



Harmony

Manager's Message

By Laura Jones, Community Manager

Happy Diwali! Happy Hanukkah! Merry Christmas! Blessings on Mawlid al-Nabi! To all Best Wishes and Happy Holidays!

The holidays are just around the corner, and for many, that means lots of festivities with friends and loved ones. With all of the merriment that's sure to ensue and the wonderful chaos that comes with it, feel free to pre-register your guests early via email at welcomecenter@ptd.net. Please include your guest's names, date and duration of visit, your address and password. You will receive a confirmation email from the staff to confirm receipt of your guest list.

Along with the holiday season comes snow. Yes, I said it...snow! I want to remind all residents to bring in basketball hoops that may be at the end of driveways so they don't get hit by the plows. Please discourage your children from building "snow forts" in the snow piles created by clearing driveways. The staff can't tell from inside a plow truck if children are buried in the snow piles or "snow forts" and it creates a very dangerous situation.

On those coveted snow days when children can't wait to play outside, please don't let them play too close to the edges of roads. The plows are big; the trucks are noisy and they don't stop easily. This means if a child slips into the road when the plow is coming it could be a terrible, possibly even fatal, accident. Let's keep those snow days happy and safe!

As long as we're still on the subject of safety, remember to carry a flashlight when you're walking. Flashing a light at the roadside while you're walking increases driver awareness to alert them to a pedestrian in the dark.

We hope you all have plenty of chances to eat, drink and be merry this holiday season. Most of all we hope it is with health and happiness. Please stay safe and best wishes from the staff and management of Penn Estates.

Leaders Wanted

Board of Directors Election Approaching

By the PEPOA Board of Directors

The Penn Estates Property Owners Association (PEPOA) is a non-profit corporation governed by a nine-person Board of Directors. The Board is elected by PEPOA Members (the deeded property owners in Penn Estates) who are in Good Standing.

In this year's election on May 7, 2016 there will be three Director positions to fill; three positions will serve for three-year terms. Candidates for the Board must be at least 21 years of age, a deeded property owner in Good Standing, and able to carry out the duties of a Director.

What is the mission of the Board? As stated in PEPOA's Bylaws, "The Board of Directors shall determine all matters of Association policy, shall develop the vision and strategic plan for the organization, shall oversee the management and control of the business and property of the Association, and shall exercise all powers of the Association (except for any powers specifically reserved to the Members in the Declaration, the Articles of Incorporation or the Bylaws)".

What are the Board's responsibilities? The Board of Directors is responsible for governance of PEPOA. Directors have the duty to: (1) act in good faith, in a manner they reasonably believe to be in the best interests of the Association; (2) act in accordance with PEPOA's Articles of Incorporation, Declaration of Covenants, and Bylaws; and (3) act in conformance with the Pennsylvania Community Association and Non-Profit Corporation laws.

A partial list of specific Board responsibilities:

- Enforce PEPOA's Declaration of Covenants, Bylaws, Rules/Regulations, and Policies
- Approve additions and revisions to PEPOA's Rules/Regulations and Policies
- Approve the annual operating and capital budgets
- Levy the annual maintenance fee and other fees, and collect all monies owed to PEPOA
- Maintain an adequate capital reserve fund
- Enter into contracts on PEPOA's behalf
- Maintain and improve PEPOA's buildings, roads, and other property
- Hire and provide oversight of the Community Manager
- Appoint and remove members of PEPOA committees
- Issue final rulings on Members' appeals of decisions made by the Appeals Committee and the Architectural Review Board

What qualifications and abilities should a Director have?

In order to perform their duties, Directors need to be familiar with, and understand, the various laws and legal documents that apply to community associations in general and to PEPOA in particular.

Directors need to devote substantial time to their duties... anywhere from 10 to 30 hours a month, and possibly more if serving as an Officer. Attending monthly Board meetings is only the tip of the iceberg. Time will also be spent attending Board workshop meetings as needed; acting as a liaison to several committees; responding to Board and committee emails and phone calls on a daily basis; preparing and presenting resolutions and reports; and attending Annual and Special Association meetings, community forums/workshops, and other community events.

Directors must keep certain information confidential, including from spouses, until such time as the Board takes formal action.

Abilities that a Director should possess include: the ability to commit to projects and see them through, start to finish; the ability to listen, keep an open mind, and not rush to judgment; the ability to put your personal agenda aside and work only in the best interests of the Association; the ability to articulate your viewpoint and respectfully disagree with other viewpoints; and the ability to always support majority decisions of the Board, even in those situations where you voted in the minority.

Prior participation on one or more of PEPOA's committees is very helpful for Directors but it is not a requirement to serve on the Board.

Directors do not receive any compensation.



What a great time at our annual Halloween Party and Trunk or Treat! See page 7 for more photos...

PRSRST STD
U.S. POSTAGE
PAID
Stroudsburg, PA
18360
PERMIT NO. 48

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

The Recreation Committee invites you to...

Breakfast with Santa

Saturday, December 12
10:00am to 12:00pm
Penn Estates Community Center



FOOD: Pancakes, sausage, juice, coffee
COST: \$3 per person (ages 3 & up)



NOTE: Bring a wrapped gift (valued at less than \$10) with your child's name on it for Santa to hand out.

And... Santa will be lighting the Penn Estates tree for us!

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	2nd Tuesday.....	7:30 pm
Communications	3rd Saturday.....	10:00 am
Community Documents	TBD	
Community Safety.....	1st Saturday	9:00 am
Finance	4th Saturday.....	9:00 am
Government Relations	TBD	
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.....	4th Wednesday	7:00 pm

PEPOA Weekly Activities

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

Penn Estates Harmony

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

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

Editor Michael Tyrrell
 Staff..... Nancy Padilla, Sharon Kennedy, Dorritte Tyrrell, Jane Harris,
 Matt Jacobsen, Nicole Padilla, Katherine Hernandez,
 Julie Harter, Jennifer Nicholson, Robin Nicholson
 Contributors Michele Valerio, Maureen Shindle,
 Lisa Ortiz, Evelyn Infante
 Board Liaison..... Bettyanne Nevil

For advertising information:

Community Newspaper Publishers

237 Phyllis Court, Stroudsburg PA 18360
PHONE: (570) 476-3103 E-MAIL: mail@cnpnet.com

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



The Recreation Committee invites you to...

NEW YEAR'S EVE PARTY

8:00pm to 1:00am
Penn Estates Community Center

Celebrate with your neighbors and friends! DJ, food and drinks will be provided, but you are welcome to bring your own.

This is a FREE event, but we only have capacity for 100 people. Sign up with the Administration Office by December 23rd (either in person or call 570-421-4265). **You must get your name on this list; no one will be permitted to sign up at the door.**

Babysitting is available for \$10 per child.



Mah Jongg

Every Monday 11:45am to 4:30pm. For more information call Clarice Wilkens at 570-421-0391. We will teach you how to play, even if you've never played before. We have a great group of people each week and we hope you will join us!

Specializing in Panamanian Homemade Delites

Alexis' Kitchen

Empanadas, Tortillas, Tamales, Hojaldre, Holiday Fruit Cake, and more...

917-882-5282
alerei@msn.com

DETRICK'S CHIMNEY SERVICE

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

Steve Detrick
Ph. 570-402-0945

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

Leaders Wanted

(continued from page 1)

How do I get on the Board?

If you are interested in running for the Board you may apply in one of two ways:

- Fill out an application obtained from the Administration Office. Completed applications must be submitted to the Administration Office no later than Friday, February 12, 2016. The Nominating and Steering Committee will then contact qualified applicants and invite them to an interview with the committee.
- The other way is to obtain a Nominating Petition from the Administration Office and get the signature of fifty Members in good standing. Only one signature per lot is permitted pursuant to the Bylaws. Once the requisite number of signatures has been collected the petition must be submitted to the Administration Office, no later than Saturday, April 2, 2016.

Whether applying by application or petition, all candidates shall prepare a biography of 1200 words or less and provide a wallet-sized photo in .jpeg format for publication in Harmony. The biography and photo must be emailed to pepoaharmony@gmail.com and be received no later than Saturday, February 27, 2016.

Candidates will have the opportunity to deliver a five-minute speech and answer questions at the Meet the Candidates Forum on Saturday, April 30, 2016. The only other opportunity for delivering campaign speeches will be at the PEPOA Annual Meeting on Saturday, May 7, 2016.

Election of the Board

PEPOA Members in good standing may cast votes for Directors in one of two ways:

- Directed Proxy ballots will be included in the Notice and Call to Annual meeting package that will be mailed to each Member on April 7, 2016. You may complete the Directed Proxy ballot and mail it in the enclosed envelope to the Association's CPA. Directed Proxy ballots must be received by the CPA no later than 10:00AM on May 5, 2016.
- The other way to vote is to attend the PEPOA Annual Meeting on May 7, 2016 and cast your ballot in person.

Are you interested in running? Serving as an effective Director can be challenging, and it requires a lot of time and work. It can be a thankless job at times. However, being part of the PEPOA leadership team and working to improve Penn Estates and keep it one of the best communities in the Poconos is its own reward. You will derive satisfaction and pride from contributing your talents and leadership skills to your community.

2016 Board of Directors Election Timeline

- February 12, 2016 Application deadline
All candidate applications must be submitted to Administration
- February 23, 2016 Interviews completed
All candidates must be interviewed by Nominating and Steering by this date.
- February 25, 2016 Recommendations to Board
Nominating and Steering to submit slate of candidates to the Board for approval
- February 27, 2016 Harmony article deadline
Candidate bios to Harmony > All candidates, including those using the petition process should submit bios & photos to pepoaharmony@gmail.com
- March 4, 2016 Board approves candidates
Board approves candidates recommended by Nominating and Steering committee. By-laws require approval at least 60 days prior to election.
- March 18, 2016 Harmony to be delivered to PE by publisher
- April 2, 2016 Deadline for candidates applying via petition
(Per Bylaws, 6 weeks prior to the Annual Meeting). Candidates will be required to submit bio including picture with petition.
- March 21, 2016 Insert any missing bios in paper
**at candidates time and expense. Candidate to make arrangements with Admin.*
- April 7, 2016 Mailing of election material per by-laws
**Harmony does not get mailed. This should also be the date of record for members in good standing. Board resolution required to establish this date.*
- April 30, 2016 "Meet the Candidates" event
The Nominating & Steering committee is recommending that this be the only venue for candidate speeches prior to the election, thereby eliminating candidate speeches from the Volunteer Dinner.

(continued on page 4)

Nominating and Steering Committee - The Year in Review

By Lucy Jacobsen, Chair

This year, the Nominating and Steering Committee received 21 new volunteer applications from residents of Penn Estates. This was the most we have received in many years. We also received nine applications for the 2015 Board of Directors and again, this is the most received in several years.

The committee worked very hard in the beginning of the year to interview all candidates for the Board of Directors and completed this task in a timely fashion. The Board received all the necessary documents before the actual due dates, due to the diligence of this committee.

We also held a volunteer recruitment event in March that resulted in 13 applications for volunteers received in one day and others coming in throughout the next few months. Due to this event, most of the committees are at full capacity and the biggest accomplishment was the revival of the Wildlife and Forestry Committee that has been dormant for two years. We also held our annual Meet the Candidates forum prior to the annual elections and the turnout was good.

We are looking forward to continuing our efforts in 2016 with two volunteer recruitment events being held and our annual Meet the Candidates forum.

I want to thank my committee members Mark Jones, Christine Jones, Judy Moran Boyskey for all their work and dedication to this committee all year long and to welcome Debbie Weatherford as our newest member. 2016 is going to be bigger and better. Thanks to all the wonderful volunteers in Penn Estates.

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



Low Monthly Payments!
to Qualified Buyers
Call Today!

FREE STORM DOOR
with any complete siding

BUY 5 WINDOWS GET 1 FREE WINDOW

**BAYS • BOWS • COMPOSITE WOOD
SLIDERS • CASEMENTS
DOUBLE HUNG
ENTRY DOORS • STORM DOORS**

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



Countrywide Enterprises Voted Best Contractor 2011, 2012 & 2013



2015 Angie's List Best Service Award

\$500 OFF Buy Now and Save \$500 OFF

Any Kitchen, Bathroom, Basement, or Major Renovation





PA Lic. 000051



Countrywide Enterprises

FREE ESTIMATES
www.Countrywidellc.com
1-866-690-4450
7118 Route 209, Suite 1 • Stroudsburg



Let Our Family Serve Your Family

Leaders Wanted

(continued from page 3)

Board Adopts CAI Code of Ethics

At its January 4, 2013 meeting, the Board adopted a Code of Ethics for the PEPOA Board of Directors. It is based on the Community Associations Institute (CAI) Model Code of Ethics for Community Association Board Members. The Code formalizes our existing guidelines for Board conduct and incorporates them into one document. It will be provided to all candidates for Board seats as part of the application package.

Code of Ethics for PEPOA Board of Directors - This Code of Ethics for the PEPOA Board of Directors was adopted on January 4, 2013 under Board resolution BD2013-04

Board members should:

- Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
- Use sound judgment to make the best possible business decisions for the associ-

ation, taking into consideration all available information, circumstances and resources.

- Act within the boundaries of their authority as defined by law and the governing documents of the association.

- Provide opportunities for residents

LANDLORDS! Let us rent and manage your home, call us today!

WE HANDLE...

- After hours emergency calls
- Rent collection
- Rental direct deposit into your bank account. *NO CHARGE – it's FREE and EASY!*
- Our Management fees are affordable

NEPA
MANAGEMENT
ASSOCIATES, INC.
Contact Amy Evans
Corporate Rental Mgr
aevans@wilkins1.com
(570) 421-5409
www.nepamgmt.com

Mazzetti Landscaping

Snow Removal • Leaf Cleanup
Gutter Clean-outs

No job too small! 570-730-7773

**Want
Something
Different
But Don't
Want to
Cook?**

**Hungry? We Deliver
brings you choices...**

A restaurant food delivery service has come to the Poconos!



> Go online to

www.HungryWeDeliver.net

Enter your zip code, peruse restaurant menus, place your order and within 30 to 45 minutes (depending on weather) you'll be enjoying restaurant quality food.

Or you can call **570-629-3587**
if you know what you want.

to comment on decisions facing the association.

- Perform their duties without bias for or against any individual or group of owners or non-owner residents.
- Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association.
- Conduct open, fair and well-publicized elections.
- Always speak with one voice, supporting all duly-adopted board decisions even if the board member was in the minority regarding actions that may not have obtained unanimous consent.

Board members should not:

- Reveal confidential information provided by contractors or share information with those bidding for association contracts unless specifically authorized by the board.
- Make unauthorized promises to a contractor or bidder.
- Advocate or support any action or activity that violates a law or regulatory requirement.
- Use their positions or decision-making authority for personal gain or to seek advantage over another owner or non-owner resident.
- Spend unauthorized association funds for their own personal use or benefit.
- Accept any gifts—directly or indirectly—from owners, residents, contractors or suppliers.
- Misrepresent known facts in any issue involving association business.
- Divulge personal information about any association owner, resident or employee that was obtained in the performance of board duties.
- Make personal attacks on colleagues, staff or residents.
- Harass, threaten or attempt through any means to control or instill fear in any board member, owner, resident, employee or contractor.
- Reveal to any owner, resident or other third party the discussions, decisions and comments made at any meeting of the board properly closed or held in executive session.

By following the Code of Ethics, PEPOA's current and future Boards will conform to the highest standards of conduct consistent with Penn Estate's status as a CAI Gold Star Community.

I've Been Waiting for the Railroad, All the Live Long Day

By Maureen Shindle, Contributor

It was Fall 2000 when I contemplated moving to Pennsylvania. I was living in New Jersey and working in NYC. Moving to PA meant a 150% increase to my commute to a job that demanded 50 to 60 hours a week. Telecommuting had not been "invented" so I had to be at my desk five days a week. "No problem" says the contractor, "there's a train coming soon that will get you to the city in 90 minutes." AWESOME! I can do a 90-minute train ride to and from work. After all, trains are (fairly) comfortable and I could get some work done during my commute. Where do I sign?

I moved into my new home in November 2001; two months after 9/11. The train was not on anyone's mind at that time. As the shock wore off (somewhat), the focus in the business world, especially on Wall Street where I worked, was on contingency and back up plans. The financial markets were hit hard; it could not sustain another such blow. Thus the concept of Wall Street West was born. Large financial firms researched building satellite offices in the Poconos. After all there was going to be a train to take people from the city to PA.

Nothing came of Wall Street West and it seemed talk of the train died with it. That was not entirely the case, however. There were many still working behind the scenes to fulfill the dream and the promise. I belonged to a committee that met regularly at Borders; a store long gone now. Tracks in PA were being cleared. Funding was being discussed. And New Jersey was making tracks, literally.

Soon after, it all seemed to come to a halt until recently. That is until the Northeastern Pennsylvania Commuter Rail Meeting held at the Inn at Pocono Manor on October 13, 2015. Organized by Congressman Matt Cartwright (PA-17), The Honorable Leslie Richards, Pennsylvania Secretary of Transportation; The Honorable Therese McMillan, Acting Administrator, Federal Transit Administration; and Mr. Paul Wyckoff, Chief of Government and External Affairs, New Jersey Transit were in attendance along with other elected officials and over 250 business people and residents.

The presence of the elected officials and so many in the audience was extremely encouraging as was the news that New Jersey has completed several miles of track with plans to continue the work. Despite this optimism, I know that cynicism abounds. This is understandable given all the empty promises. Personally, I will keep my glass half full and keep wearing my rose colored glasses. The commuter railroad will benefit many, many people and I'd like to believe that people will do the right thing even if it takes a few decades.

Eats Around Town

By Julie Harter, Communications Committee

This review is about two things and two things only: wings and beer. I try to make it to Jock and Jill's on Main Street in downtown Stroudsburg monthly for their Monday Wing Night. In this sports themed bar/restaurant they have their happy hour from 4pm to 7pm where they offer bone in wings for 50¢ and boneless wings for 40¢. There are about ten different sauces to choose from. My favorites are the Parmesan buffalo and the raspberry chipotle.

Another perk of the happy hour is the \$6 pitchers of beer. Yes, they are \$6! There is a nice variety of beer choices and of course they all go great with wings. So, if you need to unwind after having the case of the Mondays, have an inexpensive, messy, finger-lickin' night out at Jock and Jill's. See you there next Monday!

Let's talk Thai. Thai Orchid is a great, local, reasonably priced restaurant. The casual atmosphere and the three-generation Nicholas family make the place very welcoming. My family and I love that they have a great variety of food from meat, fish to vegetarian and vegan dishes.

On my last trip there, my daughter and I ordered the Thai Salad which is made up of cabbage, soybeans, hard boiled egg, crispy noodles tossed with a peanut sauce. This felt like a Pad Thai salad but lightened up with the crispness of the assorted vegetables.

We also had an order of pineapple fried rice. We always get this dish. I find that it compliments practically everything on the menu. It is jasmine rice cooked with yellow curry, pineapples, raisins, scallions, egg, cashews with fresh tomato and cucumber. Don't let all these ingredients intimidate you. It is very light and the flavors work together like a symphony. We didn't forget the samosas which are amazing either with chicken or vegetarian.

We left happy and full. Some of my other favorite menu items are the papaya salad which a combination of sweet, spicy and tart. I think I have eaten all their types of curry dishes but my favorite is the Masaman Curry, which is made with coconut milk, carrots, pineapple, Asian pumpkin and peanuts.

I am hungry all over again writing this so I think it is time for another trip to Thai Orchid. Until next time, happy eating!



How to Be a Good Neighbor

By Laura Jones, Community Manager

A little consideration goes a long way. Read the following tips from eHow.com on how to be a good neighbor beyond just a smile and a wave.

- Welcome new neighbors with a personal note or pop by for a personal introduction.
- Make sure that the outside of your home—along with the grounds—is well-kept and complies with our association's CC&Rs.
- Be mindful of noise—loud music, barking dogs, power tools—that may disrupt the neighborhood beyond a reasonable hour.
- If you have a party, consider your neighbors when directing your guests where to park, end the party at a reasonable hour and invite your neighbors to join in the fun.
- Return anything you borrow from your neighbor promptly, in the same condition they lent it to you, and express your thanks.
- Replace anything of your neighbor's that you, your family or your pets break or soil.
- Respect your neighbor's privacy.
- Offer to take care of mail pick-up, plants or pets while your neighbor is on vacation.

Be social! Inviting a neighbor over for coffee and conversation can promote open communication and a friendly neighborhood environment from which all neighbors can benefit. The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

SNOWPLOWING

Anthony DiBello

570-484-5622

Driveways

Fully Insured

List and Sell your home with us!

BUYERS! We have the largest inventory of homes in the Poconos.



FREE DEED!
 Just ask.

Better Homes
and Gardens
REAL ESTATE

WILKINS & ASSOCIATES

Sellers

- Evening and weekend appointments always welcome
- Nobody sells homes like we do, that's because we're committed
- We get you the highest price in the shortest amount of time
- We advertise *everyday, everywhere* especially online with all the best home selling Internet sites
- Ask about our *Global Home Warranties*
- **FREE DEED** – no obligation, call today

Call 570.421.8950

STROUDSBURG OFFICE

www.BHGwilkins.com

The friendliest site in real estate featuring the friendliest search for real estate.

Interested in a Career in Real Estate? Call us and ask how.

Family Camp Night and Nature Walk

By Robin Nicholson, Wildlife & Forestry Committee Member

The Wildlife & Forestry Committee has been busy bidding farewell to summer and welcoming fall by sponsoring Family Camp Night at the Beach and the Nature Walk. Family Camp Night was held at the Highland Lake beach on September 19th. Penn Estates residents and families enjoyed a fun farewell to summer under the stars on Highland Lake. The children had fun playing on the beach and roasting hot dogs and marshmallows by campfire. Families pitched tents and sat around the campfire telling stories and jokes while soaking in the last warm night before fall. Those that stayed overnight were welcomed to the next morning the sound of a group of deer splashing and playing together in the lake (yes IN the water splashing and jumping about)!



On October 24th the Wildlife & Forestry Committee welcomed fall with an educational nature walk. Residents and families took a scenic walk around Highland Lake and Lower Twin Lake. Together the group explored everything from fungi, to insects, to plants to birds.

Residents shared their expertise and knowledge (biology, ecology and bird watching) while our youth learned of the Penn Estates environment so rich with life and beauty all



around us. The group enjoyed taking a close up look at nature while spending time together hiking and exploring in the crisp fall air. The group enjoyed the walk so much, they discussed starting a hiking group!

Stay tuned for more Wildlife & Forestry sponsored events! The committee is planning a Penn Estates Nature Photo Contest this winter and in the spring a catch-and-release fishing contest. Watch for announcements of upcoming events and please join in! Take a moment every day, step outside, take a deep breath of fresh air and appreciate the beautiful environment we live in!



Valovich & Sons

Hauling and Delivery ...and more!

> Snow Removal	• Driveway Stone	• Lawn Installation
• Firewood	• Decorative Stone	• Retaining Walls
• Yard Clean-ups	• Screened Topsoil	• Landscaping
• Junk Removal	• Colored Mulch	• Pavers, Walks, Patios
• Sand & Gravel	• Fill Dirt	• Powerwashing

Service you can count on! 570-421-2165 www.valovichandsons.com

Does Winter Get You Down? It May be More than Just the Weather

Submitted by Laura Jones, Community Manager

Most of us rue the end of summer - sunny days, mild nights, vacations, the beach, ball games, picnics and so much more. Although fall and winter bring holidays, the warmth of a fireplace and football (actual and fantasy), for many people the winter months mark the return of seasonal depression.

It's known in medical circles as seasonal affective disorder (SAD), a type of depression that affects a person during the same season each year. If you get depressed in the winter but feel much better in spring and summer, SAD may be the culprit. Symptoms typically start in September or October and end in April or May.

Anyone can be affected by SAD, according to WedMD, but it is most common in:

- Women
- People who live in areas where winter days are very short or there are significant changes in the amount of daylight in different seasons.
- People between the ages of 15 and 55; the risk of SAD declines as we age.
- People who have a close relative with SAD. Like many other ailments, genetics can play a role.

Experts are not sure what causes SAD, but they suspect a lack of sunlight, which may upset your sleep patterns. It also may cause problems with a brain chemical called serotonin that affects mood. Symptoms may include feeling sad, moody and/or anxious; losing interest in your usual activities; eating more and craving carbohydrates, such as breads and pasta; gaining weight, and sleeping more and feeling drowsy during the daytime.

Doctors often prescribe light therapy to treat SAD. There are two types:

- Bright light treatment. For this treatment, you sit in front of a "light box" for half an hour or longer, usually in the morning.
- Dawn simulation. For this treatment, a dim light goes on in the morning while you sleep, and it gets brighter over time, like a sunrise.

Other treatments can include antidepressants and counseling.

There are many articles online about SAD—check out Wikipedia and the Mayo Clinic or type "season affective disorder" into your browser.

Copyright Free Newsletter Articles Provided by Community Associations Institute, Volume 31

Where Experience Matters!

Wishing you all that glitters this Holiday Season!



Call Sharon Bradley, your Penn Estates Resident Realtor!
570-844-0404



24 N. 7th Street
Stroudsburg, PA 18360

Personable. Proactive. Professional.

BRADLEY REALTY

OF THE POCONOS

KIDS HALLOWEEN PARTY & TRUNK OR TREAT

Photos by Lisa Ortiz



Young Voices in Harmony

By Katherine Hernandez, Communications Committee Member

In our last edition, we shared the first of several articles written by people under 17 years of age. The young writers had attended our first free Writing Workshop, sponsored by the Communications Committee, and their writing was entered into a contest for publication in Harmony. Gabriella Vasquez Nicholson, 10, author of "Camp Night for Amateurs," was the frontrunner in that event and earned the honor of having her work published.

The judges were so delighted with all the entries, though, that they requested we continue to publish our young voices in subsequent issues of Harmony. For this edition, we are publishing the runner-up: Jacob Hernandez, 12, and his piece, "Parkour Kids."

The workshop and contest were such a hit that we intend to do it again. If your child is interested in attending a writing workshop to compose something for Harmony, or just to spend a couple of hours working with other writers, then keep an eye out for our upcoming Kids Writing Workshop.

For now, the Communications Team will only consider publishing the work of young writers who attend the workshop.

Parkour Kids

By Jacob Hernandez, 12

Playground equipment is important to me. I really, really need it. Why? I'm a parkour kid. Us parkour kids need good places to test our skills and playgrounds are the perfect places for us to 'do our thing.' You might be asking yourself, "Why am I reading this?" Good question. You are probably not a parkour kid, but if you're a parent, your child might be one.

Parkour is free-running with style. It's getting from point A to point B as fast as possi-

ble with stunts and tricks mixed in. Basically, it's like creating an obstacle course using any objects in between points A and B. Parkour is a great form of exercise, because it gets the heart rate going, improves muscle strength, and increases awareness of your surroundings.

If your child likes to climb, jump, run, or already does parkour and doesn't regularly go to a playground, then it might be a good idea to visit playgrounds more often. The climbing equipment and soft-ish ground make an appropriate environment for this kind of activity. I know how much kids need this, because I was always trying to climb, run and jump at home, where it isn't always safe.

Spiderman was an inspiration to me when I was two years old. His nimble flips and jumps awed me and I copied his moves, practicing in every playground I went to. Now, ten years later, I'm still doing this stuff and have yet to meet my match, which is saddening. There should be more of us.

Get your child to move around in a playground, like my parents have always done for me, and before you know it, they will impress you.

In fact, if you regularly take your kids to the playground, then I might finally meet my match!



Reading Corner

By Evelyn Infante, Contributor

As you may know, I am writing a detective novel set in East Stroudsburg, called Simply Gregg. I have already given my detective the characteristics I think are important

in solving my particular crime, but while working on my character, I thought of the many fictional detectives writers have brought to life, each with their own particular and oftentimes peculiar style.

And so, I thought it would be interesting to ask: If you were creating a detective, what characteristics would you give him or her?

For example, would your detective be an attractive, single woman like Christine Cagney, or a married, working mom like Mary Beth Lacey? Or would your detective be gritty, bald, lollipop sucking, with a catch phrase like "Who loves ya baby?" ala Theo Kojak?

Perhaps you want your detective to be mustachioed with a Belgian accent like Hercule Poirot, or a shabby looking, seemingly bumbling detective who always solves his cases, like Frank Columbo or Inspector Clouseau with his incompetent but baselessly confident persona who nevertheless solves his cases, albeit with the help of others and always by accident?

Whether you want to endow your detective with the grit of Lennie Briscoe or the sexiness of Suzanne "Pepper" Anderson it is not in your best interest to create a familiar and loved detective like Sherlock Holmes or Adrian Monk with his OCD and incredible powers of deduction. Sherlock and Monk are very much alike in intellect and observation skills, but no one can confuse one from the other, for while similar, they are differentiated by appearance, location, and particular peculiarities.

Thomas Magnum listened to the voices inside his head, while Jessica Fletcher had a penchant for attracting murders. And let's not forget Miss Jane Marple, an indomitable sleuth. All great detectives, each as different and alike as all of us.

A writer's detective has to be her own, but it is not as daunting a job as you might think. I have based my detective on observations and conversations with a real homicide detective who I admire very much. I have taken the gist of his personality and woven it into the characteristics I want him to have to solve my crime. I hope my readers will find him as interesting as I do.

So tell me, if you were writing a murder mystery, what characteristics would you want your detective to have? Please send your choices to me at authorevels@gmail.com.



Gift \$100, Get \$20. Gift \$50, Get \$10.

When you buy gift certificates from us, we'll give you more.

It's our way of making your holidays a little brighter.

Merry Christmas and Happy New Year from our family to yours!



1224 Pocono Blvd, Mt. Pocono, PA
baileyssteakhouse.com
570-839-9678



Route 611, Tannersville, PA
smugglerscove.net
570-629-2277



Now with two locations!

2972 Warner Rd, Tannersville, PA, 570-620-9055
1224 Pocono Blvd, Mt. Pocono, PA, 570-839-7437
vocellipizza.com

A Message in Hand

By Katherine Hernandez,
Communications Committee Member

Today's teens and tweens are adept at digital communications. Specifically, they're really good at texting. Many kids I talk to hold entire conversations, regardless of how sensitive or casual, via text messages. And they're fast! I marvel at how quickly our kids can thumb-type, send, read, and repeat.



Most adults I talk to say that texting is a perfectly suitable mode of communication for quick, informal day-to-day interactions, like "Honey, don't forget the milk on your way home," or simply, "Milk." However, many of us want our kids to develop an appreciation for more nuanced and thoughtful forms of communication. After all, text messages are not always appropriate or well received.

As one year surrenders to another, we are perfectly poised to introduce to our expert texters the long-form art of letter writing.

Why would our kids want to learn this? Good question. Maybe they get frustrated when Grandma doesn't understand their text messages and picks up the phone to call them asking for explanations every time she receives their unique shorthand. Or, perhaps, they recognize the fleeting nature of texting and are intrigued by the concept of giving and receiving sentiments with a little more permanence. Or maybe, they will simply enjoy trying something new.

So how do we get our kids to start writing letters and learning the value of a handwritten message? We can begin as we do with so many things in life: modeling.

The first step in getting most kids to try something new is to demonstrate its value in their life before asking them to do the work. We can write a short letter to our child expressing why he or she is so important to us. Or maybe, we can write a special memory from their childhood or a funny incident that will make him or her laugh. You know your child best, so write something that will brighten his or her day.

The letter can be left in the child's room to be found unexpectedly. In order to maximize the experience for the child, though, it's a great idea to actually mail the letter in an envelope addressed to him or her. Remember the joy of receiving a mystery envelope from a friend or loved one? There is a rush that kids will surely discover is akin to the jolt they get from the cell phone alert of a best friend's (or crush's) text.

After our child has read the letter, we can talk with him or her about it. Reminisce together about whatever was the content of the note. We can tell him or her how much we enjoyed sitting down to write that letter and ask what it felt like to receive it. In talking about the it, we encourage our child to fully process the whole gesture and experience. We can talk about how letter writing was once an important part of our lives and, if our child seems open to this line of information, we could share that we learn so much more about a person from their handwritten letters than we do from their text messages.

It might be a good idea to mention that we so enjoyed writing to him or her that we now intend to write letters to other family members, too. There are some people we'll want to write a "Thank You" letter to, explaining how wonderful it was to visit or share gifts with them over the holidays. Others we'll want to write to because we didn't get to see them over the hectic holidays and want to connect with them in this way.

When we feel the time is right, we can encourage our child to write a letter or note to someone. It could be a simple "Thank You" or a short slice of life share.

Who knows? Maybe we can get our kids to appreciate the intimate connections formed with people we care about by writing letters back and forth. Perhaps they'll even come to enjoy the opposite of all the immediacy they have in a given day with their digital communications. They might discover a grace in the waiting—waiting to know their letter was received, waiting for a reply—and the building of anticipation over days, rather than the moments it takes to send and receive an unfeeling text. Maybe they'll be pleasantly surprised by their eagerness to accompany us to the mailbox, pull out the contents, and hold a personalized message in hand. Maybe we will be amazed at how much care they put into their letters or at how honored they feel when they acknowledge that someone else has done the same for them.

Now Interviewing!
REAL ESTATE SALES/RENTALS

- ✓ Must be bi-lingual (fluent in English and Spanish)
- ✓ No license? No problem
- ✓ We'll provide training
- ✓ New license welcome

Contact Alexa Sanchez
Realtor/Team Leader
Call or Text: 570.588.8085
Office: 570.588.3440 ext. 315

WILKINS & ASSOCIATES
REAL ESTATE

Out & About Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

Where did summer go? Where did autumn go? The seasons seem to speed by faster and faster. The only thing that seems to go slowly is the clean-up of leaves. I am grateful for a neighboring family that joined in for part of my leaf clean-up. This community is truly that...a community.

Here are some of the other upcoming events around the area. As always, I take my information from internet sites. Please call to confirm dates and times and costs. The costs of some events depend on how early you register, especially the sporting events. So, plan early. Of course, there is a delay between writing this article and the publication of the Harmony. You may want to check the newspapers, and Internet for other events. I like 800poconos.com and njskylands.com for upcoming events. For example, I haven't been able to find out the tree lighting events in time for this edition. Skiing events and specials are too numerous to include in this article, so check the websites for each venue.

Shawnee seems to be offering quite the array of events. There are free concerts on Tuesday nights at 7 pm. Call 1-800-742-9633. The Nutcracker will be playing at Shawnee on the Delaware through 12/18. The children's version costs \$10 and play at 10 am on 12/7 and 12/14. The family version plays at 7 pm on 12/4, 12/11 and 12/18. They have their annual Messiah on 12/22 at 8 pm. Call 421-5093 for information.

Sherman Theater also has a number of events. For example, they have an open mic on Sundays in the Sherman Theater Living Room. They have a benefit for special needs children sponsored by the Kiwanis and Sherman Theater on 12/3 at 7pm (doors open at 6pm.) The event is called "One the Road and In the Road" and is free but donations are welcome. Call 420-2808 for information.

Country Junction in Lehighon hosts their annual Santa Winterfest with Santa's workshop with elves. The cost is \$12 for children and \$6 for adults. This starts on Black Friday. Their special event for Breakfast with Santa requires reservations and runs on 12/5, 12/6 and 12/12 and 12/13. Or you could take a Christmas train ride with Lehigh Gorge Railways through 12/27. The 70 minute rides start at 10:30, 1, and 3:30. Or you could enjoy Jim Thorpe's Olde Tyme Christmas celebration on Saturdays and Sundays through 12/13.

Are you wanting more action? How about the Mountain Dew Vertical Challenge at Big Boulder at Lake Harmony on 12/29? All levels are invited with races and prizes. Call 443-8425. Or you could go to Lake Wallenpaupak for the 25th annual Ice Golf Tournament on January 31st. Brrr. Call 226-3191 for more information.

"A" SWEEPING BEAUTY

CHIMNEY PROFESSIONALS

"A" Full Service CHIMNEY COMPANY!

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

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

Some of the services we provide are:

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

**"Flexible Scheduling and
Weekend Appointments Available"**

570-422-6975

East Stroudsburg, PA

IRA ROSENBLUM
CSIA #3540 - Insured

Michael's Kitchen

By Michael J. Tyrrell, Communications Committee

Pasta is a great meal anytime of the year. When days get more hectic with school, sports and Holidays, a pasta dinner comes together quickly, satisfies and usually pleases everyone. Here are some tried and true pastas we make all the time. The Penne with Creamy Pancetta Sauce and the Rigatoni "Al Modo Mio" are great dishes to serve guests as well as your family on a busy weeknight. All heat up in the microwave just fine for leftover lunches. I hope you give a few of these a try.

Penne with Creamy Pancetta Sauce (serves 6)

- 1 medium leek
- 2 tbsp olive oil
- 4 ounces pancetta, chopped
- ½ tsp dried red pepper flakes
- 2 cups drained canned Italian plum tomatoes, chopped
- ¼ tsp salt
- 1 pound penne pasta
- ½ cup heavy cream
- ½ cup freshly grated Parmesan cheese

- Trim leek, cut in half lengthwise and rinse thoroughly. Slice thinly.
- In a large skillet, heat oil over medium heat; add leek, pancetta and red pepper flakes. Cook, stirring occasionally, 10 minutes or until leek is tender. Stir in tomatoes and salt. Simmer 10 minutes.
- Cook pasta following package directions and drain, reserving ½ cup pasta water. Add cream to sauce and bring to a simmer. Add pasta to skillet and toss to coat with sauce. Add pasta water as needed to loosen sauce.
- Toss with cheese and serve immediately.

Fettuccine Carbonara (serves 6)

- 4 egg yolks
- 2 whole eggs
- dash ground nutmeg
- dash cayenne pepper
- 1/8 tsp each salt and black pepper
- 2 tbsp olive oil
- 6 slices thick-cut bacon or 8 slices regular cut, cut into strips about ½-inch wide
- 1 lb fettuccine cooked following package directions
- ½ to 1 cup frozen peas, thawed
- ½ stick unsalted butter
- ½ cup grated Parmesan cheese
- additional salt, pepper, cheese, olive oil to taste

- In a small bowl, whisk together egg yolks, whole eggs, nutmeg, cayenne, salt and pepper. Set aside. Do this a little ahead of time so it's not cold.
- Cook bacon strips in 2 tbsp of olive oil over medium heat. You want it somewhat crispy but not well done. Set aside to cool. If too hot it could scramble the eggs.
- Cook pasta al dente; add peas last minute. Drain. Return pasta and peas to pot and stir in bacon and any drippings in skillet. Add butter in pieces and stir to melt. Stir in egg mixture and ¼ cup of cheese.
- Spoon into large serving bowl and sprinkle with remaining ¼ cup cheese.
- Taste and add salt, pepper and a drizzle of olive oil to taste. Serve immediately.

Rigatoni "Al Modo Mio" (serves 6)

- ½ cup grated Romano cheese
- ¼ cup grated Parmesan cheese
- ½ lb hot Italian sausage, casings removed and coarsely chopped
- 1 tbsp olive oil
- ½ cup brandy
- ½ cup dry white wine
- 2 cups heavy cream
- 1 lb mini rigatoni, cooked following package directions
- ¼ tsp salt
- ¼ tsp black pepper
- 2 tbsp chopped parsley

- Combine the cheeses in a small bowl. Set aside.
- In a large skillet, heat oil over medium heat; add sausage and cook 3 minutes, stirring occasionally. Remove sausage to a plate. Discard fat from skillet.
- Hold skillet away from heat and carefully add brandy and wine. If brandy flares up, wait for it to burn away. Reduce over high heat by half, scraping up any browned bits from bottom of pan. Add cream, 1/3 of the cheese mixture, salt and pepper. Cook, stirring occasionally until it thickens and coats the back of a spoon, about 5 minutes.
- Add sausage back into skillet and stir in the cooked pasta. Stir to coat pasta with sauce and cook for 1 to 2 minutes until heated through. Off heat, stir in remaining cheese and parsley.
- Season with additional salt and pepper to taste and serve immediately.

Thick Spaghetti with Brussels Sprouts and Chili Oil (serves 4)

- ½ lb thick spaghetti (Percatelli or Bucatini work well)
- 3 tbsp unsalted butter
- 2 tbsp olive oil
- ½ lb Brussels Sprouts, trimmed and quartered
- 4 garlic cloves, finely chopped
- 2 tbsp finely chopped onion
- ½ tsp red pepper flakes
- ½ tsp salt
- 1 cup grated Parmesan cheese
- 2 tbsp lemon juice
- 2 tbsp finely chopped parsley
- Asian chili oil, to taste

- Cook pasta following package directions; drain and reserve 1 cup of pasta water.
- Meanwhile, melt the butter in a large skillet over medium-high heat. Add the oil and Brussels Sprouts; cook 5 minutes until tender, stirring occasionally.
- Add garlic, onion and red pepper flakes and cook 1 minute. Season with salt; stir in the reserved pasta water and bring to a simmer. Add pasta and toss to coat.
- Turn off heat and add cheese, lemon juice and parsley. Toss to combine all ingredients. Serve immediately. Drizzle each portion with chili oil to taste.

Real Estate Update

By Maureen Shindle, Contributor

I am happy to be presenting you the Real Estate statistics pertaining to PEPOA properties. Information has been gathered from the Pocono Mountains Association of REALTORS' Multiple Listing Service on November 6, 2015.

Category	Active Listings	Pending Sales	2015 Sales to Date
Total	67	30	96
Foreclosures	12	12	55
Short Sales	5	4	2
Low List/Sold Price	\$21,000	\$25,000	\$19,900/\$21,000
Hi List/Sold Price	\$259,000	\$149,900	\$324,900/\$322,000
Avg. List/Sold Price	\$112,556	\$88,323	\$83,709/\$80,381

2015 Sales to Date include sales from 1/1/2015 to 11/6/2015. Average Sale Price of these sales is \$80,381 which is 96% of the Average List Price. Of the 67 Active Listings, 12 are foreclosures and 5 are short sales. Foreclosures represent 57.2 % of the sales for Penn Estates. In comparison, A Pocono Country Place had 196 closings this year with an average sale price of \$41,804. Foreclosures (131) represent 66.8% of all transactions. In Saw Creek Estates, where the average sale price is \$80,853, 45.3% of the 108 closings were foreclosures.

According to the Q3 – 2015 statistics, year-to-date closings are up 18.8% over 2014 with 2,078 closings in 2015 versus 1,749 in 2014. Pending sales are up even higher, with a 25.7% increase over 2014. New listings are also up with 7% more properties on the market this year.

New listings are up from last year, but inventory in Q3 was down 7.9% to 2,467 units. The months supply dropped from 13.5 months to 9.9 months. This is typical for this time of year when many sellers take their homes off the market until spring. This means fewer choices for buyers. Last winter, despite the snow and cold, was the busiest 4th quarter in several years. If the trend continues this year, sellers wise enough to keep or put their houses on the market stand a better chance of selling.

The cloud in this silver lining is that average sale prices were down 5.7% to \$129,110; year-to-date is down 4.9% to \$124,773. The market prices continue to be adversely impacted by foreclosures and short sales.

From a "glass half full" perspective, continued economic growth has market analysts declaring that we're in the midst of one of the healthiest housing markets since 2000. **Our 100th new homeowner registered on October 31, 2015.** (Four of these sales technically closed in 2014). Growth and development are all around us. Our local market historically trails the national trends, so patience is the order of the day.

*Pending Sale information reflects only list prices as sold information is not available until the sale is final.

DISTRESS SALES: 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 63% 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.

About the Author: Maureen Shindle is a 14 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 mprbalancedliving@kwrealty.com.

Homeowners Forum



By Michael Tyrrell and Bettyanne Nevil

The Communications Committee hosted this event on Saturday November 7th in the Oak Room. This forum, originally an idea coming from Sharon Bradley, was an opportunity for our

residents to meet with experts in Real Estate, mortgages, mortgage re-financing, credit counseling, student loan restructuring, home inspection and exterminating services.

The following were present and we thank them for their participation and for helping to make this such a successful event:

- Sharon Bradley and a few members of her team from Bradley Realty
- Drina Juliano - Spread Eagle Realty
- Maureen Shindle - Keller Williams Real Estate



- Christine Andrew - NEPA Community Federal Credit Union
- Lynette J. Drayton - KMC Financials
- Fairway Independent Mortgage
- Comfort Spec Home Inspection Services
- Platinum Pest Control

Your Board of Directors at Work

By Laura Jones, Community Manager and Michael Tyrrell, Communications Committee Chair

This section is an attempt to keep all members who are unable to attend board meetings, updated on resolutions voted on by the Board of Directors. We have included all resolutions voted on since the April meeting. We hope you will find this informative.

July 10, 2015 Board Meeting Resolutions

- Passed BD2015-13 Approval of 2015 Audit Report
- Passed FC2015-08 Allocation of 2014 Operating Fund Surplus
- Passed BD2015-15 Award Bid 2015 Annual Paving Contract
- Passed BD2015-16 Soccer Goals and Skate Board Ramps
- Passed COMM2015-03 Appointment of Katherine Hernandez to Community Safety Committee

August 7, 2015 Board Meeting Passed Resolutions

- Passed BD2015-18 30B Closing Authorize Signatures
- Passed COMM2015-04 Appoint Robin Nicholson to Communications Committee
- Passed COMM2015-05 Appoint Jennifer Nicholson to Communications Committee
- Passed COMM2015-07 Approval of the PEPOA Instagram page

September 11, 2015 Board Meeting Passed Resolutions

- Passed BD2015-17 Truck Parking
- Passed BD2015-18 No Impact Home Business
- Passed BD2015-19A Approval of 2016 Preliminary Budget
- Passed BD2015-19B Calculation of Dues Revenue 2016 Budget
- Passed BD2015-19C 2016 Preliminary Capital Budget
- Passed BD2015-19D 2016 Preliminary Operating Budget
- Passed BD2015-20 Approval of Draft Reserve Study
- Passed NS2015-03 Appointment of Debbie Weatherford to Nominating and Steering Committee

October 2, 2015 Board Meeting Passed Resolutions

- Passed CD2015-02 Appointment of Christine Jones to the Community Documents Committee
- Passed PEUIC2015-01 Appointment of Chenita Brooks to the Penn Estates Utilities Advisory Committee

- Passed FC2015-08 Transfer of Funds from 8090 to 8060
- Passed FC2015-09 Transfer of Funds from 8032 to 5056
- Passed FC2015-10 Approval of the Oak Room Renovation Project

November 6, 2015 Board Meeting Passed Resolutions

- Passed AC2015-03 Appointment of Sandra Bonet to the Appeals Committee
- Passed FC2015-11 Transfer of Funds from 6080 to 6070
- Passed FC2015-12 Transfer of Funds from 5081 to 7042
- Passed FC2015-13 Transfer of Funds from 5091 to 5110
- Passed FC2015-14 Committee Event Approval Form
- Passed FC2015-15 Transfer of Funds from 5013 to 5007
- Passed BD2015-23 Code of Conduct Enforcement Policy
- Tabled BD2015-22 BG&R Committee Interim Appointment
- Passed BGR2015-03 Appointment of Eric Alexander to the Buildings, Grounds and Roadways Committee
- Passed CS2015-03 Rescind Neighborhood Watch as a Penn Estates Program
- Passed AC2015-04 Resignation of Josephine Milano from the Appeals Committee

Preferred Painting Co.

Full Service Professional Painter - Inside and Out

25 years experience

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

(570) 828-6686

"I put the needs of the customer first"



Bingo for Valor

By Bettyanne Nevil, Penn Estates Board Vice President

What a night we had! A fund raising bingo was held at the Community Center on November 7th for Major Paul Syverson Veteran's Sanctuary Valor Clinic. Valor is a new home to help veterans who may be homeless or are suffering from PTSD. Their mission to improve the life of veterans operates as a nonprofit fully funded by donations. They do not receive any government assistance.

We raised over \$750. The baskets that were donated were all of an alcohol theme. There was one bottle of pure white Hennessy, that's not even available in the United States. I wanted that one so bad; I don't know why, but it would have been nice to own. I had a great time anyway thanks to Gil and Isabel Fletcha who organized the event.



Busy Hands Are Happy Hands

By Jane Harris, Communications Staff Member

Winter days can either be fun or dreary. Choose fun; you'll never be sorry! Kids of all ages, as well as the young at heart, will enjoy playing with these projects.

No snow on the ground? You can still build a snowman...a sweet, squishy treat that even toddlers can create in their own way! Giant marshmallows, prepared icing and imaginative replacements for coal, carrots, scarf and hat are the basic supplies you'll need to make an army of snowmen! Include the kids in coming up with ideas that will make their "snowman" unique and personal.



Lather some icing on a piece of foil or a plate. Stack the marshmallows using icing to "glue" them together, setting them on the layer of "snow" (icing). Attach m&m's, other candies, pretzel sticks or even real twigs to create a little snowman or snow woman.

Treats for our feathered friends and even those pesky squirrels are easily assembled in scooped out orange halves. Using an old fashioned hand juicer gives the little ones a strength building activity - makes them feel like "super kids."

Assemble the orange shells in a muffin tin. Save a few spaces for cupcake papers filled with munchies for our outdoor buddies. Those stale peanuts sitting in your pantry, cereals, raisins and pretzel pieces are perfect for these little feeders. If there is snow on the ground it can be added to provide a fun hunt for the critters!.

Bundle up and place them outside around your yard near bushes where it will provide some protection. If you live in deer country, place them on a porch or deck rail. Enjoy!



HAPPY HOLIDAYS from The Cristina Primrose Team



Cristina Primrose
Listing & Marketing Specialist

RE/MAX® Results

705 Glen Lane, Sciota PA 18354
(570) 992-2700 Office
(570) 402-8508 Direct

www.poconohousehunting.com



Each Office Independently Owned & Operated



Michelle Clark
Buyer's Specialist



Cheryl Linares
Buyer's Specialist

Did you know:

- 65 homes are presently for sale in Penn Estates
- 99 homes sold in Penn Estates year to date
- The highest-priced home sold for \$322,000 year to date
(Information provided through Pocono Mountain Assoc. of Realtors MLS Service)
- 93% of buyers start their search on the Internet
- The average age of today's buyer is 26 years old

For up to date information from your Penn Estates Specialists, call us today!



Jessica Keller
Buyer's Specialist



Linda Miller
Buyer's Specialist

"The Company You Need. The Team You Can Trust."