



Living in Harmony with Nature

Harmony

Penn Estates Property Owners Association

April/May 2018

Notice and Call to the Annual Membership Meeting

by PEPOA Board of Directors

The Annual Meeting of the membership will be held on Saturday, May 5, 2018, in the Oak Room at the Penn Estates Community Center. All property owners in good standing (defined in the Bylaws as: "A Member who is in compliance with the Declaration of Covenants, Bylaws and Rules, and who has paid all financial obligations owed to the Association") as of March 21, 2018, are eligible to vote and are strongly encouraged to attend and participate.

Members not in good standing as of March 21, 2018, may attend the meeting but may not participate in the proceedings nor vote.

Eligible Members may vote for the Election of Directors and for proposed amendments to the Bylaws either (1) in person by Ballot at the Annual Meeting or (2) by properly completing and returning the Directed Proxy Ballots included in the Annual Meeting package mailed to each property owner.

To be valid, Directed Proxy Ballots must be received by the Association's Certified Public Accountant at the address designated no later than 48 hours prior to the Annual Meeting (10:00am on Thursday, May 3, 2018).

Members in good standing will be provided the opportunity to speak for two (2) minutes as part member comments. The President will conduct the meeting in accordance with Modern Rules of Order. Additionally, input/question cards will be available at the Registration Desk for all Members in good standing.

At the time noted on the Agenda, the Board of Directors and PEPOA Management will respond to questions asked. It is requested that participants adhere to established procedures so that everyone wishing to do so can participate to the fullest extent possible.

We look forward to seeing everyone at the Penn Estates Community Center on May 5th. Please arrive early as we will begin promptly at 10:00am.

**Saturday, May 5, 2018
10:00 AM**

Penn Estates Community Center

Annual Meeting Agenda

1. Call to Order and Officer Roll Call
2. Pledge of Allegiance
3. Introduction of Directors, Legal Counsel and Accountant
4. Determination of Quorum by Judge of Elections
5. Approval of 2017 Annual Meeting Minutes
6. Board Report on Budget and Assessment
7. Announcement of Directed Proxy Ballots by Judge of Election
8. Individual Candidate Presentations (5 minutes each)
9. Election of Directors
10. Special Issue Voting – Bylaw amendment
 - a. Presentation of proposed amendment
 - b. Public comment on Bylaw Amendment (2 minutes per person)
 - c. Vote on Amendment
11. Public Comment – Questions & Answers
12. President's Report
13. Report on Balloting – Election Results

MEET THE CANDIDATES

**Saturday, April 28, 2018
Penn Estates Oak Room
3pm-6pm**

**Listen, Ask and Learn
About the Candidates**

Food and beverages will be provided for those attending the forum starting at 3:00 PM



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

PENN ESTATES POWER AT THE POLLS



President's Message

by Sean Reilly, PEPOA President

PARTICIPATE! SHOW UP for the Annual Meeting or **MAIL IN YOUR BALLOT** for three new Association Directors and bylaw amendments.

By now you will have received your PEPOA voting packet in the mail. You can mail in your Ballot early (just add a stamp to the absentee ballot) or join us at 10:00 AM in the Community Center on Saturday, May 5th.

PEPOA Election Rules - The Annual Meeting

Each year the terms of three Directors terminate and their slots open up for general election to new three-year terms. This year, the second three-year terms of Luna Mishue and Sean Reilly and our deceased Ron Gatti are ending. Directors Mishue and myself cannot run again this year because we have completed two consecutive three-year terms which is the term limit. We must sit out one year if we wish to run again.

Multiple qualified candidates have shown interest in running for the Board. A qualified candidate is one who is a deeded owner, is not a corporation, is in good standing with all financial obligations to the Association, and is registered to vote from their address in Penn Estates.

The Nominating and Steering Committee has interviewed the new qualified candidates and submitted a Slate of Candidates to the Board for announcement and publication.

Slate of Nominees

- ✓ Michael Giordano
- ✓ Rafael Marrero
- ✓ David Montalvo
- ✓ Christine Morton
- ✓ Dennis Sira

Persons who were not placed on the slate by the Committee may run for the Board by petition after gaining 50 signatures of owners in good standing.

The biographies of the candidates on the slate and any petitioners are included in the ballot package mailed to all owners in good standing.

CONCLUSION > This is the process. But now it needs YOU!

ACTION > Please review your Ballot package, read the candidates biographies and the proposed bylaw amendments and select your choices for Directors and the amendments.

THANK YOU FOR PARTICIPATING AND VOTING!



Board of Directors Election Process

by PEPOA Board of Directors

Annual Meeting Mailing

- 1) A Directed Proxy will be sent to all members in good standing not less than thirty (30) days prior to the date of the Annual Meeting/Election.
 - a) The mailing will include an unstamped envelope addressed to the CPA for the purpose of mailing Directed Proxies to the CPA. Envelope must have a place (on back) to note Lot, Section and Name for verification of standing by CPA. Envelope will include CPA's address in Return Address so that all undeliverable ballots are returned to CPA.
- 2) Directed Proxies will be mailed by members to the CPA of record.
 - a) The CPA will verify a member's standing against the list provided by PEPOA Management using information on the back of the envelope.
 - b) If the envelope does not contain appropriate identification, the CPA will open the envelope and obtain lot and section from the Directed Proxy.
 - c) Once confirmed as a "member in good standing," the CPA will register the Directed Proxies on a spreadsheet using only lot and section to identify member.
 - d) The CPA will register Board election votes, bylaw amendment votes as well as receipt of signed Directed Proxies, which will count toward establishing a quorum.

Day of Annual Meeting

- 1) Verification at check-in requires a valid state photo identification to obtain a ballot(s). Cross reference verification will be made against the "Members in Good Standing" list.
 - a) If a Directed Proxy was received in the mail, ballot(s) will not be provided for that property unless the Member wants to revoke his/her Directed Proxy.
 - b) Should any member wish to revoke his/her Directed Proxy, s/he will sign a "Revocation of Proxy" form.
 - c) The CPA will be notified and will remove the appropriate Member's vote from the spreadsheet. The Member will then receive the corresponding ballot.
 - d) If a Directed Proxy has not been received, a ballot(s) shall be provided to the listed deeded owner of the property as long as identification has been provided.

Casting of Ballots

- 1) The Election will be conducted in accordance with Modern Rules of Order:
 - a) Nominations and/or Report of Nominating Committee
 - b) Discussion of candidates
 - c) Casting of Votes
 - d) Report of Judges of Elections
- 2)
 - a) Ballot Boxes will be opened at 10:00 AM and will close after all ballots are cast.
 - b) Each member must personally deposit their ballot. To ensure the validity of the election, ballots cannot be given to another member for deposit prior to the casting of votes.
- 3) The CPA of record will serve as Judges of Elections. Members of Nominating & Steering will assist in counting ballots
 - a) When ballot boxes are closed, the Judge of Elections will tally ballots and add totals to the Directed Proxy totals tabulated by the CPA.
 - b) If ballots bear more than a simple mark in the proper boxes, the clear intent of the voter will be the guide. Erasures and strikeouts will not void any ballot if the voter's intent is clear. If the clear intent of the voter cannot be determined, the ballot will be set aside and not counted.

2018 Annual Meeting Preliminary Bylaw Amendments

Current Language:

Section C. Notice of Meetings. It shall be the duty of the Secretary to mail or to cause to be delivered to the Members at their addresses shown in the membership register of the Association, written notice of each meeting of the Members of the Association. The notice shall state the date, time, place and purpose or agenda items for the meeting. If any Member wishes notice to be given at an address other than the Member's Community lot, the Member shall designate the other address by notice in writing to the Secretary. The mailing or delivery of a notice of any meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than thirty (30) days before a meeting. In addition, prior to the annual meeting of the Members, the Board shall prepare and mail the statutory report of the Association to the Members as required under the Pennsylvania Nonprofit Corporation Law.

Proposed Language Change:

Section C. Notice of Meetings. It shall be the duty of the Secretary to mail or to cause to be delivered to the Members at their addresses shown in the membership register of the Association, written notice of each meeting of the Members of the Association. The notice shall state the date, time, place and purpose or agenda items for the meeting. If any Member wishes notice to be given at an address other than the Member's Community lot, the Member shall designate the other address by notice in writing to the Secretary. The mailing or delivery of a notice of any meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than thirty (30) days before a meeting.

Rational:

Article VIII, Section J already speaks to financial reporting: "Annual Reports. Before the end of the fiscal year, the Board shall engage an independent CPA firm as auditor to audit the books and records, prepare tax returns and certified financial statements, and submit written comments and suggestions for improving association financial practices. Audited financial statements, with footnotes and auditor's opinion shall be available to the Members as required by law."

Recommended bylaws change to allow full-time tenants to serve as non-voting members of Ad-Hoc Committees

Current Language:

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

Proposed Language Change:

Section B. Participation of non-Members on Committees and Task Forces. In the discretion of the Board, non-Members may assist at committee and task force meetings and activities and be considered "committee volunteers," but they shall not be considered members of the committee or task force and shall not be permitted to vote on committee or task force business.

Rational:

The proposed change will allow for additional volunteers to assist with community functions.



Harmony

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

EditorMichael Tyrrell
StaffDebra Cellentano, Jane Harris,
Julie Harter, Katherine Hernandez,
Matt Jacobsen, Sharon Kennedy,
Jennifer Nicholson, Robin Nicholson,
Nancy Padilla, Nicole Padilla, Dorritte Tyrrell
ContributorsEvelyn Infante, David Montalvo,
Lisa Ortiz, Melissa Penta,
Maureen Shindle, Michele Valerio
Board LiaisonBettyanne Nevil

For advertising information:

Community Newspaper Publishers

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

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Candidates for the Board of Directors Election

Michael Giordano

Hello Penn Estates residents! My name is Michael Giordano, and I am one of the many candidates currently seeking the privilege to attain a position on our associations Board of Directors. I have lived in Penn Estates for 12 years, having purchased my first home in Penn Estates in May 2017. Throughout the past decade, I have observed concerns and potential issues of varying topics that residents of Penn Estates have faced within the community, both during my time growing up within the community and now as a homeowner.

Within my professional career as a Cyber Security Engineer, I have been faced with technical, political (in the business sense), and other challenges that I have had success in overcoming or bringing resolve to. As an engineer, my job at its most fundamental core is to solve problems, develop solutions, and drive innovations. These challenges and milestones have built the foundations for a diplomatic viewpoint, becoming more observant and analytical, and strive for success in any endeavors I seek or challenges I may encounter.

Apart from my professional experience and endeavors, I am very keen in building relationships; whether personal or communal. I have recently had the pleasure of working with a Lehigh Valley-based Science Technology Engineering and Mathematics (STEM) program for children in grades 2nd through 12th in developing a Cyber Security Awareness and Fundamentals curriculum. I am proud to say it has been driven to completion as students are now registering for the Spring course. I am a firm believer in building relationships both from an interpersonal perspective as well as expanding to a community-wide level. Through existing, and even potentially new events, that bring some members of our community together, I believe we can continue to expand and create a platform for more residents to come together to build a stronger sense of community.

The residents of Penn Estates are the cornerstone of what is community. As I continue to get older and see life evolve, I think about the young and growing minds of Penn Estates. I have a very young nephew who is beginning to build memories he will one day reflect on. Memories centered around growing up in Penn Estates and all the friends he met; the same is true for many other residents with children as they will one day reflect on the earlier days of their childhoods as well. Growing up in a small town, my sisters and I continually reflect and talk about how growing up in a small town was one of the fondest memories of our childhood. I have often joked about one day returning to a small town. However, it's not necessary, as the same "small town" feel can be achieved here in Penn Estates.

One of my primary goals is to be determined in helping find ways to have the residents of Penn Estates become more bonded. I know with many of the events and gatherings, it is typically said there are usually the same faces in attendance. My hopes are to have Penn Estates seen not as "yet other gated community in the Poconos" but rather something more than that. To be a "gated community" that has the most profound sense of community, friendly neighbors, and residents with an unrelenting will to help each other.

I look forward to meeting new people throughout this endeavor and wish the best of luck to all candidates!



Rafael Marrero

Dear Fellow Neighbors:

My name is Rafael Marrero and I wish to make a formal request for your vote at our annual meeting on May 5, 2018. I have resided at Penn Estates for 14 years with my wife Anamaria and my son Edwin and hope to live here for a very long time.

I am currently a property manager of a 392 unit residential co-operative in Paterson, New Jersey and report to a 9 member Board of Directors. I am involved in many functions that impact the cooperative. My main job functions are to oversee the entire property and manage 2 maintenance works, 6 housekeepers, 5 security officers and 1 office personnel.

I meet with contractors on a daily basis and obtain bids for plumbing, electrical work, snow removal, etc. I coordinate and schedule maintenance for residents and work closely with the maintenance staff to confirm all work is completed and our residents are satisfied. I currently hold a Black Seal Boiler Operator License and ensure proper and safe operation of 2 low-pressure boilers located on site.

I believe with my experience and background I have a lot to offer Penn Estate. If elected to the Board, my goal is to volunteer my time to help keep Penn Estates safe, clean and affordable for all of our residents/neighbors.

Sincerely,

Rafael Marrero



David J Montalvo

My name is David J Montalvo. My Wife, Maria, and I left the hustle and bustle of New York City almost 19 years ago. Like many here we came looking for a home and a quality of life in which to raise a family. We found all that and something more here in Penn Estates; we found a vibrant community and a calling to be part of it.

Professionally, I'm a 3rd level Computer Engineer with 28 years of experience. This career has exposed me to numerous disciplines including but not limited to system administration, programming, project management, and managing vendor relations. Outside of my career, I'm a Father of four, a Husband of 24 years, an avid photographer and astronomy enthusiast.

If you are a member of the "Living in Penn Estates, PA" Facebook group, then some of you may know me already as "that guy" who posts pictures of the "moon & stuff." I've been a moderator of this group for over a year. As a moderator, I've been a mediator, a peacemaker, and an arbiter working towards the goal of preserving our sense of community. More importantly, I've routinely socialized issues concerning or benefiting our community with its members.

Additionally, I've worked to bring the consensus of our concerns back to the Board. I've done this largely because I sense the disconnect between the Community and those representing our interests. For a long time now this level of advocacy is how I've contributed to my Community but I believe I can do more. I have directed countless others to "step up," "make your voices heard," and "speak your concerns." However, I believe it is time to follow my own advice and lead by example, running for the board represents the next step in that progression.

As a board member, I would continue this tradition of advocacy and work with like-minded members towards the betterment of our Community. Penn Estates is our home, any impact or benefit within our community affects or enriches us all. So, with that in mind, please read the bios of all your candidates, don't skim through it. Each of us hopes for the honor of representing our community but it's up to you to choose. Please take the time to know who you are voting for.



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The speed limit on **ALL** Penn Estates roads is **25 MPH**, except where otherwise posted.

Candidates for the Board of Directors Election

Christine Morton

Hi! My name is Christine Morton, but I usually go by Chris. I have lived in Penn Estates for over 15 years with my husband Dave and kids. I am currently serving on the PEPOA Board of Directors in an interim position. I am currently on the Finance Committee and the Community Safety Committee. I was also a member of the Recreation Committee several years ago. I have been a Girl Scout Leader for over twenty years, and I also volunteer at Quiet Valley on occasion. I have four adult children and three grandchildren with one more on the way!

I have a Bachelors' in History and Archaeology and a Master's in Teaching Social Studies. I am an owner/operator of a Bread Route and have previously worked for the IRS and H & R Block, with a few Archaeological Companies, as a Substitute Teacher, and with Real Estates Sales and Appraisals back on Long Island. I have a variety of skills and a diverse background which I believe will help with my being a Director.

My Girl Scouts completed several projects in Penn Estates for their Gold Awards: the Veteran's Day Flag Retirement Ceremony and Fire Pit and the distribution of CO detectors were done here and the upcoming Feral Cat Shelter Project is also being done by one of my scouts.

I hope to be able to continue on the Board of Directors and help serve our community. I feel Penn Estates is a great place to live but like everywhere there is room for improvement. I admire the current Board of Directors and all the committees. As I have become more involved, I am amazed at the hard work and dedication the community volunteers have towards our development.

I do feel there needs to be better communication with our residents. I want the experience of living here to be a positive one for everyone. I know there are frustrations with some of the day to day operations, but I think a that can be fixed with better communication. I think everyone wants what is best for the community.

I want to see the rest of the road project finished. I would like to continue with the efforts to fix the problem with the mail. I would like to add on to the current expansion of social clubs and a gym for our community. I would love to figure out a way to have a dog park here for our residents.

I want to work on a proactive way to hear the desires of our residents and a practical way to address these issues in a timely manner. I do not like to make speeches but I am a hard worker who would like to help our community live in Harmony, pun intended, and be the best it can be.

Thanks for your vote.



Dennis Sira

Hello, I am Dennis Sira and I would like to take a few moments to introduce myself and provide a little information on why I am running for the Board. I moved here in 2003 from Jersey City Heights, because of the beautiful trees, the animals and the quiet. I really liked the idea of "Living in Harmony with Nature". However, I had to seriously question if I wanted to live in a Home-Owners Association with all the various rules and such that come with it, and yet after consideration, I did move into Penn Estates.

I have lived here now for almost 15 years and by now, some of you probably recognize my name from the "Living in Penn Estates" Facebook page. I like to consider myself a voice of reason, taking my time to understand both (or all) sides of topic before committing myself to it. However, there are issues that I will embrace and drive forward. I would like to make sure we address short-term (weekend) rentals, there are frequent complaints from neighbors living next to those houses, and I think we can better learn how to manage having them in the community and keeping the peace with near-by community members.

I also feel that time and technology have been moving forward, and we need to make better use of available technology in how we communicate, looking at both passing information out as well as receiving information from Community members. The Board and community management want to see greater participation in the process, so we need to see what we can do to make it easier and more feasible for people to be involved.

And finally I think a review of all the by-laws should be done to make sure they are bringing value to the community in what behaviors they are trying to enforce. The purpose of any Rule or law is to identify a norm of conduct for Residents and visitors to Penn Estates. But for any laws to work properly we need to make sure they are founded on sound principles which enhance Penn Estates, that they are clearly communicated, and that they are fairly enforced. I would like to see a review of the By-Laws and make sure they are still taking Penn Estates in the direction it needs to go.

I currently work in IT management for a major Pharmaceutical company, and have been with them for over 32 years. My time with them provides a number of skills that I feel will aid me in serving as a Board Member representing you. First among them is tenacity, when I feel strongly that a course of action is correct I will continue to drive it forward, even if it was shot down. I have had a number of projects that were not approved initially, but on the second or third presentation, I finally get management approval, and they moved forward into valuable productive systems. Another valuable skill which I leverage is Empathy, as I mentioned previously I try to understand all sides of an issue before committing and that includes not just the technical sides, but the reasons behind why people feel something is needed.

I hope this short introduction gives you a better idea of who I am and why I would like you to vote for me as your representative on the Board.



Stay in Touch
with Penn Estates

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](https://www.instagram.com/penn_estates_wildlife)

Twitter: @PennEstatesPOA

Email: Harmony Editor > pepoaharmony@gmail.com

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Cherry Valley National Wildlife Refuge

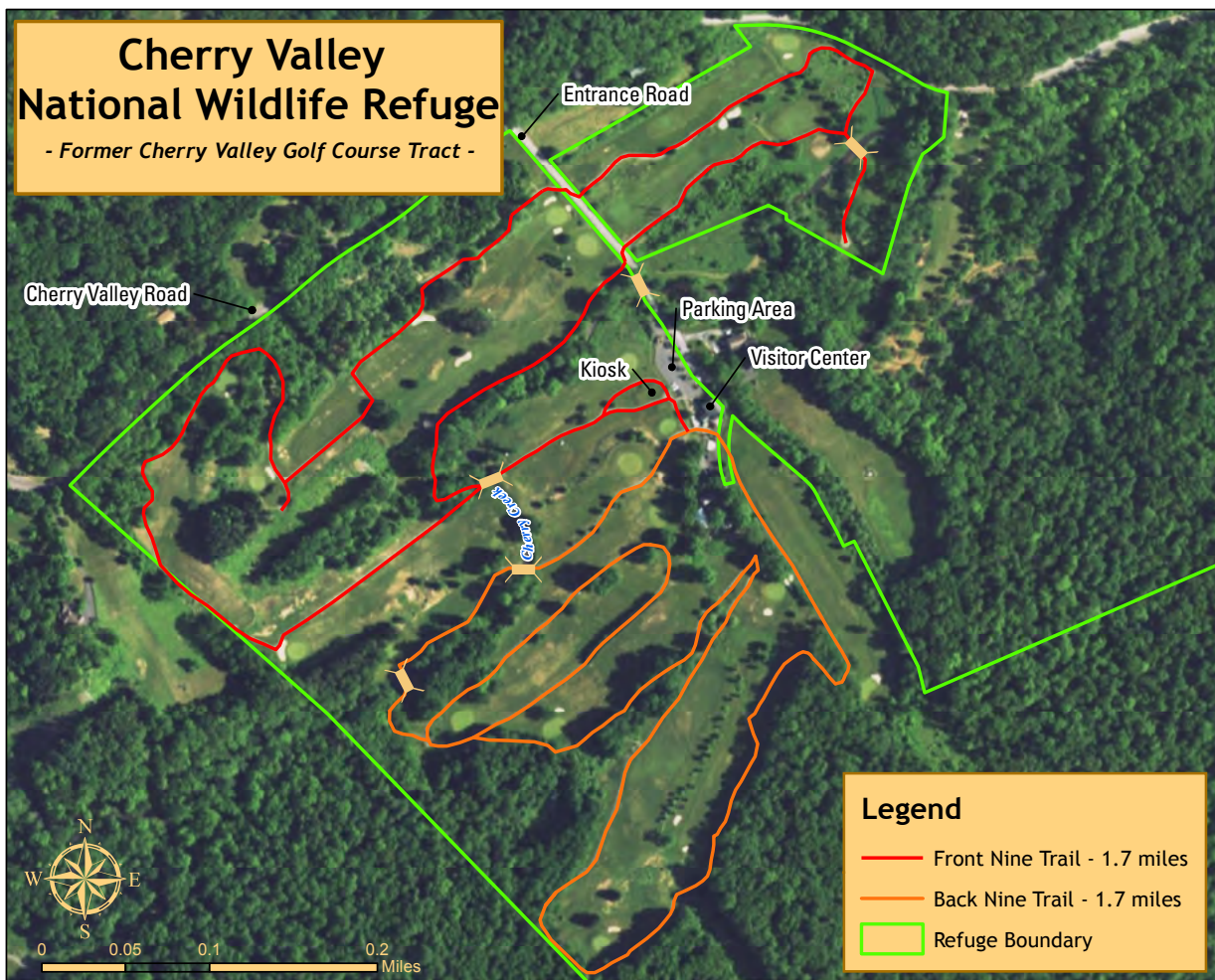
by Michele Valerio, Contributing Writer

There are two areas called “Cherry Valley National Wildlife Refuge.” One was an old golf course purchased by the Nature Conservancy in January 2017 for \$1.7 million. The other was established in December 2008 for the conservation of migratory birds and the bog turtle.

The 193-acre golf course portion is located at 2138 Croasdale Road, off Cherry Valley Road just north of the Northampton-Monroe county border. Under federal ownerships, about 3 1/2 miles of golf cart paths have been converted into a beautiful nature trails accessible to people with disabilities to form two walking loops — the Front Nine and the Back Nine – making for good footing and easy (though hilly) walking.

The terrain varies and has lots of views, and several miles of hiking options. Trails are hard gravel and well-groomed, with switchbacks, hills, and a gazebo at the highest point. There are maps in the kiosk near the parking area. It will join the other part of the Cherry Valley refuge located adjacent to Sorrenti Cherry Valley Vineyard, 130 Lower Cherry Valley Road. This second area has considerably more difficult hiking trails.

The refuge is open to the public but officials say more work is expected to be done, including transforming the former golf clubhouse into a refuge headquarters and visitors center. Restoring forest around this portion of Cherry Creek will play an important role in filtering and recharging waters flowing into the Delaware that supply drinking water to downstream users.



The Kittatinny Ridge (which flanks the south side of the valley) has been designated an Important Bird Area by the Pennsylvania Audubon Society, and is a well-known migration flyway that concentrates up to 20,000 migrating raptors and more than 140 bird species every fall.

For information on events such as nature walks and festivals, check out the Broadhead Watershed Association <http://www.broadheadwatershed.org/gopoconos/CherryValley.htm> and Friends of Cherry Valley <http://www.friendsofcherryvalley.org>



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Safety Committee News

CPR/AED Class

by **Ralph Chubbuck, Safety Committee Member**

February was heart month, and in conjunction with our Community Manager Phyllis Haase, the Safety Committee held a CPR/AED class for the residents of Penn Estates. The class was conducted by Kathy Moyer-Helwig.

During the two and a half block of instruction, those in attendance were taught life saving tips for choking victims, as well as CPR for adults and babies. Participants were also given instruction in the use of an AED monitor. The automated



external defibrillator (AED) is used to monitor, and, if needed, to shock the heart in case of the heart stopping or in the event of a heart attack.

The class demonstrated mouth to mouth to help revive an individual. We were able to accommodate 20 participants and we had a total of 16 in attendance. As well as being trained in these lives saving skills, the participants also received a card that explains that they are qualified in these procedures for the next two years.

We are looking forward to hosting this training again. Keep a look out for an e-mail announcement for this and other events sponsored by our committee.

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Eats Around Town

by **Julie Harter, Communications Committee Member**

Spontaneously deciding to go for cocktails and lunch on a Wednesday afternoon, good friends and I decided to stop in the Original Pocono Pub (OPP). I can't explain why I haven't visited this establishment before because, I have to say, the food was amazing.

We all ordered their Bloody Mary and it tasted outstanding, the best I have had in a long time. It had the perfect amount of horseradish, lime, Worcestershire and alcohol that made my taste buds sore. It was what that first sip of a Bloody Mary should be.

I was really impressed with their extensive yet creative menu options for a pub. It was hard to decide what to order, since everything sounded so delicious. My pals recommended choosing one of their burgers.

So, one friend and I both went with their Black and Bleu burger, which was a blackened burger topped with bleu cheese crumbles. I did perform the "delicious eye roll" when I took the first bite. My other friend got the Blooming Onion Burger that was loaded with cheddar cheese and crispy onion rings stacked high.

We shared some Kelly Fries – a favorite for this Jersey Girl! They were traditional pub style fries smothered with brown gravy and creamy melted American cheese.

We all left the pub extremely happy and full. I definitely intend to make this a regular spot from now on.

The Original Pocono Pub is located at 1760 N 9th St, Bartonsville PA – on Route 611 just south of Lowes. They serve Breakfast every day at 7am, and they have a late-night menu at 10pm, along with serving lunch and dinner. OPP was voted best restaurant in Bartonsville in 2016 by Pocono Record Readers' Choice.



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Things to do in the Burgs

by Matthew Jacobsen, Communications Committee Member

Spring is a great time for you and the family to get out for some outdoor fun. There are many hidden gems lying in wait for you to discover. One area in particular is the Delaware Water Gap and Shawnee Resorts.

When my family and I first moved here, we wanted to learn everything we could about the area. One activity that helped was the Water Gap Trolley tours which took us through the Delaware Water Gap and gave us an inside look at the history of the area. If you are a history buff then this is right up your alley. Go to <http://www.watergaprolley.com/about-us/> for all the tour information and pricing.

Shawnee Resorts is home to a multitude of fun activities for guests and local residents alike. One feature at the resort some locals may not know about is its mini golf course. There are actually two courses, 18 holes each. The best part about this is that both courses can be played in the same day for the same price. How much could something like this cost you may ask? For local residents to play up to 36 holes it only costs eight dollars.

So if you are looking for a nice day out with the family and a really good time check out Shawnee and the Delaware Water Gap.

Spring is Here!

Mazzetti 
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Penn Estates Seniors Group

by Michael J. Tyrrell, Communications Committee Member

The second monthly luncheon was held on February 14 in the Oak Room. This monthly event is put together by our Community Manager Phyllis Haase and Community Relations Manager Joanna Hoffman. Phyllis did the cooking and Joanna was the host and sous chef/server.

The lunch, which was absolutely delicious, consisted of a cold appetizer, Caesar Salad, Fettuccine Alfredo with Shrimp, sauteed broccoli and garlic bread. Dessert was Valentines Day themed cupcakes and coffee. It was Ash Wednesday so not everyone would eat meat (they would leave out shrimp if you requested) and there are some vegetarians, so the choice of menu was brilliant. They will try and accommodate gluten free eaters if you give them advance warning.

About 30 people attended. The speaker after lunch was Police Officer Anton Toryak from The Waste Authority of Monroe County. He discussed their duties enforcing the Monroe County Municipal Waste Ordinance. It wasn't as dry as it sounds! The presentation was very interesting and prompted a lot of questions from the audience.

Look for the announcement of the next lunch on March 14, 2018. Cost is \$5.00 and you must get tickets ahead at the Admin Office. It was a very enjoyable few hours and we are looking forward to the next lunch.



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Chill Grill First Anniversary Party

by Robin Nicholson, Communications Committee Member

The Chill Grill brought the Penn Estates community together to celebrate their first year anniversary on February 18th in the Oak Room. In February 2017 the Chill Grill opened as a premier take out restaurant and bakery in the Community Building. It is operated by Penn Estates resident Jennifer Penna and family.

As part of the celebration, The Chill Grill offered a flavorful and diverse feast, music, drinks, and fun for all! Residents enjoyed Curry Chicken, Sausage and Peppers, Macaroni and Cheese, Chicken Lo Mein, Pernil, Rice and Peas, Chicken in Spicy Tomato Sauce, Empanadas and much more. The kids had fun decorating cupcakes.



Jennifer, her son Justin, and her beautiful family served and socialized with the community. There were also two impressive celebration cakes. Jennifer continues to be happy doing what she loves most for her community - bringing people together to enjoy great food.

If you haven't tried the outstanding food and pastries, you must stop in and meet Jennifer and Justin. Follow the Chill Grill's daily specials on Facebook at "The chill grill" (@chillinandgrilling). For pick up or delivery: 570-664-2929.

Thank you Jennifer Penna and family for such a great event and providing our community with terrific food!



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Youth and Adult Recreation

Looking To The Future

by Sean Reilly, PEPOA President

This past year has been marked by vibrant renewal, the refocus of our management staff and the refurbishment of our Community Center facilities. Under the upbeat, experienced and focused leadership of our new community manager, Phyllis Haase, we have begun a new wave of basic and cost effective building renovations geared to recreation activities.

Youth Game Room

The upper floor of the pool annex building which contains bathrooms downstairs and old offices upstairs is being renovated. The old office walls have been removed to create an open space for various table games and socializing. New wiring, heating, sheetrock and flooring are in process, almost all completed by our own maintenance staff. The new open floor plan will be laid out with our existing table games and equipment such as air hockey, knock hockey, ping pong, mini pool etc.

The plan is to continue monthly activity nights from 7pm-9pm for 11-17 year olds. Staff planning is underway to have the facility supervised and open daily, as much as possible, during the summer pool use hours. Parents are invited to stop in and have a look. We expect to be open in late spring.

Community Center

The major joist and beam repair, moisture proofing and insulation of the two crawl spaces in the main Community Center building are complete. We can now begin to reuse the entry level and lower level rooms for meetings, clubs and recreation activities.

Senior Center Room - The first floor conference room is being renovated for utilization as a Senior Members social gathering place. Our skilled Maintenance staff is installing new flooring, blinds, lighting and painting walls and trim. Card tables, majong and bumper pool tables and seating will be installed. Community Manager Haase has also begun to organize senior activities such as the Christmas trip to NYC and monthly Oak Room luncheons. Senior members will be active in planning activities.

Multi Use - This room can be used by other groups and committees when available.

Fitness Room - The Lower Level room is in the process of being planned for a fitness center. Now that the floor is repaired and the wiring is in, we will be installing new flooring. We will need some new lighting and exhaust fans and trim painting. Security cameras and electronic entry will be installed. The Community Manager is searching for gently used treadmills, bikes a rowing machine and weights. The bathrooms will need to be refurbished with flooring, paint and hardware.

Conference Room - the former conference room in the rear of the lower level will be finished with new paint and floor tile grout. This will be available for Board executive sessions and committee meetings.

Statutory Report

As per Non-Corporate Law (NCL) Section 5554 the members of the Board of Directors and the Community Manager present to you the assets and liabilities of the corporation as of the end of the fiscal year. The principal changes in the assets were due to satisfying Peoples Security Bank Loan in

the amount of \$ 874,885.81.

The following decision makers of the corporation are the members of the Board: President Sean Reilly, Vice President José Padilla, Treasurer and Secretary Sandra Bonet and Directors Bettyanne Nevil, John Baraniuk, Gary Conforte, David Juliano, Luna Mishoe and Christine Morton.

Penn Estates Property Owners Association

December 31, 2017 and 2016 Balance Sheets

	2017	2016	Variance
Assets			
Cash and Cash Equivalents, Operating	1,261,946.00	1,494,276.00	(232,330.00)
Cash and Cash Equivalents, Reserve Fund	1,050,939.00	1,481,764.00	(430,825.00)
Member Assessments-Net of Allowance for Bad Debt	58,609.00	45,287.00	13,322.00
Prepaid Insurance	26,622.00	32,383.00	(5,761.00)
Prepaid Expenses	516.00	1,036.00	(520.00)
Equipment, Net of Accumulated Depreciation	77,399.00	90,442.00	(13,043.00)
Total Assets	2,476,031.00	3,145,188.00	(669,157.00)
Liabilities and Fund Balances			
Liabilities			
Accounts Payable	59,319.25	45,766.00	13,553.25
Accounts Payable-Reserve Fund	75,088.00	0.00	75,088.00
Payroll Accrual	16,987.00	15,918.00	1,069.00
Member Assessments Collected in Advance	817,115.00	749,837.00	67,278.00
Other Deferred Revenue	0.00	100.00	(100.00)
Deferred Dues	156,668.00	100,000.00	56,668.00
Road Opening Fee Escrow	1,900.00	0.00	1,900.00
Gate Kiosk Insurance Payable-Reserve Fund	1,690.00	0.00	1,690.00
Notes Payable	0.00	880,430.00	(880,430.00)
Total Liabilities	1,128,767.25	1,792,051.00	(663,283.75)
Fund Balances			
Undesignated	369,091.00	(235,596.00)	604,687.00
Designated for Future Repairs/Replacements	978,173.00	1,588,733.00	(610,560.00)
Total Fund Balances	1,347,264.00	1,353,137.00	(5,873.00)
Total Liabilities & Fund Balances	2,476,031.25	3,145,188.00	(669,156.75)

Summary Statement of Revenues and Expenses For the years ended December 31, 2017 and 2016

Revenues			
Dues Income-Operating	1,870,502.00	1,827,229.00	43,273.00
Dues Income-Reserve Fund	166,586.00	210,479.00	(43,893.00)
Transfer Fees	179,978.00	184,738.00	(4,760.00)
Interest 995.00	1,347.00	(352.00)	
Interest-Reserve Fund	1,441.00	2,333.00	(892.00)
All Other Revenue	421,192.00	370,144.00	51,048.00
Total Revenues	2,640,694.00	2,596,270.00	44,424.00
Expenses			
General and Administrative	592,001.00	538,515.50	53,485.50
Maintenance	391,250.00	411,902.15	(20,652.15)
Security 434,470.00	389,048.00	45,422.00	
Recreation	121,657.00	131,597.00	(9,940.00)
Architectural Review Board	47,407.00	51,618.00	(4,211.00)
Bad Debt Expense	199,100.00	200,789.00	(1,689.00)
Insurance	107,182.00	100,432.00	6,750.00
Professional Fees	17,136.00	15,455.00	1,681.00
Interest	4,986.00	24,300.05	(19,314.05)
Other Projects	15,327.00	0.00	15,327.00
Road Maintenance-Reserve Fund	509,344.00	0.00	509,344.00
Miscellaneous Projects-Reserve Fund	36,913.00	3,608.00	33,305.00
Gate Project-Reserve Fund	10,000.00	49,440.00	(39,440.00)
Penn Estate Dr. Project-Reserve Fund	86,450.00	1,122,992.00	(1,036,542.00)
Com Center Oak Room-Reserve Fund	0.00	8,218.00	(8,218.00)
Bank Fees-Reserve Fund	104.00	172.00	(68.00)
Other Projects-Reserve Fund	41,448.00	28,942.00	12,506.00
(Gain)/Loss on Sale of Asset	1,263.00	0.00	1,263.00
Depreciation	30,529.00	19,606.00	10,923.00
Total Expenses	2,646,567.00	3,096,634.70	450,067.70
Excess Revenues over/(under) Expenses	(5,873.00)	(500,364.70)	494,491.70

Real Estate Update

by **Maureen P. Shindle, Contributor**

The Pocono real estate market is hot and Penn Estates is in the heat of the activity. As of March 1, 2018, ten (10) sales have Closed and there are 21 Pending. If all these transactions close in March, we are processing an average a minimum ten (10) transactions per month. With only 25 Active listings as of this writing, there is a 2 ½ month inventory in the community with the busiest real estate season just around the corner. A similar situation exists outside our gates with the inventory on the Pocono Mountain Association of REALTORS® (PMAR) at the lowest in years. This market favors sellers and if you are considering selling your house, the time to do so is now.

The statistics below refer to the activity in January and February 2018 and current Active Listings. Of the 25 Active Listings, only ONE is a foreclosure. It was only a couple of years ago that 50% of the Penn Estates listings were foreclosures. This is a clear indication of the dramatic market turnaround. Two (2) of the sales to date are foreclosures as are four (4) of the pending deals; this represents 19% of the closed/pending deals. (At this time in 2016, 45% of the transactions was foreclosures.) The average price of the closed foreclosure deals is \$109,880 with an average of 14 Days on Market. The impact of foreclosures on Penn Estates market prices is down significantly as well. The difference between the Average Sale Price with foreclosures versus the Average Sale Price without foreclosures is approximately 4%. Of the Pending deals, five (5) are Short Sale transactions. The impact of these transactions, if any, will not be known until these deals close. None of the Active Listings or the Closed Sales for 2018 are short sales.

Information has been gathered from the Pocono Mountains Association of REALTORS' Multiple Listing Service on March 1, 2018.

Category	Active Listings	Pending Sales	2018 Sales
Total	25	21	10
Foreclosures	1	4	2
Short Sales	0	5	0
Low List/Sold Price	58,500	59,900	49,900
High List/Sold Price	229,800	230,000	180,000
Avg. List/Sold Price	149,320	132,845	133,116

2018 Sales to Date include sales from 1/2/2018 to 3/1/2018. Average Sale Price of these sales is \$133,116 which is 98% of the Average List Price. Of the 25 Active Listings, 1 is a foreclosure and 0 are short sales. Foreclosures represent 20 % of the sales for Penn Estates. On average, 15.5 properties were sold per month. Based on this rate, there is currently a two and one half month supply of active listings. With the busy real estate market around the corner, this means fewer choices for buyers. If you are waiting until spring to list your house, you may want to think again. Spring is here!

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

DISTRESS SALES: Defined as sales of properties that are bank-owned (foreclosure), or short sales (where sellers sell for less than what they owe their mortgage lenders), distress sales made up 20% of the transactions for 2018 year to date. This number impacts our market because of the reduced prices they allow.

Maureen Shindle is a 16-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



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Out & About

Things to Do and See in the Poconos

by **Sharon Kennedy, Communications Committee Member**

I am writing this in New Jersey because almost nothing is working at home in my residence. As you know, we survived rain, snow, wind, and downed power lines from the most recent storm. Phew! Most of my Penn Estates neighbors have power restored. I am one of the unlucky ones to still be in the cold and dark. I still count myself lucky. I have neighbors checking in with me. A security guard called and got permission to open the community center for me and others like me. Friends have offered loans of their showers. I have water, a full gas tank in my car, and lots and lots of blankets. When I went searching for hot coffee today (day three after the storm), I saw lines and lines of disheveled folks of all ages who were looking for warmth and food. Our neighboring communities may have it far worse than we do. Certainly the coastal towns were in greater danger.

We have a lot of upcoming events in the community. The St. Patrick's Day celebration is always yummy. The Annual Meeting is an important event; may we have a strong showing of all PEPOA homeowners! Keep an eye out for more events as we move into spring and summer. I am having an increasingly difficult time finding local events advertised early enough to go into the Harmony. Here are some of the ones that have been publicized in time. Some cost a fee, and sometimes those fees vary by when you reserve a ticket. Check on them yourself.

PEEC has so many events coming up that I can only list a few. They are hosting a boy scout badge day on 4/7. It runs from 9:30 to 4 and costs \$25. A week later is the girl scout badge event. April 8 and 21 are Salamanders, Frogs and More (\$5), 3/25 and 5/6 are Edible and Medicinal Plants; 4/28 is Earth Day Festival and 5/5 is a 5K race. PEEC is sponsoring a Bridge the Gap event, biking the McDade Trail on 4/15. All transportation and equipment is free. To reserve, call 828-2319. Monroe County Earth Day will be on 4/21, sponsored by MCC and Northampton Community College, and held at the Kettle Cree Environmental Education Center.

Blue Mountain Resort is hosting a pet friendly Bark Bash on 5/5 from 12-5. You can call Blue Mountain Resort for information at 610-826-7700. The Shawnee Celtic Festival is on 5/26 and 5/27. Wally Wine Fest (to benefit the Wallenpaupack fireworks) is on 4/14 and 4/15 for \$25. Call 570-226-4388. Jim Thorpe Independent Film Festival is on 4/12 to 4/15. Jim Thorpe Birthday is 5/19-5/20. Jim Thorpe Earth Day is on 4/21. Pocono 400 Nascar race is June 1-3. One of my favorites is the Milford Music Festival, which will be in June this year.

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Michael's Kitchen

by Michael J. Tyrrell, Communications Committee

Everyone likes mac & cheese. If you don't like it, turn the page immediately AND I DON'T KNOW YOU! Great for dinner as well as a dish to bring to a pot luck, barbecue or any type of party.

Here are some variations that you should try. Although I recommended which shape pasta to use, any short, tubular pasta would work fine. If you have any mac & cheese variations that you want to share in this column, send it my way and we'll try and include it next issue. Send to pepoaharmony@gmail.com.

Gemelli with Goat Cheese, Figs and Walnuts ————— Servings: 6

- 2½ cups milk
- 1 sprig fresh rosemary
- 1 lb gemelli pasta
- 2 tbsp unsalted butter
- 2 tbsp all-purpose flour
- 4 oz goat cheese
- ½ tsp salt
- 1 cup dried figs, sliced
- 1 cup chopped toasted walnuts

1. Add milk and rosemary to a small saucepan. Simmer, covered, on low for 10 minutes. Remove rosemary sprig.
2. Meanwhile, cook pasta following pkg directions. Drain and set aside.
3. In a large saucepan, melt butter over medium heat. Sprinkle in flour and whisk for 1 minute. Pour in milk, and whisk until boiling. Simmer on low 2 minutes. Crumble in goat cheese, stirring until smooth. Add salt, figs, walnuts and cooked pasta. Serve immediately.

Mac & Cheese Spanish-Style ————— Servings: 6

- 1 lb elbow macaroni
- 1 tbsp olive oil
- 1 cup (4 oz) cured chorizo, casing removed, diced
- 1 poblano pepper, seeded and diced
- 3 cloves garlic, chopped
- 1 tbsp unsalted butter
- 2 tbsp all-purpose flour
- 2 cups milk
- 8 oz Manchego or Pecorino Romano cheese, grated
- ½ cup pimento-stuffed green olives, sliced

1. Cook macaroni following pkg directions. Drain.
2. Meanwhile, in a large saucepan, heat oil on medium-low heat. Add chorizo and cook 3 minutes. Increase heat to medium-high and add pepper; saute 3 minutes. Stir in garlic and cook 1 minute.
3. Add butter to saucepan; when melted, sprinkle in flour, whisking constantly for 1 minute. Add milk, whisking until boiling. Simmer for 2 minutes, until thickened. Remove from heat and stir in cheese. Mix until smooth. Stir into macaroni and add olives.

Smoked Gouda & Wild Mushroom Mac & Cheese ————— Servings: 6

- 1 lb campanelle pasta
- 2 tbsp unsalted butter
- 1 tbsp olive oil
- ½ cup diced shallots
- 1½ lbs mixed mushrooms (cremini/shiitake/oyster) stems removed; sliced
- 1 tbsp chopped fresh thyme
- 2 cloves garlic, chopped
- 3 tbsp all-purpose flour
- 3 cups milk
- 10 oz smoked Gouda, shredded
- ½ tsp salt
- ¼ tsp black pepper

1. Heat oven to 350°. Cook pasta following pkg directions. Drain.
2. Meanwhile, heat 1 tbsp butter and oil in a large saucepan over medium heat. Add shallots and cook 3 minutes. Stir in mushrooms and thyme; cook 5 minutes. Add garlic and cook 1 minute.

3. Add remaining butter and sprinkle in flour. Whisk for 1 minute. Pour in milk, whisking until milk comes to a boil. Simmer 2 minutes until thickened. Remove from heat and stir in cheese, salt and pepper until smooth. Stir in cooked pasta.
4. Pour mixture into a 13 X 9 X 2- inch baking dish. Bake at 350° for 20 minutes, until lightly browned and bubbly.

Buffalo Chicken Rotini ————— Servings: 6

- 1 lb rotini (or short fusilli) pasta
- 1 lb boneless, skinless chicken breasts, cut into 1-inch cubes
- 1 tsp celery seed
- 2 tsp paprika
- ¼ tsp salt
- 1 tbsp olive oil
- 2 ribs of celery, diced
- 3 garlic cloves, chopped
- 4 tbsp unsalted butter
- 3 tbsp all-purpose flour
- 2 tsp dry mustard
- 2 ½ cups milk
- ½ cup Frank's Red Hot Buffalo Wings Sauce
- 8 oz sharp cheddar, shredded
- ¾ cup crumbled blue cheese
- ½ cup plain bread crumbs

1. Heat broiler. Cook pasta following pkg directions. Drain.
2. Meanwhile, season chicken with ½ tsp celery seed, 1 tsp paprika and the salt. In large skillet, heat oil over medium-high heat. Brown chicken, 3 to 5 minutes, until cooked through. Set aside. Lower heat to medium and saute celery 4 minutes. Add garlic and cook 1 minute. Set aside with chicken.
3. In a saucepan, melt 3 tbsp butter over medium heat. Sprinkle in flour and mustard powder, whisking for 2 minutes. Add milk and Wings Sauce and whisk until boiling. Simmer 2 minutes. Remove from heat and stir in cheddar, ½ cup blue cheese and remaining paprika.
4. Add pasta, celery, garlic and chicken. Place in broiler-safe dish.
5. Melt remaining butter and mix with crumbs and remaining celery seed. Sprinkle over dish with remaining Wings Sauce. Broil for 2 minutes or until lightly browned.

Baked Mac & Four Cheeses ————— Servings: 8

- 1 lb cavatappi pasta
- 6 slices bacon, diced
- 1 tbsp unsalted butter
- 3 tbsp all-purpose flour
- 2 cups milk
- ½ tsp onion flakes
- ¼ tsp salt
- ¼ tsp black pepper
- ½ lb sharp cheddar cheese, shredded
- 1 cup shredded colby-jack cheese (4 oz)
- 1 cup shredded mozzarella (4 oz)
- 8 slices Kraft Deli Deluxe American cheese (6 oz)

1. Heat oven to 350°. Coat a 3-quart broiler-safe baking dish with cooking spray.
2. Cook pasta following pkg directions.
3. Meanwhile cook bacon until crisp in a medium-size saucepan. Reserve bacon and leave 2 tbsp drippings in pan. Add butter.
4. Whisk in flour until smooth. Gradually whisk in milk. Stir in onion flakes, salt and pepper. Bring to a boil over medium- high heat and simmer 2 minutes. In a large bowl, toss together cheddar, colby, and mozzarella.
5. Remove milk mixture from heat. Whisk in American cheese and 1¼ cups of the cheddar mixture. Toss bacon pieces with remaining shredded cheese.
6. Combine cooked pasta and cheese sauce. Pour half into prepared baking dish. Sprinkle with a cup of the bacon-cheese mixture. Repeat layering.
7. Bake at 350° for 20 minutes. Increase oven temperature to broil. Broil 3 minutes until lightly browned.



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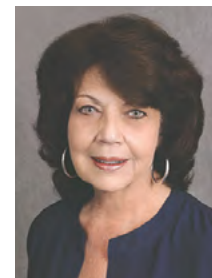
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- 26 homes are presently for sale in Penn Estates.
- 14 homes sold in Penn Estates year to date.
- The highest-priced home sold for \$200,000 year to date.
(Information provided through Pocono Mountain Assoc. of Realtors MLS Service)
- 93% of buyers start their search on the Internet.
- The average age of today's buyer is 33 years old.

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