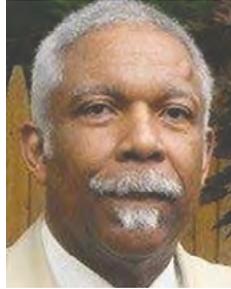




# Harmony

## President's Message

By Luna I Mishoe, PEPOA Board President



I am happy to have been elected by my fellow board members to serve as your president for the 2016-2017 fiscal year. I am grateful and appreciative of this opportunity to assume the reins, as there will be many challenges. With this talented Board, we will overcome these obstacles and challenges and this year will be one of the most productive and successful years Penn Estates has ever experienced. Let me just talk about a few of them beginning with the budget:

1. Just in case you are not aware, let me bring to your attention that we have gone seven straight years without a dues increase and guess what. We are in the midst of planning for an eighth year. Can you tell me another community that has been as prudent and as progressive as we? How about aiming for a ten-year goal of no increase? This is due to the dedication and skills of all who have participated in the budgetary process over those years including our Finance Committee, Management and of course the Board of Directors.
2. With no increase in the dues, we have gone from talking about, complaining about, to actually planning and saving for the total reconstruction of Penn Estates Drive. Guess what? It has all come to fruition. It is happening! Penn Estates Drive is now under total reconstruction (no more patching) and completion is scheduled for late August. As of now we are on schedule. We will be inconvenienced for a short period but let us be happy about this inconvenience because the outcome will make it all worthwhile. We will have a brand new road with no potholes and according to the contractor, this should last us at least 35 years. That is our goal and the savings can go into improving the side roads.
3. While we are talking about roads, let me give you a little update on the Hallet Road Bridge. As you are well aware by now, we did have a collapsed bridge on Hallet Road. Consequently, we are experiencing all sorts of delays and detours getting into and out of Penn Estates. PENNDOT controls the bridge and Stroud Township controls Hallet Road. Therefore, we do not have control over the reconstruction process. After the bridge collapsed we immediately made contact with Ed Cramer, President of the Stroud Township Board of Supervisors. Mr. Cramer provided some contact information to me and from that I searched for the person I needed to talk to. I composed a letter expressing our concerns and raised appropriate questions. I did receive a timely response and from there a relationship was established where we keep each other informed. The State did reorder its priorities to make funds available for this project. Right-of-ways are being secured which is probably the most difficult, lengthy and time consuming part of the process. Additional issues remain to be worked out with the help of our State Senator Mario Scavello, State Representative David Parker, Township Officials, along with Penn Estates officials and local citizens. Funds to meet our requirements for an improved model bridge do

(continued on page 3)



2016-2017 Board of Directors — left to right: Jose Padilla, Vice President; Bettyanne Nevil, Director; David Juliano, Director; Gary Conforte, Director; John Baraniuk, Director; Sean Reilly, Director; Adrian Martenco, Secretary; Ron Gatti, Treasurer. Not pictured: Luna Mishoe, President.

## Treasurer's Report

By Ronald F. Gotti, Treasurer

Our goal is to provide timely, accurate financial information to our members as part of our fiduciary responsibility. The community financial reports are prepared monthly, and audited annually by an independent Certified Public Accountant. This information is published on the PEPOA.ORG website, and may be reviewed at the Administration Office at your convenience.

As your Treasurer, I welcome any questions or comments, and can be reached at board@pepoa.org.

The 2015 Annual Audit recommended that certain funds should be transferred from the Operating Fund to the Reserve Fund, which transfers have been done. Beyond that, and most importantly, the audit confirms that Penn Estates is in very good financial condition.

"In [William Owens & Co, CPA] our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Penn Estates Property Owners Association as of December 31, 2015, and the results of its operations and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America."

### Financial Summary

2015 Total Assets	\$ 3,175,934.00
2015 Surplus	262,022.00
2016 Anticipated Revenue	1,861,655.00
Revenue to 6/30/2016	1,698,548.00
Expenditures to 6/30/2016	828,721.00

The Finance Committee was guided by long time members Gil Flecha and Keesha Bruno, who stepped down in 2016. I want to express the appreciation of the community for Gil and Keesha's past service, and wish them much success as they pursue other interests. Interested members of the community are welcome to attend the Finance Committee meetings that are scheduled at 6:30 pm on the 4th Tuesday of each month. Our next meeting date is July 26th at the Community Center.

In the coming weeks, we will be expending much money for the rebuilding of Penn Estates Drive, and other projects approved by the Board of Directors. Also, work will be started on preparation of the 2017 budget upon which, next year's dues will be based. Watch these pages, and review the PEPOA website for more detailed information. In the meanwhile, we wish all our members a safe, enjoyable, and wonderful Summer 2016.



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



# President's Message

(continued from page 1)

not appear to be totally in place. The one lane (horse and buggy) bridge is not sufficient for today's higher technological and high frequency of use which definitely will have a greater financial impact on the final design and construction of the bridge. Current plans must accommodate future needs and uses of the bridge. Money does appear to be in place for the one lane (unacceptable) bridge but not a wider one. Again, due to insufficient funding, the current plan is to reconstruct only the upper portion of the bridge after dismantling the bridge down to the main arch ring on all four sides. What does this mean? This matter must be further negotiated pending availability of additional funding. In sum, the latest plans do not call for a fully reconstructed bridge as initially requested because PENNDOT indicates that the design and construction process would be extended. (we will negotiate further on this point). ***We need to come to an agreement on these issues. To this end a questionnaire is included here for your opinion, which will constitute additional local input into the negotiation process.***

4. We have had a request for an increase in water rates. In response to this request, we had a recent public hearing hosted by the Public Utilities Commission here at Penn Estates. The staff of Utilities Inc. does a fine and professional job providing us quality water. They are prompt, dedicated and committed to their work. This often goes unrecognized. Never the less, it is felt that a 48% increase is excessive and our residents expressed as much to the attending judge, the Consumer Advocate and the Investigation and Research Officers. I am sure that an increase of this nature will not be approved by the PUC. They heard our unanimous cry and it will make a difference. This is truly a democracy in action. A big 10-4 to all who attended and testified. It was fairly well attended and I am appealing to you if you weren't there, to make attending these meetings a priority. This process is not over and we will attempt to keep you up to date. We also thank you for your complaint responses and written responses to the PUC. They will be heard. They will make difference.
5. There was a meeting Monday July 11, 2016 at the Stroud Township Municipal Building to discuss the particulars of having one garbage collection service for all of Penn Estates. This could become a significant cost saver to our residents. Again, we will keep you posted.
6. Our newly installed gate access system has been installed but we have been surprised with all the glitches in the system. They are still being worked out and our management team is continuing to monitor this very closely to make sure it is correctly done and working according to our specifications and expectations.

There are a few other improvements on the drawing board and we will elaborate, as we get closer.

In closing, I would be remiss not to mention or react to the recent wave of shootings and killings around the country. These are senseless killings and I do not believe that God intended for us to treat His creations like this. Our feelings on all sides run deep but non deeper than those of our God and creator to whom we all must answer.

If I can give one word of advice and that is directly from the scripture which says "... Love ye one another as I have loved you" (John 13:34). If we could teach and spread love, there would be no racial divide, no need to take our guns or to perpetuate gun violence.

I realize that that is a long way off but not impossible. That's what gives us hope and something to work toward. I am glad that this does not happen in Penn Estates and to my knowledge, not in Stroud Township and for that reason, I can promote us as a model for the rest of the country to pattern. Heartfelt appreciation to our residents, security and law enforcement officials.

Love, peace and hope.

## QUESTIONNAIRE - Hallet Road Bridge

The bridge should be closed permanently  YES  NO

The bridge should be reconstructed to its original state (one lane only)  YES  NO

The bridge should be reconstructed with one lane in each direction (total of two lanes)  YES  NO

A two-lane bridge (one lane in each direction) properly constructed, will have a negative or hazardous impact upon traffic flow  YES  NO

I prefer to see a two-lane bridge when reconstruction is complete  YES  NO

If a two-lane bridge is approved financially, I would prefer to wait a little longer should it take longer to complete  YES  NO

I am a  resident  neighbor of Penn Estates.

**Please return this questionnaire to:**

PEPOA c/o Luna Mishoe  
304 Cricket Drive  
East Stroudsburg, PA 18301

**Or email to:** [board@pepoa.org](mailto:board@pepoa.org)

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# 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 Tuesday.....	6:30 pm
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

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



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# Time To Move On

By John Baraniuk, Immediate Past Chair of Community Safety Committee

When I first became a member of the Community Safety Committee, I brought some experience, having served on a security committee in New Jersey. I learned even more from then committee chair, Adrian Martenco.

Since becoming chair, I helped implement the program that provided important phone numbers on handy magnets. We also put in place a program to emphasize the importance of having the 911 house numbers displayed.

During my tenure, we implemented the rule of only parking at school bus stops on the right side of the road as well as making it a requirement that our current security respond to EMS and Fire calls in the community to offer assistance to emergency personnel.

Our committee has continued to grow over the last few years. Each member has brought something valuable to the table and I thank them all for their support.

I am confident that the new chair, Klaus Knollmayr will continue to do great work for the community.

As I begin my new role as Board member, I will also be Board Liaison for the committee. I am confident I will be just as supportive to the chair and committee as my predecessor, Luna Mishoe has been for me during my tenure as chair.



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<b>Framing/Sheetrocking</b>	

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**Website:** www.pepoa.org

**Facebook**  
**Official Page:** Penn Estates Property Owners Association  
**Resident Group:** Living in Penn Estates  
**Other:** Penn Estates Online Yard Sale

**Instagram:**  
penn\_estates\_wildlife

**Twitter:** @PennEstatesPOA

**Harmony email:**  
pepoaharmony@gmail.com



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# A Message From Our Penn Estates Environmental Educational Committee

By Robin Nicholson, Committee Member

Litter, we all see it and don't like it. Litter is a blemish on our beautiful natural surroundings. While research has shown 94% of people identify litter as having a major environmental impact, people still do it. Research and experience have also shown that once litter is on the ground, it attracts more litter. Whether the littering is intentional or unintentional, large or small, it can negatively impact wildlife and the environment for years to come. Everyday items such as soda cans and plastic bottles can be deadly for wildlife and even dogs and cats. Birds get their beaks wrapped or wings tangled up in discarded fishing line. Hooks can be swallowed or become embedded in birds' skin or beaks. Even the tiniest animals can fall victim to litter. Discarded soda cans are tempting to small animals looking for food or shade. Animals can also be cut by the sharp edges of cans and broken glass. Hungry animals often get their heads stuck in discarded cans, cups, and jars. Plastic litter can choke wildlife or cause fatal stomach or bowel obstructions. Carelessly discarded garbage affects the entire community: it not only causes harm to people and animals, and destruction to our waterways, it results in unwanted expenditures. It costs residents and local, state and federal governments millions of dollars to pick up litter, reverse the effects of littering and prevent litter. The monetary cost for these efforts could be drastically reduced and used for other environmental projects if people would dispose of garbage properly, and recycle. Litter comes in all forms; cigarette butts, plastic bags, cans, fast food wrappers and plastic and glass bottles. According to the Pennsylvania Department of Transportation, seven major sources contribute to land litter: home trash cans, business trash collection areas, loading docks, construction and demolition sites, uncovered trucks, motorists and pedestrians. Litter isn't just unattractive and costly. It can cause vehicle accidents and injuries, destroy plant life, start fires and as noted harm or kill animals. Another unfortunate result of litter is the consequences on health as it attracts pests and harmful bacteria. Fortunately, we can all do something to help prevent and reduce litter. Before carelessly tossing



another item out the window or looking the other way when someone else does, consider the impact you can make on the environment by recycling, reusing and disposing of waste properly. Cut apart all sections of plastic six-pack rings, including the inner diamonds. Dispose of your cans responsibly. Rinse and crush cans before tossing them into the recycling bin. You can also fold the tab back to block off the hole on the top. Always rinse out containers and place the lids back on. Crush metal cans before disposing of them. When shopping, choose paper bags or take your own reusable bags whenever possible. A clean community maintains a culture that discourages littering and a focus on maintaining a healthy environment. A clean community culture not only improves community appearance and quality of life but also protects wildlife and the environment as a whole. Let's be a "clean community" and hold ourselves and others accountable to protect our beautiful environment we live in. Please watch for upcoming litter clean up days and participate in a proactive way to protect our environment and wildlife and keep our community healthy.

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## Join Neighborhood Watch

Any community resident can join: 18 or older, renter or homeowner. Once an application is submitted, a thorough criminal background check will be performed by Stroud Regional Police Department and all information will be kept confidential.

The Neighborhood Watch Program teaches concerned residents how to look out for each other's safety and help our Security Officers protect residents and their homes against criminals. It is not a vigilante program, nor is it a program of citizens on patrol in their neighborhoods. It is a program that encourages neighbors to get to know each other, to watch out for each other, and to call our Security Dept when something just doesn't seem right.

The Neighborhood Watch system relies on the willingness of people to get involved, stay informed of area problems, and work together on solutions. A watcher's objective is to watch their immediate area as a window watcher or by different types of patrol: walking, biking or vehicle. If you observe criminal or suspicious activities, report it to Security at 570-424-7042; non-emergencies at 570-424-7047.

### Neighborhood Watch Members DO NOT:

- Carry firearms
- Have police training or police authority
- Apprehend criminals or make arrests
- Confront suspicious persons
- Pull people over in your personal car
- Do anything that would potentially put you in harm's way
- Chase on foot or in a car any suspects

### Neighborhood Watch Members ARE:

- Residents that care about the safety of their neighborhood and the community.
- "Eyes and Ears" of security as well as law enforcement.
- "See Something, Say Something."
- Residents that observe and report suspicious activities to Security.



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If you have any questions, concerns or anonymous tips please feel free to email: [pepoaneighborhoodwatch@gmail.com](mailto:pepoaneighborhoodwatch@gmail.com)

Thank You!  
*Your Neighborhood Watch Coordinator*

## Real Estate Update

By Maureen P. Shindle, Contributor

Our "Come Home to Penn Estates" dictum seems to be working. To date, 70 homes have sold in the community with 13 of those closing in June. There are currently 21 sales pending. This put the monthly sales rate at 15 properties; up from the 2015 rate of 9 sales per month. Average days on market = 109 for year-to-date sales.

There are currently 62 active listings which is a 4 month inventory based on the current sales rates. Of these listings only 9 are foreclosures and 1 short sale. This represents a strong turn around for the community. And while 50% of the sales in June were foreclosures, they sold at higher prices and are their number is decreasing.

Information has been gathered from the Pocono Mountains Association of REALTORS' Multiple Listing Service for the period of January 1, 2016 to July 3, 2016.

Category	Active Listings	Pending Sales	2016 Total Sales
Total	62	21	70
Foreclosures	9	8	38
Short Sales	4	0	3
Low List/Sold Price	39,900	29,900	18,500
High List/Sold Price	449,900	164,900	219,900
Avg. List/Sold Price	129,812	85,500	89,709
Avg. Days on Market	181	146	109

2016 Sales to Date include sales from 1/1/2016 to 7/3/2016. Average Sale Price = \$85,500 which is 97% of the Average List Price. Foreclosures represent 54% of the sales for Penn Estates to date.

\*Pending Sale information reflects 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 54% of the transactions for 2016 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 15 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](mailto:mpshindle@kw.com) or [mplibalancedliving@kwreality.com](mailto:mplibalancedliving@kwreality.com).*

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– Peter Favini, MD  
Chief, Emergency Medicine



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# Young Voices in Harmony

By Katherine Hernandez, Communications Committee

Earlier this summer I ran a three-part writing workshop series for young resident writers. The turnout was good and the writers learned strategies for generating and developing unique pieces of writing in multiple genres. Those strategies will serve the youngsters throughout their lives.

They also produced writing for Harmony. The first, written by eight-year-old Ariana Hernandez, appears after this article. Other writers will be featured in the "Young Voices in Harmony" column of future issues.

Young writers inspire me with their ideas, perspective, and ambition. Once I get them to trust their own ideas, their writing tends to flow freely. Very often, though,

they've been conditioned to write only what's assigned to them, so discovering topics that reflect their own interests and being encouraged to write about those things can feel awkward.

Early on in the process, I get a lot of questions like: *Are we allowed to ...? Can I ...? Do we have to ...?* and such. My answers tend to be: *You can, if you wish to. Do what makes sense to you. What do you think would be best for this piece you're creating? and I don't know, what do you think?*

In other words, while I do teach specific and concrete things about how to get an idea, develop it, and then prepare it for publishing, one of the biggest goals is to get young writers to tune into and trust their instincts.

This enables them to get at what matters in their lives and articulate it clearly when communicating with others. It's a life skill they can bank on again and again for personal, academic, and work purposes.

The first of our writing workshops focused on strategies for finding topics to write about. In the process, participants and I filled notebook pages with new writing. Next, we read over what we'd written and chose one of the ideas to develop for Harmony, and then set to work on developing the first draft.

The second session was focused on revision strategies. The writers learned that revision is far more than editing for spelling, grammar, and punctuation. All of that came later. Instead, our first rounds of revision were attentive to the ideas and organization of those ideas in the work. In the process, after each writer had done initial revision and felt ready for a reader, they paired up and received targeted feedback on their work, which informed further revision.

Our last session together was all about editing, polishing, and formatting the piece for publication.

I'm grateful to all the young writers who gave their time on three consecutive Sundays to take this mini journey with me and the Communications Committee is thrilled to share their work with you in this and upcoming editions of Harmony.




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## Quitting Has Its Disadvantages and Its Advantages

By Ariana Hernandez, 8

My mom was a teacher for nine years, in New York City, until she quit. She was a reading and a writing teacher.

Before she quit, she always came home late and never really had any time to see us. When she did have off from work, all she did was grading, work on the computer, grading, more grading, and home chores such as cleaning and laundry.

Even though we were making a good amount of money, she was not happy. She wanted more time to see us and more time to spend with us.

Now she has part time jobs and is a teacher at Summit School of the Poconos.

There was one night she came home super late from her old job in NYC and we were staying up super late waiting for her. When she finally came home, she told us this story. She was working late in her classroom, and as she was working, people were painting the stairs to make them look new. After they were finished painting, they shut down the building for the night.

After a while, when my mom was done working, she came out of her classroom only to find that the floors had been painted (black) and the building was empty. She had to climb down the railing of the flights of stairs, and she had her backpack on which was heavy, making her fall many times and getting black paint all over her shoes. Not only was that bad for her shoes, but it was also bad for the white floors that come next. She had to walk on the white floors, (since there was no railing to climb on) which, as you may have guessed, got black footprints all over the floors! This may have been very surprising to the kids who came in the next week.

She ended up having to write a letter to her boss about getting black footprints everywhere.

So now that my mom works closer to home, she won't have to work as late and she won't risk getting locked up in a school.

One advantage of mom quitting that NYC job is that she gets to stay home with me and Jacob, my brother. Also she doesn't have to travel to New York every day at like 3:00am. A disadvantage is that she doesn't make much money any more.

I think that my mom had a good reason to quit.

# Eats Around Town

By Julie Harter, Communications Committee Member

## Joni's Country Store and Deli

Joni's is an adorable luncheonette on Rt. 447 in Analomink, that we started ordering from since the Hallet Road Bridge has been closed. The first time I stopped in was in the morning for breakfast sandwiches. This Jersey Girl of course got



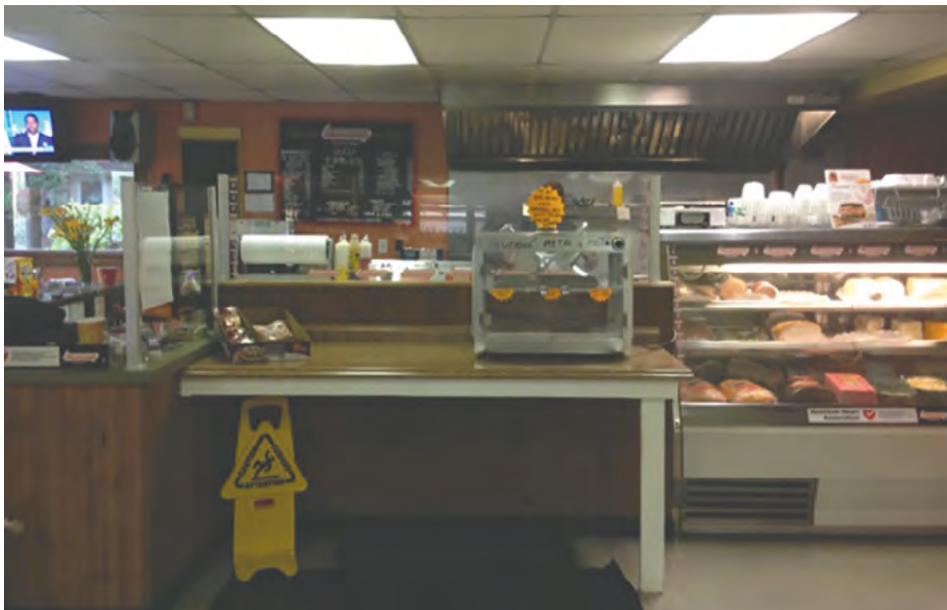
Taylor Ham, Egg and cheese on a hard roll. The sandwich was so overloaded with Taylor Ham that my mouth was watering just watching Joni make it.

More recently, I have stopped in and ordered lunch sandwiches here to bring home as I put on the extra mileage with all the detours. Their tuna salad is excellent using only white albacore, something that I am a stickler about, and they only use fresh, delicious rolls and breads.



My favorite sandwich so far has been the hot Pastrami and Swiss on Jewish, yes real Jewish rye bread. Joni is again very generous with her servings. Try their homemade potato salad, it is great. She also has a coffee bar, deli and shop for other quick staples you might need.

We are lucky to have a handy, convenient place so close to Penn Estates. The owners, Joni and Mike, are so warm and welcoming that you feel like you have been coming here for years.



## Tavern On Main

Tavern on Main is a relatively new restaurant located in the Quality Inn on Main Street in Stroudsburg. It was recently renovated and is now an adorable restaurant. It also has some good entertainment, featuring a colleague of singers and bands including an Elvis



impersonator. They serve pub style food with some great dinner entrees.

My recommendation is their prime cut steaks and gourmet burgers. Their burgers are especially

delicious because they only use fresh Black Angus beef. But, my favorite dish is the Crab Cake sliders with their signature homemade chips. It is my opinion that their wings are the best in town and, Wednesday happens to be Wing and Karaoke night.

This restaurant is very local and has the potential to be a great place for you to come and hang out with some friends and family and enjoy good food. Especially because yours truly recently started working here cooking up the delicious dishes.

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## Reading Corner

By Evelyn Infante, Communications Committee Member

Visiting my grandson over the holidays, I noticed a book on his shelf called *The Energy Bus* by Jon Gordon. As I was leafing through it, my grandson approached me and said it was a very good book. While I am not a fan of motivational books, I borrowed it.

In my research on Jon Gordon, the author, I discovered that he is a best selling writer, keynote speaker, and a business consultant helping companies develop leadership, culture, sales and teamwork among its employees. He also travels around the country giving seminars on positive energy.

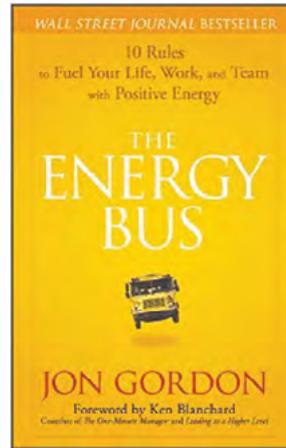
That being said, I figured since I borrowed the book I might as well read it. *The Energy Bus* is the story of George, a team leader who, because of self-doubt, anger and depression, does not inspire his team to produce, thereby sitting on the precipice of unemployment. His team is working on a project that will determine whether George stays or goes. His marriage is also failing due to his nasty mood. Because he blames others for all that is going wrong with his life, George is unable to figure out what to do to keep from being fired and losing his family.

On his way to work one morning, George discovers his car has a flat tire. Rushing inside the house, he begs his wife to lend him her car, but she has a full day ahead of her and refuses to relinquish her only mode of transportation. She suggests he take the bus. Furious, he runs to the bus stop and boards Joy's bus, *The Energy Bus*. He didn't know it at the time, but Joy was about to change his life.

*The Energy Bus* is about looking at every situation in a positive light thereby attracting positive energy. Coincidentally, George's car didn't just have a flat tire, and he had to leave it at the shop longer than he wanted to. This turned out to be a fortunate thing even though George didn't see it that way at first. It took quite a few bus trips to convince George, but eventually he learned that his negative attitude infected everyone around him. When he changed his outlook on life, people picked up his energy and life for George got better.

I have always believed that what you put out is returned to you so I did not learn anything new from reading this book. And while I found the story to be a little bit like reading a children's book, surprisingly, I enjoyed the story very much. You can read it in an hour. By the way, there is also a children's version of *The Energy Bus*.

For those who go around saying, "Why me?" and "Poor me" or "Everyone is against me," this is the book for you. It will show you the tools you need in order to change your outlook on life. It might be a bit simplistic, but the message is clear. *The Energy Bus* is an international bestseller and I can see why.



## Journey

By Katherine Hernandez

Every footstep landing in faith's garden,  
she plodded forth.  
Every choice blessed with trust that  
"all'd work out for the best,"  
she never worried.  
Every experience bathed in the spirit of adventure,  
she embraced life's offerings.

Hers was a joyful entry  
into independence.  
Along the way, advisors  
with cautionary glances,  
hesitant suggestions,  
and explicit warnings  
attempted to inform her, guide her, save her.  
They just didn't understand her,  
she reasoned,  
she was different from them,  
her own person,  
a new kind of free  
a new version of young  
a more grounded soul.

Regret wasn't a part of her vocabulary.

Years later, steeped in  
consequence,  
choices no longer presenting themselves,  
she turned back to see and asked,  
"How'd I get here?"  
Answers came in whispers  
of memory,  
wafts of righteousness,  
and gusts of ignorance  
which, once, she regarded  
as confidence,  
wisdom,  
and a deep sense of self-awareness.

Regret made itself known to her.

Hers was a conscious entry  
into midlife.  
No longer disregarding  
advisors, warning signs, or the  
telling experience of those  
ahead of her on this journey—  
for, now, she saw similarities rather  
than differences between herself and them.  
She examined  
how their earlier choices  
influenced their later  
experiences.

And she asked:  
"How can I start again?"

## Flower Power

By Michael J. Tyrrell,  
Communications Committee Chair

There is a lovely home down the street I live on, Riverbend Terrace, that has some really cool custom "flower houses" on the front deck. Home-owners, Roy and Candice Emiliani, built these using reclaimed windows and doors and name



them "Candice's Flower Houses." They spent a lot of time and money but are very happy with (and proud of) their work. The inspiration sprang from their feeling that there is increased interest in growing flowers in this area that can survive our wildlife. The houses are lit at night and rain water is collected in a cleverly designed re-purposed milk can that has been fitted with a spigot. Roy and Candice don't mind you taking a look if you are ever walking in that area.

# Where's Waldo?

By Jennifer Nicholson, Communications Committee Member

He came from nowhere. Some mystery place. He just appeared one day. He had an attitude. He had instant enemies. That is what you get when come to a new town and start acting like you own it. Pretty soon the law will be on your tail, and that's exactly what happened to Waldo. But Waldo isn't like any other outlaw. He is stealthy yet in your face. He can be all over the place then vanish. He can wake you up at 4:30 am and when you go out to confront him, he has vaporized. He is different and he is a rooster.

If you frequent the Penn Estates Property owners (official) Facebook page, the Living in Penn Estates (unofficial) Facebook page, read your Penn Estates emails, talk to your neighbors or live in his stomping ground, then Waldo needs no introduction. Waldo is



Photo by David Juliano

a white rooster with a red comb, red wattles and a black tail. A very handsome fellow. Residents took note of him in early May. No one knows where he came from. At first people wanted him gone. He does what roosters do, he crows really REALLY early in the morning. So our Penn Estates Community Manager, Laura Jones, set out on a valiant effort to arrange for Waldo to be captured. The plan was to catch him, then release him to a farm somewhere so that he could live out his days crowing as he pleased and maybe socializing with some hens. Many attempts were made by staff to try to capture Waldo and all were unsuccessful. We had to admit defeat. Waldo is too slippery. He can't be caught.

Slowly he started gaining a fan base. Residents could track Waldos whereabouts by posts on the Living in Penn Estates Facebook page. He was given the name, Waldo, after the popular children's books that require the reader to find a red and white striped shirt wearing character named Waldo. Waldo would pop up at different locations in the community throughout the day and residents (myself included) became excited and happy to spot him. It was like spotting some rare elusive creature. He became our mascot.

Some residents were able to get some great shots of Waldo. I tried and failed. I tracked him down a few times and by the time I got my phone out to take a pic he was too far away or just gone. He has woken me up a few times, but by the time I get to the window he has moved on. Some days I think maybe he is gone. Maybe an animal got him or maybe he wandered away. Then a new photo will be posted or I will hear him in the distance. I have to say that I am happy when I know he is still around. Waking up to the crow of a rooster is actually much nicer than the jarring beeps of my alarm clock. And when he wakes me up on mornings that I can sleep in, I'm still not mad at him.

I am thinking of having a T-shirt made up with the following artwork >



**My Alarm Clock  
Doesn't Take Batteries**



PUC Hearing - July 8, 2016, Oak Room in Penn Estates

## Out & About

### Things to Do and See in the Poconos

By Sharon Kennedy, Communications Committee

Summer is truly here. Did you get to watch fireworks on the 4<sup>th</sup>? Are you enjoying the pool and lake? Isn't this a great place to live?!

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. 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.

This is a great season for outdoor festivals. On 8/13-8/14 the Sweet Corn and BBQ festival will be held at Shawnee Mountain Ski area. Quite Valley Living Historical Farm is an interesting day any time (except Mondays) and they have special events throughout the year. They host the Annual Pocono Craft Fair with crafts, demonstrations and music on 8/20 and 8/21. On 8/27 is the Blue Mountain Resort's Beer Fest.

The PA Wing Festival (formerly the Wing-Off) is on 9/13 at Pocono Raceway at Long Pond. The West End Fair is at Gilbert from 8/28 to 9/3. The Pocono Garlic Fest is on 9/3 and 9/4 at Shawnee Mountain. Stroudfest in downtown Stroudsburg is on 9/3. The Annual COTA Jazz and Arts Festival is at the Delaware Water Gap on 9/9 and 9/11. Brew PA Festival is on 9/10-9/11 at Camelback Mountain.

Downtown Milford hosts a music festival on Sept. 17. The Pennsylvania Blues Festival is at Lake Harmony Sept. 16-18. Blue Mountain's Oktoberfest is Oct. 1-2.

Are you a runner? There is a Warrior Dash at Pocono Raceway in Long Pond on 8/27. Is that too tame? How about Revolution 3 Triathlon on 8/7? How about something tamer? There is always the Tannersville Bog Walk of 2.5 hour. In addition to the weekly walks, they have a full moon walk in the summer.

How about a little free music? There are outdoor concerts at Dansbury Depot on Monday nights during August. Tuesdays are for the Shawnee outdoor community concert series. Thursdays are for concerts at Courthouse Park in Stroudsburg. Too busy during the week?

Go to the Gazebo at the Church of the Mountain in DWG on Sunday nights at 6. Bring a lawn chair!

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

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# Hallet Road Bridge Closure

On March 8, 2016, Penn Estates was informed by PennDOT that the Hallet Road Bridge will be closed indefinitely. Contact PennDOT (610) 871-4100 with questions.

## Penn Estates front gate access from Routes 447 and/or 191

*This route is for vehicles less than 10' high:*

- At the traffic light intersection of Routes 447 and 191, head North on 447/191.
- Travel 6/10 of a mile; turn left at Analomink Post Office on to Cherry Lane Road.

- Follow Cherry Lane Road to Metzger Road; turn left on to Metzger Road.
- Turn left on Hallet Road.
- The Penn Estates entrance will be on the right in approximately 1 mile.

*This route is for vehicles over 10' high:*

- At the traffic light intersection of Route 611 and Tannersville Inn/Cherry Lane Road, turn on to Cherry Lane Road for 2.7 miles.
- Turn right onto Bog Road for 1.3 miles.
- Turn right onto Hallet Road.
- The Penn Estates entrance will be on the right in approximately 1 mile.

## To Leave Penn Estates via Routes 447 and/or 191:

- Turn left out of the front entrance onto Hallet Road.
- Turn right on Metzger Road.
- Turn right on Cherry Lane Road.
- This will lead to the intersection of Cherry Lane Road and Rt. 447 at the Analomink Post Office.
- Turn right for 447 South towards Eagle Valley.
- Rt. 191 is on the right at the first traffic light.

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# The Place To Be - PE

By Jane Harris, Communications Committee Member

We started out from Miami mid-afternoon of July 6th reaching our destination just about 23 hours later with six cats and two dogs jammed into our pumpkin colored Honda Element.

We only make necessary stops...hubby likes to forge ahead until the grueling deal is done. Easily got through the back gate unscathed and began the "follow the detour signs" advice. Channeling Hansel and Gretel we methodically found our way home. Home.

Immersed in the verdant world that is PE; breathing air that feels fresh and noticeably different from Miami, we are psyched to have reached our destination and prepared to unload what we had very recently loaded. When we open the cage doors the cats scatter to remembered places...the dogs are just plain excited.

Home. Then we hear it...a rooster crowing. Waldo!!! There he is, strutting around the property across the street, this rogue rooster. The perfect welcome, the perfect photo op.

Hours later we pretty much pass out with visions of neighbors, old and new, walking around the "back forty," chatting with squirrels, loving the deer, attending meetings and activities. A sense of community creates the love that is PE. Do a little...get a lot.

Absence enhances fondness, memories and possibilities. PE is the catalyst...a happiness magnet. PE. Home.



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# 2016 Lake Rules

**Hours: Monday – Thursday 11:00am – 7:00pm**  
**Friday – Sunday & Holidays 11:00am – 8:00pm**

*After 4:00pm the lake may be closed for lack of use*

1. Have Fun!
2. The Grantee is hereby granted the privilege of boating, swimming, fishing and ice skating in the lakes of the Grantor. None of the foregoing activities are to be engaged in for any commercial purpose whatsoever and all such privileges are under and subject to payment by Grantee of such fees as are set forth in the within covenants and restrictions. [Cross reference Declaration of Protective Covenants #21].
3. Children under sixteen (16) years of age are not permitted in the lake or beach area unless accompanied by a responsible person eighteen (18) years of age or older who shall be responsible for conformance to all lake and beach rules. The responsible person(s) must remain at the beach facility with any/all children under sixteen (16) at all times.
4. Children under sixteen (16) years of age are not permitted to use boats at the lake unless accompanied by an adult who shall be responsible for conformance to all lake and beach rules.
5. No china or glassware of any sort is allowed at the beach, consumption of food is limited to designated picnic areas, and all trash should be placed in the provided containers.
6. Only boats, canoes or watercraft propelled by oars, sails or paddles shall be permitted upon the waters of said lakes. No motorboats of any description shall be permitted on the waters of said lakes. [Cross reference Declaration of Protective Covenants #22].
  - a. **Boat Registration** All boats used on PEPOA Lakes must be registered with the Association. Boat registration applications are available at the Administration Building. Annual registration fees are \$5.00. Dated identification stickers are issued for boat registrations; renewal registration and dated identification stickers are required annually. Identification stickers should be affixed to the boat immediately. Lost identification stickers will only be replaced if the owner produces proof of registration (i.e. office receipt) the cost for replacement is \$3.00.
  - b. **Boat Racks** Boat racks will be made available by PEPOA at one location on each of the three lakes; residents may store boats on the boat rack(s) for a \$10 seasonal fee. Rental applications are available at the Administration Building. Rack space will be available on a first come; first served basis. Once all of boat racks are full, no more boat rack registrations will be issued. Any resident that does not obtain a rack space may not store boats along the shoreline of any lake; dam; levy or spillway. No boats may be left on the water. Residents without a rack space must take their boat(s) back to their property after use. Boats rack storage is a "store at your own risk" policy and the Association is not responsible to damage or loss of property stored at the boats racks. It is strongly recommended that owners secure their boats to the boat rack with a bike lock or some type of tether and lock.
  - c. Boats must be removed from the racks no later than November 1<sup>st</sup> of each year. Any boats not removed by November 1<sup>st</sup> will be removed by PEPOA; locks will be cut and destroyed and a removal fee of \$50 must be paid to retrieve it. Return of boats to resident's property is the responsibility of the boat owner/resident. PEPOA will not provide transport. Any boat(s) not retrieved by the owner after 90 days and written notice will be disposed of at the discretion of PEPOA.
  - d. **Improper Boat Storage** absolutely no boats are to be store along the shoreline of any lake; dam; levy or spillway. No boats may be left on the water. Both registered and unregistered boats found to be improperly stored will be immediately removed at the owner's expense. A removal fee of \$50 must be paid to retrieve it. Return of boats to resident's property is the responsibility of the boat owner/resident. PEPOA will not provide transport. Any boat(s) not retrieved by the owner after 90 days and written notice will be disposed of at the discretion of PEPOA.
7. Users must ensure that all watercraft is equipped with a U.S.C.G. approved flotation device for each occupant. Questions regarding these regulations should be directed to the lifeguard on duty.
8. No running, pushing or other horseplay is permitted.

# 2016 Pool Rules

**Hours: Monday – Thursday 11:00am – 7:00pm**  
**Friday – Sunday & Holidays 11:00am – 8:00pm**

*There is absolutely no admittance to the pool unless Lifeguards are on duty.*

1. Have Fun!
2. Guests with owners in good standing shall pay a guest fee of \$3.00 per day if they do not have an amenity badge. [Cross reference Article III - Membership Identification and Access Control, Section (A) - Amenity Access, #2].
3. No one is permitted in the pool enclosure except during scheduled hours and only when lifeguards are on duty.
4. The pool staff may close the pool during scheduled hours for reasons of safety, weather or maintenance.
5. No running, dunking, pushing or other horseplay will be permitted. Always enter the pool with caution.
6. No china, glassware, smoking or beverages (except water in plastic containers) of any kind is permitted in the pool enclosure.
7. Food is permitted in designated areas only, and not to be consumed in the bathing areas. Proper trash receptacles are provided and should be used accordingly.
8. Children under sixteen (16) years of age are not permitted in the pools or pool enclosure unless accompanied by a responsible person eighteen (18) years of age or older who shall be responsible for the child's behavior and conformance to all pool rules. The responsible person(s) must remain at the pool facility with any/all children under sixteen (16) at all times.
9. Children who are not toilet trained must use plastic pants or swim diapers. Children wearing non-swim diapers are not permitted in the pool.
10. No diving will be permitted in the shallow end, or off the sides of the pool. No flips, back dives or other similar types of actions will be permitted.
11. Only appropriate swim attire may be worn in the pool. Street clothes, underwear or cut-offs are not allowed. The pool staff shall enforce compliance with this rule.
12. Deep-water areas of the pool are limited to individuals who can swim the width of the pool in a satisfactory manner. Qualification is at the discretion of the pool staff and verification may be requested at any time.
13. No sitting or hanging on ropes and no swinging on ladders will be permitted.
14. Gum chewing is not permitted in the pool enclosure.
15. Only radios equipped with and used with headphones or ear buds shall be allowed in the enclosed pool area.
16. Flotation devices, scuba and skin diving equipment are prohibited in the pool and beach areas, unless permission has been granted by the pool staff.
17. No articles of any kind may be thrown into the pool unless approved in advance by the pool staff.
18. The primary responsibility of the pool staff is the safety of the swimmers. They have the authority to remove anyone in violation of the rules from the pool for any portion of the day or longer. Chronic pool offenders may be suspended for a day, week, season or any portion thereof, and subject to other action or a citation and a fine, depending on the circumstances.
19. Pools and lakes will be cleared for 30 minutes upon hearing thunder. An additional 30 minutes will be added for each thunder clap. In the event of lightning, the pools, pool deck, lakes and beaches must be vacated and remain empty for 45 minutes after the last lightning strike.
20. Socializing with or distracting the pool staff while they are on duty is prohibited. No loitering or congregating will be allowed around the lifeguard or guard stand.
21. Personal lounges and chairs are permitted in the pool enclosure at the discretion of the pool staff, but may not be stored in the pool area. Association owned lounges and chairs are available on a first come first served basis.

# Michael's Kitchen

By Michael J. Tyrrell, Communications Committee

So, the next time you are invited to a summer fete, you needn't ask the host what you can bring. Here are some faves of ours that are very easy to throw together and travel well. All are real crowd pleasers and complement grilled foods. You may have seen some of these in past columns. They are really such good fits for outdoor gatherings they deserve another mention. Try the Robert Redford Dessert- people will go crazy for it! Hope everyone is having a great summer!

## Pea Salad (8 servings)

- 1 bag (16 oz) frozen peas
- ½ cup mayonnaise
- ½ cup plain Greek yogurt
- 1 small red onion, finely chopped
- 1 tsp black pepper
- 2 cups shredded cheddar cheese
- ½ cup grated Parmesan cheese

1. Place peas in a colander and run under cold water until thawed. Place in a large bowl and stir in the mayonnaise and yogurt.
2. Add onion, pepper and cheeses. Stir until combined.
3. Refrigerate at least 4 hours.

## Beef Taco Dip in a Bowl (serves 12)

- 1 lb ground beef chuck
- 1 pkg (1.25 oz) taco seasoning
- 1 can (16 oz) refried beans
- 1 lb ripe tomatoes, chopped
- 6 scallions, trimmed and chopped
- 1 tsp sugar
- ½ tsp garlic salt
- ¼ tsp black pepper
- 1 pkg (8 oz) shredded taco cheese blend
- 1 cup sour cream
- tortilla chips for dipping

1. Cook ground beef in a large nonstick skillet over medium-high heat for 5 minutes, stirring occasionally. Stir in ¾ cup water and taco seasoning. Reduce heat to medium-low and simmer 5 minutes, stirring occasionally. Stir in refried beans until well combined and heated through.
2. In a bowl, mix together tomatoes, ½ cup of scallions, sugar, garlic salt and pepper. In a second bowl, combine 1 ½ cups of the cheddar cheese and sour cream.
3. In an 8-cup glass bowl, layer half the beef mixture, half of the tomatoes and half of the sour cream mixture. Repeat layering. Scatter remaining scallions and ½ cup cheddar cheese over the top. Serve at room temperature with chips.

## Give a Child a Home. Become a Foster Parent.

Monroe County Children and Youth Services is currently recruiting foster families to provide caring, safe and stable homes for children in need.

**Training, reimbursement and support services are provided.**

Must be 21 years of age, have a stable household, flexible schedule and commitment to make a difference.

**Please contact:**

**Marshall Wishnic, Foster Care Recruiter  
(570) 420-3590 ext. 3209**



## Death By Mac and Cheese (serves 6 to 8)

- ½ lb cavatappi pasta
- 2 cups half and half
- 1 lb Velveeta cheese
- ½ tsp ground black pepper

1. Preheat oven to 350°. Coat a 12 x 8 x 2-inch baking dish with cooking spray.
2. Cook pasta about 2 minutes less than pkg directions. Drain and place in prepared baking dish.
3. Meanwhile heat half and half until steaming. Break up ¾ of the cheese into chunks and gradually stir in until melted. Stir into pasta. Cut the remaining cheese into bite-size pieces and stir into pasta.
4. Bake 30 to 40 minutes until bubbly and lightly browned. Serve hot, warm or at room temperature.

## Michael's Potato Salad (serves 12)

- 1 lb red potatoes with skins
- 1 medium yellow onion, peeled and thinly sliced
- 2 tbsp red-wine vinegar
- ½ tsp garlic powder
- ½ tsp salt
- ¼ tsp black pepper
- ¼ tsp ground nutmeg
- 1 cup mayonnaise
- 6 eggs, hard cooked, peeled and chopped
- 1 cup pitted black olives, sliced
- 3 tbsp finely chopped flat leaf parsley

1. Boil potatoes in lightly salted water 35-40 minutes, or until just tender. Drain.
2. Peel potatoes while still hot. Cut into 1/3-inch slices. Place sliced onions in a large bowl and place hot potato slices on top. Cover with plastic and set aside for at least 1 hour.
3. Mix together vinegar, garlic powder, salt, pepper, nutmeg. Whisk in mayonnaise.
4. Gently stir eggs into potato mixture. Fold in mayonnaise mixture, olives and parsley. Cover with plastic wrap and refrigerate for at least 4 hours, preferably overnight.

## Hot Dog Casserole (serves 12)

- 2 pkgs (12 oz each) all meat franks
- 4 cans (16 oz each) vegetarian beans
- ¼ cup ketchup
- 2 tbsp Dijon mustard
- 2 tbsp dark brown sugar
- 2 tbsp dark molasses
- 2 tsp hot sauce
- 1 box Jiffy cornbread mix, prepared following pkg directions

1. Heat oven to 350°.
2. Brown hot dogs in large skillet, about 3 minutes per side. Cut into 1-inch pieces.
3. Mix beans, ketchup, mustard, sugar, molasses, and pepper sauce in a 13 x 9 x 2-inch baking dish. Stir in sliced hot dogs.
4. Bake for 30 minutes.
5. Prepare cornmeal and spread evenly over casserole. Bake 15 additional minutes until top is crispy. Cool 10 minutes before serving.

## Better Than Robert Redford Dessert (serves 16)

- 1 cup all-purpose flour
- 1 cup coarsely chopped walnuts
- ½ cup (1 stick) unsalted butter
- 1 pkg (8 oz) cream cheese, softened
- 1 cup confectioners' sugar
- 1 container (8 oz) frozen whipped topping, thawed
- 4 cups milk
- 2 boxes (3.4 oz each) instant vanilla pudding
- 2 boxes (3.4 oz each) instant chocolate pudding
- extra chopped nuts and mini chocolate chips, optional

1. In a medium bowl, mix flour, walnuts and butter until combined. Pat into prepared dish and bake 15 minutes. Cool completely.
2. In a bowl, beat cream cheese and sugar until smooth. Fold in half of the whipped topping. Spread over cooled crust.
3. Prepare vanilla pudding using 2 cups of milk. Spread over cream cheese layer. Prepare chocolate pudding with remaining 2 cups milk. Spread over vanilla pudding layer. Spread remaining whipped topping over pudding. Refrigerate at least 2 hours or overnight. Sprinkle with nuts and chocolate chips, if desired.

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### Did you know:

- 68 homes are presently for sale in Penn Estates.
- 72 homes sold in Penn Estates year to date.
- The highest-priced home sold for \$212,500 year to date.  
(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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