade coconut with a raspberry dipping sauce
- ◆ Oak grilled with special seasonings
- ◆ New Orleans with real butter and cajun seasonings
- ◆ Scampi style with real butter, fresh garlic, white wine and lemon juice
- ◆ Asian style with a ginger soy ponzu sauce
- ◆ Chesapeake style steamed with tons of Old Bay and butter
- ◆ Traditional cocktail, boiled and chilled, served with our homemade cocktail sauce

Route 611
Tannersville, PA

570-629-2277
www.smugglerscove.net

GENERAC®

AUTOMATIC
STANDBY
GENERATORS

- 24/7 Power Protection
- Hands-free Operation
- Easiest Installation

GENERATORS
24/7
POWER PROTECTION

RECEIVE
FREE

Scheduled Maintenance

FOR 2 YEARS WITH THE
PURCHASE OF A HOME STANDBY
GENERATOR THROUGH
MAY 31, 2012



Protect the Things That Matter Most

-COUPON-

\$250⁰⁰ OFF

ANY WHOLE HOUSE
GENERATOR OF
20KW OR HIGHER

r.j. Groner Inc.
This Time Do It Right

Hurry! Offer good through May 31, 2012

(570) 421-7260 • RJGroner.com

r.j. Groner Inc.
This Time Do It Right

1 Katz Drive, Stroudsburg, PA • (570) 421-7260 • RJGroner.com



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

photos by Ben Marino

Dr. Seuss Breakfast

On February 25th in the Oak Room Penn Estates had its first breakfast to celebrate Dr. Suss. Run by the recreation committees own Sue Brown and Heather Frank, a mother and daughter team, the day was a huge success. Sue and Heather have lived in Penn



Estates for 20 plus years and were part of the Recreation Committee in the past but then chose to leave. Returning in 2011, they rejoined the Committee and made this event possible.

Set at three dollars for kids and four dollars for adults, the day was filled with fun, videos and interesting choice of food for all who attended. To honor Dr. Seuss, they used one of his books as inspiration for the food, green eggs and ham. That's right the eggs were literally green.

Along with videos of various Dr. Seuss books there was a special visitor at the event. The Cat in the Hat made a special appearance to read Dr. Seuss stories to all the kids who were there. At the door parents

had a chance to win both books and videos for their kids in a raffle giveaway. When the children left they were given a goody bag and a certificate for an excellent job at reading.

All in all it was a great turn out and everyone had a great time eating green eggs and listening to the Cat in the Hat tell stories. Until the next article remember to stay in Harmony with Nature.



Murder in Penn Estates

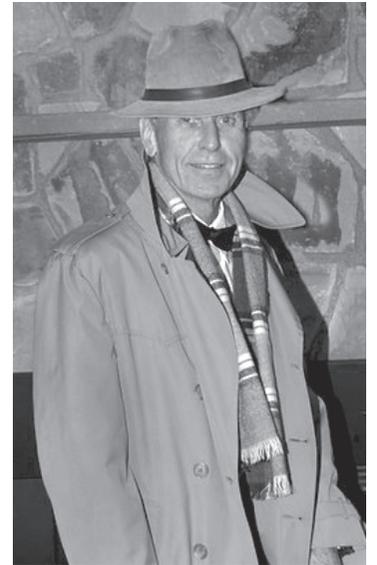
A night for mystery. A night for entertainment. A night for murder. On February 18th, Penn Estates Players held a Murder Mystery Dinner in the Oak Room. This was not the Penn Estates Recreation Committee's first attempt at holding a Murder Mystery show, but this was the first that was more like a performance.

Written and Co-directed by yours truly and my brother Christopher Jacobsen, the performance was cheered as a huge success. With 60 plus people in attendance, there was no empty seats. With a great cast involved, everyone had a great time.

There were eight characters in total. The narrator was played by Sean Reilly, the butler was played by Brian Jacobsen, the host, Mr. Johnson, was played by Ray Papay. The guests that were invited by Mr. Johnson to this fateful dinner, were Mr. Smith, played by Michael Casey, Mrs. White, (Katie Ellis), Dr. Stevens, (Aaron Ellis), Ms. Jackson, (Maureen Shindle), and Mr. Doe, (Jimmy Corbett).

There were a lot of laughs to be had and everyone who was there had a great time. Many attendees told this reporter that they can't wait for the next time Penn Estates put on another murder mystery dinner. So, I can assure all my readers that I am working on the next great Murder Mystery script.

Well until the next exciting play remember, stay in Harmony with Nature and don't forget this is an election year for both Penn Estates annual election of Directors and the country. So get out and vote.



Look Forward to Spring/Summer

You can feel it in the wind. You can smell it in the air. It's almost time for spring which means one thing. Baseball season, BBQ's, summer vacation. All of these things are right around the corner.

There has been a lot of talk online about spring/summer events and getting not just the youth involved but adults as well. For the past 3 to 4 years a group of residents have gathered on the baseball diamond every Friday, during the summer of course, to play a game of softball.

Along with the softball league there is a horseshoe league. We have our tennis courts, basketball courts, the pools, the lakes and more. We are a community and we can get involved in it. The softball league is open to anyone. From first timers to those who enjoy the game, everyone is allowed to join.

In the age of Facebook and Twitter it is easy to get information out there. Along with this paper I can get my information out as well. Penn Estates is a growing place and you as a resident should not be afraid to speak up and explore new possibilities. We hold multiple events all year round but the spring and summer time is definitely the best.

So my suggestion to those reading this, don't be afraid to go to board meetings, don't be afraid to go to parties, don't be afraid to get involved you might find out that you like it. Don't just be in harmony with nature, be involved in your community and the reward will be meeting new friends and having more fun and enjoying the place you live in.

Until my next big article, get out there residents of Penn Estates, volunteer, get involved meet new people, you might like it. Stay in harmony with nature and get involved with your community.

Board Revises Free-Roaming Mammal and TNR Policies

During its March 2, 2012 executive session the Board discussed some revisions to the Free-Roaming Mammal Policy that was enacted in January. After returning to open session the Board approved a resolution adopting an amended Free-Roaming Mammal Policy and a new TNR (Trap-Neuter-Return) policy. Following are these policies:

Free-Roaming Mammal Policy

Amended March 2, 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-Return (TNR) within Penn Estates. The policy covering feral cat management is covered under the document PEPOA's Feral Cat Trap/Neuter/Return (TNR) Policy.
- 2) Should a homeowner contact an outside organization (public or private) for the removal of a feral mammal, the organization shall provide their own

equipment. The homeowner incurs sole liability and responsibility for the cost and disposition of said mammal.

- 3) Except as permitted under PEPOA's Feral Cat Trap/Neuter/Return (TNR) Policy, keeping and/or feeding of non-domestic mammals is expressly prohibited. Anyone found maintaining or feeding feral mammals outside of the PEPOA's Feral Cat Trap/Neuter/Return (TNR) Policy after June 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 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.

Feral Cat Trap/Neuter/Return (TNR) Policy

Purpose: The following outlines requirements for any homeowner or contractor/organization (public or private) seeking to provide TNR services in Penn Estates. PEPOA is not a provider of TNR services.

Policy

- 1) No Committee Member, Board Member or employee of the Association shall be authorized to trap feral cats on the Association's behalf for the purpose of Trap-Neuter-Return (TNR) within Penn Estates under this policy.
- 2) Feral cats may be TNR'd at a homeowner's expense, by the homeowner or organization equipped to do so.
- 3) Feral cats, once neutered/spayed, must be returned to the location at which they were trapped
- 4) Existing feral cat colonies as of June 30, 2012 will be grandfathered from the keeping and feeding restrictions of the PEPOA Free-Roaming Mammal policy provided that:
 - a) Colony keepers must register with PEPOA prior to June 30, 2012, by completing a Colony Maintenance Amnesty and General Release Form.
 - b) Colony keepers must re-register and report annually
 - c) Colony keepers agree to follow the guidelines established therein, and adhere to any related Rules and Regulations
- 5) Any new colonies will be exempt from the keeping and feeding restrictions of the Free-Roaming Mammal Policy only if the colony is registered, and conforms to the guidelines contained herein, and those listed in the Feral Cat Colony Amnesty and General Release Agreement.

Anyone handling or feeding feral cats in a manner that is inconsistent with this policy subjects themselves to the fine schedule outlined in the Free Roaming Mammal Policy.

Feral Cat Colony Maintenance Amnesty and General Release Form

In signing this agreement, I, _____, residing at _____ acknowledge that I am keeping a feral cat colony, and understand and agree to the following:

(continued on next page)

Walt Jennings Door & Remodeling

"Honest, Reliable Service"

For all your home improvement needs

Kitchens • Baths • Windows • Water Heaters
Decks • Garage Doors • Doors • and much more

www.wjenningsremodeling.com

Walter L. Jennings, Jr.

(570) 517-4929

Lic# 002527



Spring Cleaning!

A cleaner chimney means a cleaner interior environment. It is more efficient and safer for your family, too. Take advantage of our cleaning special now and be sure your chimney is clean and in good shape!

Professional Chimney
Sweep Specials \$95⁰⁰

We sweep your chimney, remove any debris and leave your property as clean as we found it.



Reliable Chimney Sweep

Fully Insured and Certified

Call Joe at (570) 588-0595

Free-Roaming Mammal and TNR Policies

(continued from page 14)

1. Feeding may only occur on the homeowner's lot so as to minimize the disruption to any other persons; under no circumstances is feeding permitted on Association owned property.
2. Intentionally feeding free-roaming mammals other than feral cats is expressly prohibited under PEPOA's Rules and Regulations.
3. Feeding and removal all food if will immediately cease if the colony keeper observes anything other than feral cats at the feeding location.
4. Feeding shall occur during daylight hours, as it minimizes the chance for attracting other wildlife and is safer for the caretaker. Caretakers feeding outside of these parameters do so at their own risk.
5. Feeding of dry food is preferred as wet food can spoil, and attracts insects. All food must be removed within 30 minutes of placing it out..
6. Water shall be available at all times; fresh water will be placed when food is placed.
7. Only the amount of food necessary to feed the colony shall be placed out; feeding should not exceed one cup of dry food or one can per cat per day.
8. PEPOA will not incur any expense related to these colonies (personal medical, veterinary, food, etc); any new arrivals to the colony will be TNR at the homeowner's expense as outlined in the Feral Cat TNR Policy. The Colony Keeper agrees to hold harmless PEPOA, its Management, staff, Board of Directors, agents or designees for any expenses incurred as a result of keeping the colony.
9. In order to ensure the provisions of this agreement are met PEPOA staff is authorized to access the feeding location, at any time, with or without notice, for the sole purpose of monitoring compliance with the policy.
10. The information contained herein shall be submitted annually.
11. Annual renewal is contingent upon there being no unresolved complaints about the colony.
12. This represents the entire agreement and supersedes any and all prior verbal or written agreements or understandings concerning feral cats. It may not be altered, amended or modified, except by resolution of the Board.
13. The terms of this agreement will be held confidential, not to be disclosed or distributed to any individual or group beyond the Colony Keepers immediate family members, PEPOA Management or Board of Directors.
14. Violation of any of the terms of this agreement may result in the agreement being revoked, and could possibly subject a violator to possible penalties as outlined in PEPOA's Rules and Regulations.
15. By signing below, the colony keeper acknowledges that they have read and understand the terms contained herein, enter into the agreement knowingly and voluntarily, and intend to abide by the provisions without exception.

Colony Feeding Location: (be as specific as possible) _____
 Number of Feral Cats being fed: _____ #with tipped ears: _____
 Feeding Time: _____ Type of food: Dry Wet
 Homeowner's Signature: _____ Date: _____
 Date Rec'd in office: _____ Received by: _____

Fully Insured
Free Estimates

• Home Repairs, Carpentry
• Professional Painting
• Kitchens & Bathrooms
• Cleaning Services
• Flooring

pocono RENOVATION

"Making Homes Like New"

Dependable Quality Since 1987

(570) 236-5208

www.poconorenovation.com

- Foreclosure Renovation Expert
- Insurance Claims and Restoration
- All Work Fully Guaranteed



ACCREDITED
BUSINESS

**WET BASEMENT/CRAWL SPACE?
MOLD PROBLEM?**



Basement
Technologies
The Basement Specialists
Basement Waterproofing

INTEGRACLEAN & DRY

- ✓ Over 40 Systems Available - Some No Digging
- ✓ Fully Transferable Written Guarantee - Water
- ✓ Certified Mold Removal Anywhere in Your Home
- ✓ Fully Staffed Office ✓ Free Written Estimates
- ✓ Financing Available ✓ Super Testimonials
- ✓ We Exceed Customer's Expectations!

Locally Owned - Nationally Known

www.integracleanpa.com

1-877-DRY-U-NOW

(1-877-379-8669)

Registration#
PA018752



SERVING ALL OF NORTHEAST PA

"A" SWEEPING BEAUTY

CHIMNEY PROFESSIONALS

"A" Full Service CHIMNEY COMPANY!

Owner-operated, 15+ years of experience
and continuing education!

Top-notch service to keep you feeling safe and comfortable.

Some of the services we provide are:

- SWEEPS • EVALUATIONS • RELINING
- CHIMNEY & MASONRY REPAIR
- WOOD, COAL, GAS & PELLET STOVES SOLD & INSTALLED
- CAPS & DAMPERS INSTALLED • WATERPROOFING
- ROOF & SIDING INSTALLATION & REPAIR
- DRYER VENT CLEANING & REPLACEMENT
- AND MUCH MORE!

"FLEXIBLE SCHEDULING AND WEEKEND
APPOINTMENTS AVAILABLE"

570-422-6975

East Stroudsburg, PA



IRA ROSENBLUM
CSIA #3540 - Insured



April-May 2012 Community Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 12:30 pm – Mah-Jongg 7:30 pm – 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 EASTER	9 12:30 pm – Mah-Jongg 7:30 pm – Darts	10 4 pm -Bookmobile 7 pm – Bingo	11	12 6pm – Real Estate Meeting 7pm - Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	13	14 9am – Community Forum 4 pm – Meet the Candidates
15	16 12:30 pm – Mah-Jongg 7:30 pm – Darts	17 4 pm - Bookmobile 7 pm – Bingo	18 7 pm – Wildlife & Forestry Meeting	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 6 pm – Volunteer Dinner
22 2 pm- Earth Day	23 12:30 pm – Mah-Jongg 7:30 pm – Darts	24 4 pm - Bookmobile 7 pm – Bingo	25	26 7 pm – Government Relations Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	27	28 9 am – Finance Meeting 9 am – Yard Sale 9 am – Open House
29	30 12:30 pm - Mah-Jongg 7:30pm- Darts	1 4 pm - Bookmobile 7pm- Bingo	2	3 7 pm – Nominating Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	4	5 10 am – Annual Meeting 8:30 am – Community Safety Meeting 7 pm – Basket Bingo
6	7 12:30pm- Mah-Jongg 7:30pm- Darts	8 4 pm – Bookmobile 7 pm - Bingo	9	10 6pm – Real Estate Meeting 7 pm – Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	11	12 12 pm – Horseshoe Sign Ups
13	14 12:30 pm – Mah-Jongg 7:30 pm – Darts	15 4 pm – Bookmobile 7 pm – Bingo	16 7 pm – Wildlife & Forestry Meeting	17 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	18	19 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting
20 3 pm - Horseshoes	21 12:30 pm – Mah-Jongg 7:30 pm – Darts	22 4 pm – Bookmobile 7 pm – Bingo	23	24 7 pm – Government Relations Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	25	26 9 a m – Finance Meeting
27	28 12:30 pm – Mah-Jongg 7:30 pm – Darts	29 4 pm – Bookmobile 7 pm - Bingo	30	31 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop		

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.

Penn Estates Horseshoe League

Now is the time to sign up for the Penn Estates Horseshoe League's 2012 season. We've been around for four years and have grown in numbers every year. The league also sponsors a couple of blind draw tournaments during the season such as Community Day and Multi Cultural Day to name a few.

Sign-ups are easy. Go to pehorseshoes@yahoo.com or come to the organizational meeting on Saturday May 12th at 12:00 noon. League rules will be discussed and handed out to the participants with the first match of the season on Sunday, May 20th at 3pm. Sign up as a team or as a single player and you will be matched with a teammate.

Any questions just send an email to the aforementioned address and we will be in touch. Tell your friends, tell your neighbors and tell your family!



PEHL Schedule

DATE	TIME	EVENT / LOCATION
Saturday, May 12, 2012	12PM	SIGN UPS - OAK ROOM
Sunday, May 20, 2012	3PM	Week No. 1, REG
Sunday, May 27, 2012	OFF	MEMORIAL DAY
Sunday, June 03, 2012	3PM	Week No. 2, REG
Saturday, June 09, 2012	1PM	TOURNAMENT #1
Sunday, June 10, 2012	3PM	Week No. 3, POS
Sunday, June 17, 2012	OFF	FATHER'S DAY
Sunday, June 24, 2012	3PM	Week No. 4, REG
Sunday, July 01, 2012	3PM	Week No. 5 REG
Sunday, July 08, 2012	3PM	Week No. 6, POS
Sunday, July 15, 2012	3PM	Week No. 7 REG
Sunday, July 22, 2012	3PM	Week No. 8 REG
Sunday, July 29, 2012	3PM	Week No. 9, POS
Sunday, August 05, 2012	3PM	Week No. 10, REG
Saturday, August 11, 2012	1PM	TOURNAMENT #2
Sunday, August 12, 2012	3PM	Week No. 11, REG
Sunday, August 19, 2012	3PM	Week No. 12, POS
Sunday, August 26, 2012	3PM	Week No. 13, REG
Sunday, September 2, 2012	OFF	LABOR DAY
Sunday, September 09, 2012	3PM	Week No. 14, REG
Sunday, September 16, 2012	3PM	Week No. 15, POS
Sunday, September 23, 2012	3PM	Week No. 16, POS
Saturday, October 06, 2012	7PM	AWARDS BANQUET

**Tournament #1 - Saturday, June 9
3RD ANNUAL HORSESHOES FOR HEMOPHILA
DOUBLE ELIMINATION TOURNAMENT**

Hatfield American Legion, 2100 Koffel Road, Hatfield PA
\$50 per team if registered before June 1; \$60 per team there after.
Contact: Christine Rowe Christiner@hemophiliasupport.org or register @ www.bbqcookoff4acure.com

**Tournament #2 - Saturday, August 11
COMMUNITY DAY TOURNAMENT**

"So, What Do You Think?"

Rebuttal of "Pilot TNR Program Cancelled"

By Naomi Gauntlett

The author(s) of the pilot TNR program article should know a "pilot" program does not last 4+ years. They should have also done their research before writing misinformation.

FICTION: The theory [behind the TNR program] was that over time the feral colonies would decline and eventually disappear. However this is not happening.

FACT: The program started, because a homeowner moved and abandoned 6 unfixed cats; in 2 years there were 34 cats and 45 kittens. Within 2 years of constant trapping, socializing kittens, trips to Northshore Animal League in Long Island with kittens, and all the adult cats fixed at low cost clinics in Easton and Whitehall, there are no new cats or new kittens and 17-18 cats remain. That is success.

FICTION: The program has been unsuccessful in providing the Association with an annual list of properties maintaining feral colonies and the number of cats located.

FACT: All required information was provided.

FICTION: The Board has learned that the majority of the cats...were from large-colony properties...maintaining 20-30 cats.

FACT: Only one property mentioned above was of that size.

FICTION: Pilot TNR Program...based on Cape May, NJ model.

FACT: TNR is world-wide and known as the humane way to take care of feral cats.

FICTION: Stop feeding them and they will disperse.

FACT: They will not disperse.

FICTION: The Board of Directors has determined that the TNR Pilot Program has not functioned as it was designed and is therefore cancelled.

FACT: Really? See above.

FICTION: ASPCA, Humane Society, etc. call for cats to be kept indoors.

FACT: Yes, but they also endorse TNR, heavily.

The article makes it look like a lot of PE money was spent by the development on this project. PE Allotment: 2006-2009, \$1,000 each year; 2010 \$500; in 2011 \$500 (I was not involved); \$4,500 between approximately 1,300 houses, comes to approximately \$3.50 per house for the years 2006-2010. I spent thousands.

There will always be strays if people move and leave their cats outside. TNR IS AN ONGOING PROJECT.

I will not stand by and see these cats starve. The left over cat food that might attract a "free roaming mammal" is not enough to feed them, they need to find other sources. They were born knowing how, a feral cat was not.

I offered on behalf of Animals Can't Talk Rescue & Adoption Inc. to take over, at no cost to the development, the feral cat program. However, the Board kept making unreasonable demands which they claim were in good faith and have rejected my proposal.

For more information on this, go to www.animalscanttalk.org.

One Day Bus Trip Saturday, June 16, 2012



Washington DC:
Dr. Martin Luther King Jr. Memorial

Baltimore MD:
The National Great Black Wax Museum

Bus departs at 6:00am; returns at 10:00pm
Departing from 1890 Route 209 South, Brodheadsville PA

COST: 14 & older: \$65 - 13 & under: \$45

Fare includes bus transportation, morning collation, museum admission and bus driver gratuity. Lunch is your own expense; location TBA.

For information call Cassandra Tillman (570) 426-1266

— Penn Estates Resident —

Hurry, only limited space is available!

Address Sign Requirements

Please Note: All signs must be erected by May 31, 2012 per Monroe County mandate. Any questions please contact the PEPOA Administration Office at 570-421-4265.

A. Numbers on house

If the house is within one hundred feet of the road and there are no obstructions such as trees, bushes, landscaping, rocks, earth or any obstacle either natural or manmade blocking the visibility of the house, the 9-1-1 addressing numbers may be located on the house. *The numbers should be located on that part of the house that is most visible from the street. This could be on the garage.* The numbers must be of reflective white material, each one four inches (4") high and mounted on a darker contrasting color. The numbers and the background should be of professional quality and must be visible from the road in front of the house.

B. Numbers on post-mounted sign near the road

If it is questionable as to whether the numbers on the house would comply with the above, then an address sign with 4" reflective white numbers on a reflective dark green backer board must be mounted to a post as per the following criteria. The dark green reflective sign board must be six inches by eighteen inches with the reflective white 9-1-1 numbers on both sides of the reflective sign board so that the numbers can be read horizontally (left to right). The 9-1-1 sign must be attached to a post of a type approved by Penn Estates, and located as near to the left side of the driveway as is practical, where the driveway intersects with the Penn Estates Right-of-Way, which generally is located twenty-five feet from the centerline of the road. Posts for addressing requirements must not be placed in any swale or ditch or physical feature that removes surface water from the property. The bottom of signs installed on posts shall be no less than three feet from the ground in Stroud Township or four feet from the ground in Pocono Township, and the top of the sign shall not be higher than eight feet from the ground in Stroud Township or six feet from the ground in Pocono Township.

Approved sign posts are as follows:

1. Pressure treated lumber, any side of which is no greater than four inches and no less than three inches.
2. Steel or iron pipe, one to three inches in diameter. Pipe posts should be painted to prevent rusting and to conform to the vision of the community, to be in harmony with nature.

The address numbers must be visible from both sides, with the sign board protruding perpendicular to the roadway. Posts should be set at least sixteen inches below grade and set in concrete, unless an "E-Z Spike" is used with a wood post. (See appendix 33A for installation suggestions.)

Nothing else can be affixed to the 9-1-1 address post other than the sign and a bracket to fasten the sign to the post.

Any deviation from any of the above specifications is not allowed without approval of the PEPOA Code Enforcement Officer or the Architectural Review Board.

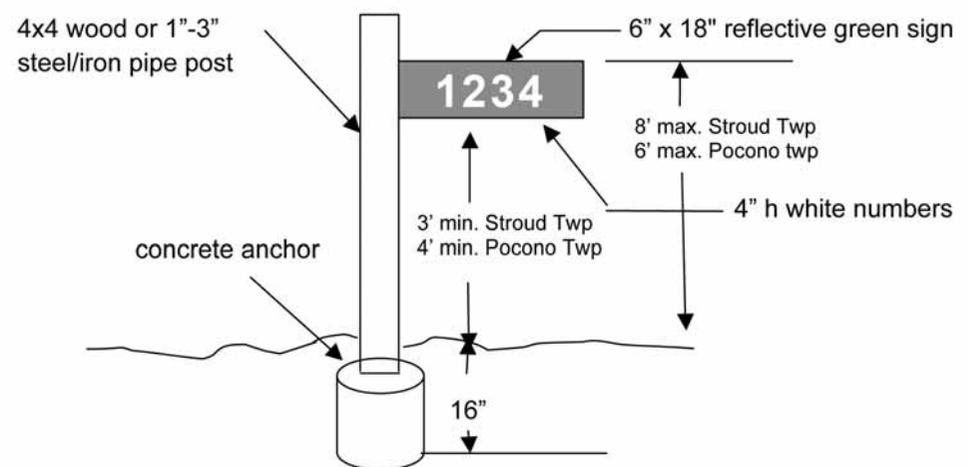
Proper maintenance of the 9-1-1 numbers, sign and supports are the sole responsibility of the property owner.

Non-compliance is a violation of Penn Estates Rules and Regulations and subject to a violation and a fine being imposed on the Homeowner's account. Non-compliance is also a violation of a Township Ordinance and subject to a fine of up to \$1,000.00.

Posts for 9-1-1 addressing signs should be plumb vertical and constructed using a 4x4 pressure treated wood post or a 1"-3" steel or iron pipe. The post or pipe may be anchored in concrete, or a Simpson "E-Z spike" may be used to hold a wood post. The spike is driven into the ground, then a 4x4 pressure treated wood post can be placed inside the holder and fastened as per the manufacturer's instructions.

Illustration for wooden or pipe posts:

A 4x4 (nominal) wooden post or 1"-3" steel/iron pipe mounted directly in the ground.



Other means of establishing a permanent post to hold a 9-1-1 sign are possible. The above are just two ways to accomplish that. Whatever method is employed, the sign post should be located as per Article XX, #33 and mounted in a way that is not obtrusive or offensive and will be minimally visible. If there are any questions or issues, please contact the Administration Office.

New House Address Signage - Oh My, Yikes, What????

By Sean Reilly, PEPOA Board of Directors, ARB Committee Liaison

This is a helpful reminder on the required Municipal signage requirements for house address numbering by May 31st.

The key ingredients are:

- 1) See the graphic details in the article above for proper dimensions.
- 2) Signs on posts must be mounted horizontal as shown with the number visible on both sides of the sign. (The numbers on the sign should be visible for a vehicle driving in either direction on the roadway).

At right, here are some "early bird" IMPROPER installations:



Too low and only numbered on one side



On a tree and at an angle that hides the other side of the sign



Too low, only one foot off the ground (It should be the height of the yardstick)

2012 Lake Hours

Monday-Thursday: 11:00am-7:00pm

Friday-Sunday & Holidays: 11:00am-8:00pm

2012 Lake Rules

Absolutely no swimming in the lake unless lifeguards are on duty. Use of the beach area for sunbathing and picnicking is permitted. After 4pm the lake may be closed to swimming if there are no swimmers.

1. HAVE FUN!
2. Amenity badges are required for lake use. Property Owners must wear badges. Guests must pay guest fees of \$3 per day per person.
3. Children under twelve (12) years of age are not permitted in the facility unless accompanied by a responsible person 16 years or older.
4. Supervisor on duty may close the beach for reasons of safety, weather or maintenance without prior notice.
5. Small children still in diapers must use plastic diaper covers or swim diapers. No disposable diapers are permitted in the lake.
6. Only appropriate swim attire may be worn in the lake. This is a family facility. No thongs or backless/bottomless bathing suits permitted.
7. Picnicking is limited to the designated areas and all trash should be placed in the provided containers.
8. No running, dunking, pushing or other horseplay, no sitting or hanging on ropes will be permitted.
9. Socializing with or distracting lifeguards while they are on duty is prohibited. No loitering or congregating will be allowed.
10. No glass containers and absolutely no gum is permitted. Trash is to be deposited in containers provided.
11. Do not overcrowd any boat. All occupants under the age of 16 must wear a U.S.C.G. approved flotation device.
12. No diving or swimming from boats will be permitted.
13. Boating during thunderstorms is not permitted. Boats must be docked at the first signs of a storm.
14. Association owned lounges, chairs and gazebos are available on a first come first served basis.
15. HAVE FUN!

2012 Fishing Rules

1. Fishermen must comply with the State Fishing Laws and Regulations. They must possess and display a Pennsylvania license if sixteen (16) years of age or older.
2. Fishing is not permitted from the beach or boat dock.
3. All fishermen must wear amenity badges.

For a complete and more formal listing of Lake Regulations, please refer to the PEPOA Rules and Regulations, pages 20-21, Articles IX and X.

PEPOA Classified Advertising

If you are a resident in Penn Estates, you can advertise in the classified section of the Harmony newspaper. Here are the parameters:

- Pay a \$5.00 fee at our Administration office
- The ad must be no longer than 3 lines
- A contact name, address and phone number must be provided (the address will not be published)

If you want a larger display advertisement in Harmony, the contact is:

Chuck Wilson
Community Newspaper Publishers
PennEstates@cnpnet.com
Phone 570.476.3103

Harmony is also available electronically on the Penn Estates POA website (www.pepoa.org) and the Community Newspaper Publishers site at www.cnpnet.com

2012 Pool Hours

Monday-Thursday: 11:00am-7:00pm

Friday-Sunday & Holidays: 11:00am-8:00pm

2012 Pool Rules

Absolutely no admittance to the facility unless lifeguards are on duty.

1. Have FUN!
2. Pool badges are required for pool entrance. Property Owners must wear badges. Guests must pay guest fees of \$3 per day per person.
3. Children under twelve (12) years of age are not permitted in the facility unless accompanied by a responsible person 16 years or older.
4. Supervisor on duty may close the pool for reasons of safety, weather or maintenance without prior notice.
5. No diving will be permitted in the shallow end of the pool. No flips, back dives or other stunts will be permitted at any time.
6. No running, dunking, pushing or other horseplay, no sitting or hanging on ropes and no swinging on ladders will be permitted.
7. No glass containers, food or beverages are permitted in the facility. Absolutely no gum is permitted. Trash is to be deposited in containers provided. Water in plastic bottles is permitted.
8. There is absolutely no smoking permitted at the facility. Designated smoking areas are available outside of the enclosed area.
9. Small children still in diapers must use plastic diaper covers or swim diapers. No disposable diapers are permitted in the swimming pool.
10. Only appropriate swim attire may be worn in the pool. This is a family facility. No thongs or backless/bottomless bathing suits permitted.
11. Only radios equipped with and used with headphones shall be allowed in the enclosed pool area.
12. Only U.S. Coast Guard Approved floatation devices are permitted.
13. Socializing with or distracting lifeguards while they are on duty is prohibited. No loitering or congregating will be allowed.
14. Association owned lounges and chairs are available on a first come first served basis.
15. Have FUN!

For a complete and more formal listing of Pool Regulations please refer to the PEPOA Rules and Regulations, pages 18-19, Article VIII.

Handy Man

**HOME RENOVATIONS • FULLY INSURED
NO JOB TOO SMALL**

Painting, Wood Work, Tile - Hardwood & Laminate Floors, Windows, Doors, Electrical, Cable, Phone Lines, Networks, Home Theatre, Plasma Installation, Central Vacuums, Decks, Plumbing, Tree Removal, Power Washing, Drywall & Patching, Trim Work, Minor Roof Repair, Almost everything.

The guy who
actually shows up!

Charles Green
(570) 504-7476

PENN ESTATES RESIDENT

**JACK OF
ALL TRADES**

10% OFF EXTERIOR PAINTING & POWERWASHING

> CALL TODAY FOR YOUR FREE QUOTE <

GORMAN CHIROPRACTIC LIFE CENTER



Dr. Sharon Gorman



Dr. Shaun Gallagher



Dr. Sandy Gordon



At Gorman Chiropractic Life Centers our mission is to improve the quality of your life. We know that health is so much more than just not feeling pain. We strive to have our patients reach their fullest innate potential. We are dedicated to educating our patients so they can make good decisions concerning their own health.

Hours:

Monday 10:00am-12:30pm, 3:00pm-6:30pm
 Tuesday 3:00pm-6:30pm
 Wednesday 10:00am-12:30pm, 3:00pm-6:30pm
 Thursday 3:00pm-6:30pm
 Friday 10:00am-12:30pm, 3:00pm-6:30pm
 Saturday 10:00am-12:00pm
 Sunday Closed

Tel (570) 476-4100 • Fax (570) 476-7669

21 Crystal Street, East Stroudsburg PA 18301

Email: info@gormanchiropractic.com

www.gormanchiropractic.com



Cristina Primrose
Broker/Owner

Meet My Team of Professionals

In order to provide the best service in the industry, I have assembled a top-notch real estate team and a network of companies to make sure every step of your transaction is handled by a professional. My team of specialists provide you with the communication and service you deserve throughout your transaction! By having a team, I enhance the value of the service we provide to you.

Web Site: www.cristinaprimrose.com

Email: cristinaprimrose@remax.net

RE/MAX[®]
RESULTS

(570) 992-2700 Office

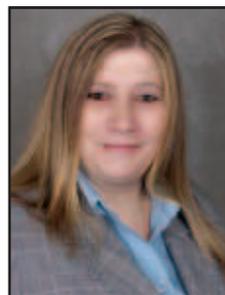
(570) 402-8508 Direct



Jessica Keller
Buyer's Agent



Florence Drake
Assistant/Office
Manager



Anita Boswell
Administrative
Secretary



Bruce Miller
Presidential Mortgage
Loan Originator



Rhonda Middleton
NLT Realty Transfer
Closing Officer



Each Office Independently Owned and Operated

Nobody in the World Sells More Real Estate than RE/MAX[®]
#1 in the Minds of Both Buyers and Sellers.