



Come Home to Penn Estates Harmony

Penn Estates Property Owners Association

June/July 2013

Annual Election Results

By Jody Perkin, Board President

The PEPOA Annual Meeting was held on Saturday, May 4, 2013 at the Ableoff Center for Performing Arts at ESU, at which four (4) directors were elected to the Board. There were four (4) candidates campaigning for the open positions. Two candidates, Gary Conforte and Vernon Woody— were incumbents. Gary was re-running after completing a three-year term and Vernon had been serving as interim Director. David Juliano had applied for interim vacancy previously. John Bradley was elected in 2011, but unable to serve due to unforeseen circumstances.

The vote tallies were:

John Bradley - 128 votes
Gary Conforte - 108 votes
David Juliano - 100 votes
Vernon Woody - 100 votes

As a result of the voting, John Bradley and Gary Conforte were seated in three-year terms. Rather than a coin flip to break the tie between David Juliano and Vernon Woody, Vernon graciously agreed to accept the one-year term, and have David seated three-year term.

The meeting agenda also included two (2) By-law amendments. Both amendments were passed by the membership:

- Amendment #1 related to changes to the Budget Development Process in Article VIII receiving 130 yes (85%), 30 no votes.
- Amendment #2 pertained to Committees in Article VI receiving 117 yes (77%), 36 no votes.

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

PresidentJody Perkin
Vice-President.....Gary Conforte
SecretaryAdrian Martenco
TreasurerJohn Bradley

In addition, the new committee liaison assignments are as follows:

Liaison	Committee Assignment(s)
Michele Valerio TrinkleCommunications, Audit Compliance
Sean ReillyBuildings/Grounds, Long Range Planning, Wildlife/Forestry
Gary ConforteRecreation, Community Day
Adrian MartencoNominating, Steering
John BradleyFinance, Real Estate
Vernon WoodyAppeals
David JulianoCommunity Documents, Architectural Review
Luna MishoeCommunity Safety, Government Relations, PEUI

Due to technical difficulties, we were unable to provide a photo of the incoming Board as of the time of this printing. A Board photo will be posted in the next edition of Harmony and on the PEPOA website once we are able to obtain one; thank you for your patience.

The Board adopted its meeting schedule (listed below) for the 2013-2014 session:

Type of Meeting	Date	Time	Location
Board Meeting	Friday, June 7	7:30 pm	Oak Room
Community Forums:			
1) Budget Forum	Saturday, June 8	9:00 am	Oak Room
2) Committee Kickoff	Saturday, June 8	10:00 am	Oak Room
Board Meeting	Friday, July 12	7:30 pm	Oak Room
Board Meeting	Friday, August 2	7:30 pm	Oak Room
Board Work Session:			
Review Prelim Budget	Tuesday, Aug 27	7:30 pm	Oak Room
Board Meeting	Friday, Sept 6	7:30 pm	Oak Room
Board Meeting	Friday, Oct 4	7:30 pm	Oak Room
Community Forum:			
Prelim Budget Forum	Saturday, Oct 12	9:00 am	Oak Room
Board Meeting	Friday, Nov 1	7:30 pm	Oak Room
Community Forum:			
Final Budget Forum	Saturday, Nov 9	9:00 am	Oak Room
Special Board Meeting			
Approval of Budget	Saturday, Nov 16	10:00 am	Oak Room
Board Meeting	Friday, Jan 3, 2014	7:30 pm	Oak Room
Community Forum:			
Committee Workshop	Sat., Jan 11, 2014	TBD	TBD
Board Meeting	Friday, Feb 7, 2014	7:30 pm	Oak Room
Board Meeting	Friday, March 7, 2014	7:30 pm	Oak Room
Community Forum:			
Committee Year in Review	Sat., March 8, 2014	9:00 am	Oak Room
Board Meeting	Friday, April 4, 2014	7:30 pm	Oak Room
Annual Meeting	Sat., May 3, 2014	10:00 am	TBD



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Treasurer's Report

By Michele Valerio, Treasurer

As of April 29, 2013

Collections of 2013 Dues: Current Month	\$97,609.20	
YEAR TO DATE TOTAL OPERATING DUES INCOME		\$1,352,629.77
This is 85.12% of the 2013 Dues Income budget		
Collection of Prior Year's Dues: Current Month	\$1,645.81	
YEAR TO DATE TOTAL PRIOR DUES INCOME:		\$9,325.84
This is 15.29% of the 2013 budget for this line item		
Collection of Late Interest:	\$4,946.90	
YEAR TO DATE TOTAL LATE INTEREST:		\$14,907.39
This is 24.04% of the 2013 budget for this line item		
Collection of Cap Imp Fees (CIF):	\$7,140.00	
This is from the sale of 6 homes in April		
YEAR TO DATE TOTAL CAP IMP FEES:	25	\$29,750.00
This is 59.52% 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		
PEPOA Cash Assets:		
Operating Cash Accounts	\$1,078,772.40	
Capital and Reserve Accounts	\$1,222,339.32	
Total Cash	\$2,301,111.72	

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Treasurer's Report

Annual Membership Meeting - May 4, 2013

By Michele Valerio, Treasurer

2012 Financial Results

Total 2012 operating revenues were \$2,307,048 from dues, fees, interest, rentals, citations and other sources. Total 2012 operating expenses were \$2,066,050.

After accounting for prepaid items, accrued items, accounts payable, and deferred Community Day revenue there was a total operating cash surplus of \$274,614.80 which was split, deferring \$105,000 of revenue to 2013 as a cushion against a possible shortfall in 2013 revenue collections, and \$169,614.80 to Penn Estates Drive Capital Fund.

Capital Improvement Fees income collected from 2012 property sales was \$69,956.

Capital project expenses in 2012 for Long Range Planning and other projects were \$23,330. These expenses were paid with funds from our Capital Improvement Fund.

As of 12/31/12 the Association had cash assets of \$1,914,729, including \$715,447 in capital reserves, \$998,946 in operating funds and \$200,336 in the Penn Estates Drive Capital Fund (prior to inclusion of the \$169,614.80 from the 2012 surplus). In 2013, capital reserves will continue to be specifically allocated from dues into the Capital Reserve Fund based on a reserve study completed by CPA, William Owens. A total of \$110,002 will be placed into this fund for future major repairs and replacement of assets in the Community.

Dues Collection Trend

Collections of 2012 dues amounted to \$1,703,097.75 which was approximately 82% of the total amount billed to members. The dues collection percentage has remained steady over the past three years. In 2013 the Board and management have made monthly payment plans available for members who cannot 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.

Association Debt

As of 12/31/12 the amount owed on the loan obtained in 2009 from Penn Security Bank was \$713,613. Funds from this loan were used in 2009 and 2010 to payoff previous loans and to pay for several capital projects including the relocation of the mailboxes. This loan was refinanced in 2012 at a lower interest rate which will save the association almost \$40,000. The loan will be completely paid off in 2019.

2011 Independent Audit

The audit of the Association's 2011 financial records was completed on March 1, 2012. A copy of the Independent Auditor's Report was included in the package of materials mailed to each Association Member prior to the 2013 Annual Membership Meeting.

2012 Independent Audit

The audit of the Association's 2012 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 2014 Annual Meeting.

Penn Estates Harmony

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Manager's Message

By Laura Jones

As the weather gets warmer and the days get longer and we start going outside again, I want to remind everyone to take caution about being out in the roadways. If you're walking your pet, or coming home from a pick-up game or just taking a walk because it's finally nice out, please carry a lit flashlight, light colored clothing or something reflective on your clothing. It's often hard for drivers to see people at night. Carrying a lit flashlight and pointing down or swinging it back and forth while walking makes a person quickly noticed and drivers quickly alerted to pedestrians.

Also with the warm weather comes the wildlife. Please be very cautious of your trash and any food items you may have outside. Your trash is a food source to wild animals. Bears, raccoons and skunks can be very witty when it comes to getting food; they are destructive and dangerous too. Keep your trash in secure containers, take in dishes, utensils and uneaten food after grilling and never purposely leave or throw "food out for the animals". This is not just against PEPOA rules it's also detrimental to the animals. They can't get used to food sources that they don't have to hunt for because when those sources are not available, like in the winter, they may forget how to forage. Forgetting how to forage will make them very hungry and very destructive and dangerous.

Weekly Activities

- Monday**
 Mah-Jongg 12:30 pm
 Darts 7:30 pm
- Tuesday**
 Bookmobile 4:00 pm
 Bingo 7:00 pm
- Thursday**
 Youth Baseball 5:30 pm
 Understanding the Bible 7:30 pm
 Women's Bible Study 7:30 pm
- Friday** *Coming Soon:* Softball
- Sunday** *Coming Soon:* Horseshoe League

Community Corner

Happy 7th Birthday to Najeh White
 Happy 6th Birthday to Calliope Padilla
 Happy 10th Anniversary to John & Toni Baraniuk

Congratulations:

- Kiersten Pepper on your graduation from Stroudsburg High School
- Lauren White on your graduation from Stroudsburg High School and acceptance at Moravian College
- Anthony Vento on your graduation from Stroudsburg High School
- Gabrielle Conforte on your graduation from Stroudsburg High School

Flag Day

By Jane Harris, Communications Committee Member

Attention flag wavers; this is your day! A day to express your pride in our country, which, despite the problems or politics that disrupt our daily lives, is still a spectacular place to live.

The flag was originally designed by seamstress Betsy Ross of Philadelphia, who was the official flag maker of the Pennsylvania Navy.

The 13 red and white stripes plus the 50 stars representing the original 13 colonies and the current 50 states will fly in front of homes and public buildings to celebrate this symbol of The United States of America.



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Committee Meetings Schedule

Appeals	1 st Saturday	10:00 am
ARB	3 rd Saturday	7:00 am
Board of Directors Meeting	1 st Friday	7:30 pm
Buildings/Grounds/Roadways	3 rd Saturday	8:30 am
Communications	3 rd Saturday	10:00 am
Community Documents	TBA	
Community Safety	1 st Saturday	9:00 am
Finance	4 th Saturday	9:00 am
Government Relations	TBA	
Long Range Planning	TBA	
Nominating and Steering	1 st Thursday	7:00 pm
Real Estate	2 nd Thursday	6:00 pm
Recreation	2 nd Thursday	7:00 pm
Wildlife and Forestry	3 rd Tuesday	7:00 pm

Community Open House

Once again, the Penn Estates Real Estate Committee will be holding its first Community Open House of the Year on June 8th, 2013 in conjunction with the Recreation Committee holding another community yard sale.

If you are a homeowner and would like to participate in the open house, please fill out the form in this issue of Harmony and return it with the proper fee to the Administration office, or have your realtor register it for you. If you have any questions, please contact the Real Estate Committee at PE-REALCOMM@YAHOO.COM

The Penn Estates Real Estate Committee will be sponsoring our first Community Open House on Saturday, June 8th, 2013 from 11 PM to 4 PM. If your house is for sale, this is the perfect opportunity to have it seen by many prospective buyers. The cost to have your house a part of this event is \$10.00.

If you would like to participate, please fill out the registration form and submit with the fee to the Administration Office no later than June 6th, 2013 so that it can be included on the map. You can also request your realtor to do this for you. If you have any questions, please e-mail: Real Estate Committee at PEREALCOMM@YAHOO.COM



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Movin' Up!

By Jane Harris,
Communications
Committee Member

Congratulations to all the graduates of 2013.

On this special day students of all ages will ascend to the next level of schooling or job. A step forward and upward on life's path and opportunity for achievement in a competitive world where education can give you the edge you need to succeed.

Be proud of yourself and know that you can go as far as you can dream. Good luck!

SIGN UP FORM OPEN HOUSE JUNE 8TH 2013

Homeowners Name _____

Lot & Sec _____ Phone _____

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Independence Day - A Day to Remember

By Jane Harris, Communications Committee Member

July 4th, 1776 is commemorated with parades and celebrations nationwide. It is a national holiday because on that date the colonists in the new world declared independence from the monarchy of England forming the union that has become the home we know as the United States of America.

We don't think about it all year long except on the day we barbeque and set off fireworks. It's okay; it's precisely what they intended. This land of freedom allows us to enjoy such holidays. This land of freedom allows us to choose how to celebrate or not celebrate. We are free to sleep in or party, to watch a parade, listen to speeches, fly the flag or go to a movie. We are free.

Thank you to John Hancock and 55 brave, farsighted men who signed their names to the document that declared our independence 237 years ago. Happy 4th of July!

Penn Estates Residents Survey

1. Would you be for or against building a jogging/walking path to run along the entire length of Penn Estates Drive? In addition, would you use this jogging/walking path if approved? Note: If approved, this project would be merged into the Penn Estates Drive improvement project. Project costs would be reviewed by the Finance Committee and then approved by the PEPOA Board of Directors.

Response: _____

2. Would you be for or against building a public garden for Penn Estates residents? In addition, would you use this public garden if approved? Note: If approved, this garden would be fenced in to keep out the wildlife with its home tentatively identified in an area by one of our community lakes. Project costs would be reviewed by the Finance Committee and then approved by the PEPOA Board of Directors.

Response: _____

Please drop off your survey responses to the administration building or email them to admin@pepoa.org.

The deadline for submission is June 30, 2013.

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Strategic Plan Report

April 8, 2013

Due to the large volume, appendices are included only with the office copy of this report

At a Committee Workshop held on February 12, 2011, Richard Way made a presentation on strategic planning and proposed that the Long Range Planning Committee (LRPC), the Penn Estates Property Owners Association (PEPOA) Board of Directors (BOD), and the Community Manager (CM) work together as a Planning Team to develop a strategic plan for PEPOA. The proposal contained a work plan which is shown in Appendix 1; it was accepted by all in attendance at the workshop.

The LRPC membership is comprised of the chairpersons of PEPOA's standing committees. The current LRPC chair is Nancy Padilla. Former LRPC chairs during the time period covered by this report included Jody Perkin and Maureen Shindle. Current LRPC members include: John Baraniuk, Keesha Bruno, Anne Cowles, Gil Flecha, Lucy Jacobsen, Drina Juliano, Susan Lyons, Anthony Stevens-Arroyo, and Patricia Toombs.

External inputs to the Strategic Plan

On February 18, 2011, Maureen Robinson, Jody Perkin, Anthony Stevens-Arroyo, and Richard Way met with Mr. John Woodling, Director of the Monroe County Planning Commission, for a discussion of county and state trends. Mr. Woodling made us aware of an in-progress state study titled "Common Interest Ownership Communities (CIOC's) in the Commonwealth of Pennsylvania, pursuant to House Resolution 350 of 2009". A report of this study was issued in December, 2011 and is included as Appendix 2. This report has some useful data but it is weak on conclusions and actions. Based on the information contained in Appendix 2, Appendix 3 was prepared showing the county, municipal, and school taxes paid by the 20 largest CIOC's in Monroe County in 2009. Penn Estates ranked fifth in number of homes and third in total taxes paid. Mr. Woodling also provided us with a copy of a very informative report of demographic data and trends from 1990 to 2009 for Monroe County compiled from the American Community Survey. This report is included as Appendix 4.

Mr. Woodling made these points during our discussion:

- Starting in 2006 the rate of population growth in Monroe County declined dramatically
- It will take 3-5 years (from 2011) for the housing market to return to normal
- The housing market will change...smaller units, walkable neighborhoods, more renters, "greener"
- Commuters from Monroe County to NY/NJ number around 20,000 per day and this level of commuting is expected to continue

In a discussion on February 22, 2011 with Mr. Chuck Leonard, Executive Director of the Pocono Mountain Economic Development Corporation, Mr. Leonard projected that:

- The population growth in the Poconos will outpace job growth
- The commuting workforce will continue to grow in the Poconos
- Commercial development will be concentrated along the Route 611 corridor due to the newly extended sewer line
-

Development of Penn Estates' Needs and Critical Issues

The first working meeting of the Planning Team was held on March 12, 2011. Richard Way presented the external environment and trends (Appendix 5), Jody Perkin presented the real estate market and internal environment (Appendix 6), and Anthony Stevens-Arroyo reviewed the results of the Long Range Planning Survey that was conducted in 2008 (Appendix 7). The report of the March 12, 2011 meeting is included as Appendix 8.

At the working meetings on April 30 and June 25, 2011, the Planning Team broke into small groups to brainstorm PEPOA's needs and critical issues in each of the seven elements of PEPOA's Vision Statement. The Planning Team then collectively prioritized and ranked the needs. The reports of these two meetings are included as Appendices 9 and 10.

On July 23, 2011 the Planning Team categorized PEPOA's needs into three focus areas: Needs for Re-Branding Penn Estates (6 needs), Internal Needs (11 needs), and External Needs (2 needs). Each of the 19 needs was given a broad time frame. These needs define PEPOA's strategic plan.

STRATEGIC PLAN TIME FRAME

NEEDS FOR RE-BRANDING OF PENN ESTATES

Property appearance	1 to 5 years
Landscaping options	1 to 5 years
Property Values: pursue a financial strategy that raises the value of homes in Penn Estates; provide funding for a sustained and intensive public relations and advertising program to promote Penn Estates to the public	1 to 5 years

Rebuild Penn Estates Drive	1 to 5 years
Structured activity programs/partnerships with community organizations such as YMCA, ESU, NCC, MCII	1 to 5 years
Better methods for visitor access of entrance gates	1 to 5 years

INTERNAL NEEDS

Walking/jogging path	1 to 5 years
Use of renewable energy in Association buildings	1 to 5 years
Getting homeowners to take an interest in the community	1 to 5 years
Build capital reserves to the level required by the Reserve Study	1 to 5 years
More effective committee membership and output	1 to 5 years
Establish policies and procedures to recognize and motivate volunteers and staff to ensure continued improvement; "think outside the box"	1 to 5 years
Five year building plan (recurring maintenance schedule)	1 to 5 years
Ensuring ADA (American's with Disabilities Act) compliance of community facilities	6 to 10 years
Prioritized plan for road repairs	1 to 5 years
Community Center with year round swimming and basketball facilities	6 to 10 years
Reduce the feral cat population	1 to 5 years

EXTERNAL NEEDS

PEPOA political influence with township, county and state	1 to 5 years
New sources of revenue; tax derived services from township	1 to 5 years

Individual Association committees were then asked to: (1) define the gaps between where PEPOA is today vs. where we want to be in 5-10 years for each of the needs in the strategic plan, (2) estimate the resources required to meet the needs, and (3) propose a time schedule and budget for Board approval. The report of the July 23, 2011 meeting is included as Appendix 11.

Unfortunately, relying on individual committees to do this work proved to be unsatisfactory. Therefore a decision was made to have the Planning Group itself do the work of defining the gaps and making the implementation plans. Starting in October 2011 the Planning Group has worked to satisfy a number of the strategic needs. Appendices 12 through 23 contain the reports of the Planning Group's work.

Status of Strategic Plan Implementation

Following is the status of work to implement the Strategic Plan as of April 8, 2013:

- **PROPERTY APPEARANCE** - An action plan must be developed and approved.
- **LANDSCAPE OPTIONS** - The idea is to give homeowners flexibility to tailor their property to their family's needs, and to have the properties in Penn Estates appeal to a larger percentage of current and future home buyers. The Architectural Review Board is working on this and several of their proposals have been approved by the Board, including an expanded palette for house and trim colors, a standard palette for metal roof colors, and more flexibility in the use of fences.
- **PROPERTY VALUES: PURSUE A FINANCIAL STRATEGY THAT RAISES THE VALUE OF HOMES IN PENN ESTATES; PROVIDE FUNDING FOR A SUSTAINED AND INTENSIVE PUBLIC RELATIONS AND ADVERTISING PROGRAM TO PROMOTE THE PENN ESTATES COMMUNITY TO THE PUBLIC** - PEPOA's financial condition is sound and stable as attested by our CPA. Funds were provided in the 2012 and 2013 budgets for LRPC work and follow-on projects. A new Penn Estates marketing brochure has been prepared by the Real Estate Committee and approved by the Board, and it will be provided to realtors and others outside the community. A contest to design a new Penn Estates logo was conducted by the LRPC, and a logo was approved by the Board on April 5, 2013. The new logo, which is included on the first page of this report, will be featured in the marketing brochure. After almost a year's work, PEPOA achieved the GOLD STAR COMMUNITY® designation presented by the Community Associations Institute in April, 2012. This award distinguishes Penn Estates as a community that meets and maintains standards, encourages community participation, maintains fiscal stability, and positively impacts the quality of life for residents. The GOLD STAR COMMUNITY® award logo has been placed on the Penn Estates signs at the front and rear gates and will be included in the new marketing brochure.
- **REBUILD PENN ESTATES DRIVE** - The Board developed a plan to reconstruct Penn Estates Drive. A Community Forum was held in April, 2012 to explain the project to homeowners. An engineering study of the road was done, a bid

(continued on next page...)

Strategic Plan Report cont.

specification was developed, and 22 bids were obtained from 12 contractors. Based on the lowest responsible bid, the total project cost is estimated to be about \$843,000. A special assessment of up to \$360 per lot was approved by homeowners voting at a special Association meeting in August, 2012 to help pay for the road reconstruction contingent on the Association receiving a Pennsylvania LSA grant. However, PEPOA's grant application was not approved by the PA Department of Community and Economic Development; therefore the assessment was not levied by the Board. The road project is now on hold until an alternate financing plan is developed.

- **STRUCTURED ACTIVITY PROGRAMS/PARTNERSHIPS WITH COMMUNITY ORGANIZATIONS SUCH AS YMCA, ESU, NCC, MCTI** - An action plan needs to be developed and approved.
- **BETTER METHODS FOR VISITOR ACCESS OF ENTRANCE GATES** - This is being worked on by a task group comprised of the PEPOA President and the Community Manager. The aim is to make it possible for visitors to enter Penn Estates using the rear gate, and to make it easier for visitors to use both gates. Cost is a major issue.
- **WALKING/JOGGING PATH** - A plan for this will be addressed by the Buildings, Grounds and Roadways Committee in 2013. The cost could be substantial, perhaps \$40,000 or more, if the path is located along Penn Estates Drive.
- **USE OF RENEWABLE ENERGY IN ASSOCIATION BUILDINGS** - An action plan needs to be developed and approved. There are physical and financial obstacles.
- **GETTING HOMEOWNERS TO TAKE AN INTEREST IN THE COMMUNITY** - This has been discussed at length in several venues without an effective solution being identified. An action plan needs to be developed and approved.
- **BUILD CAPITAL RESERVES TO THE LEVEL REQUIRED BY THE RESERVE STUDY** - This was accomplished in 2012. It is incumbent on future Boards to continue funding PEPOA's capital reserves at the level required by the reserve study.
- **MORE EFFECTIVE COMMITTEE MEMBERSHIP AND OUTPUT** - This is another item that has been discussed at length. The Board is currently considering some changes to the committee structure to increase participation and effectiveness. A Bylaw amendment has been included on the agenda of the 2013 Annual Meeting to make it easier to revise the committee structure to meet the ongoing needs of the Association
- **ESTABLISH POLICIES & PROCEDURES TO RECOGNIZE AND MOTIVATE VOLUNTEERS AND STAFF TO ENSURE CONTINUED IMPROVEMENT; "THINK OUTSIDE THE BOX"** - An action plan needs to be developed and approved.
- **FIVE YEAR BUILDING PLAN (RECURRING MAINTENANCE SCHEDULE)** - Repair or replacement of all major PEPOA facilities is included in the Reserve Study which covers 30 years into the future. The Buildings, Grounds & Roadways (BGR) Committee is working with Management to identify and address shorter term building repair and maintenance needs. An annual repair plan to guide this work has been prepared by the committee.
- **ENSURING ADA (AMERICAN'S WITH DISABILITIES ACT) COMPLIANCE OF COMMUNITY FACILITIES** - Research into this topic has revealed that as a private organization PEPOA's facilities are exempt from ADA.
- **PRIORITIZED PLAN FOR ROAD REPAIRS** - Management identifies and addresses road repair needs within budget constraints on an annual basis. A formal 5-year plan needs to be developed and approved by the BGR Committee and the Board.
- **COMMUNITY CENTER WITH YEAR ROUND SWIMMING AND BASKETBALL FACILITIES** - Such a facility was studied in 2009. The cost would exceed \$7 million, which is beyond PEPOA's current financial resources; therefore this project is will not proceed at this time.
- **REDUCE THE FERAL CAT POPULATION** - Control of the feral cat population is the responsibility of individual homeowners, not PEPOA. The Board approved a revised Trap-Neuter-Release policy in March 2012 for individual Association Members to follow.
- **PEPOA POLITICAL INFLUENCE WITH TOWNSHIP, COUNTY AND STATE** - Two PEPOA Directors are attending Stroud Township Supervisor meetings to increase PEPOA's political influence.

(continued on page 15)

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2012 Committee Year in Review Reports - March, 2013

Appeals Committee

Board liaison: Vernon Woody

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.

Accomplishments:

- Total amount of citations reviewed by the Appeals Committee is 69.
- Creation of citation policy.
- Review and revision of Rules and Regulation, and Schedule of Fines.
- Creation of Appeals Committee Standard Operating Procedure.

Goals:

- Recruitment of volunteers

Architectural Review Board

Board liaison: Sean Reilly

Chair: Nancy Padilla

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 members of the ARB worked diligently over the past year reviewing and modifying our Rules & Regulations. Working with the Long Range Planning Committee, the fencing rules were modified, now allowing residents to have a fence in their back yard (with a permit); and the approved color palette for exterior house colors was expanded.

The committee members reviewed variance request from home owners, and heard homeowners who were appealing violations that they received.

Audit Compliance Committee

Board liaison: Richard Way

Interim Chair: Sean Reilly

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.

The Audit Compliance Committee met with the Community Manager on April 14, 2012 to review the status of findings and opinions identified in the audit completed for 2011 by William Owens and Company, Penn Estates' CPA. The Community Manager and the Administration staff implemented policies and procedures that resolved the seven findings and opinions.

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.

In 2012 the Committee and Management oversaw the completion of the following tasks:

- Secondary road repair and resurfacing - \$100,000.00
- Repair and repaving of the Community Center sidewalks

- Renovation of the first floor meeting room in the Community Center
- Landscaped the Community Center
- Installed a new sidewalk around the rear mailbox station
- Installed new non-slip safety mats in the pool side bathrooms
- Repaired and repainted the Community Center front and side doors
- Repaired and repainted the Visitors Welcome Center door and alcove
- Rescreened the baseball field backstop
- Repaired cracks in all the tennis and basketball courts
- Widened the parking lot entrance and exit transitions to prevent edge breaking

The 2013 BGR draft work Plan contains the following tasks:

- Install a storm water diversion curb and piping in the parking lot to eliminate water flow seepage into the lower Community Center meeting room
- Plan to renovate the water damaged lower Community Center Committee room
- Prepare a new use plan for the entire lower level in the Community Center for recreation type uses
- Plan to renovate the crawl spaces under the Community Center, installing vapor barriers
- Plan to move the rear gate leaf drop area to a less obtrusive location
- Plan for a jogging trail along Penn Estates Drive or the ball fields and play grounds
- Plan for the installation of a new playground and storm water control
- Draft a landscape plan for the rocky "front lawn" of the Office Admin. Building
- Design a tree line planting plan to shield off the maintenance building work yard
- Dredge the mud out of the shallow areas of the lake swimming beach
- Renovate the soil in the baseball infield
- Study the location, feasibility, cost and support for a fenced Dog Park
- Plan for the design and cost of a weather shelter cover over the rear gate mail boxes
- Leveling, grassing and adding a tree-lined screen along the rear gate stone work yard
- Repair the broken edges of the basketball court macadam
- Develop a general touch-up painting plan for all amenities
- Pipe the drainage swales across from the Community Center for safety and parking

NOTE: these BGR project ideas do not include the ongoing annual road repair and paving work (\$110,000.00) or the pending Penn Estates Drive reconstruction

2013 BUDGET - The total budget for all new buildings and grounds projects, from the list above, for 2013 is: 1) \$19,500.00 for new projects; 2) \$15,000.00 for general building repairs; 3) \$2,500.00 for landscaping and 4) \$12,000.00 for amenity repairs.

Volunteer thinkers and planners - The Buildings, Grounds and Roadways Committee has only two homeowner members and three Board members filling in on an interim basis. If you have any interest or experience in property or landscape maintenance, please come join us for an hour or two, once a month for a total of 8 meetings a year. Creative owners welcome.

Communications Committee

Board liaison: Luna Mishoe

Chair: Nancy Padilla

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

This past year the committee worked with management to review and suggest improvements to the website. The contents of the Harmony were expanded to include more articles of interest to the residents, including reviews of local restaurants and wineries, recipes from Michael's Kitchen, Jane's Seasonal crafts, and our Cub Reporters coverage of Penn Estates events.

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.

This committee accepted the challenge of updating the rules and regulations of PEPOA. The completion of this task has been hampered due to a lack of committee members. The committee will continue with the same task assignment but will vigorously attempt to recruit new volunteer committee members. Short of this, a committee of the board with assistance from the office management staff will assume the task. Each committee has been provided a copy of the Rules and Regulations that pertain to that

(continued on next page...)

2012 Committee Year in Review cont.

committee. They are in the midst of examining them to see if they are still relevant, need updating, modification or deletion. Future related tasks will consist of computerizing for easy access and continued updating. This will make it easier to review in conjunction with other documents such as By-laws and Covenants where overlap and duplication will be eliminated and we will end up with consistency and uniformity with all our documents.

Community Safety Committee

Board liaison: Adrian Martenco

Chairs: 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.

Accomplishments in 2012

911 Numbers - The Monroe County 911 Address Project was discussed starting in 2006 and knowledge of the project became more publicized in 2011 and 2012. We felt the need for the Community Safety Committee to compile how this would affect Penn Estates. Our goal was to get more information on:

- Who was in charge of the project
- When it would it be implemented
- How was it to be mapped

As a result of meeting with the Monroe County Coordinator and getting copies of the Monroe County area map, the committee had the information needed to approach the Board to discuss:

- Deadline for implementation for PE
- Posting articles in the Harmony to make residents aware of the impending number change

Membership - Our Committee remained solid with maintaining our members for the year.

Improved Communications - As our phones and computers increase in memory and capabilities, our Committee has used this technology to increase member awareness of issues in the community and personnel involvement in times of disaster. For example, a

couple of our members worked for the American Red Cross, Jersey Central Power & Light and the Pocono Search and Rescue Team, during Sandy and other Nor'easters that affected various communities in our region.

Community Day - We were able to give out the PE Important Numbers to Know Magnets (Originated with this Committee), Neighborhood Watch Applications, and Applications to join the PE Committees, Disaster Preparedness literature, American Red Cross CPR & First Aid Training Brochures and answer any questions about any of the above or public safety concerns of community members.

Goals for 2013

Recruitment - The goal for 2013 is to increase our membership through:

- Creating a pamphlet describing what we do with an attached membership application.
- Produce a survey to see what topics residents would like to learn, e.g. CPR and First Aid.
- Ask Special Topic Speakers to come into the community to discuss issues we compiled from the survey.
- Continue to be active at the Community Day and distribute literature relevant to the needs of the community.
- Restructure of former Neighbor Watch Program through:
 - Continuing communications with Office Palmer, SARPD
 - Onsite visits with an active NWP
 - Making available the NW Application on the PE website

Education - We are in the process of compiling topics to post in the Harmony. A few of the topics we came up with are:

- Reminding to change the batteries in Smoke and CO Detectors
- Generator safety
- Crime Prevention
- Emergency Preparedness
- Personal Safety

Finance Committee

Board liaison: Michele Valerio-Trinkle

Chair: Gil Flecha

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2012 Committee Year in Review cont.

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.

During 2012 the committee met on a monthly basis to review the Association's profit & loss statements and balance sheets. Variation of projected monthly spend rates from what was expected are discussed with the Community Manager.

The committee continues to utilize the Reserve Study prepared by the Association's CPA to ensure sufficient capital funds are available to replace/replace equipment and community infrastructure in a scheduled controlled manner across multiple years.

In accordance with the Bylaws, the committee reviewed the draft 2012 budget prepared by the Community Manager, made modifications to that draft, and recommended a preliminary budget to the Board of Directors. The committee also conducted several budget forums during the latter half of the 2012 to gather community input to the 2013 budget and to review the preliminary and final budgets with the Association's Members.

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.

Several voter registration events were conducted during the past year. As a result we registered the highest number of voters prior to an election and as a result had the highest voter turnout that we have ever had. The mission of the committee will be reviewed with an eye toward clarification and expansion.

Long Range Planning Committee

Board liaison: Richard Way

Chair: Nancy Padilla

Mission Statement: The mission of the Long Range Planning Committee is to develop and update annually, a 10-year strategic plan for the Penn Estates Property Owners Association 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 LRP Committee members are the current Chairs of the Penn Estates Property Owners Association Committees. The Penn Estates Board of Directors and the Community Manager attend the meetings; although they are not members of the Committee, they do contribute to the discussions. LRP meets on the fourth Thursday of the month at 7:30pm in the Community Center. Meetings are open to all Property Owners.

This has been a very productive year for the LRP. Working together with the various committees, Board of Directors and management the Rules and Regulations have been amended to include fences for rear yards, and the expansion of permissible exterior paint colors. The committee is presently involved in: the re-branding of Penn Estates, which includes the recent Logo contest and a updated marketing brochure; a more convenient guest registration & access; consideration of a dog park; the country store; the Penn Estates Drive project; and developing a relationship with our local Government (Stroud Township). A report is being prepared covering the development and implementation of PEPOA's strategic plan.

Nominating & Steering Committee

Board liaison: Adrian Martenco

Chair: Lucy Jacobsen

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 P.E.P.O.A By-laws and Rules and Regulations, for available Board of Directors positions

The committee had a successful year in 2012. Changes were made to the SOP to streamline the application process for both volunteers and applications for the board of directors.

Interviews were successfully held for all applicants for the board in a timely fashion. We held a very successful Meet the Candidates forum and we were present at several events throughout the year trying to recruit new volunteers for the various committees.

Unfortunately, we lost two chairs throughout the year and we also lost two members, leaving the committee with only two members. We look forward to a wonderful 2013 and hope to recruit many new volunteers through the year.

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 Manager of Penn Estates Utilities, Inc. reports that the utility had a very good year. There were no major surprises or mishaps. This was particularly significant as we have had much more snow than in the previous year. The utility systems continued to function in good order even when it was difficult to get in and negotiate the snowy and icy conditions.

There was no chair for this committee during the year and we look forward to beefing it up this year with a reevaluation of its function and mission.

Real Estate Committee

Board liaison: Gary Conforte

Chairs: Lucy Jacobsen

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 Committee held several events in 2012 which proved to be successful:

Our annual community open house was successful and had 18 homes participate. Not many visitors came through but those who did enjoyed our community.

Our 2nd annual Celebrate Our Earth day was not as good as the previous year due to poor weather conditions. 11 trees were brought back for planting and they were lined up next to the basketball courts. Butterflies were set free and those who came out enjoyed the time we had.

Our annual Home Expo had 16 participants and many residents came out to visit. Vendors were happy with the turnout and look forward to another event this year.

Our last event of the year was a dedication ceremony to those chairs and board members who passed away. New trees were planted and memorial plaques were placed in front of the trees.

All in all we had a good year and look forward to a wonderful 2013.

Overall, 2012 proved to be a successful year for the Real Estate Committee and 2013 will be even better.

Recreation Committee

Board Liaison: Gary Conforte

Chair: Drina Juliano

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.

We held all the same events that we did in previous years with one event Breakfast with Dr. Seuss for his birthday. This event was new and did draw a nice crowd.

The usual staple events such as: St. Patty's Day, Easter, Fall Festival, Halloween, Haunted House, Christmas and New Year's Eve were all a huge success.

A Murder Mystery was a new event for 2012 that went extremely well and is set for 2013 again. We are trying to do arts and crafts at most of our events to keep the kids even busier. We had good attendance and everyone enjoyed themselves.

We have been working with Team Relay and the Cancer Society to raise money as well. We are always trying to get some of the new volunteers added to Recreation Committee.

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 Wildlife and Forestry Committee was inactive over the past year.

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.

- 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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From the Safety Committee

By John Barinuk, Safety Committee Chairman

This is to remind you to please check your Smoke Detectors. Make sure that you have a working battery. And if you replace the battery and your Smoke Detector is not working, then it means it's time to replace your Smoke Detector.

You should have a working Carbon Monoxide Detector in your home. Most of the homes in Penn Estates have a fireplace that creates carbon monoxide or other devices such as car mufflers, space heaters, charcoal grills, car and truck engines and portable generators. Carbon monoxide is odorless and colorless gas that can kill you.

The most common symptoms of carbon monoxide poisoning are: dull headache, weakness, nausea, vomiting, confusion, dizziness and chest pain.

If you experience these symptoms immediately call 9-1-1 and wait outside. Leave all doors and windows closed so that when Fire Dept arrives they use portable multi gas devices that will measure the presence of gas in your home.

Have a safe summer.

Safety Rules

The Penn Estates Public Safety Department would like to remind all residents and their guests of these two important rules for the safety of everyone.

Speed Limits

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

Penn Estates Drive is 25mph from the front gate to Mill Road then posted at 35mph up to the back gate. Please approach the Community Center complex with caution; this area is 25mph with speed bumps for the safety of the Community's children.

**SPEED
LIMIT
25**

*****Please note that the No-Tolerance zone has not changed but the hours have. The hours are now 6:00am to 8:00pm daily. Speeding fines double in this zone.*****

As per page 64, Schedule of Fines, Speeding

- First Offense: In excess of posted limit; equal to speed up to 10 miles over posted limit. Speeds in excess of ten miles per hour over the limit \$100.
- Second Offense: In excess of posted limit; two times speed up to 10 miles over posted limit. Speeds in excess of ten miles per hour over the limit \$200.
- Third and all subsequent offenses: \$500 each violation

Fireworks

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

As per page 64, Schedule of Fines, the fine for fireworks is up to \$500.00 per offense. There will be zero tolerance of any violations.

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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."

Penn Estates Dart Benefit

On April 27th there was a dart benefit held in the Oak Room. The benefit was for the victims of the Sandy Hook shooting that took place in December. Setup by José Padilla there was a great turn out by people not only from Penn Estates, but dart players that José himself invited that were from New Jersey.

There were chips and desserts served for the players and people brought their own drinks for the nights events. Sign ins took place at 5:30 and at 6:30 the teams were announced. There were nine teams in total for the event.

There was a winners bracket and a losers bracket. The winners bracket consisted of three games, a 501 any in double out, where the first team to hit a double won the game, a cricket game, where the only numbers that counted were 20, 19, 18, 17, 16, 15 and the bullseye. The third game, if it came to that, was determined by seeing which team came closest to hitting the bull and the winner could either name the game and shot second or go first and have the other team name the game.

The losers bracket was just one game of cricket, if you won you kept moving on, lose and you were out.

When all was said and done a team rose above everyone else and was named the winner of the night. The winning team received a cash prize, but they decided to be generous and donate the money back to the charity for the Sandy Hook victims.

Everyone had a great time and I am sure they are looking forward to the next big dart outing here at Penn Estates. Till the next big article stay in harmony with your community and get involved with your community.



Murder Mystery Dinner

"Murder, Mayhem, Chaos". Those were the narrator's opening words at the Murder Mystery Dinner that took place April 6th in the Oak Room here in Penn Estates. This was the second murder mystery dinner show and yours truly was the author and director. I must also give credit to my brother Christopher Jacobsen who co-wrote and co-directed the show.

The show was a benefit for the American Cancer Society and all the monies raised was donated to that organization.

The ticket price was only \$15.00 and thanks to all that volunteered food, drinks and decorations, \$700.00 was raised. Not only did the admission include the show but dinner and drinks as well which consisted of chicken, roast pork, potatoes, salad and plenty of desserts, like cake. The event was BYOB so the guests could bring whatever they liked to drink with them.

As the show unfolded, the audience had to keep in mind everything, since this would provide the clues they needed to become the detectives at the end of the show.

An intensive rehearsal schedule for our ten cast members started right after the first of the year. After the event everyone was very complimentary and the overall sentiment was that they can't wait for next year. I even signed a few autographs!

Well, wishes do come true. The next script has already been written. So this is my message to you. If you enjoy acting or want to try something new, audition next year. I really hope this event becomes an annual tradition and a high point of Penn Estates social activities.

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

Volunteer Dinner

On April 20th the volunteers of Penn Estates came together to be honored for all their hard work and dedication. This night is a thank you for all they accomplished. Three individuals were recognized as "Volunteers of the Year"- Ellen Stanley, Keisha Bruno and Nancy Padilla.

Ellen prepares the food for many of our events, including the breakfasts with the Easter Bunny and Santa. At bingo, she helps to sell tickets as well playing her own games. Congrats to Ellen.

Keisha is chair person of the Appeals Committee and a member of Long Range Planning as well as the Finance Committee. She was also instrumental in spearheading the process for the development of our new Penn Estates logo. I don't know Keisha very well but want to offer congrats and thank her for all she does for us.

Last but not least is a woman I have known since year one of moving here eight years ago, Nancy Padilla. She and her husband José have treated us like family from the beginning. Nancy chairs three committees, Communications, ARB and Long Range Planning. She is also an avid volunteer for the American Cancer Society.

As a winner last year all I can say to all is welcome to the winners circle. People may think that being a volunteer is a thankless job but this night shows otherwise. Penn Estates is only as strong as the people who give of their time and get involved. If you want to make a difference, trust me you can, come out and volunteer. The upcoming summer season will be filled with events that you can help with. So remember, stay in harmony with your community and get out and help. Be a volunteer!

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Winding Through PA Wine Country - Part 3

By Michael Tyrrell, Communications Committee

In our ongoing quest to visit every winery in the Pocono vicinity, we recently took a drive over to Mountain View Vineyard for a tasting. They advertise the location as Stroudsburg but I think Appenzell or Neola would be more accurate. The winery is located on Neola Road which is a few miles off Route 715 (about 10 minutes from the Crossings outlets).

The tasting room is very intimate and the owner Linda Rice and her staff are very friendly and led us through a very comprehensive tasting of their wines. The deal here is you can taste 5 wines (we actually asked to taste 7 and there was no problem).

Each tasting is accompanied by a very small bite of cheese or a cracker with various spreads. These are the smallest bites of food you can image; the idea is to give you a feel for how the wine pairs with food, not provide a snack. Some examples were a truffle-laced cheese paired with their Bliss dry white, a smoked Gouda with Timeless dry red, a blue cheese spread with Passion Dry red which is sugar free and a red pepper and onion dip with Fruition, a semi-dry red made from our local Chambourcin grape.

We tried mostly dry or semi dry whites and reds which are priced from \$9.00 to \$12.00 per bottle. They also offered Rose and Blush wines for tasting as well as 2 sparkling wines which cost \$15 to \$17 (these were not being offered for tasting that day). Our faves were the Bliss dry white which is aged in oak and made with the Vidal Blanc grape, Timeless dry red which is a blend of Chambourcin, Marquette and Fosh grapes and the Split Rail Red semi-sweet red, also a blend.

The tasting fee is \$5 per person and you can take home the glass which has the vineyards logo on it. There is a very pleasant outdoor area where you could chill out with one of the wines, which they also sell by the glass for \$5.

The entire experience was very enjoyable and we would most definitely go back with guests. Go to their website at www.MountainViewVineyard.com for directions, hours and a listing of special events.



Strategic Plan Report cont.

(continued from page 7)

- **NEW SOURCES OF REVENUE; TAX DERIVED SERVICES FROM TOWNSHIP** - Several revenue-generating ideas have been proposed and studied, but none have survived critical evaluation. An action plan needs to be developed and approved. Thanks to the efforts of the CM and the BGR Committee, Stroud Township has recently agreed to construct a new leaf drop-off area located behind the PEPOA Administration building and out of view of motorists driving on Penn Estates Drive. This will improve the appearance of the Cranberry Road gateway to the community.

Future Work

The Planning Team has identified the key elements of PEPOA's Strategic Plan and has begun their implementation. Future Boards and LRPC's must continue with implementation of the remaining elements of the plan. The LRPC's on-going mission will then be to review the plan annually and recommend additions and modifications as needed.

Report prepared by:

Richard Way

Secretary, PEPOA Board of Directors

Board Liaison to LRPC

April 8, 2013

Appendices (included with the office copy of this report)

Proposed Strategic Plan Development Plan, February 2011

1. CIOC's in PA Report, December 2011
2. 20 Largest CIOC's in Monroe County in 2009
3. Monroe County Demographic Data 2009
4. External Environment and Trends, March 2011
5. Internal Environment and Real Estate Market, March 2011
6. 2008 Long Range Planning Survey
7. Report of Strategic Plan Work Session, March 12, 2011
8. Report of Strategic Plan Work Session, April 30, 2011
9. Report of Strategic Plan Work Session, June 25, 2011
10. Report of Strategic Plan Work Session, July 23, 2011
11. Report of Strategic Plan Work Session, October 29, 2011
12. LRPC Meeting Minutes February 23, 2012
13. LRPC Meeting Minutes March 22, 2012
14. LRPC Meeting Minutes May 24, 2012
15. LRPC Meeting Minutes June 28, 2012
16. LRPC Meeting Minutes August 23, 2012
17. LRPC Meeting Minutes September 27, 2012
18. LRPC Meeting Minutes October 25, 2012
19. LRPC Meeting Minutes November 29, 2012
20. LRPC Meeting Minutes December 20, 2012
21. LRPC Meeting Minutes January 24, 2013
22. LRPC Meeting Minutes February 28, 2013

The PE Landscape

By Jane Harris, Communications Committee

Home sweet home is a 4-square mile mountain of rock.

If you're a gardener you either love it or hate it depending on your style of gardening. But it is the deal we have, so I say let's "rock" and roll with it.

Just a note, if you're thinking of "clearing" the land and rolling out a nice green lawn, the green lawn with reference to the suburbs you knew will take lots of work and lots water. It will be a fight for sure and more than likely the rocks will win. After all they were here first.

Try something new - deer resistant plants (if there any!), create a rock garden and include a water feature or just go with hanging baskets and window boxes. Do some research and enjoy the challenge.

Please note: Penn Estates Rules and Regulations may require a permit for some of your intended yard work. Please check with our Penn Estates Code Enforcement Officer Gerry (570) 421-4265 prior to starting any yard work.

Michael's Kitchen

By Michael Tyrrell, Communications Committee

Grilling season has arrived and although many of us only fire-up our grills on the weekend, weeknight grilling can be fun and an easy way to get a quick, healthful meal on the table. Here are some recipes I developed which can be prepped ahead and will make your weeknight dinner a breeze to pull together. Although they are angled as Monday thru Friday meals, the chicken pizza makes a great appetizer for guests. The grilled vegetables and sausage is an ideal meal for entertaining - it can easily be doubled and made ahead.

Chicken Pizza on the Grill (6 servings)

Chicken

- 1 cup basil leaves, torn
- 2 tbsp olive oil
- 2 tbsp red wine vinegar
- ¼ tsp salt
- ¼ tsp black pepper
- 1 lb boneless, skinless chicken breast

Crust & Toppings

- 1 lb frozen pizza dough, thawed
- 2 tbsp olive oil
- ½ cup prepared pizza sauce, such as Ragu
- 2 cups shredded mozzarella cheese
- 2 tbsp grated Parmesan cheese
- 3 tbsp shredded basil leaves

Chicken. Combine basil leaves, olive oil, vinegar, salt and pepper in a blender. While blender is running, add **1/3 cup water**. Blend till smooth. Place chicken and contents in a zip lock plastic bag and let stand while grill is heating.

Crust & Toppings. Divide thawed dough in half. Roll each half on a lightly floured surface to a 9-inch circle. Let rest.

Heat gas grill to medium-high or coals in charcoal grill to medium-hot. Grill chicken 15 minutes or until cooked through, turning once. Remove to a cutting board and slice into bite-size pieces.

Brush pizza doughs with some of the oil. Transfer doughs, oil-side down, onto grill. Brush tops with olive oil. Cover and grill 3 minutes. Using tongs and a spatula, flip over doughs. Working quickly, spread ¼ cup pizza sauce on each pie. Top with mozzarella. Cover and grill 2 minutes. Uncover and divide grilled chicken between pies. Turn off gas grill or move pizza to cooler part of charcoal grill and grill 1 minute until chicken is heated through. Remove pizzas to cutting board and top with grated cheese and fresh basil.

Per Serving- Calories: 401 Fat: 16g Sodium: 680mg

Grilling Tip: The first time you try this, check bottom of dough a few times to be sure it's not burning. A little charring is what you're looking for. Have a cutting board and spatula at the ready; if dough seems to be burning move pizzas to cutting board and lower temperature or bank coals so you have a cooler part of grill to continue grilling on. This is a terrific way to make pizza. You just have to get used to how to regulate the heat.

Lemon-Pepper Swordfish with Green Goddess Potato Salad (6 servings)

Dressing

- ½ cup reduced-fat mayonnaise
- ½ cup reduced-fat sour cream
- 3 tbsp red-wine vinegar
- 1 tbsp lemon juice
- ½ tsp salt
- 1/8 tsp black pepper
- 2 tbsp chopped parsley
- 2 scallions, chopped
- 2 tbsp snipped chives

Swordfish and Potato Salad

- 2 lbs all-purpose potatoes, peeled and cut into 1-inch pieces
- 2 tbsp lemon-pepper seasoning, such as McCormick
- 6 swordfish steaks, ¾ to 1-inch thick, about 2 ½ lbs total

Dressing. In a medium-size bowl, whisk together mayonnaise, sour cream, vinegar, lemon juice, salt and pepper. Stir in parsley, scallions and chives. Cover and refrigerate until ready to use.

Swordfish and Potato Salad. Place potatoes in a medium-size saucepan; cover with cold water. Bring to a boil over high heat. Reduce heat to medium-high and simmer until fork tender, about 8 minutes. Drain, place in a medium-size bowl and allow to cool slightly. Reserve ½ cup of dressing to serve with the fish. Toss the remaining dressing with the potatoes. Cover and refrigerate at least 1 hour.

Heat gas grill to medium-high or coals in charcoal grill to medium-hot. Lightly brush grill grates with vegetable oil. Sprinkle ½ tsp lemon pepper on each side of fish. Grill 4 minutes on one side. Turn and grill 3 minutes or until cooked through. Serve swordfish with potato salad and reserved dressing on the side.

Per Serving- Calories: 372 Fat: 15g Sodium: 949mg

Easy Swaps: Try tuna, chicken breasts or pork chops in place of swordfish. They all work well with the seasoning and the potato salad.

Grilled Vegetables and Chicken Sausage with Sweet & Spicy Peach Sauce (6 servings)

- ¾ cup peach preserves
- ¼ cup reduced-sodium soy sauce
- 2 tbsp ginger root, finely chopped
- 2 cloves garlic, finely chopped
- 1 tsp Asian hot chili sauce, such as Sriracha
- 1 medium-size eggplant, halved lengthwise and cut into 1/2-inch thick slices
- 2 large zucchini, cut diagonally into 1/3-inch thick slices
- 2 summer squash, cut diagonally into 1/3-inch thick slices
- 3 assorted sweet peppers, seeds removed, each cut into 4 pieces
- 4 tbsp canola oil
- 1 pkg (12 oz) fully cooked chicken and apple sausage, e.g. Al fresco or Johnsonville
- ½ lb whole wheat spaghetti, cooked following pkg directions

Make sauce. In a small bowl, whisk together preserves, soy sauce, ginger, garlic and chili sauce. Stir in **2 tbsp water**. Set aside.

Heat gas grill to medium-high or coals in a charcoal grill to medium-hot. In a large bowl, toss vegetables with the vegetable oil. Grill in batches for about 5 minutes per side, brushing the sauce over the vegetables every few minutes. Brush sausage with sauce and grill about 3 minutes per side, until nicely browned. Remove sausage to a cutting board and slice into chunks on the bias.

Toss the pasta with any remaining sauce and serve alongside vegetables and sausage.

Per Serving- Calories: 483 Fat: 19g Sodium: 859mg

Double-Duty: While you're at it, double the sauce and store up to a week in the fridge for another meal. This sauce also pairs well with chicken pieces, ribs or pork chops.

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Out & About

Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

What a beautiful time of the year this is! As I am writing this, I FINALLY have my windows open, the temperature is perfect, the dogwood just started blooming and I am awaiting the wonderful smell of lilacs. The next few months will be filled with almost too many choices of festivals, races, rafting, crafts shows and other events. Soon the PEPOA amenities will open. I was not able to enjoy the pool very often last year due to the hours not matching my free time. I hope that changes this year.

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. Most local events can be found either through the Pocono Record or the website 800Poconos. If you want to search within an hour's drive, you might also check njskylands.com and/or discoverlehighvalley.com. The former lists events in Northwest New Jersey and the latter lists events in the Allentown-Bethlehem-Easton area. Please call or check the websites to confirm information.

I often report on outdoor activities at PEEC and MCC. PEEC has been hosting various activities for families, singles and children throughout the summer. PEEC has many events throughout the year, too numerous to list. 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 night, or learn new skills or learn about nature. 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. The Delaware Highlands Conservancy will have a native plants walk with Dr. Ann Rhoads on 6/8. Call 570-226-3164.

I always enjoy taking out of town guests to the Quiet Valley Living Historical Farm. They have special events throughout the year. They will be hosting a Tea Party, a Summer Garden Party, a Civil War Enactment, a Heritage Craft Day and the Pocono State Craft Festival over the next few months. Go to www.quietvalley.org for more information or call 570-992-6161.

Music festivals abound! The Milford Music Festival will be from 6/7/13 to 6/9/13 and the Annual Honesdale Roots and Rhythm Music Festival will be on 6/15. Both are free. The Buck Hill Sky Top Music Festival runs from 7/26-8/10. Expect anything from opera to dance to jazz to chamber music. Check it out at BuckHillSkyTopFest.org or call 570-616-0317. The Pennsylvania Blues Festival will be at Blue Mountain Ski Area in Palmerton on 7/26-7/28. Call 610-826-7700. The Pocono Mountain Blue Grass Festival will be at the Greene Dreher Sterling Fairgrounds in Newfoundland on 6/21 to 6/23. Call 610-965-4397. The Musikfest in Bethlehem runs from August 2nd to the 11th.

Other festivals also abound! The Kutztown Folk Festival in Kutztown, PA runs from June 29 to July 7. Blue Mountain Ski Area in Palmerton has a Father's Day Festival. Call 610-826-7700. The Annual Arts and Crafts Fair in Downtown Hawley is on 6/8. Call 570-226-3191. The Poconos Wurst Festival will be on 7/20 to 7/21. Call 570-421-7231. The Annual Audobon Arts and Crafts Festival will be on 7/20-7/21 as well. Call 484-256-4485. The Great Tastes of Pennsylvania Wine and Food Festival will be at Lake Harmony on 6/22 to 6/23. Call 800-255-7625. The Annual American Freedom Festival will be at Dansbury Park in East Stroudsburg on 7/4. The Shawnee Riverfest will be on 7/14 from 1-7. The Shawnee Riverfest benefits East Stroudsburg Salvation Army Emergency Response Program.

You could stay nice and clean (even if not dry) if you want to go whitewater rafting. There are Whitewater Dam Release weekends for the Lehigh River Gorge on 6/8-6/9 and 6/22-6/23. Call 1-800-944-8392. Or you could choose a one to three day trip with the Lehigh River Sojourn out of Jim Thorpe from 6/21 to 6/24. Call 610-965-4397. Do you want to get down and dirty? How about the Pocono Xterra on 6/29? Call 570-814-0346. Or the Spartan Race on 7/13-7/14? Call 610-826-7700.

If your speed is more that of a spectator, how about attending the Pocono 400 on June 9 at the Pocono Raceway? Call 1-800-RACEWAY. That weekend the Pocono Raceway Festival will be hosted in downtown Stroudsburg. Or you could just plan on watching many fireworks events! On 7/4, there will be fireworks over Lake Wallenpaupack, and at Mt. Airy Casino. Then you can watch more fireworks at Shawnee Ski Area on 7/5 or at Camelback on 7/6.



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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.

2013 Lake Hours

Monday - Thursday 11:00am - 7:00pm
 Friday-Sunday & Holidays 11:00am - 8:00pm
 After 4 pm the lake may be closed for lack of use

Lake Rules

There is absolutely no swimming in the lake unless lifeguards are on duty. Use of the beach area for sunbathing and picnicking is permitted.

1. HAVE FUN!
2. Amenity badges are required for lake use. Property Owners must wear badges. Guests must pay guest fees of \$3.00 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 oriented facility. No thongs or backless/bottomless bathing suits are 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.

Lake Rules cont.

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!

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 Pool Regulations please refer to the PEPOA Rules and Regulations, pages 18-19, Article VIII.

2013 Pool Hours

Monday - Thursday 11:00am - 7:00pm
 Friday-Sunday & Holidays 11:00am - 8:00pm

Pool Rules

There is absolutely no admittance to the pool 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 \$3.00 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 oriented facility. No thongs or backless/bottomless bathing suits are 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. No Exceptions.
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!



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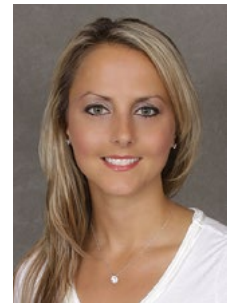
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