



# Living in Harmony with Nature

# Harmony

Penn Estates Property Owners Association

April/May 2015

## Notice and Call to the Annual Membership Meeting

### By 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 2, 2015, at the Penn Estates Community Center. 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 2, 2014, are eligible to vote and are strongly encouraged to attend and participate. Members not in good standing as of April 2, 2014, may attend the meeting but may not participate in the proceedings nor vote. Eligible Members may vote for the Election of Directors either (1) in person by Ballot at the Annual Meeting or (2) by properly completing and returning the Directed Proxy Ballot 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 April 30, 2015).

The meeting shall be conducted according to the set Agenda shown below 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 the Penn Estates Community Center on May 2nd. Please arrive early as we will begin promptly at 10:00 AM.

**Saturday, May 2, 2015**  
**10:00AM**

**Penn Estates Community Center**

### Annual Meeting Agenda Saturday, May 2, 2015

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 2014 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. President's Annual Report
12. Report on Balloting
13. Committee Reports - distributed prior to the meeting
14. New Business
  - a. Disposition of surplus 2015 operating funds (Resolution #1)
  - b. Apportionment of Annual Assessment (Resolution #2)
  - c. Other New Business
  - d. Community Input (2 minutes each) – Q&A cards
15. Adjournment



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

# Board of Directors Election Process

## By 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) 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 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) The Ballot Boxes will be opened at 10 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 & 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.

## Penn Estates Harmony

The official publication of the Penn Estates Property Owners Association  
304 Cricket Drive, East Stroudsburg PA 18301

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## Resolutions for Annual Meeting May 2, 2015

These two resolutions deal with financial decisions that are already covered in the Penn Estates Property Owners Association (PEPOA) Bylaws. Even though the Bylaws authorize the Board of Directors to make these decisions, the Association's CPA has recommended that resolutions be approved by the membership each year to prove to the Internal Revenue Service, in the event that PEPOA's tax return is audited, that the Board acted with the authorization of the membership.

### Resolution #1

#### Disposition of Surplus Funds

The Members of the Penn Estates Property Owners Association authorize the Board of Directors to apportion any surplus 2015 operating funds between the Capital Reserve Fund and the 2016 Operating Budget, in accordance with Internal Revenue Service ruling 70-604.

Discussion: The Penn Estates Property Owners Association Bylaws (Article VIII, Section F) already give the Board the authority to decide how surplus funds are handled. Approval of this resolution simply makes it clear to the Internal Revenue Service that the Members of the Association have specifically authorized the Board to decide how to apportion any 2015 surplus, thus allowing the Association to attain preferential tax treatment of any surplus.

### Resolution #2

#### Apportionment of Annual Assessment

The Members of the Penn Estates Property Owners Association authorizes the Board of Directors to apportion the 2016 annual assessment between the 2016 Operating Budget and the 2016 Capital Budget.

Discussion: The Penn Estates Property Owners Association Bylaws (Article VIII, Section G) already give the Board the authority to set the annual common expense assessment (i.e., the annual maintenance fee) per lot, and the same article specifies that annual assessments are intended to support both the operating and capital budgets. Approval of this resolution simply makes it clear to the Internal Revenue Service that the Members of the Association have specifically authorized the Board to decide how to split the 2016 assessment between the two budgets.

## Building, Grounds & Roadways Committee Your Ideas Are Needed. Put on Your Thinking Cap!

By Patsy Ortiz, BGR Member

Building, Grounds & Roadways (BGR) is seeking your input, ideas, suggestions and recommendations regarding the purpose or use of the Annex Pool Building (What used to be the Take-Out-Food place).

Your thoughts are valuable to us. Please take the time to submit them via email to: [patsyangeli1@gmail.com](mailto:patsyangeli1@gmail.com) no later than April 20, 2015. Your help is well appreciated!



**REMINDER: The speed limit on ALL Penn Estates roads is 25 MPH, except where otherwise posted. Thank you!**

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## President's Corner

By Luna Mishoe

My fellow Homeowners;

This is my second communication to you and I am pleased to convey a busy and productive report to you. Allow me to refer back to our last edition of the Harmony where I made reference to the inner workings of the Board and I indicated that that matter would be addressed in this issue. Well, now, its time so let me do so. As you recall, after the last election in May 2014, the Board reorganized as it does in accord with the bylaws. The results were:

- President - John Bradley
- Vice President - Luna Mishoe
- Treasurer - Adrian Martenco
- Secretary - David Juliano

Fast-forward to currently where President John Bradley did resign from the Board and Luna assumed the duties of president while maintaining his position as vice-president. These actions make Luna the Acting President because the bylaws indicate that one must be an officer at least one year prior to becoming eligible to become president. I will not meet that technicality until May this year after the election and the Board reorganizes. This presumes that I am fortunate enough to be re-elected.

By not vacating the position of vice-president, the Board elected an assistant vice-president who is José Padilla. In that same election, Sean Reilly replaced John

Bradley as Treasurer and David Juliano remained as Secretary. The current line up is Luna Mishoe, Acting President & Vice-President; José Padilla, Assist. Vice-President; Sean Reilly, Treasurer and David Juliano, Secretary. The Board did exercise its option to reorganize itself almost any time it sees fit and now you have the lineup and the inner workings of the Board.

The other issue that I said I would address at this time is the ownership of a property within Penn Estates. This property had liens in excess of \$20,000 when it was about to be sold at a tax sale. Penn Estates, with legal advice, decided that it should take possession of the property, sell it and recoup most of its losses.

We discovered several problems with the property including a title that was not clear. One of the owners had been deceased several years prior. There were also problems with the condition of the property. With all these problems, we had a sale. A closing was scheduled and at the table, the buyer decided not to go through with the deal. Had the deal gone through, the Board would have recovered most of its losses but it appeared as if we had lost out on that deal. Those are the perils of decision-making.

Let me say that if we had just allowed the tax sale to proceed without our intervention, we would have lost out altogether and with no opportunity to recoup any of our losses.

When it appeared as if the Board was about to have egg on its face, another buyer showed up. The buyer is willing to purchase the property as is and has made an offer that is close to our original asking price. When all the legal hurdles have been cleared, we will have minimized our losses and removed all egg from the Board. I am grateful that the hard work of the Board, including all risks, is about to pay off. Our lemon is about to become lemon aid. We are in the midst of negotiating an agreement and the buyer has made a deposit. Hopefully, with no additional surprises, the deal should be closed around the publication of this article.

Hats off to our snow removal crew. We are fortunate that we have such a good and dedicated snow removal crew. We have had snow on the ground since October. That amounts to six straight months of snow. I know they cannot hit every street first and some of us will be inconvenienced some time. I know our driveways will sometimes get covered after we dig them out, but all in all, these guys were there. They worked long and extended hours until the job was under control. Consistently, they performed and there were less than a dozen complaints during this season. In fact the letters of appreciation outnumbered the complaints.

We ran out of ice melt on at least two occasions and the blades on each of our trucks wore out and had to be replaced twice also. Whoever would have thought it? In addition, this has been one of the coldest winters on record. It has not been easy for any of us. Overall, our guys have done an exemplary job and on behalf of the entire Board and on behalf of all our residents, this Board extends its heartfelt appreciation for doing such an exemplary job. Your dedication is not taken for granted and once again we say thank you, thank you, thank you.

While we are at it, there is much appreciation to Stroud Township, which provided ice melt to us when we ran out on more than one occasion. This is because we worked hard at establishing and maintaining a cooperative relationship with the township in several areas. Ice melt is just one area in which cooperative relations has paid off for us.

We have had persistent conversations with the Township officials to give Hallet Road top priority and they have come through for us. Snow removal on Hallet Road is much improved. I will be the first to say it is not perfect and there is still room for improvement but it is much better than in the past

Let me close by continuing to urge you to get involved. One way for that to not cost you anything is to help your neighbor. It could be to help shovel the snow, or to just call and make sure your neighbor is ok, ask if you can pickup something or take him/her to the store, watch their home while they are away. I can say that we have the greatest neighbors in Penn Estates. How about you? Are you the greatest neighbor in your neighborhood? I look forward to continuing to be your servant/leader here in Penn Estates.

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# PENN ESTATES POA BOARD CANDIDATES

## Eric Alexander

My name is Eric Alexander and I am running for the Board of Directors for Penn Estates. I have lived in Penn Estates for 8 years with my wife Susie and family. I was born in Philadelphia PA where I received my education and then attended the Wistar Institute of Anatomy and Biology and obtained an Associates Degree in research and technology. Upon graduation, I worked as a certified animal research technician. I was a part of a scientific team that developed the rabies vaccine. I also cared for the Institute mascot, Jethro, a 250 lb baboon for 8 years.



I then moved to New York and was hired by Walt Disney Corporation in the printing industry. I work my way up and became a Pressman and then was nominated as the shop steward for the teamsters union. As I continued my journey, I became a master pressman, where I trained others to become pressmen. Eventually I became the union delegate for the teamsters union, due to my ability to stand up for the employees. I stood up to management for the workers and helped negotiate contracts, fighting for the proper wages the employees deserved. I represented 164 union workers, both men and women.

I would like to do the same here in Penn Estates, by representing the people in the community as a leader. I have always worked for the people and will do my best to accomplish things here in Penn Estates that the residents want done. I would like to see changes made and that is my goal as a director.

So please vote for me, I can make a difference as a director on the board. Thank you.

## Ronald F Gatti

I was born in Brooklyn NY, grew up in Staten Island, and graduated from New Dorp HS. In college, I received a Bachelor degree in Education, and a Master degree in Public Administration. My wife, Ida, and I, have three adult children and seven grandchildren. Early career included teaching, recreation, and social work employment before accepting the position of Community Manager at Radburn, NJ. Subsequently, I became the Municipal Manager at Byram Township, NJ. In 2004, I moved to Pennsylvania, purchased my home in Penn Estates, and worked for three years in the position of Operations Manager at Penn Estates. In 2007, I was hired as the Community Manager at Locust Lake Village in Tobyhanna, PA. During my employment with Penn Estates, among other accomplishments, we constructed the current maintenance building, purchased and renovated the current administration building, and made major drainage improvements throughout the community (remember when Penn Estates Drive flooded regularly?). Now retired, I am a full time resident of Penn Estates, and I believe I can work with other Board members, committee volunteers, residents, staff, and government officials, to further improve the quality of life in our community. Areas of particular concern to me are poor communication within Penn Estates about community matters; incomplete and untimely financial information; breakdown of the volunteer committee system; and inadequate maintenance of our infrastructure. As a Director, I will work to make full use of the PEPOA website as a resource for communication, provide support for members of all volunteer committees, and maintain Penn Estates facilities for use and enjoyment of all residents. I support and applaud past efforts of Directors and staff to seek economy in our operations, and I will continue to do so. Specific projects I support are removal of sediment and reclaiming of sand at Hyland Lake; geese management; improvement of access and construction of a shelter at the rear mailbox area; road improvements including Penn Estates Drive and other deteriorated road locations. I believe Penn Estates is a diverse, cosmopolitan community, which can assist residents' desire to improve quality of life for their families. With your assistance, I look forward to working together as our community deals with the needs and interests of our residents.



## Val Kleyman

Val Kleyman epitomizes integrity, energy, hard work and creative solutions to everyday problems that involve Transportation, Real Estate, Business, Sales and Marketing. Val grew up in Brooklyn and started his career at 14 when he worked with his brother cleaning out a dingy old basement. He believed there were better ways to make money, he finished his Bachelor's Degree at Bernard M. Baruch College at 21, and soon joined FedEx Services.

He has been awarded President Club and Ambassador Club statuses within FedEx. It is a top contributor honor only about 3% of the people in the company ever achieve. Val has continually risen to the top and built successful careers in sales, transportation and real estate over the course of the last 10 years. He has worked every aspect of the industry representing both sides of the aisle which involved small to medium sized companies with complex transactions, yielding successful results for all parties involved.

Val has been trained and been inspired by some of the best from Dale Carnegie, Tom Hopkins, Jim Rohn, Robert Kiyosaki and others. He travels all over the NYC metro area to conduct business with clients at FedEx and currently manages a \$10 Million a year area; which he is tasked with developing.

Val is a family man with devotion to his private life as much as his public life. He is currently in a relationship with Esta (the young girl in the pictures). Athletic by nature, he practices skiing every winter in the Pocono Area. It is the skiing that interested him in the Poconos.

During the last 2 years, Val has been involved in repairing and managing more than 30 properties in the Pocono Area. He truly believes in turning the worst room in the house, or worst house on the block into the best, and he has done that time and again in this community. Examples are: 216 Summerton Circle, 310 Somerset Drive and many others.

Once completed, these homes were sold or rented to families which provide the Pocono community with much needed jobs and security to sustain itself. He is an example of a truly creative thinker and entrepreneur. He and his team work with various parties to inspect and maintain properties, initiate communication and successfully lead the transaction through the finish line.

He leads, guides and motivates his team to communicate and be successful in every endeavor.

Key features that describe Val Kleyman are love, creativity, integrity, commitment, self-confidence, passion and a strong sense of leadership.



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## Adrian Martenco

Hello my name is Adrian Martenco,

To introduce myself, I am a CDL instructor at Northampton Community College. I have been driving a tractor trailer for over 20 years. To give back to the community, I now pass on my knowledge as an instructor. I have been working for NCC for 5 ½ years now. I have been involved in leadership positions in my Church (as President of the Congregation for 5 years) and other organizations such as the Path Walk and the M.S. Walk.



I graduated from Ridgefield Park High School in New Jersey. To further my education, I also attended Bergen Community College for electronics and management. I am currently attending Northampton Community College for professional growth.

My wife and I decided to move to Penn Estates and have been here for over sixteen years. We have been married for 31 years and have three children. Our two daughters graduated from college and our son is currently attending college. My one daughter pursued a career in Funeral Services, my other daughter pursued a career in Early Childhood Education, and my son is looking to become an auto-technician.

I have been involved in many divisions in Penn Estates such as the Community Safety Committee, Recreational, and Appeals. I am also the active Chair for Public Safety and received the volunteer award for helping organize the Neighborhood Watch. I also have been a member of the Penn Estates Board for three years now and I serve as a liaison for the Nominating and Steering Committee. I serve as a Secretary for the Board.

My primary goals:

- 1) Lowering Penn Estates yearly dues
- 2) Keeping up with safety in Penn Estates
- 3) Getting the community more knowledgeable and involved
- 4) Working with the Board to come up with a way to finance the Penn Estates Drive paving project.

Thank you for taking the time to read a little about myself. I look forward to meeting with you at the various community events. I encourage you to attend the Meet the Candidates event where I will be happy to answer any of your questions.

## Weekly Activities

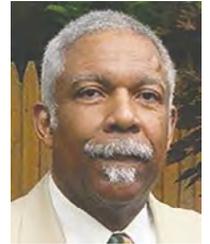
<b>Monday</b>	Mah-Jongg.....	12:30 pm
	Dart League.....	7:30 pm
<b>Tuesday</b>	Bookmobile.....	4:00 pm
	Bingo.....	7:00 pm

## Committee Meeting Schedule

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

## Luna Mishoe

Luna Mishoe was appointed to the PEPOA Board of Directors in September 2011 to fill an unexpired term. In May he will complete his first 3 year term plus 9 months of an unexpired term. He serves as liaison to three major committees 1) Government Relations, 2) Penn Estates Utilities, Inc and The Community Safety Committee. He points to several major initiatives through these committees that impact our dues and the quality of life for all Penn Estates residents; most specifically in the following areas:



- First, with the authorization of the Board, his initiatives successfully held down requests by the Penn Estates Utilities, Inc. for water and sewer rate increases over the years. Each year we have been successful and any increase granted has been minimal or not at all. Right now we are dealing with another rate increase request. I will stay on top of this for you and all our property owners. We need Mishoe.
- Secondly, we were pleased to take care of all pot holes along PE Drive last year and before it gets to be this bad again we will repave the entire PE Drive. We now have two thirds of the funds needed to do the project and next year (2016), we plan to complete the total reconstruction of the road. We need Mishoe.
- In addition, Luna Mishoe is pleased to be part of this Board, which passed a budget that has resulted in a zero increase in dues over the last four years. We need Mishoe.
- Mishoe's efforts with the Gov. Relations Committee has led to some of the largest turnouts at candidates forums as well as at the polls. That's how we build the basis for corporative relations with governmental entities and we are doing it for our benefit. We need Mishoe!
- Mishoe has risen to the leadership of the Board. He has served as Vice-President and now as Acting President. Watch for the new gate access system, the neighborhood watch program. They are reality. These are just a few reasons why we need Mishoe but just as important, he needs you. Please support him for re-election, May 2, 2015. Thank you for your support in the past and I look forward to working closer with you in the future.

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

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

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

Luna Mishoe brings a lifetime of rich experience to this community. Luna chose to build his home in Penn Estates because of its natural beauty in 1998 as a getaway and he and his wife, Gloria, decided to retire to this oasis in 2007. Luna and Gloria have been married for 44 yrs and have 3 adult children and 7 grandchildren. Luna is ready, willing and able to serve you. The experiences mentioned heretofore make Luna well qualified to continue to serve on the PEPOA Board. Luna is asking for your support and your vote on May 2, 2015. Please vote!! Support Luna Mishoe for the Board of Directors.

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## Sean M Reilly

Hello! My name is Sean Reilly. I am a candidate for reelection to the Board of Directors of Penn Estates Property Owners Association. I have enjoyed living here with my wife, Jodie, for 18 years. I believe the future of Penn Estates is bright, safe, and secure and continues to be valuable.



### MY PERSONAL WORK EXPERIENCE INCLUDES:

Bachelors & Master Degrees; Environmental Consultant for 25 years.  
Currently - A Director in a NJ environmental microbiology laboratory for 18 years.  
Currently - President of Home Health Science, Inc., an Internet Platform scientific test kit company, for 15 years.

### MY PEPOA VOLUNTEER WORK OVER THE YEARS HAS INCLUDED:

Current: PEPOA Director and Treasurer  
Current Board Liaison to: Finance Committee  
Past Chairman: Finance Committee, Buildings & Grounds, Real Estate Committee, Wildlife and Forestry Committee, Government Relations Committee  
Contributor: "Harmony" - Environmental management writer

### MY CONTINUED LEADERSHIP PLATFORM WILL FOCUS ON:

#### 1) COMMUNITY ATTRACTIVENESS, ROADWAYS AND PROPERTY VALUES

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

Our #1 beautification task is to rebuild the road base and repave Penn Estates Drive. This two mile long tree lined entrance roadway is the first view buyers have of our Community. It must be a smoothly functioning roadway from gate- to- gate that gives new buyers the feeling of "Wow I'd like to live here". The roadway has reached the end

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of its useful life of 35 years according to engineering studies. We simply cannot keep putting patches –on –patches any longer and hope new buyers won't notice that it looks like junk compared to the other communities they are looking at. They must see value and attractiveness as they travel to the home they are looking at.

#### 2) FINANCING PENN ESTATES DRIVE - WOULD YOU PAY \$6.00 MORE PER YEAR?

Last year we added \$54,000 to the Penn Estates reconstruction fund from our 2013 surpluses. However last year we spent \$77,000 repairing 253 cracks and pot holes on Penn Estates Drive. This makes no sense. We cannot wait another 5 years to "save" our way to sufficient funds to get to the million dollars we will need. Our dedicated P.E. Drive fund is now at \$565,000. If we borrow another \$500,000 and consolidate our existing loan of \$519,000 for a 10 year payout, it will only raise the existing loan payment by \$6.00 per home per year. I recommend we do this now, while interest rates and oil costs are at their lowest in a generation.

#### 3) DUES, FINANCES AND THE ECONOMY

The Finance Committee and the Board of Directors have worked hard to keep dues stable. The dues have not been raised for five years (2010-2015). Yet, Penn Estates Property Owners Association owns and maintains tens of millions of dollars worth of roads, buildings, lakes, pools, playgrounds, snow plows, mowers, trucks and safety vehicles. We serve over 6000 residents in 1700 homes with 26 miles of roads on our own, without municipal assistance, every year. I will also try to keep dues as stable and flat as possible while keeping our property values high. However 2016 may finally be the year we will require at least an inflation adjusted dues increase for roads and operations.

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

#### 4) LOCAL ASSISTANCE AND ABSENT VOTERS

As you know, just like every other Private community, we get no municipal services inside the gates except emergency police, fire and ambulance services. Over the years, I have taken the lead in testifying before the Township Supervisors to discuss cooperative agreements with the township to obtain more cost-effective purchases of road maintenance stone, oil, gas, salt, sand, truck repair etc.. Director Luna Mishoe has taken up this communication and obtained state/local grant for our Leaf Recycling Center which I had the pleasure to design, along with the Buildings, Grounds and Roadways Committee.

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

#### 5) ENCOURAGING COMMITTEE PARTICIPATION - We Want You:

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

#### 6) PUBLIC SAFETY

I will continue to support our Public Safety Policies and Practices and staffing as the way-to-go in Community Safety.

The proof is in the pudding. We have the best combination of good parents, good children and appropriate Public Safety intervention when it is called for. We are a safe and secure, basically crime free community, which makes us stand out among private communities.

I request your vote to re-elect me as a Director. Thank you.

## Eugene Revutsky

Eugene Revutsky has a Bachelors Degree in Business Administration from Berkeley College and has worked in financial field for over 10 years before pursuing a career in Occupational Therapy, in which he achieved his degree from Touro College. He also deals with Real Estate, which turns out to be his favorite hobby.

Eugene started his professional career at the age of 17 as a website developer dealing with advertisements. While he was achieving his business degree, he worked in sales and became a manager of an import and export company, dealing with companies all over the world and was in charge of importing products to USA. He worked there until moving into a financial industry.

Eugene started his position as a sales person for CITIGROUP worked his way up to becoming Senior Financial Analyst. He was working with people that were from lower to upper class helping them with financial planning and growth.

Since achieving his degree in Occupational Therapy he has been working in private practice as well as nursing homes dealing with patients with various disabilities such as: CVA, dementia, spinal cord injuries, etc. Working with people from different backgrounds and cultures has helped Eugene grow his personal goals and transition into Real Estate.

He purchased his first piece of property at age 22 in Brooklyn, and 2 years after he purchased his property in the Pocono's. He also had a house newly built in the Pocono's. He then realizing that flipping houses would be greatly profitable for him, he began to sell and rent homes. While flipping houses or building them new he realized that he brought in numerous jobs for the local economy while led to expand his community.

Over the last decade Eugene has been involved in numerous real estate transactions that included; rental, sales and rehabbing.

Eugene Revutsky is a very motivated individual and a hard worker that puts in his time and effort into any work that he commits to. He is a team leader and is considerate of the people he works with, as well as respectful and trustworthy.



## Debbie Weatherford

My name is Debbie Weatherford. I moved here from Jacksonville, FL in June of 2001 with my two daughters, Katie and Emily. I am married to Lisa Ortiz. We have 6 grandchildren, 1 who, along with her mother, live with us. Our grandson is just 15 minutes away. The other 4 granddaughters are divided between Texas and Florida.

In Florida, I worked for Subway for 12 years, working my way up to manager. I managed a store with 8 employees. I took inventory and did the food order every week, I did the books and the payroll as well.

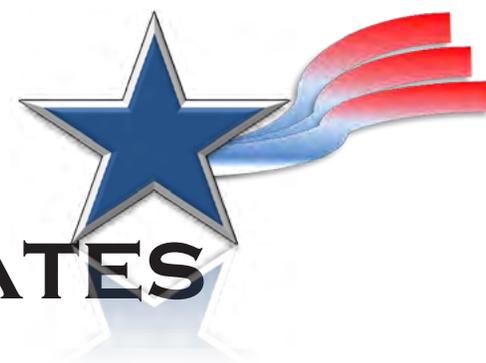
I graduated from NCC in January of 2014 with a degree in Computer maintenance and service. While in college, I co-founded a club, Gamers For a Cause. We raised money with video game events for local charities. I was president and Treasurer of GSA for 3 years and was elected Treasurer for Student Governance for one year. I also participated in and graduated from the Student Leadership program.

Although I just recently became a deeded homeowner, I have been helping out with various events in PE, such as Community Day and the carnival. I am also a member of Team Penn Estates, which supports the American Cancer Society.

Penn Estates is a great community and I'd like to see it become even greater. My goal is for us to become a recycling community in such a way that it brings in a little extra revenue. I'd like to see recycling bins at all events, the junk mail bin at the mailboxes be recycled and bins at all recreational areas in our community. Then, take that and sell it.



# MEET THE CANDIDATES



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## Out&About

### Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

Come on Spring! As I write this column, the clocks have been turned ahead by an hour but snow and ice still prevail. I am ready for signs of the woods coming alive once again. Outdoor activities, festivals and craft shows will abound in the area in the months to come. Regardless of your favorite type of weekend activity, plan to attend the Annual Meeting. Make time to be part of the quorum needed to vote in the new board members. Your vote truly counts. Please keep an eye out for announcements about opportunities to meet and greet the candidates before the annual meeting.

Here are some of the other upcoming events around the area. As always, I take my information from internet sites. Please call to confirm dates and times and costs.

Kettle Creek Environmental Center has bog walks and other activities for young and old. Call 570-629-3061 for information. The Pocono Environmental Education Center also has a number of environmental events in the next few months. Whether you want to go learn wilderness skills or participate in a clean-up day, check out PEEC at www.peec.org or 570-828-2319.

Stroud Regional will have a number of activities for all ages. I hear from mothers of young children that their children really have fun at the programs offered by Stroud Regional. They offer programs for all ages, even bus trips for us older folks. Information is available at srosr.org.

If you are athletic, there are a number of upcoming events. Check the website of 800poconos.com for whitewater adventures and bike and train events. The Annual Pocono Mountains Run for the Red is on 5/17/12. Call (570) 476-3800. If you prefer more of a challenge, try the Black Bear Triathlon at Beltzville State Park on 5/23/15.

April is the month for Earth Day celebrations. On 4/18/12, Jim Thorpe hosts their Earth Day celebration. Jim Thorpe's Birthday Celebration is on 5/16 and 5/17.

Spring brings other traditional celebrations. Shawnee will host the Celtic Festival on 5/23 and 5/24/12. Call 570-421-7231. Quiet Valley Living Historical Farm has their Farm Animal Frolic on weekends in mid and late May. Call (570) 992-6161. Wine Me Up will be held at Blue Mountain Ski Area on 6/6 and 6/7. For the first time in this area, there will be a comic book convention (Pocono Comic Expo) at East Stroudsburg University on 4/18/15. Call 570-872-0512.

Stroudsburg hosts Art on Main on 5/16/12. If art is more than a spectator sport for you, check out the offerings of the Pocono Art Council. There are classes and workshops on various topics such as water color, vocal, blues guitar and oil painting. Call 476-4460 for dates, times and cost.

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

## Real Estate Update

By Maureen Shindle, Contributor

I am happy to be presenting you the Real Estate statistics pertaining to PEPOA properties. This information will appear regularly in Harmony and I hope you find it helpful and informative.

Spring is here (or at least around the corner) which means the real estate market is heating up. And if the winter activity is an indicator, it will be a very busy season for us Realtors®. If you are considering listing your home or looking for a new home, now is the time to get started. Inventories increase significantly at this time of year, giving buyers more choices and sellers more competition.

Information gathered from the Pocono Mountains Association of REALTORS' Multiple Listing Service on March 9, 2015.

	Active Listings	Pending Sales	2015 Sales
<b>Total</b>	61	20	11
<b>Lowest List Price</b>	\$23,900	\$19,900	\$29,900
<b>Highest List Price</b>	\$199,900	\$150,000	\$324,900
<b>Average List Price</b>	\$97,250	\$87,890	\$95,527
<b>Average Square Feet</b>	1,866	2,195	2,025
<b>Average Price/Sq.Ft.</b>	\$53.01	\$40.30	\$46.50
<b>Average Days/Market</b>	224	147	111

"Pending Sales" information reflects only list prices as sold information is not available until the sale is final. "2015 Sales" include sales from 1/1/2015 to 3/9/2015. Average Sale Price of these sales is \$88,542 which is 92.7% of the Average List Price. The Average Price/Square Foot indicated for these closed sales is based on the sale prices.

**DISTRESS SALES:** Defined as sales of properties that are bank-owned (foreclosure), or short sales (where sellers sell for less than what they owe their mortgage lenders), distress sales made up 45.4% of the transactions for 2015 year to date. This number has a huge impact on our market because of the drastically reduced prices they allow. For example, the average non-distress home sold for \$58.43 per square foot this year, while the average foreclosure/short sale was \$21.74 per square foot.

*About the Author: Maureen Shindle is a 13 year resident of Penn Estates and Past President of PEPOA Board of Directors and a REALTOR® with Keller Williams Real Estate in Stroudsburg. Comments and questions welcome at mpshindle@kw.com or mpsbalancedliving@kwrealtly.com.*

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## The Joy of Hiking

By Michele Valerio, Contributing Writer

Instead of writing another article about where to hike, I thought I would write about why I love hiking so much. It has been my choice of exercise since I was a teenager and I have always believed hiking to be very beneficial. It is a great way to burn calories but has a very low impact compared to running. I started thinking about this as I got in my car at 7:30 am New Year's Day to go hiking. I only had managed about 5 hours of sleep and the temperature read 14 degrees, yet off I went for a full day hiking. At that particular moment I was thinking about how great it would be to see all my hiking friends. The social aspect of hiking is by far the best part for me. And while other activities such as aerobics or Zumba are also a great workout with a social component I personally relish the combination of the social and the outdoor experience.

The fresh air and the sheer beauty of where we live gives me great joy. I started hiking on a more regular basis so I could take pictures of the scenic overlooks, streams, waterfalls and flowers. It is almost overwhelming how much splendor there is within 10 miles of Penn Estates.

I love the adventure and a chance to explore so many new places that are mostly within 2 hours drive. I often hike with a group that likes to hike along old abandoned railways and canal paths. There is a great sense of history as walk along these old roads. I have also over the years researched the many rare plants unique to the northeast and have managed to find many of these different plants including the pink lady slipper and a carnivorous pitcher plant.

Another large part of why hiking is something I continue to do every weekend are the different challenges that hiking can offer. Sometimes that just means hiking a bit longer than normal or climbing a mountain. Last year I peaked Slide, Wittenberg and Cornell, three 3500 foot mountains in the Catskills all in one day. At the end of the day I was so exhausted I was shaking but at the same time I was feeling the sheer exhilaration of accomplishing this feat. Other challenges include exploring new areas. Often the group I hike with is just out with a map and our wits and we come across many obstacles such as streams to cross or areas where the trail has become completely overgrown. Somehow we always find our way and that seems to be the adventure and fun of that particular hike.

All of these things contribute to my addiction or wanderlust fever but it seems that no matter where I hike or what the weather is like I seem to have a great time. I hope some of you can get out there and enjoy the day.





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# What Can We Do About Cancer?

By Katherine Hernandez, Contributor

While our country pours millions of dollars into cancer treatments and research for a cure, our families continue to experience the devastating effects of the disease. Lives are altered every time a person is diagnosed and begins the often arduous journey through treatment. What are we missing? Why is a cure for cancer so elusive, and why is cancer gaining an ever-increasing hold on us? Most importantly, what can we do about it right now?

These are really big questions, and while there are some compelling answers out there--you just have to dig for them--this article is essentially concerned with the question of what we can be doing in our own lives every day to protect ourselves and our loved ones from cancer and a host of other debilitating diseases.

To begin, each of us has the power to influence our own well-being. Everything, from our thoughts and actions to the food we eat, affects our life experience. If there were one thing you could do every day to support your body's ability to fight disease and improve vitality, would you do it? No doubt, everyone would answer, "Yes!" We all know, however, that life is way more complicated than that, and achieving optimal anything--whether it be health, financial wealth, the perfect garden, or career fulfillment--requires a multifaceted approach. Still, if you could do just ONE thing every day to improve your chances of avoiding or healing from cancer, diabetes, overweight, lethargy, or a host of other ills, then THE most powerful thing you could choose would be to eat foods that offer high-quality nutrition.

Why nutrition? Because appropriate nutrition provides the tools our bodies need to protect our health. According to people who study to understand how the human body works, as well as how nutrition supports that functionality, our cells require specific nutrients and nutrient combinations in order to thoroughly fulfill their roles in protecting and maintaining our strength and vitality. The interesting thing is, science has yet to uncover exactly how the body uses all nutrients, naturally occurring compounds, or the limitless combinations available in natural plant-based foods, nor how much of each nutrient is needed in each complicated function of the body (despite claims from parties standing to profit from

our misinformation).

What scientists have discovered, is that all--ALL--of the nutrients our bodies need are provided by plants. Further, studies have proven that complete, whole, plant-based foods have a greater effect on our health and wellness than taking a fortified supple-

ment with comparable doses of the same nutrients. The reasons for this are complicated and the research is available for anyone who wishes to dig in, but the big take-away is this: we are far better off eating an apple than taking 1000mg of Vitamin C and a fiber supplement. For one thing, an apple is so much more than vitamin C and fiber. There are myriad organic compounds in the apple that work synergistically and that support functions in our body that science has NOT explained, yet.

Another interesting discovery is the basis of one of the most contentious dietary issues of our culture: the role of animals in our diet. How long has the controversy over whether animal products are good for our health been waging? Too long. Why is it so difficult to get to the bottom line truth? Because there is an enormous vested interest in keeping meat and dairy on our plates (and because people who eat meat and dairy have a haarrd time giving them up--me included!). That vested interest, of course, is money. Profit. It speaks louder than your health and well-being, as far as the USDA, meat industry, dairy farms, the medical establishment, and anyone else who profits from our consumption of meat and dairy are concerned. They have unprecedented power in influencing our daily dietary choices, and they have unlimited resources to convince us that meat and dairy are essential to our well-being.

But are meat and dairy good for us? Really? Each of us has to make our own decisions here, but being informed is your best tool. Nobody has your best interest at heart like you do, so I encourage you to do your own research and make your own decisions.

It is important to know that you don't hear about the independent studies that have proven the cancer-causing effects of, just to point out one animal-based nutrient, casein (the dominant protein in cow's milk), because they are not endorsed by the dairy industry, which heavily lobbies and influences our government, not to mention big media--why would they be? In fact, some claim that the profiting industries actively fight to keep such studies from ever reaching public awareness. Again, you dig and see what you find, if you are interested.

So what does all of this mean in the fight against cancer? It means that, even if we do nothing else, we would increase our chances of healing from or avoiding cancer and other debilitating diseases if we flip the conventional wisdom of 'healthy diet' on its head. Let's stop thinking about what we don't eat ("fat free," "sugar-free," "gluten-free," "you-name-it-free") and focus instead on what we do eat. Let's fill our grocery carts and plates with a variety of fresh, whole, plant-based foods (leafy greens, root vegetables, apples, bananas, citrus, berries, nuts and seeds--you get the idea).

If we focus on attaining a beautiful array of color and texture (as opposed to counting calories, grams of this or that, or whether or not they fit into one or another fad diet), we would be actively fighting illness and promoting our health and well-being. If we make plant-based foods our 'bulk' or 'main dish' focus and supplement with whole grains (like brown rice, quinoa, and amaranth), beans, legumes, and such, then we would be feeding our cells what they need in order to keep us strong and healthy. Even if we continue to use animal products (I know--they can be REALLY hard to say goodbye to!) in smaller portions--make them complementary, rather than the starring role, we would be improving our chances of increased health.

For example, consider eating animal products only one meal each day. Or use them as condiments (a light dusting of shredded cheese, or one sausage to flavor the sauce), rather than main focus. The more whole, plant-based foods we eat, the healthier we will be.

You might say, "That sounds ok for prevention, but once someone has cancer, nutrition is not going to cure them!" Well, I certainly make no claims, but others do. Read about how people have successfully used high-quality nutrition as one part of their comprehensive treatment plan. Or read about people who made nutrition their main source of therapy and supplemented with alternatives to the conventional medical approach. Or simply consider this: traditional cancer treatments utilize toxic chemicals and compounds that are intended to kill cancer cells. That is all well and good and definitely useful to people who have an abundance of cancer cells wreaking havoc on their lives. The problem is, the treatments attack healthy cells, too.

Those cells--the non-cancerous ones--are key to regaining health. They are the work-horses that give any body a fighting chance at well-being. Those cells need to be fed in

(continued on page 13)

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## Letters to the Editor

Dear Editor;

When you feed the deer, you're doing more harm than good. While feeding deer may enhance wildlife viewing, decades of research has clearly shown that supplemental feeding leads to increased disease risk, long-term habitat destruction, increased vehicle collisions, habituation to humans and alteration of other deer behavioral patterns and, ultimately, the demise of the value of deer and deer-related recreation.

With CWD approaching our borders, the increased potential for disease transmission and outbreak is perhaps our greatest and most immediate concern, but habitat degradation, resulting in loss of wildlife diversity and abundance, and the introduction and invasion of exotic plants are consequences of feed that have been documented throughout North America and are a concern for Pennsylvania. Please stop feeding our deer.

It hurts them and us. Winter won't cause mass extinction of deer. Mother nature will do the work she needs to do. survival of the fittest keeps populations in check. If we feed them, they come around and get into our garbage. As a result they may choke on or get stuck on whatever is in those cans, just like the one I saw with a plastic bag over its head today.

I know some will say "this is a bunch of crap" and continue to feed them. But at least read it a few times and do some research. Then if you continue, we will chalk it up to selfishness and the fact that those who do continue really do not care.

I love the wildlife in this community just as much as the next person. That is why I don't feed them.

**Rob Buckalew**

Somerset Drive, Section E

## What Can We Do About Cancer?

(continued from page 12)

order to do their work. They have to be made and kept strong, so they can fight the battle on the cellular level. So even patients who are choosing traditional treatments for their cancer need to incorporate high-quality nutrition if they want to rebuild and regenerate healthy cells to regain control in their bodies.

If your interest is piqued and you want to learn more, I recommend you begin browsing the resources listed at the end of this article. These are just a few of the wealth of resources out there, and they are all authored by people with the kind of experience and expertise that make their advice worthy of consideration. You'll notice I have not included any government-based or medical board-based resources. That is because, for one thing, these are deeply entwined with conflicting motives mired in money and politics, and for another thing, they already dominate the internet and airways and are deeply embedded in our lives (consider school cafeteria menus and the insistence that no lunch is complete without a carton full of casein--I mean milk! For another, look at what hospital cafeterias serve visitors--or what they serve patients in their sick beds).

Once you begin digging, you'll discover more leads to an abundance of information that will enable you to gain greater control over your wellness. Be informed. Be empowered. I wish you health and happiness.

**Websites:** nutritionstudies.org, drfuhrman.com, chrisbeatcancer.com, kriscarr.com, gerson.com

### Books:

Whole: Rethinking the Science of Nutrition, T. Colin Campbell, Ph.D with Howard Jacobson, Ph.D  
The China Study: The Most Comprehensive Study of Nutrition Ever Conducted and The Startling Implications for Diet, Weight Loss, and Long Term Health, T. Colin Campbell, Ph.D and Thomas M. Campbell, M.D.  
Gerson Therapy: The Proven Nutritional Program for Cancer and Other Illnesses, Charlotte Gerson and Morton Walker

Dear Editor;

In the past we were having all kinds of problems with our mail. My wife went to our Post Office on South Courtland Street in East Stroudsburg and spoke to Post Master Joe Vernoski hoping we could get this resolved. He didn't seem to care and only came up with excuses.

We ended up contacting and filing a complaint with Senator Toomey's office at 1-610-434-1444 and in addition called The Consumer Affairs Department of the US Post Office at 1-800-275-8777.

We're happy to say we have received 2 phone calls from the Postal Service and 2 letters from Senator Toomey's office assuring us that they are following up on our complaint and immediate action will be taken. Since doing so, we have not received anyone else's mail and receive our bills on time. If you have any issues with receiving your mail or receiving other people's mail then file a complaint as we did.

**John & Toni Baraniuk**

234-C



**PENN ESTATES DART LEAGUE**  
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[mrjirpadilla69@gmail.com](mailto:mrjirpadilla69@gmail.com)

**The Penn Estates Dart League is sponsoring a  
Benefit Luck of the Draw Dart Tournament on  
Saturday, April 18<sup>th</sup>, 2015**

**The beneficiary for this tournament will be the Federation of Latinos for Education about the Culture of Hispanic America, FLECHA, which is an all volunteer organization consisting of bilingual, bicultural professional and community leaders with a proven track record in the service of Hispanics in the Monroe County and Pocono Mountains area. The funds collected will be utilized to assist the funding of cultural activities to be held at the Eastern Monroe Public Library.**

**At the Penn Estates Community Center- Oak Room  
East Stroudsburg, PA**

**Entry Fee - \$15 per shooter (\$10 towards prize fund)**

**Sign ups start at 12:30pm - Pairings at 1:30pm**

**First Match at 2pm (Approximately)**

**Double Elimination - 8 Game Boards; 1 Practice Board**

**50-50 Raffle - Appetizers**

**Lottery Basket Raffle (\$50 in scratch off tickets)**

### Winners Bracket Format

**Game 1: Doubles Cricket**

**Game 2: 501, Fly In - Double Out**

**Game 3: (if needed) Cork Calls**

**Winner of cork - calls game & goes 2<sup>nd</sup>**

**Or allows opponent to call game and goes 1<sup>st</sup>**

### Losers Bracket Format:

**One game 601, Fly In - Double Out**

**Jose Padilla, Organizer Penn Estates Dart League, at 570.426.1625 (H) or 570.807.6230 (C) or through the following email address: [mrjirpadilla69@gmail.com](mailto:mrjirpadilla69@gmail.com)**

**Please include on the subject line:  
Blind Draw Benefit Dart Tournament**

# For the Birds

By Maureen Shindle, Contributor

Growing up in Jersey City, I saw three kinds of birds: sparrows, pigeons and the occasional parakeet that my parents let us have. Birdwatching to me was for the “nature lovers” who had nothing better to do. So imagine my surprise when I became one of those people who spent time (sometimes hours) watching birds.

It started casually; sitting on the deck with a glass of wine after the dreaded bus ride from NYC. And then it became something of a fascination. I began taking note of the different types of birds and their very different behavior.

Next thing I know, I’m buying books on birds, a bird feeding system and a variety of bird seed to keep my visitors happy. I made sure I could see the feeders from my kitchen window and table. It became therapy for me to spend time with my feathered friends; a great way to relax and clear my mind. Luckily, Penn Estates has a wide variety of birds to enjoy. Here are some of the feathered residents of our community.

**Blue jay** - The beauty of this bird can be offset by its loud, screaming call. However, their calls are beneficial to smaller birds as they warn of predators in the area. On the other hand, they will imitate predator birds to chase other birds and squirrels from feeders. Despite their attractiveness, they are bullies with very bad manners at the feeders.



**Chickadees** are charming little birds that are easy to hand tame. The black-capped chickadee (pictured here) is the most widespread species ranging across the northern half of the country. They reside all year round in all ranges and if you don’t see them for a while, it means they are nesting. But fear not, they will be back.

Is there anything prettier than the red of a male **cardinal** against a snowy background? And while not as brightly colored as her mate, the female cardinal is a beauty in her own right. They are fun to watch during courtship season with the female allowing the male to deposit food into her open beak. Male cardinals tend to get a bit aggressive during breeding season and have been known to attack their own mirrored image thinking it is a competitor.



**Black-eyed Juncos** - These little beauties are often called “snow birds” because they arrive in early fall and leave in spring. Also, their coloring – gray with a white belly – is akin to the colors of a winter’s day. They converse with each other through a soft, twittering sound but use louder distinctive chirps when alarmed or are trying to get a place at the feeder.

**Tufted Titmice** are great fun to watch. They make frequent trips to the feeder taking their food to a nearby tree to eat. A relative of the chickadee, these birds are also easy to hand feed. Titmice are very chatty and have a high-pitched sound similar to the chickadee. Their sweet whistles can be heard year-round but especially during courtship season in the late winter.



**White-breasted Nuthatch** is another species that is great fun to watch at the feeders. They scurry up and down trees and feeders alike, breaking open seeds with their sharp pointed bills. They are the “housekeepers” of the forest, picking insects, eggs and larvae from between bark crevices; a job they usually perform upside down. These birds are completely unafraid of humans and you can get up close and personal by moving slowly and quietly.

**Hummingbirds** are fascinating to watch. They are only bird that flies backwards because their wings actually flip over with every stroke. Although it seems they are in constant motion, they will perch for a while after eating and yes, they do have feet. They have a very high metabolism and have to eat virtually constantly during daylight hours. And they think anything red is food, even your child’s red wagon. They are extremely territorial and can be vicious at the feeder; the more feeders you have, the more birds you will attract.



**Eastern bluebird** – Thoreau wrote that this gorgeous bird “carries spring on its back.” Despite their beautiful coloring, these birds have terrible posture and typically sit hunched with its head drawn into its shoulders. Once they find an appropriate feeding spot, they will keep coming back. Their favorite food is peanut butter, berries and mealworms. If you want these lovelies in your yard, keep a plentiful supply of these foods handy.

**American goldfinch** – Hang a bag of Niger seed in your yard and before you can count to ten, you will have a small flock of goldfinches feeding from the bag. This is the state bird of New Jersey as well as Washington and Iowa. The bright yellow colored birds are the males, while the females have a more muted coloring. Both male and female handle the feeding of the young, with the male providing most food in later stages. The young leave the nest 11 -17 days after hatching.



**American Robin** is usually associated with the beginning of spring but these birds are around all year and spend the fall and winter flocking together in thickets and hedges. And while their songs and beautiful and long, when a chorus of robins starts singing, the beauty of the music can be lost in the volume. Robins, as we know, eat worms but they also feast on other insects as well. Once they find a feeding station they like, they will return to it time and time again. When the ground is snow-covered, robins will seek food on the roadsides. Placing food in along the road in the bitter winter can be a lifesaver for these feathered friends.



**Mourning Dove** – The mourning dove is considered a game bird in many states. It measures from 11- 13 inches long and can fly at speeds of 40 to 55 miles an hour. This was news to me since most of the mourning doves at my feeders seem to move rather slowly. The males and females share the nesting duties with the male incubating the egg during the day and the female at night.

**Towhee** - The Towhee is a large sparrow with very distinct coloring, particularly the male. Eastern Towhees are likely to visit – or perhaps live in – your yard if you’ve got brushy, shrubby, or overgrown borders. If your feeders are near a vegetated edge, towhees may venture out to eat fallen seed.



**Red-shouldered Hawk** is typically a sign of tall woods and water. It’s one of our most distinctively marked common hawks, with barred reddish-peachy underparts and a strongly banded tail.

**The Sharp-shinned Hawk** is the smallest hawk in North America and a daring, acrobatic flier. These raptors have distinctive proportions: long legs, short wings, and very long tails, which they use for navigating their deep-woods homes at top speed in pursuit of songbirds and mice. They’re easiest to spot in fall on their southward migration, or occasionally at winter feeders.



From left: Pileated Woodpecker (Woody Woodpecker), Red-headed Woodpecker, Red-bellied Woodpecker, Downy woodpecker, Northern Flicker and Red-bellied Woodpecker on feeder.



There are at least sixteen types of woodpeckers in North America. Those pictured here are the most common in Penn Estates. The Downy woodpecker is the smallest at six inches. The Downy and the Hairy woodpecker are very similar. To help distinguish the difference between a Hairy and a Downy Woodpecker visiting your feeder, look for the Hairy’s chisel-like bill which is much longer than the Downy, which often equals the width of the rest of the head. The Downy’s head is twice as wide as its very short bill. You would think that with all the pounding their bills take, the woodpecker bills would wear down quickly. But special cells at the end of the bill are constantly replacing the lost cells. Isn’t Mother Nature amazing?

Acknowledgements: Thanks to Melissa Penta, Alisa Keiper and Mr. Leon for the beautiful photos.

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### Did you know:

- 69 homes are presently for sale in Penn Estates.
- 93 homes sold in Penn Estates in 2014.
- The highest-priced home sold for \$191,000 in 2014.  
(Information provided through Pocono Mountain Assoc. of Realtors MLS Service)
- 90% of buyers start their search on the Internet.
- The average age of today's buyer is 25 years old.

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