



LIVING IN HARMONY WITH NATURE Harmony

Penn Estates Property Owners Association

June/July 2012



We're a CAI Gold Star Community!

By Richard Way, PEPOA Board of Directors

The Community Associations Institute (CAI), an international organization dedicated to building better communities, notified us on April 19 that Penn Estates has been named a Gold Star Community. CAI's notification letter is reprinted on page 2.

CAI's Gold Star Community program recognizes those communities that work hard to develop and maintain standards, encourage community participation, maintain fiscal stability and positively impact the quality of life for residents. To qualify for the Gold Star Award we had to successfully answer 37 questions dealing with the policies, procedures, finances, and rules of our Association. We also had to provide copies of our budget, insurance certificates, Capital Reserve Study, and audit.

The award will be in effect for three years; we will have to reapply in 2015 to win it for an additional three years. Achievement of the Gold Star Community Award ties right in with our strategy of rebranding the community. We will use this award to market Penn Estates to prospective home buyers.

The Gold Star Award reflects positively on our volunteers and our management because of the work they do to support and improve the community. Thank you and congratulations!

Annual Election Results

By Jody Perkin, Board President

The PEPOA Annual Meeting was held on Saturday, May 5, 2012 at the Howard Johnson Hotel in Bartonsville, at which four (4) directors were elected to the Board of Directors. There were five (5) candidates campaigning for the open positions. Two candidates, Sean Reilly and Luna Mishoe were incumbents serving as interim Director, two others – Salvatore "Sam" Gorgone and Leighton Hewitt- being first time candidates, and Adrian Martenco who was a candidate in last year's election.

The vote tallies were: Sean Reilly, 135 votes; Luna Mishoe, 129 votes; Adrian Martenco, 114 votes; Sam Gorgone, 109 votes; and Leighton Hewitt, 92 votes. As a result of the voting, Sean Reilly, Luna Mishoe and Adrian Martenco were elected to three-year terms; Sam Gorgone was elected to a one-year term.

At the Executive Meeting immediately following the annual meeting, the new board elected its officers. They are:

President Jody Perkin
Vice-President Sean Reilly
Secretary Richard Way
Treasurer Michele Valerio-Trinkle

In addition, the new committee liaison assignments are as follows: Roy Woodson will work with Appeals and the Country Store Task Force; Michele Valerio-Trinkle will work with Finance and Recreation; Adrian Martenco will work with Nominating and Steering, and Community Safety; Gary Conforte will work with Wildlife and Forestry; Sean Reilly will work with Real Estate, Buildings, Grounds and Roadways and Architectural Review; Luna Mishoe will work with PEUI, Community Documents, and Government Relations; Richard Way will work with Long-Range Planning; and Sam Gorgone will work with Audit Compliance and Communications.

The Board adopted its meeting schedule (listed on the next page) for the 2012-2013 session.



2012-2013 Board of Directors

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April 19, 2012

Richard D. Way, President
Penn Estates Property Owners Association
3445 Penn Estates
East Stroudsburg, PA 18301

Dear Richard:

It is my pleasure to inform you that CAI has awarded the Gold Star Community rating to Penn Estates Property Owners Association! Your Gold Star rating is good for a period of three years and will renew in March of 2015.

The association's Gold Star application was reviewed by a panel of professionals that included an attorney, an accountant, a community manager, a contractor and an elected association officer. Based upon the answers provided in your Gold Star application, our review panel has determined that your community conforms to industry standards in the following areas:

- Governance
- Insurance
- Finances
- Architectural Control
- Rules Enforcement

The **Gold Star Community** recognition indicates to professionals, vendors, and existing and prospective home purchasers that the association follows basic and open policies and procedures in the operation and management of Penn Estates Property Owners Association.

Each board member of the association, its volunteers, and community management should be very proud of this recognition.

We hope you celebrate your success by advising all your residents of this achievement, by displaying the **Gold Star Community** sign and by using the **Gold Star Community** seal on all your correspondence. Additional signs can be purchased for \$25 and additional seals will be sent upon request.

In addition, a sample brochure is enclosed to help the community promote the Gold Star award to prospective homebuyers in the community. A pdf of this brochure will be made available to you upon request so you can print copies as needed.

On behalf of the Pennsylvania-Delaware Valley Chapter of CAI please convey to your board and residents our congratulations.

Yours sincerely,


Tony Campisi
Executive Director

Annual Election *(continued from page 1)*



2012-2013 Meeting Schedule

(All meetings are held in the Oak Room)

Board Meeting	Friday, June 1, 2012	7:30pm
Community Forum - Committee Kickoff	Saturday, June 9, 2012	9:00am
Board Meeting	Friday, July 6, 2012	7:30pm
Community Forum - Budget	Saturday, July 14, 2012	9:00am
Board Meeting	Friday, August 3, 2012	7:30pm
Board Meeting	Friday, Sept. 7, 2012	7:30pm
Board Meeting	Friday, Oct. 5, 2012	7:30pm
Community Forum - 2013 Preliminary Budget	Saturday, Oct. 13, 2012	9:00am
Board Meeting	Friday, Nov. 2, 2012	7:30pm
Community Forum - 2013 Final Budget	Saturday, Nov. 10, 2012	9:00am
Special Board Meeting - 2013 Budget Approval	Saturday, Nov. 17, 2012	10:00am
Board Meeting	Friday, Jan. 4, 2013	7:30pm
Community Forum/Committee Workshop	Saturday, Jan. 12, 2013	9:00am
Board Meeting	Friday, Feb. 1, 2013	7:30pm
Board Meeting	Friday, March 1, 2013	7:30pm
Community Forum/Committee Year in Review	Saturday, March 9, 2013	9:00am
Board Meeting	Friday, April 5, 2013	7:30pm
Annual Meeting/Election (location TBD)	Saturday, May 4, 2013	10:00am



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Manager's Report

By Laura M. Jones, Community Manager

On behalf of the management and staff of PEPOA, I would like to congratulate the newly-elected PEPOA Directors: Sean Reilly, Luna Mishoe, Adrian Martenco, and Sam Gorgone. Thank you to Gil Flecha for your dedication and hard work during your term as a Director; it was a pleasure working with you.

I would also like to congratulate The Jacobsen Family, the recipients of the 2012 Volunteer of the Year Award; and thank you for being involved in the community.

As we roll into the summer activities, please be cautious while driving through the community.

Wishing all a safe and enjoyable summer!

Interested in a Community Trip?

Some of these attractions are a good distance away and would require a charter rental. We have price quoted a few local companies. All the prices are nearly the same. Depending on how many people would like to participate, the price would go up or down.

Please contact Nicole at nicolecurley@pepoa.org for any additional information and to let us know if you are interested in participating.

The more people who join, the cheaper the cost!

Some of the options we have put together are:

Dorney Park

June 22

Penn Estates participates in the E-Ticket Program the park offers. This means we can purchase tickets at a discounted rate through the association. E-Ticket Price: \$34.00

Knoebels Amusement Resort

July 28

Ride prices range from 75¢ to \$3.00. Knoebels offers a group ticket plan which consists of a dollar amount of tickets to be prepackaged for each customer. They also offer different "levels" of tickets to include "Ride Only," "Rides, Refreshment, Games & Pool" and "Deluxe Tickets."

Camel Beach Water Park

August 16

Camel Beach offers a group discount depending on the amount in the party visiting.

15-19 people \$23.99

20-99 people \$22.99

100+ people \$21.99

Bronx Zoo

September 23

This zoo offers two separate group discounts. One that is a General Admission price that doesn't include any "Special Exhibits" at a price of \$16.00. The other offer is for the "Total Experience Ticket." This includes all of the special rides and attractions for \$29.95.

Check out our community website: www.pepoa.org



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Calling all Penn Estates Book Worms...



The PE Page Turners Book Club meets every second Monday of the month in a private home.

Made up of residents of Penn Estates, PE Page Turners is not affiliated, sanctioned by, nor endorsed by the Penn Estates Property Owners Association.

For more information please contact:

Joanne Boyle (joanneboyle@msn.com),

Lisa Sanderson (poconolisa@gmail.com) or

Nicole Padilla (nicolempadilla@yahoo.com)

Penn Estates Dart League

By Nancy Padilla, Communications Committee Chair

The Penn Estates Dart League was organized by my husband Jose Padilla, an avid dart player since September 2006. The "league" consists of Penn Estates residents who meet on Monday evenings to socialize and play darts. Since starting the dart league in 2006, Jose has organized dart tournament benefits for various organizations, including American Cancer Society, March of Dimes, and National Hemophilia Foundation.

The most recent benefit was held on March 24th of this year. The benefit was called "InVEST in a Cop" with the monies raised benefiting our Penn Estates Community Police, for the purchase of bullet proof vests for our officers. The tournament was successful in raising eight hundred dollars for the cause.

A sincere thank you to the dart players from Penn Estates Dart League (Kevin Werkheiser, Paula Smith, Steve Smith, Al Cummings and Armando Padilla), and to the members of the Pocono Dart League, Lake Hopatcong Dart Association, and Morris County Dart Association that participated in this event. Thank you to Nicole Curley for helping with the event, and to our Community Manager Laura Jones, Chief Clemens, and the Penn Estates Community Police Officers who came out to support the cause.



Volunteer(s) of the Year

By Nancy Padilla, Communications Committee Chair

Each year the Penn Estates Property Owners Association Board of Directors gives a Volunteer of the Year Award honoring a volunteer who has served the community. This year's award went to a family – the Jacobsen family.

The Jacobsen family (Lucy, Norm and their three sons: Matthew, Brian, and Christopher) moved to Penn Estates in July of 2005 from Brooklyn, New York. They chose Penn Estates for its location, the school district and the ease of getting around. They just loved the community when they first saw it. They were eyeing the house for over a week, they knew that this is where they wanted to live. They like living in Penn Estates because of the beauty and the fact that it is centrally located, everything needed is right here. Lucy loves the friendships they have made, and the fun times they have at the amenities, she enjoys just being here.

Lucy said she was always active in committees in NY and felt it was the right thing to do, to become involved and a part of the community. So in 2006 after being asked by Charles Jenkins (a long time volunteer of Penn Estates who passed away in 2008) to join his committees, Lucy joined the Nominating and Steering Committee and the Real Estate Committee. At the annual Community Day held in 2006, Lucy met members of the Recreation Committee and the Community Day Committee. Also in 2006 Matthew joined the Penn Estates Dart League and his family attended the dart league events with him. Through the dart league the family had met many other residents. In 2007 Lucy started attending the Recreation Committee and Community Day Committee meetings and joined those committees.

At many of the events, Norm, Matthew, Brian and Christopher came along with Lucy to work. They worked diligently behind the scenes with setting up through clean up of the various committee events. The boys were always there to lend a hand carrying tables and chairs on and off the field for numerous events. Norm is usually found cooking at the grill or cooking in the kitchen.

Now as adults, Matthew, Brian and Christopher have expanded their activities in Penn Estates. Matthew is the "Cub Reporter" for the Communications Committee. Together with his brothers, Matthew wrote and directed a murder mystery dinner show which was very successful. Brian has been involved with the Recreation Committee organizing teen activities. Brian and Christopher had stepped up to the plate to take over the Penn Estates Baseball Games when the organizer was not able to continue running it.

At many of the events lending a hand are Lucy's parents Ray and Vera Ronci; although they are now limited with their traveling for health reasons, they still attend as many events as possible while visiting in Penn Estates.

When the family was presented with the Volunteer of the Year Award, Brian proudly gave the credit to Mom (Lucy) for being involved and getting the family involved.

Lucy was asked what they did with the plaque. Proudly she responded, "We hung it over the closet door. As soon as you walk into my house, it's right there for all to see!"

Lucy's words to residents is: "This is your community, a place where you are raising children or just relaxing; get involved and be a part of it. It is such a wonderful feeling to be involved not only for myself, but seeing how my family grew since we moved here."

Congratulations to the Jacobsen Family. Thank you Lucy, Norm, Matthew, Brian, Christopher, Ray and Vera for all you do for our community!

Treasurer's Report

By Michele Valerio, Treasurer

Annual Membership Meeting - May 5, 2012

2011 Financial Results - Total 2011 operating revenues were \$2,435,448 from dues, fees, interest, rentals, citations and other sources. \$157,101 of revenue was deferred to 2012 as a cushion against a possible shortfall in 2012 dues collections.

Total 2011 operating expenses were \$2,212,909, leaving a surplus of \$252,792 after taxes and major repairs and replacements.

Income from Capital Improvement Fees collected from 2011 property sales was \$59,045. Capital project expenses in 2011 for Engineering, Information Technology upgrades and other miscellaneous projects were \$27,611. These expenses were paid with funds from our Capital Improvement Fund.

As of 12/31/11 the Association had cash assets of \$1,555,769, including \$661,319 in capital reserves, \$694,449 in operating funds and \$200,000 in the newly created Penn Estates Drive Capital Fund. In 2012, \$109,574 will be allocated to the Capital Reserve Fund based on a reserve study completed by CPA William Owens.

Dues Collection Trend - Collections of 2011 dues amounted to \$1,726,752 - which was approximately 82% of the total amount billed to members. The dues collection percentage has finally stabilized a bit in 2011 and we project the same trend for 2012. In 2012 the Board and management have made monthly payment plans available for members who choose not to pay their dues in one lump sum, strengthened dues collection procedures, imposed delinquency fees on accounts that are in arrears, and are taking legal action against members who are delinquent and making no attempt to pay the money owed to the Association. As of March 31, collections of 2012 dues were running 1% lower of the 2011 pace.

Association Debt - As of 12/31/11 the amount owed on the loan obtained in 2009 from Penn Security Bank was \$796,152. Funds from this loan were used in 2009 and 2010 to payoff previous loans and to pay for several larger capital projects including the relocation of the mailboxes. The loan will be completely paid off in 2019.

2010 Independent Audit - The audit of the Association's 2010 financial records was completed on March 11, 2011. A copy of the Independent Auditor's Report was included in the package of materials mailed to each Association Member prior to the 2012 Annual Membership Meeting.

2011 Independent Audit - The audit of the Association's 2011 financial records has been completed by the Auditor and reviewed with the Board, management, and the Audit Compliance Committee. The final audit report will be issued by the Auditor shortly and this report will be mailed to Association Members prior to the 2013 Annual Meeting.

First Quarter 2012 Financial Results - Through the first quarter of 2012 total operating revenues were \$1,484,175 including \$157,101 of revenue deferred from 2011. Total first quarter expenses were \$432,709, leaving an operating surplus of \$1,051,466. The operating surplus is typically large during the first quarter as a result of the large number of dues payments received by the February 15 delinquency date. As dues revenues taper off in future months while operating expenses continue, the surplus will steadily decrease.



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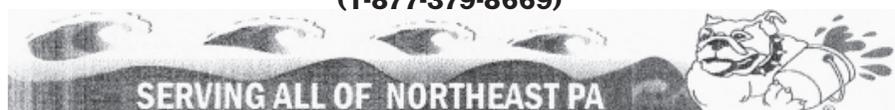
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Real Estate Committee Home Expo

By Lucy Jacobsen, Co-Chair of Real Estate Committee

Once again, the Penn Estates Real Estate Committee will be holding our annual Home Expo. The event will take place on Saturday June 30th inside the tennis courts from 11am-2pm. If you are a vendor and wish to participate, please send an email to PEREALCOMM@yahoo.com

There will be no fee charged to participate in this event. A donation of a small gift or basket to raffle off is all we ask for. This event is open to all of the Penn Estates residents. Make sure to come out and visit the vendors and support Penn Estates.

Hello Mother...Hello Father

By Jane Harris

In 1908 in West Virginia two women, Anna Jarvis and Grace Golden Clayton, each came up with an idea.

Jarvis had the idea that there should be a special day to honor all mothers for their nurturing spirit. Sometime later Clayton came up with a similar idea to honor fathers. Her motivation came from a desire to honor over 200 fathers lost in a local mine disaster.

In 1914 President Woodrow Wilson signed a law proclaiming Mother's Day as a day in celebration of motherhood. However it wasn't until 1972 when Richard Nixon signed a similar proclamation in honor of fathers.

Don't forget to honor any and all maternal and paternal figures in your life.

Why Not!?

By Jane Harris

Tired of the same old schedule? Wonder if there's "something else" out there? Thinking that you would like to socialize? Contribute? Maybe all of the above?

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Obituary

Patricia Ann Jackson "PJ" Scott

Patricia Ann "PJ" Jackson Scott, 64, made her transition on April 24, 2012. The celebration of her life was held on Wednesday May, 2, 2012 at the Whigham Funeral Home, 580 Dr. Martin Luther King Jr. Blvd., Newark, NJ. Interment will be in Fairmount Cemetery.

Born in Macon, GA, and a resident of East Stroudsburg, PA, for 40 years, PJ was employed at Citigroup/Smith Barney in the accounting department and retired as a margin supervisor. A member of The New Hope Baptist Church in Newark, NJ where she served as a choir member and also a member of the Trustee Board.

She is survived by her beloved husband, James P. Scott; devoted sons, Stacey M. Jackson, Shawn C. (Joana) Jackson, and stepson, Damon M. Scott; four grandchildren, Shawn C. II, Andre' M., Martim A. Jackson and Damon M. Scott Jr.; also survived by a host of other relatives and friends. In lieu of flowers, kindly make donations to the Susan G. Koman Cancer Foundation, 785 Springfield Ave., Summit, NJ 07901.

Acknowledgments:

The family of Patricia Ann Jackson-Scott wishes to acknowledge their deep appreciation and gratitude, endless expressions of love, concern and kindness shown to them during her illness and in this time of bereavement. The family especially wishes to express an appreciative THANK YOU to PJ's "extended" family in around Penn Estates, PA. Peace Be With You Always! ~The Jackson-Scott Family~



Meet the Candidates Forum



...And a Good Time Was Had By All! Celebrating Our Volunteers

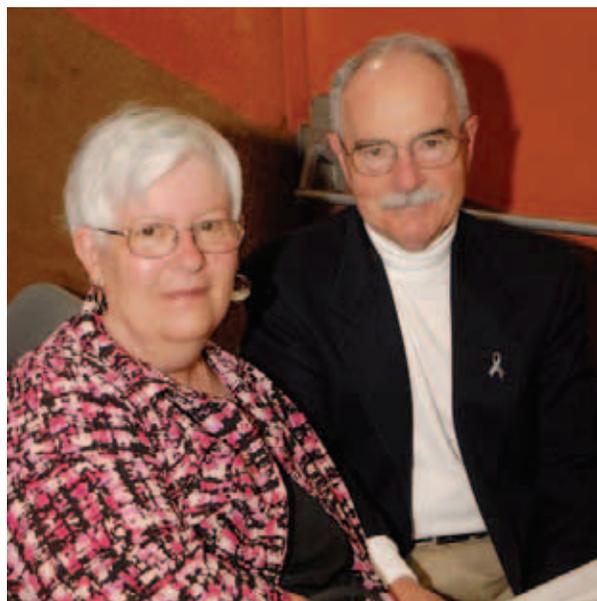
By Sharon Kennedy, Harmony staff

One of the traditions in Penn Estates is the annual volunteer dinner, celebrating our community and acknowledging those who donate their time to improve our community. I have attended since moving to this community. Each year is special in its own way. I found this year's celebration to be one of the most enjoyable!

Throughout the year, committees work hard in their separate spheres to perform many of the tasks necessary to keep the community running smoothly. Those who serve on committees propose change, create fun events, hear appeals, work on improving communication, work to improve our safety, nominate potential board members, watch over our utilities, and work on special projects. Those who serve on the Board devote even more of their time (without any financial compensation) to keep our community solvent and running well. Despite the many hours devoted to these tasks, we seldom have the opportunity to meet each other. The volunteer dinner is a wonderful opportunity to meet and enjoy other volunteers, board members and administrative staff.

This year we enjoyed a delicious fare catered by Little Angel's Café. Awards were presented, including Volunteer of the Year that went to the Jacobsen family (including our very own cub reporter.) After dinner and the awards, there was fun, laughter and dancing. The remembrance of Patricia Jackson Scott and Neville McDonald increased my sense of the importance of each and every volunteer that was present.

Having an opportunity to celebrate is one positive result of volunteering. However, the greatest benefits are meeting other fine folks and the knowledge that you are contributing to our community!



A Word From Mike

By Mike Davison, PE Maintenance

Spring is upon and it's time to start cutting grass everywhere and time to start filling the pools. I want to thank everyone who helped with the community cleanup it was a lot of fun and made the roads to the community look a lot nicer. A clean community is a happy community. At some point in the future we do want to do another cleanup and we will be looking for volunteers at that time again. Please be safe and stay healthy and let's look forward to a wonderful spring and summer

Community Corner

Birthdays Wishes

May 30 th	Brittany Smith	July 14 th	Tony Saldutti
June 4 th	Jennifer Krause	July 15 th	Phyllis Stanukenas
June 5 th	Roger Klein	July 15 th	Sharon Gorman
June 7 th	Nicole Padilla	July 18 th	Mikayla Johnson
June 9 th	Calliope Padilla	July 20 th	Jose M. Padilla
June 21 st	Robin Johnson	July 20 th	Kimi Debreer
June 24 th	Christine Delurski	July 21 st	Jim Brewer
June 30 th	Debbie Archimbaud	July 24 th	Andrea Werkheiser
June 30 th	Adrienne May	July 29 th	Jeannine Spadaccini
July 9 th	Jose R. Padilla		
July 10 th	Danielle McGrath		

Congratulations Class of 2012!

Community Police

By Chief B. Clemens

As the summer approaches we have begun our planning and scheduling for the upcoming future events. July 10th through the 14th will be the Penn Estates Carnival. All of my Officers will be attending that event. Last year's Carnival was a huge success so were hoping for the same turn out again. The recreation committee did a great job as usual. August 11th is the PE community day which is also run by the recreation committee. On August 25th will be the second annual D.A.R.E. day fundraiser which is hosted by your Community Police Department. Last year was a decent turnout, so I'm hoping this year's will be an even bigger one. The reason we hold this fundraiser is because DARE, which is a vital learning tool, is at risk of being removed from our local schools. If our children do not learn about drugs and alcohol in school by a trained Police Officer, then how will they learn? As a father I wouldn't want my child learning any other way then through the DARE program. Please try to make it out and show your support.

This past month was a busy one for us. We were invited to work the St. Patrick's Day Parade with Stroud Regional Police and we will be working the Run For The Red in May, which is a 5K run. The Officers and I do these events on a strictly Volunteer basis. The way I look at it is, when we call for Stroud Regional; they always show up. So when they call for us we will do the same. It's nice to represent your community in a positive way outside of the gates.

I would like to take a minute to thank an individual who has done a lot for your community as a volunteer and who also has done a lot for the Penn Estates Police, Mr. Jose Padilla. On March 24th Mr. Padilla sponsored a dart tournament to raise money for bullet proof vests. Most all the Officers working this department had already owned their own vests with the exception of two. Mr. Padilla raised eight hundred dollars at this dart tournament. On average a bullet proof vests costs about four hundred to twelve hundred dollars. With the eight hundred dollars raised we were able to purchase two new vests for the two Officers who did not own one. The difference was paid by the Officers but there isn't enough thanks that we could give Mr. Padilla. This was the first time anyone had held an event to recognize this department. Mr. Padilla may potentially have saved an Officers life allowing them to go home safely to their families. So Mr. Jose Padilla we thank you.

I hope everyone enjoys their upcoming summer. Please remember to drive slowly and be courteous to your neighbors. Thank you for allowing me to work for you.



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Out & About

Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

In my opinion, the very best time for fun in the Poconos is summer! I love the arts and crafts fairs, the music festivals, the free concerts in the parks, the chance to hike and raft, and the fresh produce from farmer's markets. If you cannot find something fun around here, you aren't looking.

But if you want to extend your search, you can check out the Lehigh Valley or northwest New Jersey for more fun. Pertinent websites are njskylands.com for North Jersey and 1800Poconos for local events. I am not including whitewater rafting and concerts at Penn's Peak or the Sherman Theater because there are just too many.

Remember, some events are free, some have a charge, and some require reservations. So, please call the numbers given or go on line to get more information. Check the Pocono Record for other events.

The farmer's market on Saturdays in downtown Stroudsburg has already begun. Yum! On 6/9/12 in downtown Stroudsburg is the Pocono Raceway Festival. Call 420-2808. And on 6/16/12 there is a walking tour of historical gardens in Stroudsburg: "History in Bloom." Call 421-7703.

The Malibu Ranch Rodeo Summer Series in Milford runs from 6/2/12 through 6/30/12. Call 296-7281.

On Wednesdays from 6/27/12 through 8/29/12, you can enjoy the 2012 Nature Arts and Crafts at Promise Land State Park. Call 676-0567.

The Pocono Greek Festival is at Holy Cross Greek Orthodox Church in Stroudsburg on 6/7/12-6/10/12. Call 421-5734.

The Annual Honesdale Festival of Roots and Rhythm is on 6/16/12-6/17/12 in Honesdale. Call 253-5492.

The Pocono Mountains Blue Grass Festival is the weekend of 6/13/12 to 6/16/12 at the Greene Dreher Sterling Fairgrounds in New Foundland. 610- 573-0797.

The Annual Audobon Arts and Crafts Festival is on 7/21/12 to 7/22/12 in Hawley. Call 484-256-4485.

The Buck Hill-Sky Top Music Festival is on 7/21/12 through 8/4/12. Call 616-0317.

The 2nd Annual Pennsylvania Blues Festival is at Blue Mountain Ski Area in Palmerton on 7/27/12 to 7/29/12. Call 610-826-7700.

The Festival of Wood is at Grey Towers in Milford on 8/4/12 to 8/5/12. Call 296-9630.

The 22nd Great Tastes of Pennsylvania Wine and Food Festival is at Lake Harmony on 6/16/12 – 6/17/12. Call 800-255-7625. The Pocono Wurst Festival is on 7/14/12 to 7/15/12 at Shawnee on the Delaware. Call 421-7231.

Quiet Valley Living Historical Farm hosts Music in the Valley on 7/14/12, Summer Garden Party on 6/16/12 and Craft Day on 8/4/12. Call 992-6161.

The Pocono Xterra is at Gouldsboro State Park on 6/18/12. Call 814-0346.

Are you looking for fireworks? Shawnee has their Fireworks display on 7/3/12. Call 421-7231. Or, if you want a different way to see the fireworks, try the Annual Fireworks over Lake Wallenpaupak. For a bit of cash, you can watch them as part of a scenic boat tour. Call 226-3191.

The Monroe County Environmental Education Center in Bartonsville will host a number of events in coming months, including day camps on different themes. Call 570-629-3061 or try the website at mconconservation.org for current information. The Pocono Environmental Education Center also has a number of environmental events in the next few months. 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 throughout the summer. Information is available at srosr.org.

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



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

photos by Ben Marino

Breakfast with the Easter Bunny

By Matthew Jacobsen

On March 31st the children of Penn Estates were visited by the Easter Bunny. With an egg hunt and prizes, it was great place to be for children of all ages. It was four dollars for adults and three dollars for children.

The event started at 10 am and went until 12 noon. There was fun and games for the kids to enjoy and even an egg hunt. The event was run by Clarice Wilken and Patsy Ortiz. Pancakes and sausages, prepared by Ellen Stanley and sister Linda, were



served to everyone. When it came to the easter egg hunt they had different events for the different age groups.

Around 10:30am the kids had a special visitor with gifts and candy for the kids. The Easter Bunny paid a visit making all the kids happy and excited and made the day even better. Along with handing out the candy the Easter Bunny posed for photos with the children as the day moved on. Altogether there were close to fifty kids and many parents. It was definitely one of Penn Estates most successful events.

Until the next big scoop stay in harmony with nature and get involved with the community.

‘Pure Harmony’ Glee Club

By Matthew Jacobsen

Glee clubs and music clubs have exploded on the scene thanks to television and now Penn Estates will follow that movement. That’s right readers; there will be a glee club here in Penn Estates. Founded by Christopher Jacobsen and Aaron Ellis, they have put together a group of talented people who will be called Pure Harmony, the glee club of Penn Estates.

Along with myself, Chris and Aaron we make up the directors of the club. There is no age limit to the group. The only requirement is that you have a voice and have talent. Just like the television show tryouts will include set lists for the potential members to sing and dance to. This group is a great first step to get not only the kids of Penn Estates involved but adults as well.

Pure Harmony is hoping to hold its first live show during the summer. If you want to find out more about Pure Harmony you can go to the Pure Harmony page on Facebook. Until my next big scoop stay in “Harmony with Nature” and be active in your community.

St. Patrick’s Day Party

By Matthew Jacobsen

When it comes to partying and having a good time, Penn Estates is the place to be. On March 17th the place to be was the Oak Room here in Penn Estates. From great food to great music it was truly a festive atmosphere. Sponsored by the recreation



committee, the event had an amazing turnout with close to sixty people attending the party.

For fifteen dollars adults were able to come in and enjoy the party, whereas the kids were only ten dollars. The

selection of the food fit the holiday perfectly. Dinner included corn beef and cabbage to shepherd’s pie and candied carrots and of course Irish soda bread. The food was to die for.

The food was prepared by Penn Estates’ own Lisa Hoey. The music was provided by DJ Ryan, aka Ryan O’Leary. The music was definitely fitted for the event, from Irish music to the hits we he on our radio. It was a fun night for all who attended.

Until the next scoop, stay in “Harmony with Nature” and be active in your community.

Facebook versus Face-to-Face



By Matthew Jacobsen

In today’s world everything is done either in social media, emails or texting. Most interactions now happen either from your computer or your phone and today’s generation is the best at using this technology. Most people around my age, 21-25, can still remember a time before Twitter, Facebook, Myspace, texting/cell phones, emails and such.

It is hard to imagine a world without the use of your cell phone, but it existed. It’s hard to recall when emails didn’t exist and if you wanted to talk to someone long distance it was either your house phone or a letter, no texting was involved.

Today’s technology does make it easier to communicate with people, for example with Skype I can talk to family in New York, California, Texas and Italy. You can also try and find your “soulmate” with all the various online dating sites. So what happened to the old days with the traditional face to face interaction?

Today’s social experiences are different and can help get people’s opinions out there. Facebook especially is the gateway to getting that opinion out there and with Twitter well just about any topic could be trending at any point. We have truly come a long way in the way we interact, but this reporter prefers today’s styles, it’s easy, convenient and just a faster way to reach out.

Cancer Prevention Study 3

By Nicole Padilla, Volunteer

Community Champion, American Cancer Society

I am a resident and volunteer in Penn Estates. I volunteer with the American Cancer Society's Monroe County Unit where I am serving as a Community Champion for spreading the word about the Cancer Prevention Study-3 to the residents of Penn Estates.

If you've ever known someone with cancer, you know that birthdays are a very significant milestone. There are nearly 12 million people in America who have survived cancer - and countless more who have avoided it - who will be celebrating birthdays this year. You can join the movement for more birthdays and fight back against cancer by enrolling in a new research study called the Cancer Prevention Study - 3 (CPS-3).

The American Cancer Society's Epidemiology Research Program is inviting men and women between the ages of 30 and 65 years who have no personal history of cancer to join this historic research study. The ultimate goal is to enroll at least 300,000 adults from various racial/ethnic backgrounds from across the U.S. By joining CPS-3, you can help us understand how to prevent cancer, which will save lives and give people more of their most precious resource: **time**. More time with their families and friends, more memories, more celebrations...and more birthdays.

The Monroe County Unit of the American Cancer Society is fighting back against

cancer by hosting enrollment at four sites in the county for our new research study called the Cancer Prevention Study-3 (CPS-3). By joining CPS-3, you can help researchers better understand the genetic, environmental, and lifestyle factors that cause or prevent cancer, which will ultimately save lives.

Who Can Join the Study?

The Study is open to anyone who:

- is willing to make a long-term commitment to the study, which involves completing follow-up surveys at home
- is between 30 and 65 years old
- has never been diagnosed with cancer (not including basal or squamous cell skin cancer)

How Can You Participate?

Enrollment will take place at:

- ESSA Corporate Center, July 14th, 2012
- Pocono Community Church, July 17th, 2012
- Church of Saint John, July 18th, 2012
- Our Lady Queen of Peace Church, July 19th 2012
- Please see the website for directions and enrollment times

The enrollment process involves setting up an appointment online, completing a comprehensive baseline survey prior to your appointment, and then at your appointment completing a short enrollment survey, having your waist circumference measured, and providing a small blood sample. Appointments last approximately 20 to 30 minutes.

To schedule your appointment and begin the enrollment process, please go to www.MonroeCountycancerpreventionstudy.org today!

If you do not have access to a computer, or would like more information regarding Cancer Prevention Study 3, please call our local Monroe County Office at 570-421-7939.

Thank you in advance for your time.

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Money Saving Ideas for Penn Estates Residents

By John M. Bradley

In these tough times and reduced paychecks, one way to increase our bottom-line is to reduce household expenses. I have created a list of money saving ideas that can potentially save you thousands of dollars.

1. Cable/ Satellite TV. If you are not currently under a two year contract with a cable/satellite provider, call them and tell them you would like to cancel service. If they believe you are serious, they will reduce your bill by \$30/month to keep you. I have satellite TV and they lowered my bill with one phone call.

2. Land-Line Telephone. Switch to Vonage (it runs through your local cable line). The local cable company has it for \$25 per month with unlimited long distance and as an added bonus, you get to keep your previous phone number and use the phone equipment you already have.

3. Internet. The local cable company offers excellent internet connection for \$25 per month.

4. Cell Phone. If you are not under a two year contract, get a prepaid phone from any of the providers (Verizon, AT&T, Wal-Mart, Target, all have them). You won't get the fanciest phone and no 4G, but it will only cost \$50 per month for unlimited talk and text, plus the freedom we all like.

5. Refinance Your Home. The Obama administration has several programs available to those who are behind in your mortgage or even those who are up-to-date. I refinanced two years ago and shaved \$300 per month off my mortgage. One note of caution, if you owe more than 125% of the appraised value of your home, you will not qualify, nor do these programs cover home equity loans.

6. Electricity. Electricity was recently deregulated in PA, so you are not required to stay with PPL. You can choose whatever electric company is allowed to sell electricity to PA residents. If you switch out of PPL, PPL will still send you a bill and charge you a carrying fee, but the cost for the electricity will come from the new company you have chosen and listed in the PPL bill. A few of these companies have lower cost per kilowatt hour and will save you over time, just as long as the costs per kilowatt per hour, plus the PPL carrying charge is less than what PPL currently charges. Do your homework on this.

7. Penn Estates Utilities (water and sewer). If you feel you are paying too much for your water and sewer (based on your usage), call them and have them come in your home to check to see if you have leaks or other water related issues that may be contributing to the cost. I have heard from a couple PE homeowners who do not live here full-time who are getting large PE Utility bills, even though they use very little or no water.

8. Home Heating Costs: Insulate your pipes (under the floorboards). This fix will cost about \$50 for material, easy to install and lasts for years. In addition, put plastic on your windows and as well as the deck window (install late in the Fall, then remove in the Spring) to block heat escaping. This fix costs \$30 for materials and is very easy to install. Finally, install heat guards at the bottom of each of your exit doors and the bottom of your garage door and insulating tape around the door edges.

9. Moisture in Crawl Space and/or Basement. This can lead to mold which is very expensive to fix. Buy one or two basement/crawlspace exhaust fans (fits in the small basement window) and leave it on during the spring/ summer/ fall months. These fans cost about \$125 on the internet and have a humidity gauge on it that will allow it to only run when the humidity get above a pre-set percentage. They do not operate when the temperature drops below 40 degrees and do not take that much electricity. The savings comes when you try to sell your home and you do not have mold to repair, plus it keep the mold away from your family while you are still living there.

10. Homeowners Insurance. Reduce your coverage for homeowners insurance. The insurance companies have our homes valued much higher the housing market current lists and/or the cost to replace it in case of disaster. I reduced my homeowners from \$750 per to \$350 simply by reducing my coverage to an approximate value of my house to replace. Your home value is listed on your annual homeowner's bill.

11. Income Taxes

a. Pay someone to do your taxes. It will cost you to have it done professionally, but it is impossible to keep up with all the new tax law changes. It is my belief that you will more than make up the cost by the extra refund you will receive plus have the peace of mind that it was completed by a professional.

b. Local Income Tax. If you work in New York and live in PA, you should not be paying towards the Local Income Tax in PA. New York and PA have an agreement on this. If you work in New Jersey and live in PA you still have to pay, because New Jersey

and PA do not have this agreement. Those who work and live in PA pay no matter what.

12. PA Homestead Property Tax Credit. For those who do not yet have the credit, fill out a one page form at the Stroudsburg tax office (one time only) and you will receive this exception every year going forward. This credit is funded by gaming money and will save you hundreds per year for as long as you own your home.

13. Credit Cards. If you have high credit card balances and high interest rates, it is best to shop around for a new card to transfer your balance too. Many cards offer 0% for 12-18 months, but will charge a one-time fee (3-5% of your total balance) to move the debt over to their card. The fee is hefty, but much better than paying 19% interest rate on your current card.

Annual Savings Summary (Note: These are MY estimates):

1.	\$360
2.	\$300
3.	\$300
4.	\$300
5.	\$3,000
6.	\$360
7.	\$200
8.	\$200
9.	TBD
10.	\$400
11.	\$750
12.	\$400
13.	\$500

Total: \$7,070

Adds up pretty quick doesn't it? I am conservative with my savings estimates as I believe the savings are much higher, but it will require each of you to do some work to get it done. Don't be afraid to make the necessary calls or fill out the required paperwork. Remember, this is your hard earned money that should be going to you and your family. Best of luck!

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Michael's Kitchen

After all the indulging that takes place during the holiday season, I always turn to my favorite healthier recipes to get back on track eating-wise. Although I am not a vegetarian, meatless meals can be very satisfying and lower in fat and calories if cooked with a moderate amount of oil and reduced-fat ingredients such as cheese. Cranking up flavor with spices and herbs rather than salt and fat is the strategy. Here are recipes I have developed that are both very satisfying, lower in fat and calories and are family friendly. Both are high in fiber which helps makes you feel fuller.

Smoky Lentil Chili

Serves 8

- 1 tablespoon olive oil
- 1 large onion, chopped
- 1 green pepper, seeded and chopped
- 2 carrots, peeled and chopped
- 4 garlic cloves, minced
- 3 tablespoons mild chile. powder
- 1 tablespoon ground cumin
- 2 teaspoons dried oregano
- 1 teaspoon chipotle chile powder
- 7 cups water
- 2 cups lentils
- 1 can (14 ounces) fire roasted diced tomatoes
- 1/2 teaspoon salt
- 1 1/2 cups brown rice, dry
- Cilantro, chopped scallion, lime wedges, optional

1. Heat oil in a large pot over medium-high heat. Add onion, green pepper, carrot and garlic; cook 6 minutes, stirring occasionally so garlic doesn't burn. Add chile powder, cumin, oregano and chipotle chili powder. Stir in water, lentils, tomatoes and salt. Simmer with the lid ajar until lentils are tender, about 30 minutes. Stir occasionally.
2. Meanwhile cook rice following package directions, about 35 minutes.

3. Serve chili with brown rice and cilantro, scallion and lime wedges if desired.

Per Serving — Calories: 346 Fat: 4g Fiber: 16g Sodium: 320mg

Counter Intelligence: Parse out leftovers into individual portions and freeze for lunches that coworkers will envy.

If any family members really need some meat, slice up a few fully cooked jalapeno-seasoned fully cooked chicken sausages (such as al fresco) and sauté for a few minutes. Stir into chili during last 5 minutes.

Cauliflower Parmesan

Serves 6

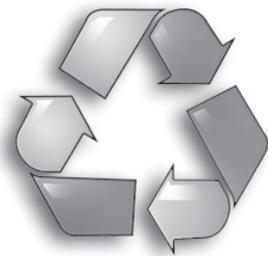
- 1/2 cup seasoned bread crumbs
- 2 heads cauliflower, separated into equal-size florets
- 1 jar (28 ounces) chunky marinara sauce
- 2 cups shredded part-skim mozzarella cheese (1/2 pound)
- 1/2 cup grated Parmesan cheese

1. Heat oven to 375 degrees.
2. Scatter 2 tablespoons bread crumbs over bottom of 13 x 9 x 1 1/2-inch baking dish. Place half the cauliflower on top. Pour 1 1/2 cups marinara sauce over cauliflower. Sprinkle 1 cup mozzarella cheese and remaining 2 tablespoons bread crumbs over sauce. Repeat layering, ending with mozzarella. Cover with foil.
3. Bake at 375 degrees for 40 minutes. Remove foil. Sprinkle top with Parmesan. Bake additional 15 minutes or until Parmesan is melted and golden. Let stand 15 minutes before serving.

Per Serving — Calories: 208 Fat: 8g Fiber: 5g Sodium: 688

Try This: Green (brocciflower), yellow and purple cauliflowers work great in this recipe as well. In fact, I prefer them. Check out Weis Market on 447, they usually have a good selection of various cauliflowers.

I usually serve this with a small portion of cooked whole wheat spaghetti and a salad to round out into a complete meal.



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June-July 2012 Community Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 6:00 pm - Softball 7:30 pm - Board Meeting	2 8:30 am -Community Safety Meeting 10 am – Appeals 6 pm – Dart Banquet
3 3 pm – Horseshoes 5 pm – Basketball League	4 12:30 pm – Mah-Jongg 7:30 pm – Darts	5 4 pm -Bookmobile 7 pm – Bingo	6	7 7 pm – Nominating & Steering Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	8 6 pm - Softball	9 9am – Community Forum 1 pm – Horseshoe Tournament
10 3 pm – Horseshoes 5 pm – Basketball League	11 12:30 pm – Mah-Jongg 7:30 pm – Darts	12 4 pm - Bookmobile 7 pm – Bingo	13	14 6 pm – Real Estate Meeting 7pm - Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	15 6 pm - Softball	16 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting
17 5 pm – Basketball League	18 12:30 pm – Mah-Jongg 7:30 pm – Darts	19 4 pm - Bookmobile 7 pm – Bingo	20 7 pm – Wildlife & Forestry Meeting	21 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	22 6 pm - Softball	23 9 am – Finance Meeting
24 3 pm – Horseshoes 5 pm – Basketball League	25 12:30 pm - Mah-Jongg 7:30pm- Darts	26 4 pm - Bookmobile 7pm- Bingo	27	28 7 pm – Government Relations 7 pm –Long Range Planning 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	29 6 pm - Softball	30 11 am – Home Expo
1 3 pm – Horseshoes 5 pm – Basketball League	2 12:30pm- Mah-Jongg 7:30pm- Darts	3 4 pm – Bookmobile 7 pm - Bingo	4	5 7 pm – Nominating & Steering Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	6 6 pm - Softball 7:30 pm Board Meeting	7 8:30 am – Community Safety Meeting 10 am - Appeals
8 3 pm – Horseshoes 5 pm – Basketball League	9 12:30 pm – Mah-Jongg 7:30 pm – Darts	10 4 pm – Bookmobile 6 pm - Carnival 7 pm – Bingo	11 6 pm - Carnival	12 6 pm – Carnival 6 pm – Real Estate Meeting 7 pm – Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	13 6 pm – Carnival 6 pm - Softball	14 9 am – Community Forum 1 pm - Carnival
15 3 pm – Horseshoes 5 pm – Basketball League	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 6 pm – Softball	21 7 am – ARB Meeting 8:30 am – Building & Grounds Meeting 10 am – Communications Meeting
22 3 pm – Horseshoes 5 pm – Basketball League	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 pm – Long Range Planning Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	27 6 pm - Softball	28 9 am – Finance Meeting
29 3 pm – Horseshoes 5 pm – Basketball League	30 12:30 pm – Mah-Jongg 7:30 pm – Darts	31 4 pm – Bookmobile 7 pm - Bingo				

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

2011 Committee Year in Review

Appeals Committee

Board liaison: Roy Woodson

Chair: Keesha Bruno

Mission Statement: *It is the mission of the Appeals Committee to: Provide timely and first administrative review to Penn Estates Homeowners, their Guests, and Contractors who protest or appeal determinations on citations issued by the Penn Estates Public Safety Department; Insure that the Public Safety Department has applied the rules and regulations in an appropriate and consistent manner, and make any adjustments required to meet that responsibility as directed by the Penn Estates Board of Directors who have adopted these rules and regulations; Resolve citation controversies uniformly, equitably, and efficiently, without litigation, on a basis which is fair and impartial to both the appellant and the Penn Estates Community as a whole; Advise the appellant of their rights to have a second appeal directly to the Penn Estates Board of Directors if there is any new evidence that they would like to present, that was not heard by the appeals committee; Issue in a timely manner a decision to uphold or dismiss the citation.*

Despite the challenges encountered with the transition of a new Chair, and shortage of members, the Appeals Committee has worked diligently to serve the Penn Estates Community. Outlined below is a list of the past years activities:

- The number of citations reviewed by the Committee from June to December is 85.
- The Appeals Committee has accommodated one extra day a month as needed to shorten the gap between citation and scheduled appeals appointment.
- Appeals Review documentation and meeting minutes have been revised in order to maintain confidentiality of appellants.
- In order to facilitate a smoother Appeals review process, recommendations for improved citation documentation has been submitted by the Appeals Committee to the Public Safety Department.
- Creation of Standard Operating Procedures has been approved by members of the Appeals Committee. This document will serve as a guide for present and future Appeals members, and will reference the Committee Operations Manual, Bylaws, as well as Rules and Regulations of Penn Estates.
- New Appeals Forms created and approved: Appeals sign-in, Appeals Member Attendance, Appeals Decision/Discussion, and edited Appeals Review.
- Invitation of interested volunteers to attend the Appeals committee meetings.
- Committee meetings relocated to the Administrative Building conference room.

Architectural Review Board

Board liaison: Sean Reilly

Chairs: Nancy Padilla, David Juliano

Mission Statement: *The Architectural Review Board (ARB) Committee will strive to protect the health, safety and general welfare of all Penn Estates residents. Our mission is to protect the environment, physical and natural resources of this community through the professional administration and reasonable enforcement of all Penn Estates codes, rules, regulations, Bylaws, and covenants.*

The Architectural Review Board has been working with our Administrative staff and our code enforcement officer to assist homeowners in complying with PEPOA Rules & Regulations while maintaining their homes and properties.

In 2011 there were a total of 460 violations with 399 of them being resolved, compared to 2010 where 408 violations were issued and 297 of them resolved.

Many of the violations that were appealed were for work performed without a permit. Many homeowners don't review the Rules and Regulations prior to starting work, or they misinterpret the rules. The ARB worked with many of the owners to resolve the violation, allowing them to complete their project.

The Architectural Review Committee (ARC) issued 324 permits and 33 resale certificates in 2011.

Variance requests included tree removal, fencing (dog kennels), sheds located outside of the buildable areas, decks, and garages. When requesting a variance, the homeowner must identify the hardship requiring the need of a variance. When possible the ARB worked with the owner to resolve the issue without having to issue a variance.

The ARB working along with the code enforcement officer began the much needed task of reviewing Articles XX Environmental Rules and Article XXI Property Development and Improvement Code of the current Rules and Regulations, amending, consolidating, and modifying where needed. This tedious task is a priority in 2012. They will be working with the Real Estate Committee to review the requirements for fencing and acceptable paint colors.

Audit Compliance Committee

Board liaison: Gil Flecha

Chair: Open

Mission Statement: *The Audit Compliance Committee ensures that audit findings listed in the annual Independent Auditor's Report and Management Letter are corrected, and that the auditor's recommendations are implemented.*

In 2011 the Audit Compliance Committee met with the Community Manager to review the status of findings identified in the audits completed for years 2009 & 2010 by William Owens and Company, Penn Estates' CPA.

The Committee's success in ensuring identified findings were resolved was accomplished after multiple meetings with the Community Manager. The CM provided updates related to the 2009 audit finding, and then reviewed the 2010 audit and the resolution of those deviations that were identified.

Overall, the Community Manager and the Administration staff implemented steps that resolved over 15 findings that were carried over from the 2009 audit and/or identified in the 2010 audit. The committee would like to thank the Community Manager for her cooperative support in ensuring the issues identified were resolved.

Buildings, Grounds and Roadways Committee

Board liaison: Sean Reilly

Chair: Open

Mission Statement: *The mission of the Buildings, Grounds and Roadways Committee is to plan and propose facility and infrastructure improvement projects in accordance with PEPOA's Strategic Plan and as directed by the Board.*

The committee shrunk to only one or two available members this past year. As a result the Board appointed three Directors to serve as an interim Committee with the existing members, until the committee has at least three full time members.

The committee and management cooperated to plan and execute a number of improvement projects in 2011. Some of the work was done by our in-house management department and some was done by outside contractors

Buildings - We hired a contractor who removed two, rotted, second story Community Center exterior balcony decks and underlying roofing. We replaced the main deck and sealed the other wall. We also:

- Painted the Community Center and ARB buildings and trim;
- Added additional safety slats on the upper and lower decks to protect small children;
- Repaired damaged T-111 wood siding;
- Had both the Oak Room kitchen and Store kitchen inspected and repaired as necessary for fire safety.

Grounds - A new storm water diversion trench was installed to divert storm water around the new Front Mailbox Pavilion. A second storm water drain plan was developed to divert storm water away from the Playground.

A long, ground water diversion trench was installed along the right side of the rear mailboxes to divert seepage away from moving under the parking lot and undermining it.

Roadways - A total of \$143,000.00 was spent repairing the neediest portions of our roadways and patching Penn Estates drive. An engineering study was undertaken to study the structural condition of Penn Estates Drive and develop a plan to repair it. The study will be presented to homeowners in 2012 with public meetings including the discussion of funding options.

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Communications Committee

Board liaison: Sean Reilly

Chair: Nancy Padilla

Mission Statement: *To provide information to Penn Estates residents. To recommend improved methods and procedures for internal and external communications.*

The purpose of the Communications Committee is to supply the residents of Penn Estates with information pertinent to the enhancement of life style and well being of our community utilizing various forms of media.

Many of the highlights of the committee's accomplishments over the past year include:

- Implementation of standard Operating Procedure (SOP) for collecting and processing of articles for Harmony, the community's newsletter
- Establishing a protocol for Harmony's opinion column: "So What Do You Think", and after realizing that the maximum word count was insufficient, amending the protocol with an increased word count
- Establishing a protocol for Harmony's classified ads column
- Reporting the highlights of monthly PEPOA Board meetings in Harmony's column "Your Board at Work"
- The addition of a "cub-reporter" to the committee with a mentor to help him write articles on activities in Penn Estates
- The addition of a "volunteer spotlight" column to Harmony to recognize our behind the scenes volunteers
- Although the administrative staff was responsible for the implementation of the new PEPOA website, the committee had significant input as to the contents of the website.

This committee is very successful at working together while sharing a diverse / variety of opinions, while maintaining a strong concern for the best interests of our community and residents.

Community Documents Committee

Board liaison: Luna Mishoe

Chair: Anthony Stevens-Arroyo

Mission Statement: *The Community Documents Committee mission is to systematically review and organize documents that present policies, rules and regulations and make recommendations to the Board for modification, creation or deletion where necessary in these documents in order to keep the record of Penn Estates' policies up to date as well as be made readily available to the community.*

The committee prepared Bylaws amendments that were accepted by the Board and approved at the 2011 Annual Meeting.

The committee recently took on the assignment to update our Rules and Regulations document.

Community Safety Committee

Board liaison: Gil Flecha

Chairs: Adrian Martenco, John Baraniuk

Mission Statement: *The mission of the Community Safety Committee is to educate and promote the importance of having a safe and secure community.*

In 2011 the Community Safety Committee met throughout the year and reviewed the Public Safety Statistics with the Chief or his representative. Significant accomplishments include creation of a refrigerator safety magnet, funded through a donation, with PEPOA and Community emergency/important telephone numbers. Additionally, the county's re-addressing plan was reviewed and shared with other PEPOA residents and the community over all. Also, during Community Day the committee staffed a table and shared information related to Neighborhood Watch, emergency preparedness, CPR and community volunteerism and community involvement.

Finance Committee

Board liaison: Michele Valerio-Trinkle

Chair: Maureen Shindle

Mission Statement: *The mission of the Finance Committee is to ensure that PEPOA's finances are maintained in sound condition, that sufficient funds are kept in reserve to provide for maintenance/replacement of Association common assets, and that proper financial controls/procedures are followed.*

In 2011 the committee met monthly to review the Association's profit & loss report and balance sheet. Variances from budget were discussed with the Community Manager.

The committee was instrumental in having a professional Reserve Study prepared by

our CPA. This study was formally adopted by the Board and is being used to insure adequate capital funds will be available when needed to replace or maintain the Association's facilities.

Recommendations for the disposition of surplus 2011 funds, including the creation of a Penn Estates Drive capital fund, were made to the Board and were subsequently adopted.

Several ideas were evaluated for generating additional non-dues operating revenue for the Association.

In accordance with the Bylaws, the committee reviewed the draft 2012 budget prepared by the Community Manager, made modifications, and recommended a preliminary budget to the Board. The committee also conducted several budget forums throughout 2011 to get community input to the budget and to explain the preliminary and final budgets.

Government Relations Committee

Board liaison: Luna Mishoe

Chair: Susan Lyons

Mission Statement: *The mission of the Government Relations Committee is to Get-Out-The-Vote in local, county, state and municipal and school board elections.*

The committee held a candidates forum for the 2011 primary election.

The committee hosted a community forum to explain the 911 address changes to the residents. This forum was very well attended.

The committee hosted a community forum attended by State Rep. Mario Scavello to talk about local political issues affecting our community with particular focus upon rebuilding Penn Estates Drive. This forum was very well attended.

Long Range Planning Committee

Board liaison: Jody Perkin

Chair: Maureen Shindle

Mission Statement: *The mission of the Long Range Planning (LRP) Committee is to develop, and update annually, a 10-year strategic plan for the Penn Estates Property Owners Association (PEPOA) that achieves the Vision Statement prepared by the Board. The Strategic Plan will be PEPOA's roadmap to be followed by committees as they set short and long-term goals in their area of responsibility*

The Long Range Planning Committee was reactivated in February 2011. At the kickoff meeting, all committee chairpersons committed to conduct the work required to develop a 5-10 year strategic plan for the community.

The PEPOA Vision Statement was established as the basis for the plan. Lead committees were assigned to the appropriate segments of the Vision Statement and asked to determine three long term needs and the primary issues associated with those needs. Through the course of several meetings, tactical issues were identified and removed from the plan.

This process resulted in three (3) focus areas: Re-branding of Penn Estates, Internal Needs and External Needs. Each committee was asked to conduct a gap analysis to determine the work, resources and finances required to achieve the goals of the plan.

The two areas that are currently being addressed are the Re-branding of Penn Estates and the Internal Need for easy access for residents and visitors. The Real Estate and ARB Committees are working together on the Re-branding leg of the plan. In addition, community members have been invited to submit ideas for a new logo and slogan. Further, a small task force is researching security systems that will provide an easier guest registration process.

The Government Relations Committee will be assigned the third leg of the plan, namely External Needs. Over the course of the next few months, this committee will work with outside agencies to build partnerships designed to benefit Penn Estates.

The Long Range Planning Committee has published a number of articles in Harmony to keep the association members apprised of our progress. It is the goal of the committee to publish a complete, approved strategic plan in October 2012.

Nominating/Steering Committee

Board liaison: Roy Woodson

Chair: Maureen Shindle

Mission Statement: *It is the mission of the Nominating and Steering Committee to recruit volunteers and ensure the needs of committees balance the skills and interest of volunteer applicants. To ensure the creation of a slate of candidates, as outlined in the PEPOA By-laws and Rules and Regulations, for available Board of Directors positions.*

The Nominating and Steering Committee was extremely active during 2011/2012. The highlights of the committee's activities include:

- Developed a Welcome Packet for new volunteers. The packet includes an introduction letter, the volunteer application, committee process and procedures, committee mission statements and the committee schedule. The packet also includes copies of the Code of Conduct, Complaint Resolution Process and Confidentiality Agreement.
- Revised the current Volunteer and Board of Director applications.
- Created volunteer cards for residents interested in joining committees. These cards were distributed at the 2011 Community Day event and generated several leads.
- Standard procedures were developed for the processing of applicants for committees. These procedures included the development of a spreadsheet that detailed actions taken for each applicant.
- Additional standard operating procedures were developed for processing applicants through the committee process.
- With Board approval, the committee established the Meet the Candidates event as the official event for candidate speeches. This action removes the speeches from the annual Volunteer Dinner.
- Interviewed four (4) candidates for the interim board positions.
- Interviewed two (2) candidates for the 2012 Annual Election.
- Processed 28 volunteer applications.
- Participated in the holiday dinner with Recreation and Real Estate Committees.

PEUI Advisory Committee

Board liaison: Luna Mishoe

Chair: Open

Mission Statement: *The mission of the PEUI Advisory Committee is to oversee communication between PEPOA and PEUI (Penn Estates Utilities Inc) to insure that: (1) water quality and sewage treatment conform to specified standards, and (2) residents receive prompt and effective response to all service and billing problems. The formation of this committee was mandated in 2004 by the Pennsylvania Public Utility Commission as part of the settlement of a rate case.*

The committee currently consists of three Board Directors. Efforts will be renewed in 2012 to recruit non-Directors to join the committee.

PEUI supplied the Association and all who receive a monthly bill from the utility the 2010 Consumer Confidence report. This report is required under the USEPA Consumer Confidence Report Rule CFR part 141. The report contains a brief annual water quality report containing information regarding our drinking water for the 2010 calendar year. The report was found to be satisfactory after review.

PEUI was helpful to the Association in identifying ways to improve the water quality at Highland Lake Beach.

The committee challenged PEUI's request for a 29% rate increase in the water rate by filing an objection with the PA Public Utility Commission (PUC). The PUC eventually awarded PEUI with an approx. 15% increase, so our efforts paid off for the community.

Real Estate Committee

Board liaison: Jody Perkin

Chairs: Lucy Jacobsen, Patricia Toombs

Mission Statement: *The mission of the Real Estate Committee is to provide services to our community with regards to their homes and properties. Our goal is to make our community a Premier Community and offer a wonderful community for people to live in. We will always be open to suggestions from our residents and offer events that will inspire them to keep their homes in the best condition possible.*

The Penn Estates Real Estate Committee held several events in 2011 which proved to be successful:

- Community Open House which was held in conjunction with the Recreation Committee's Community Yard Sale. This annual event is held to entice potential buyers to visit our community.
- A Realtors Cocktail Party was held and 28 realtors came, there was a lower than expected turnout as a result of torrential rain the evening of the party. From those who attended, there were productive discussions which allowed for feedback as to what buyers are looking for and also suggestions about how we can improve our community to make it more inviting to buyers.
- The annual Home Expo and 17 vendors attended this event. It was held at the tennis courts and all residents were invited to come out and get ideas for ways to improve their homes. Vendors who attended were very pleased with the results and are looking forward

to another event in 2012.

- Our biggest event was Celebrate our Earth Day. This was an event that was well attended by both children and adults.
- The committee provided flower pots for the children to paint and, based on age groups, prizes were awarded for the best designs.
- Sean Reilly, Eco Guy, demonstrated how to plant a sapling and care for it. Sean had the children bring their dry pots over, gave them a sapling, and helped plant it.
- In 2012 the participants will be asked to bring the saplings back for planting in Penn Estates. Plaques will be placed on all the trees planted in the community, identifying the name of the 'foster parent.'
- The final part of the event was the planting of flowering trees along Penn Estates Drive to help start our Beautify Penn Estates project. Twenty-eight trees were planted, and the weather was not cooperative; an extremely hot and dry spring and an extremely soggy early fall is not ideal for young trees. We believe that half of them will survive the winter, and there is an anonymous donor who is willing to replace the trees that may not make it to the spring growing season.

Overall, 2011 proved to be a successful year for the Real Estate Committee and 2012 will be even better.

Recreation Committee

Board liaison: Michele Valerio-Trinkle

Chairs: Drina Juliano, Lucy Jacobsen

Mission Statement: *The mission of the Recreation Committee is to provide a variety of events and activities for the adults and children residing in Penn Estates. The committee strives to bring joy and happiness to all.*

In 2011 the Recreation Committee decided to allocate any profits from our events to go into a fund for a new playground. The existing playground is in poor condition and we feel it needs to be replaced sooner than 2016 as planned in the Reserve Study.

We held all the same events that we did in previous years with a few new events such as the Fall Festival and Red Dress Dance. The usual staple events such as: St. Patty's Day, Easter, Halloween and Haunted House, Christmas and New Year's Eve were all a huge success. We had good attendance and everyone enjoyed themselves. We have been working with Team Relay and the Cancer Society to raise money as well.

A youth volunteer group was formed this year with the Jacobson Family kids running this group under the supervision of Recreation.

We are going to try and get some new events together for 2012 with some of the new volunteers we have on Recreation. A Murder Mystery is one of the events for 2012.

Wildlife & Forestry Committee

Board liaison: Gary Conforte

Chair: Anne Cowles

Mission Statement: *The mission of the Wildlife and Forestry Committee is to evaluate matters affecting the ecological order within Penn Estates creating a sustainable and humane environment for animals, including people, promulgated by education, advocacy, and respect and compassion through committee programs which promote living in harmony with nature.*

The Penn Estates Wildlife and Forestry Committee was involved in several successful ventures in 2011:

- The Committee partnered with Public Safety to implement the Dog Registration program. A "Dog Day in the Park" event had been scheduled to launch the program, but was subsequently cancelled due to inclement weather.
- The Committee partnered with Real Estate to execute Celebrate our Earth Day. This was an event that was well attended by the community.
- Real Estate conducted a sapling potting event and demonstration for children and adults. In 2012 the participants will be asked to bring the saplings back for planting in Penn Estates. Plaques will be placed on all the trees planted in the community, identifying the name of the 'foster parent'.
- Wildlife and Forestry planted flowering trees along Penn Estates Drive to help start the Beautify Penn Estates project. Twenty-eight trees were planted, and the weather was not cooperative; we had an extremely hot and dry spring and an extremely soggy fall. We believe that less than half have survived. Real Estate has been approached by an anonymous donor who is willing to replace the trees that may not make it to the spring growing season.

Overall, 2011 demonstrated a shift from previous activities of the Wildlife & Forestry Committee, and successful partnerships with other groups within the community.

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.

Harmony Classifieds

Baby Sitter in Penn Estates

Responsible mother available to take care of your children in my home; Monday thru Friday. I have been taking care of children for many years. Call Isabel (570) 426-1801.

Cleaning Person in Penn Estates

If you need a cleaning person, please contact Evelyn Centeno at 570-977-2922.

To place a classified ad, see info. below...

Advertising in Harmony



If you are a resident of 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
Email: 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

Amenity Badges are available at the Administration Office

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.

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