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Penn Estates Property Owners Association

April/May 2013

Notice and Call to the Annual Membership Meeting

By **Richard Way, Secretary, PEPOA Board of Directors**

Pursuant to the Bylaws, the Annual Membership Meeting of the Penn Estates Property Owners Association will be held on Saturday May 4, 2013. All property owners in good standing (defined in the Bylaws as: "A Member who is in compliance with the Declaration of Covenants, Bylaws and Rules, and who has paid all financial obligations owed to the Association") as of April 4, 2013 are eligible to vote and are strongly encouraged to attend and participate. Members not in good standing as of April 4, 2013 may attend the meeting but may not participate in the proceedings nor vote. Eligible Members may vote for the Election of Directors and for two proposed amendments to the Bylaws either (1) in person by Ballot at the Annual Meeting or (2) by properly completing and returning the Directed Proxy Ballots included in the Annual Meeting package mailed to each property owner. To be valid, Directed Proxy Ballots must be received by the Association's Certified Public Accountant at the address designated no later than 48 hours prior to the Annual Meeting (10:00am on Thursday May 2, 2013).

The meeting shall be conducted according to the set Agenda shown in this Notice.

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 accordance with the Bylaws, the President will conduct the meeting in accordance with Modern Rules of Order. Additionally, input/question cards will be available at the Registration Desk for all Members in good standing.

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.

We look forward to seeing everyone at Abeloff Center on May 4th. Please arrive early as we will begin promptly at 10AM.

Saturday, May 4, 2013
10:00AM

Abeloff Center for the Performing Arts
East Stroudsburg University

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 2012 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 by Directed Proxy and in-person Ballots
11. Vote on two Bylaw amendments – Secretary
 - a. Presentation of amendments
 - b. Questions/answers (2 minutes each)
 - c. Bylaw amendments vote by Directed Proxy and in-person ballots
12. President's Annual Report
13. Report on Balloting
14. Committee Reports - distributed prior to the meeting
15. New Business
 - a. Disposition of surplus 2013 operating funds
 - b. Apportionment of 2014 annual assessment
 - c. Other New Business
 - d. Community Input (2 minutes each) – Q&A cards
16. Adjournment



Penn Estates Property Owners Association
304 Cricket Drive
East Stroudsburg PA 18301
ADDRESS SERVICE REQUESTED

Treasurer's Report

By Michele Valerio, Treasurer

As of February 25, 2013

Collections of 2013 Dues: Current Month	\$286,625.65
This is 67.25% of the 2013 Dues Income budget	
YEAR TO DATE TOTAL	
Operating Dues Income:	\$1,068,582.66
Collection of Prior Year's Dues: Current Month	\$2,652.62
YEAR TO DATE TOTAL PRIOR DUES INCOME:	\$4,021.11
This is 6.59% of the 2013 budget for this line item	
Collection of Late Interest:	\$1,967.40
YEAR TO DATE TOTAL LATE INTEREST:	\$3,089.38
This is 4.98% of the 2013 budget for this line item	
Collection of Cap Imp Fees (CIF):	\$5,950.00
YEAR TO DATE TOTAL CAP IMP FEES:	\$16,660.00
This is from the sale of 5 homes in February	
This is 33.33% of the 2013 budget for this line item	
Based on the sale of 42 homes for 2013	
*Note: CIF is not part of the operating income; these funds are deposited in the Capital Reserve Account for current projects	
Association Cash Assets:	\$2,195,296.43
Operating Cash Accounts	\$1,154,778.37
Capital /Reserve Accounts	\$1,040,518.06

Meet the Candidates for PEPOA Board of Directors

Saturday, April 13, 2013
4:00pm in the Oak Room



This is the official forum for candidates' speeches and the opportunity to ask questions of the Candidates before the election on **Saturday, May 4th.**
Food and beverages will be served.

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President's Message

By Jody Perkin, President, PEPOA Board of Directors
Penn Estates Drive – The Final Analysis

Over two years ago Reilly Engineering came in to do a survey of Penn Estates Drive so we would know what was wrong with the road and which areas needed what type of attention. Approximately a year ago we started seriously talking about PE Drive end to end; repairing the road came up in Long Range Planning as a high priority but as a short term project (1-3 years). So a very dedicated core group tackled the brainstorming, planning, how to handle what if's, how to pay for it, etc.

The single most difficult piece of this project, and we knew this from the onset, would be how to finance it. Knowing there were a lot of 'what if's', the decision was made to forge ahead and here's how the plan unfolded:

- August 4, 2012 there was a Special Membership Meeting; the purpose, to get membership approval for special assessment if a grant was awarded. The majority voted in favor of the assessment.
- September 25, 2012 the LSA Grant application was filed.
- November 16, 2012 advertise for bids; bids due December 14
- December 14, 2012 we received 22 bids for both conventional and FRD repair methods
- January 2013 the bids were evaluated by the engineer and some look really promising
- January 7, 2013 the Board met with lowest bidder
- January 29, 2013 Grant awards were made, unfortunately we were not among the recipients.

Not receiving a grant was a crippling blow for this project. The assessment hinged on an award and as a result the project cannot go forward this year. No end-runs, no slight-of-hand, no tricks, Penn Estates Drive will not be reconstructed in 2013, it's unfortunate but true.

There are some positives that have come from this. The sub-committee of the Board who had been working on this project is smarter now than two years ago. Having received quotes for the work, we have a really good sense what this project will actually cost.

Originally, we had projected \$1 million, but for the road, project management and some additional contingencies the cost today would be in the range of \$843,500. The costs are driven by the price of oil, as the market fluctuates so will the costs; therefore, we cannot safely project what the costs will be in two, three, or five years.

Through good financial management, we started with \$200,000 in the Irresolute Penn Estates Drive Fund. Continuing with good financial practices, February 1, the Board approved another \$169,000 be added to the fund. So were putting ourselves in a better position to tackle this project at some point in the future.

Relay for Life
Team Penn Estates Pride Presents
BASKET BINGO
& TRICKY TRAY
Saturday, May 18, 2013
Oak Room
Tricky Tray 4-7pm
Bingo 7pm
All proceeds benefit the
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Board of Directors Election Process

By Richard Way, Secretary, PEPOA Board of Directors

Following is the process approved by the Board of Directors for conducting the upcoming election of Directors. This is the same process that has been in use for the past several years.

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 identification 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. If the clear intent of the voter cannot be determined, the ballot will be set aside and not counted.

Bylaw Amendments

Recommended for Approval at the 2013 Annual Meeting

By Richard Way, Secretary, PEPOA Board of Directors

At the February 1, 2013 Board meeting, the Directors voted to approve the following two amendments to the current Bylaws. However, in order to have these amendments adopted by the Association, they must also be approved by a favorable vote of sixty-seven (67) percent of the Members voting in person or by directed proxy at the Annual Meeting on May 4, 2013. The Board urges you to carefully review and consider these proposed amendments. If you are voting by directed proxy, please carefully read the entire proxy package that is mailed to you and use the ballots included in that package.

The amendment to Bylaws Article VIII provides an improved definition of the timing and responsibilities associated with development of the annual budget. It does not represent a new method for preparing the budget; it simply documents in greater detail the procedures that have been followed for the past several years. This amendment has the endorsement of the Association's Finance Committee.

The amendment to Bylaws Article VI reduces the list of required standing committees from fifteen (15) to only those four (4) that are required per the Bylaws or the Declaration of Covenants. The official list of all approved committees will be kept external to the Bylaws. This will permit the Board to make changes to the committee structure, other than to the required four (4) mentioned in the Bylaws, and to keep the number and names of committees relevant to the needs of the community without having to amend the Bylaws each time a change is made. Please understand that, even if this Bylaw amendment is approved, the Board will still have the authority to create additional standing and ad hoc committees as needed.

Amendment to Bylaw Article VIII

Bylaw Article VIII Sections B, C and D currently state:

Section B. Budget Development. The Community Manager, in a process overseen by the Finance committee, shall prepare a draft Budget for the upcoming calendar year to be presented formally by September 1 of each year to the Finance Committee for review, modification and recommendation to the Board of Directors. The draft Budget shall include operating expenses, capital expenses, revenues and reserve funds. Before the draft Budget is formally submitted to the Finance Committee, the Finance Committee shall, in conjunction with the Community Manager, conduct a reasonable number of meetings and hearings on significant elements of the budget, soliciting comments from the Members of the Association. The Finance Committee shall then review the draft Budget as submitted by the Community Manager and make changes as the Finance Committee deems necessary. The Finance Committee shall, by October 1 of each year, submit its preliminary Budget to the Board of Directors with the Committee's recommendations. The Board shall vote to approve a final Budget for the next year during the month of November.

Section C. Publication of the Preliminary Budget. Following the approval and recommendation of the preliminary Budget by the Finance Committee to the Board of Directors, the Finance Committee shall publish the preliminary Budget in the Community Newsletter and post the preliminary Budget at the office of the Association for a thirty (30) day public comment period. All Members' comments shall be submitted in writing to the Finance Committee. The posted and published copies of the preliminary Budget shall include the same instructions to the Members about making written comments.

Section D. Adoption of Budget. The Board shall, after publication of the preliminary Budget in the Community newsletter at least 30 days prior to the end of the calendar year, by majority vote adopt the final Budget for the Association. That resolution shall also establish and levy the annual assessments for the next calendar year.

Proposed Bylaw Amendment:

Section B. Budget Development.

- (1) **Budget Forum - The Finance Committee and Community Manager shall jointly conduct a budget forum on significant elements of the budget, soliciting comments from Members of the Association. This forum shall be completed no later than July 15 of each year.**

Bylaw Amendments cont.

- (2) **Draft Budget** - Prior to the preparation of the Draft Budget, the Finance Committee Chair shall confer with the President, Treasurer and Community Manager concerning capital projects and other priorities and initiatives for the coming year. The Community Manager, in a process overseen by the Finance Committee, shall then prepare a Draft Budget for the upcoming calendar year and submit it to the Finance Committee by August 14 for the Committee's review. The Draft Budget shall include operating expenses, capital expenses, revenues and reserve funds.
- (3) **Preliminary Budget** - The Finance Committee shall make changes to the Draft Budget submitted by the Community Manager as it deems necessary, and by August 26 of each year submit the Committee's recommended Preliminary Budget to the Board of Directors for Board approval. The Board of Directors shall make changes to the preliminary Budget as it deems necessary prior to approving it for the Association at its regular September Board of Directors meeting, or at a special Board of Directors meeting called for that purpose in September.

Section C. Publication and Presentation of the Preliminary Budget; Public Comment Period. By October 1 the Preliminary Budget shall be published in the Community Newsletter and posted at the office of the Association for a thirty (30) day Membership comment period. During the month of October the Treasurer shall conduct a budget forum to present the Preliminary Budget to Members of the Association and answer their questions. Members' comments on the Preliminary Budget may be submitted in writing to the Treasurer at the Administration Office within the thirty (30) day comment period. The published and posted copies of the Preliminary Budget shall include instructions to the Members about making written comments.

Section D. Preparation, Presentation, and Adoption of the Final Budget. After expiration of the thirty (30) day Membership comment period, the Board of Directors shall prepare the Final Budget by making any changes it deems necessary to the Preliminary Budget. The Final Budget shall be presented to Members of the Association at a budget forum conducted by the Treasurer in November. The Board of Directors shall adopt the Final Budget for the Association by majority vote of those Directors present at a Board meeting held for this purpose at least forty-five (45) days prior to the end of the calendar year. The Board of Directors' resolution adopting the Final Budget shall also establish and levy the annual assessments for the next calendar year.

Amendment to Bylaw Article VI

Bylaw Article VI currently states:

ARTICLE VI - COMMITTEES

Section A. General. All committees function in an advisory capacity to the Board and provide assistance to the proper function of the Association. The Board shall prescribe the duties of all Committees. The Board shall publish the names of all Committee Members after their appointment. Members of designated committees are required to sign a confidentiality agreement. Standing committees of the Association are:

- (1) Appeals
- (2) Architectural Review
- (3) Audit Compliance
- (4) Buildings, Grounds and Roadways
- (5) Communications
- (6) Community Documents
- (7) Community Safety
- (8) Finance
- (9) Government Relations
- (10) Long Range Planning
- (11) Nominating and Steering
- (12) PEUI
- (13) Real Estate
- (14) Recreation
- (15) Wildlife and Forestry

The Board of Directors may add Ad Hoc committees and Task Forces at its discretion.

Section B. Participation of non-Members on Committees and Task Forces. In the discretion of the Board, immediate adult family of a Member residing in the Member's household may participate in the meetings and activities of a committee or task force, but shall not be permitted to vote on committee business.

Proposed Bylaw Amendment:

ARTICLE VI - COMMITTEES

Section A. General. All committees function in an advisory capacity to the Board and provide assistance to the proper function of the Association. The Board shall prescribe the duties of all Committees. The Board shall publish the names of all Committee Members after their appointment. Members of designated committees are required to sign a confidentiality agreement. The required Standing committees of the Association are:

- (1) Appeals
- (2) Architectural Review
- (3) Finance
- (4) Nominating and Steering

The Board of Directors may add **other Standing and Ad Hoc** committees and Task Forces at its discretion. **The Board of Directors will maintain a list of authorized committees.**

Section B. Participation of non-Members on Committees and Task Forces. In the discretion of the Board, immediate adult family of a Member residing in the Member's household may participate in the meetings and activities of a committee or task force, but shall not be permitted to vote on committee business.

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PENN ESTATES POA BOARD CANDIDATES

John M. Bradley

To all residents and homeowners in Penn Estates, I have 25 years in the financial industry, including state government, investment banking and Wall Street. I worked for Maine State Government for 10 years in the Governor's Budget Office balancing a billion dollar budget. For the last 15 years, I have worked in investment banking as well as the operations and technology as a Senior Vice President and Compliance Officer. First and foremost, I am a husband, a father and a long time resident of Penn Estates.



What would I do differently if elected?

- 1. Right-size the PEPOA budget.** We can't continue to run our association as if this were a thriving and growing community like back in the 1990s and early 2000s. Every single street in Penn Estates has a half a dozen empty houses and the houses that **are** occupied can't be sold as home prices continue to plummet. The PEPOA budget needs to reflect this new reality.
- 2. Increase dues collections efforts.** The **81%** dues collection rate in 2012 is not cutting it. **1 in 5 of your neighbors** is not paying his/her fair share. Guess who pays for them? You and me of course!
- 3. Revisit PEPOA Security.** Having a highly paid/trained/armed security force makes little sense in this economy, especially when Stroud Police Department is ten minutes away and whose officers are in our gates on a daily basis. Having PEPOA Security personnel paid/trained/armed like *real* police officers in order to hand out speeding tickets does not make economic sense. **We are essentially subsidizing the Stroud Police Department....a department our taxes pay for!**
- 4. Fix the roads.** In the 2013 PEPOA budget, the road improvement line was significantly reduced in order to pay for employee raises and costly benefits. Conversely, the PEPOA Board **had** planned to hit each homeowner with a \$300 special assessment based on a **half-promise made by a local politician** in order to re-pave Penn Estates Drive for one million dollars. **What????** In addition, the contractor that does the tar and chipping of our roads does a **terrible job**. My plan would be to fix **ALL** the roads in Penn Estates over the next few years at existing dues levels.
- 5. No future dues increase until we get a handle on our expenses and dues collections.** Higher dues and special assessments do not attract home buyers!
- 6. Increase Community Volunteerism.** We all want Penn Estates residents to volunteer for committees again. Most potential volunteers no longer consider volunteering because they feel their voices are not heard and are forced to sign **unnecessary** Code of Conduct and Non-Disclosure agreements. This is way too much to ask of people who just want to contribute a few hours a month.

The residents of this community continue to go through tough times and it is the job of the Board of Directors of Penn Estates to understand that. The job is simple: **Cut costs, keep dues low, collections high, while maintaining our infrastructure and services.** I am respectfully asking for your vote to get Penn Estates moving in a more fiscally sound direction.

Gary Conforte

My name is Gary Conforte and I have lived in Penn Estates for the past nineteen years with my beautiful wife Valerie and raised two wonderful children Gary James and Gabrielle.

I am a retired telecommunications professional with 25 years experience in project management, operations and engineering on Wall Street. For the past three years I have been a member of the Board of Directors of Penn Estates. I participated in the Penn Estates Dart League for the past six years.

Due to my permanent disability, I have been home the past 12 years. Three years ago I decided to run for a position as a Board member in Penn Estates and achieved that goal.

I have been an active PTA member and school volunteer in the Stroudsburg Area School District for more than fourteen years

I feel that I did a good job the last three years and feel I can give the people of Penn Estates three more good ones. This is why I am rerunning for the Penn Estates Board of Directors.

I was never in favor the PE Drive road assessment and the money spent just trying to get a Grant that was never going to happen.



(continued next column)

Gary Conforte cont.

Remember that I am also a homeowner and will try and not raise the dues; we have not raised the dues in the past three years since I've been a Board member and will try to keep it that way. If possible I would love to reduce the dues.

I would like stop the unnecessary spending and projects. Just take care of the day to day operations and the emergency repairs.

Remember the Board is spending your money and mine, so I feel what you feel.

There are many things wrong in our community that must change. I will try my hardest to make the necessary changes that need to happen if reelected to the Board.

Get out and VOTE this is the only way to make changes happen.

You cannot complain if you do not VOTE.

David Juliano

My name is David Juliano. I moved to Penn Estate 18 years ago, originally from New York City. I am married and have a wonderful wife Drina, who is Chairperson of Recreation Committee and on the Real Estate Committee, and is a licensed Realtor, and loving son James who just turned eight. I am also involved in the Penn Estates Dart League and softball. We love where we live since it is a family oriented community. I work in the Computer Industry for the past 20 years and maintain many state contracts such as; government, schools, hospitals, banks, and casinos. I have been involved on the Recreation Committee, Finance Committee, ARB, Communications Committee, and PEP. I also was involved in the last 5 years of Community Day.



Penn Estates in the 3 years has seen forward progress. In order to keep the momentum things have to happen in a way that you achieve success a little bit at a time. The reality is that it will take over 5 years with consistent forward progress to get us where we need to be and see the results of our hard work. Progress, like most other things, does not and cannot happen overnight; it isn't realistic.

I have been living here and not having a voice, but by getting involved my voice is heard. I have seen a lot of change and a lot of it for the worst here at Penn Estates. I believe by getting on the board my voice will definitely be heard. I am not a follower, I stand out and people know that about me. I will be fighting for the rights of the homeowners.

We are a community of over 1600 homes. We are strong, we are proud, and we need everyone on the same page, moving in the same direction to make sure we stay the course that has been set. We need everyone to get involved on some level; this is your community don't just watch what happens, get involved and make things happen. Look at where we are with a very small group of dedicated volunteers, think of where we can be with everyone onboard. The time is here, the time is now; we can make it happen.

Vernon J. Woody

I was born in Roanoke, Virginia. The family migrated to NJ by 1960 where I was educated in the Paterson public school system. After high school, I attended Montclair State University majoring in Education, Psychology, and completing a minor in Math. The minor in Math earned me an early teacher's certificate and the ability to gain employment in the Paterson school system as a teacher.

After 2 years of teaching, I took a job with Morse Shoe Company. During my 8 years at the Morse Shoe Company, I held the positions of Assistant store manager, store manager, and District manager. After Morse shoe, I took a job at Tops Appliance City. In seven years at Tops, I went from sales person to Corporate Trainer. For the last 17 years I have worked for PC Richard and Son as the NJ Sales Trainer.

I am happily married and devoted to my lovely wife, Laverne. We have four beautiful children, and eight grandchildren. Love attending church service. I enjoyed assisting on the Usher Board, Men's Chorus, Sunday school Department, and Economic Development group.

I bought my first property in Penn Estates in 1993. This property was originally used as a vacation home and rental property. After moving into the property in 2002 I decided it would be too costly to increase the size. In 2005 I bought another property to build a bigger house, which I now reside. Trying to make a difference I joined the Board of Directors in September 2012 and the Appeals committee.



Recreation Events for 2013

By Drina Juliano,
Recreation Committee Chair

Below is a list of events being sponsored by the Recreation Committee for 2013. All dates are subject to change, please refer to the website or flyer by the mailboxes.

- 4/6/13 Murder Mystery
Benefitting Penn Estates Team for American Cancer Society
\$15 per person includes appetizers and drinks
Babysitting Available for \$10 per child
- 5/18/13 Basket Bingo and Tricky Tray
Benefitting Penn Estates Team for American Cancer Society
Tricky Tray doors open at 4:00-7:00
Basket Bingo doors open at 6:15 - Bingo to start at 7:00
- 6/12-15/13 Carnival
- 8/3/13 Community Day (FREE)
Residents in good standings and with amenity badges
- TBD Yard Sale on the Baseball Field (ONLY)
This event will be open to the public. Bring your items down to the baseball field and make some extra cash. This event will be FREE! We will not be renting tables or chairs, so bring your own.
- TBD Fall Festival
- 10/26/13 Halloween - Kids Party from 2:00 to 4:00
- 12/7/13 Breakfast with Santa 10:00-12:00
\$4 per adult/\$3 per child includes pancakes, sausage & drinks
Each person will be given 2 tickets for food.
Please bring a gift for Santa to give to your child (\$10 or less).
- 12/31/13 New Year's Eve Party

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Family Bones

By Michael Tyrrell, Communications Committee

Long time Penn Estates resident-artist Jane Harris recently had a showing of her work at The Galleria on 6th street in downtown Stroudsburg. Called Family Bones, this collection of Jane's works reflects memories of her early days growing up in Northeastern Pa in the Wyoming Valley. We found the exhibit to be nostalgic and somewhat haunting (as Jane told us, it is representative of her "dark" period).

The work pictured behind Jane is called 638 (aka 638 William Street) and was particularly intriguing. Her inspiration sprang from an old photo of her paternal grandmother flanked by her mother and mother's sister on the porch of their home in Pittston. The second piece pictured drew our attention as well. As explained by Jane, this work known as *Collection* represents memories and experiences that one stores (or collects) that remain with you and continue to influence your view of yourself and the world.

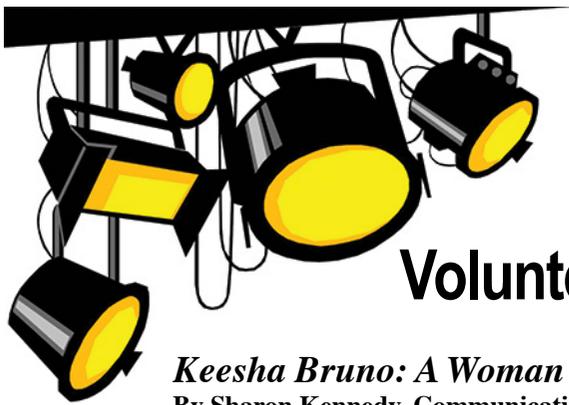


Jane is not only an accomplished painter, but printmaker and papermaker as well and has quite an impressive bio. She holds a BA in Art Education from Marywood College in Scranton and has done graduate work at Florida International University in Miami. Jane has taught art at many fine institutions including Miami Dade Community College, South Florida Art Center, Immaculata LaSalle High School and is presently retired and working out of her studio in the Bird Road Art District in Miami.

The show will be finished by the time you see this but hopefully Jane will have another in the near future to spotlight some of her other works.



Sean and Jody Reilly visiting the Family Bones exhibit



Volunteer Spotlight

Keesha Bruno: A Woman Who Does What is Right!
 By Sharon Kennedy, Communications Committee

Keesha Bruno was selected by the Communications Committee for this issue's Volunteer Spotlight article. I had noticed Keesha at every board meeting and other events that I had attended this past year, but I had never spoken with her before the interview for this article. (I am sure that she attended far more meetings that I had. I know that she was at every one that I attended.)

What a delight it was to get to know her, even for this brief interview! I found Keesha to be an engaging, gracious and devoted individual. I hope that I can help you to know her a little better through this Volunteer Spotlight.

Keesha Bruno and her husband and two daughters became homeowners and members of the Penn Estates community about ten years ago. When they first purchased a home here, they were part time residents, living primarily in New York City. In 2006, they decided to make Penn Estates their full time home. Keesha said that they came here to have a better quality of family life, with better schools and environment.

At first, Keesha and her husband commuted to New York City every day. As I marveled at being able to balance family, job and commute, Keesha acknowledged that it could be a challenge. In meeting Keesha and witnessing her energy, focus and commitment, I am sure that she and her husband manage the challenge with grace and fortitude.

Keesha is an active woman. She loves to bike, swim, and run. She speaks with great devotion to her family and loving appreciation of her daughters. Having a safe and secure (as well as beautiful) environment for her children is important to her. All of those factors contributed to her decision to live full time in this community.

Keesha seems to be very intentional, reevaluating her priorities frequently. She brings "the same passion to" everything that she does. Her goal is to "do what is right as a whole: home, work and community".

Keesha is a nurse practitioner at Geisinger, which still requires a commute but a more manageable one. In balancing her values, she is guided by her spirituality and the constant guidance of "doing what is right". Contributing to the Penn Estates community is important to her. She is the Chair of the Appeals committee and a member of the ARB, Finance and Long Range Planning committees. She said that she finds the position as chair of the Appeals committee to be challenging.

She tries to make the "decision of what is right and fair". She said that she enjoys being part of the ARB committee because that is where many of the concerns of community members are expressed. She knows that we all have in common a desire to maintain the community and add value to our properties. "In the end, we are all investors in this community. What happens affects us all as homeowner."

Keesha voices a strong conviction about volunteering with Penn Estates. "I feel strongly that if you want to make a difference, you have to volunteer!" "If you are not a volunteer and a part of the change, you have given up your right!" At one point, we were discussing how sometimes people may not volunteer because they feel they are a not part of the "in-group." Her response was: "Why do you feel that you have to fit in and be accepted? Why can't you be different and give your opinions and make a difference?" She expresses a great conviction that committee work is important. Ideas and recommendations of changes needed can be expressed as a member of committees.

I truly enjoyed meeting with Keesha. When you see her out in the community, whether it is in her many roles as a volunteer or as a community member enjoying our amenities, please thank her for her tireless contributions to us all!

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Red Bingo

By Matthew Jacobsen, Cub Reporter, Communications Committee

On February 16th the residents of Penn Estates came together in the Oak Room to take part in Red Bingo. In celebration of Valentine's Day, people were asked to wear red to the event. For a \$15 buy-in, participants received both a regular card and a specials card. Regular games paid out \$40 and specials paid out \$80. The final game was a cover all numbers and had a jackpot payout of \$200.

There will be more bingos through out the year, so if you're feeling lucky join us at the next bingo night in the Oak Room and possibly win some money and have some fun. The next scheduled bingo is May 18th and is a Basket Bingo and Tricky Tray. Proceeds will benefit Penn Estates Team for the American Cancer Society.

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



Super Bowl Party

By Matthew Jacobsen, Cub Reporter, Communications Committee

Our annual Penn Estates Super Bowl party took place in the Oak Room on February 3rd. Attendees were divided: Ravens fans on one side and 49ers fans on the other side, all cheering loudly for their respective teams. A 90-inch blowup screen as well as the 60-inch television, provided a great vantage point for everyone to watch the big match up.

As in the case of any successful Super Bowl party, food and beverages played a key role. The format was covered dish for the food and BYOB for the refreshments. Wings, hotdogs, pasta, pulled pork and sandwiches were featured among other offerings. Although the Ravens won, everyone had a great time, including the 49ers fans. Plan to attend this free event next year and have some spirited fun with your neighbors.

There are plenty more parties scheduled in the upcoming months, including the Saint Patrick's Day party in March, so plan on joining in. Until the next big article, this is your ace cub reporter saying, stay in harmony with your community and get involved.

The Poop's The Thing

By Jane Harris,
Communications Committee

Walking the dog.....good for you.....good for the dog. It's a beautiful thing, traversing the roads of Penn Estates with the family pooch. Besides the exercise and bonding aspect of this daily ritual is the opportunity to allow your dog to do its daily "business."

It's one of those things that humans don't like to talk about or share with one another.

Likewise most of us aren't all that interested in sharing this part of your pet's routine.

Picking up the stuff is the civilized thing to do especially if it's where others may pass or, God forbid, on someone else's property. Keep a bag near your pet's leash or in your jacket pocket or near your door. It will become a habit....a good habit. Just drop the bag in your trash when you return from your walk.

It can ruin someone else's walk when the summer sun beats down on those dollops of doggie-doo. Stepping in it is the worst!

It's a bad habit, it's rude and it's an actual offense which comes with a \$50 fine. Should you see Public Safety driving by wave your plastic bag and save yourself some money.

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Michael's Kitchen

By Michael Tyrrell, Communications Committee

When you see this April/May issue of Harmony in early April, it will probably be chilly and rainy here in Stroudsburg if the past is any indicator. Hang in there. Our beautiful Pocono spring weather is just a few weeks away. In celebration of spring, here are some favorite recipes that are easy enough for weeknight family dinners but would also please guests at a no-fuss dinner party. They are also somewhat healthful and economical.

30 Minute Vegetable Soup

(6 servings)

3 tbsp olive oil

1 onion, chopped

2 cloves garlic, minced

4 ounces sliced mushrooms

3 cans (14 oz each) vegetable broth

¾ lb small new potatoes, quartered

½ lb baby carrots

¾ tsp salt

1 ½ tsp chopped fresh thyme (or ½ tsp dried)

1 bunch thin asparagus, trimmed and cut into 1-inch pieces

2 medium-size zucchini, cut into ¼-inch half moons

1 can (15 oz) pinto beans, drained and rinsed

¼ tsp red-pepper flakes

6 tbsp shaved Parmesan cheese

1. In a large saucepan, heat oil over medium heat. Add onion, garlic and mushrooms. Cook, stirring occasionally for 5 minutes.
2. Add broth, potatoes, carrots and salt. Bring to a boil. Reduce heat to medium, cover and cook for 5 minutes.
3. Add thyme, asparagus, zucchini, beans and red-pepper flakes. Cover and cook for

an additional 5 minutes.

4. To serve, spoon into bowls and top each with 1 tbsp shaved Parmesan cheese.

Per Serving- Calories: 304 Fat: 8g Sodium: 1,370mg

Make It Healthier: Cut the sodium by swapping reduced-sodium broth for regular broth. Look for Pacific brand; it's my favorite.

Spring New-Potato Gratin

(8 servings)

3 lbs small red new potatoes, quartered

2 tsp salt

1 bag (9 oz) baby spinach leaves

Sauce (see below)

3 tbsp unsalted butter

1 bunch scallions, trimmed and chopped

3 tbsp all-purpose flour

2 cups milk, warmed

¾ tsp salt

1/8 tsp black pepper

1/8 tsp cayenne

Pinch ground nutmeg

½ lb Swiss cheese, shredded (about 2 cups)

2 tbsp plain breadcrumbs

1. Heat oven to 375 degrees. Place potatoes and salt in a large saucepan. Add cold water to cover. Bring to a boil; simmer 8 minutes. Just before draining, add spinach. Drain.
2. **Sauce:** In a small saucepan, melt butter over medium heat. Add scallions; cook 5 minutes or softened. Sprinkle flour over scallions and whisk to blend. In 2 additions, whisk in warmed milk until smooth. Add salt, pepper, cayenne and nutmeg. Bring to a boil over medium heat, whisking occasionally. Remove from heat. Whisk in 1 cup of the cheese.
3. Coat a 13 x 9 x 2-inch baking dish with nonstick cooking spray. Layer half the potatoes and spinach in the dish; spoon half the sauce on top. Sprinkle with half the remaining cheese. Top with remaining potatoes and sauce. Sprinkle with remaining cheese.
4. Bake at 375 degrees for 20 minutes. Top with breadcrumbs. Bake 10 more minutes until browned. Let stand 10 minutes before serving.

Per Serving- Calories: 253 Fat: 12g Sodium: 521mg

Make It Richer: Substitute half & half for milk and Gruyere cheese for Swiss.

Pork Chops with Port Wine Sauce

(4 servings)

1 tbsp unsalted butter

1 tbsp olive oil

4 boneless pork chops (about ½ thick, 5 to 6 ounces each)

¼ tsp salt

¼ tsp black pepper

¼ cup port wine

½ cup chicken broth

2 tbsp ketchup

1/8 tsp dried thyme

1. Heat butter and oil in a large skillet over medium-high heat. Season pork with salt and 1/8 tsp of the pepper. Add to skillet and cook about 3 minutes per side or until internal temperature reaches 145 degrees.
2. Remove pork to platter, keep warm. Add port to skillet; cook 1 minute, scraping up any browned bits from bottom. Add broth, ketchup, remaining pepper and thyme; cook 3 minutes, stirring occasionally. Serve chops with some of the sauce drizzled over the top and the remaining sauce on the side.

Per Serving- Calories: 285 Fat: 19g Sodium 413mg

Easy Swaps- If you don't have port, try dry or semi-sweet red wine and stir in ½ tsp sugar. If you're cooking for a group, roast a boneless loin pork roast instead and double the sauce.

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Out & About

Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

In just a short while the amenities at Penn Estates will be in full swing. I am looking forward to the lake and pool this year! But, for now, we can enjoy the early spring activities...and the daffodils and forsythias! I love the daffodils that were planted near the section signs on Penn Estates Drive.

Here is a summary of just a few of the local events that will be happening in coming months. As always, I have drawn from a variety of sources. Please call or check the web-sites to confirm dates, times and cost.

I often report on outdoor activities at PEEC and MCC. PEEC has been hosting various activities for families, singles and children throughout the year. Some are free, some have fees and some require reservations. Check out events, times and fees at www.peec.org or call 570-828-2319. You can drum at midnight, or learn new skills or learn about nature. Apparently they opened a discovery room with a bat cave and eagle nest experiences. In early April, they do a tour of the waterfalls. The Spring Waterfall tour on 4/6 has a \$20 fee and requires a reservation. Similarly, the Monroe County Conservation hosts many nature walks and educational events throughout the year, such as the Public Bog Walks. Check out their events and whether pre-registration is required at www.mcconservation.org or call (570) 629-3061.

I always enjoy taking out of town guests to the Quiet Valley Living Historical Farm. They have special events throughout the year. The 25th Annual Farm Animal Frolic will be the weekends of 5/18 and 5/25. . Go to www.quietvalley.org for more information or call 570-992-6161.

I am sure that there will be lots of Earth Day Celebrations throughout our region. Jim Thorpe will have their Earth Day Celebration on 4/20/13. Call 570-325-2079 for information. The annual Jim Thorpe Birthday Celebration will be the weekend of 5/18 and 5/19

There are many events in downtown Stroudsburg throughout the year. I didn't get to the Ice Sculpture weekend but saw pictures that were awesome. Art on Main will be from 3-8 on 5/18 in Stroudsburg. On 6/18 in Stroudsburg will be the Pocono Raceway Festival.

Music festivals abound throughout the summer in our region. I have enjoyed the Milford Music Festival just about every year. It will be the weekend of 6/7 through 6/9 this year. Call 570-296-8700 for information. The Shawnee Celtic Festival will be the weekend of 5/25 and 5/26. Call 570-421-7231 for details.

Do you want to get sweaty and/or dirty? Spring apparently is the time for marathons, fund raisers and triathlons. There is the Pocono Xterra Trail Run at Big Pocono State Park on 5/4. There is a fee and registration is required. Call 570-814-0346. The Black Bear Triathlon is on 5/19 at Beltzville State Park in Lehighton. There is a substantial fee, depending on how soon you register. Check the 800pocono website for more runs and marathons. And look for the many whitewater opportunities as well.

If you want your run to "count", you might want to do the Pocono Run for the Red on 5/19. That could be a marathon, or a relay marathon or a 5K, depending on what you want to do. Call 570-476-3800 to register and for information. Or you might want to walk for MS on 5/5 at the Pocono Raceway in Long Pond. Call 215-271-1500 extension 24118.

Have fun. And, I welcome your suggestions!



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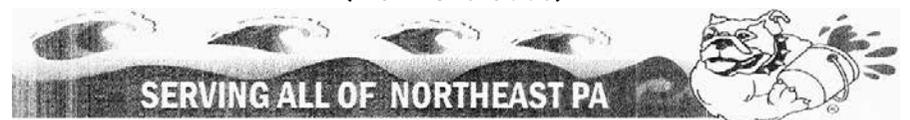
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April-May 2013 Community Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 12:30 pm – Mah-Jongg 7:30 pm – Darts	2 4 pm -Bookmobile 7 pm – Bingo	3	4 7 pm – Nominating Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	5 7:30 pm - Board Meeting	6 9 am - Community Safety Meeting 10 am - Appeals 7 pm - Murder Mystery Theater
7	8 12:30 pm – Mah-Jongg 7:30 pm – Darts	9 4 pm -Bookmobile 7 pm – Bingo	10	11 6pm – Real Estate Meeting 7pm - Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	12	13 Meet the Candidates
14	15 12:30 pm – Mah-Jongg 7:30 pm – Darts	16 4 pm - Bookmobile 7 pm – Bingo	17 7 pm – Wildlife & Forestry Meeting	18 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	19	20 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting 6 pm – Volunteer Dinner
21	22 12:30 pm – Mah-Jongg 7:30 pm – Darts	23 4 pm - Bookmobile 7 pm – Bingo	24	25 7 pm - Government Relations Meeting 7 pm – Long Range Planning Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	26	27 9 am – Finance Meeting
28	29 12:30 pm - Mah-Jongg 7:30pm- Darts	30 4 pm - Bookmobile 7pm- Bingo				
			1	2 7 pm – Nominating Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	3	4 10 am – Annual Meeting
5	6 12:30 pm – Mah-Jongg 7:30 pm – Darts	7 4 pm – Bookmobile 7 pm - Bingo	8	9 6pm – Real Estate Meeting 7 pm – Recreation Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	10	11
12	13 12:30 pm – Mah-Jongg 7:30 pm – Darts	14 4 pm – Bookmobile 7 pm - Bingo	15 7 pm – Wildlife & Forestry Meeting	16 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	17	18 7 am – ARB Meeting 8:30 am – Buildings & Grounds Meeting 10 am – Communications Meeting 4 pm – Tricky Tray 7 pm - Bingo
19	20 12:30 pm – Mah-Jongg 7:30 pm – Darts	21 4 pm – Bookmobile 7 pm – Bingo	22	23 7 pm - Government Relations Meeting 7 pm – Long Range Planning Meeting 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	24	25 9 am – Finance Meeting
26	27 MEMORIAL DAY	28 4 pm – Bookmobile 7 pm - Bingo	29	30 7:30 pm – Understanding the Bible 7:30 pm – Women’s Bible Workshop	31	

Crafty Cherry Blossom Tree

By Jane Harris, Communications Committee

This simple family craft project comes by way of Martha Stewart.

Materials:

- tree branches,
- several shades of pink tissue paper,
- scissors
- white glue.

Gather the kids for a trip to the back yard on a search for fallen branches (an easy search in PE!). Choose several interesting ones that are dried. Bring them inside and stand them in a vase or jar.

Cut the tissue paper into 2 inch squares. Pinch the squares at the center and glue to the branches with small

amounts of white glue.....voila!.....your very own cherry blossom tree will bring an early indoor spring to your home.



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Did you know:

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- 14 homes have sold in Penn Estates year to date.
- The highest-priced home sold in Penn Estates for \$135,000 year to date.
(Information provided through Pocono Mountain Assoc. of Realtors MLS Service)
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