



POCONO MOUNTAIN WATER FOREST

Community Association Newsletter

BOARD MEMBERS

Pat Mastrocovi - President
Bill McCarthy - Vice Pres
John Grohl - Board Secretary
Debra Mead - Treasurer
Jane Opfer
Marc Wetzel
Bill Smart
Christina Salisbury
Lynn Kissinger

PMWFCA COMMITTEES

Roads – Pat Mastrocovi
Police – Bill McCarthy
Building – Marc Wetzel

DISCLAIMER

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A Message From The President

Dear Membership

I hope this message finds you well. Our annual meeting is Sunday, May 15th, 2022. We invite and encourage all residents to attend. It is a great time to meet with the Board of Directors, meet new neighbors, and chat with neighbors you may not have seen through the Pandemic. If you can't make the general meeting, we hope to see you at our annual community BBQ on Saturday, August 6th, 2022. It is a good opportunity to get acquainted with the BOD, members, and staff. We would like to thank members that stayed current with our dues through difficult economic times. It is important that our members stay current in order for us to continue to operate and provide the services our community needs. If you are having trouble meeting your dues obligation, please contact our Office Manager Brian. Brian can put you in contact with the Board Treasurer to address such issues. These conversations will remain confidential.

As a reminder, we will once again be looking for lifeguards to staff our community pool this season. It is a great opportunity for residents' teens entering the work force to work close to home and help in their community.

Also, a friendly reminder to please be considerate of excessive noise and outdoor lighting. We appreciate everyone's cooperation. We are all neighbors and it is a joint effort to make this a great place for everyone to live.

Sincerely, Patrick Mastrocovi

LIFEGUARDS WANTED

PMWFCA is hiring Lifeguards for the 2022 summer season. You must have all certifications & be at least 15 years old and have the necessary working papers.

If interested, call
(570) 686-2989 for an application

POOL OPENS

The Pool will open on
Saturday June 25th, 2022 at
12:00pm

PROPERTIES OWNED BY PMWFCA

LOT #	SECTION #
116.....	2
88.....	2
117.....	2
118.....	2
51.....	6
96.....	2
95.....	2
94.....	2
49.....	6
4.....	1
28.....	1
14.....	6
16.....	6
35.....	6
340.....	4
121.....	2
Total.....	16

A Message From The PMWF Police Department

Everyone involved with the Pocono Mountain Water Forest Community Association Police Department, would like to thank our residents for their continued support. Our Officer continues to patrol the roads and the common areas and when necessary, work with the State Police on incidents within the community. We would like to take this opportunity to remind everyone that the speed limit on all of the community roads is 25 miles per hour. The vast majority of speeding and stop signs violations are committed by residents who live within the community. We ask that everyone respect the speed limit and come to a full stop at the stop signs. We all need to make an effort to be courteous and respectful of our neighbors by driving in a safe manner. We know that with the ongoing help of the Community we can continue to make this program a success. Please remember, that in the event of an emergency, you still need to call 911. Thank you all for your cooperation.

Thank you,
Bill McCarthy.

Board Member Resumes

Pat Mastrocovi

I have owned property in Pocono Mountain Water Forest with my wonderful wife and five children since 2003. I have been serving on the board since 2013 and currently hold the position of Board President. I have been the Board President for the last seven years. I have enjoyed serving with my fellow board members, working together to improve and maintain our community. I feel that we have been able to accomplish a lot and I would like to continue to serve on our Board of Directors to make PMWF the best it can be. I would appreciate your vote at our upcoming election in May.

Thank You,

Patrick Mastrocovi

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Valerie Barbin McMahon

I would like to be considered as a candidate for the Board of Directors. Last year my husband and I moved to the area and purchased a home in Pocono Mountain Water Forest. I am 63 years old and have spent my entire professional career engaged in public service. I believe that a strong community enhances the life of everyone who lives here. I would like to use my time and energy to assist in that goal, particularly focusing on enhancing the lives of children who live in our community through new programs and activities.

Thank you for your consideration.

Valerie Barbin McMahon

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Marianne Baker

I would like to submit my name to fill one of the openings on the Board of Directors of PMWFCA. I have lived here for 9 years, but have lived in the Dingmans Ferry area for 28 years. I taught at the Dingman Delaware Middle School for 23 years before retiring 5 years ago. My goal would be to build a better sense of Community. How would you feel about meeting at the Clubhouse for a Book Club, Recipe swap, or a crochet group? I would appreciate your vote.

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Jeffrey Moran

PROFESSIONAL BACKGROUND

- 33-year career in marketing communications and senior management
- Currently lead a \$60M division of a global communications firm
- Manage 135 employees

RELEVANT BOARD EXPERIENCE

- Served as board member/recording secretary for Montgomery Green (Jersey City, NJ) condominium association, 2006-2009. Helped confirm the successful transition of building ownership from builder to the board/residents.

ROLE ON BOARD

- Focus on continuing to improve the community (roads, signage, facilities)
- Resident communication

PERSONAL

- Born and raised in Pittsburgh, PA
 - Graduate of Indiana University of Pennsylvania (Journalism)
-

Christina Salisbury

We have lived in our home in this community for ten years now and are continuing to raise our family in this community. I have four children, three of which are still at home. I have been on the board for three years now and wish to continue volunteering with the community board.

My experience in volunteer boards with an Army unit family readiness treasurer. I have also served in and women's groups at church. I serving others and volunteering organizations directly benefiting



includes serving for eight years group as chair, co-chair and volunteer positions over children believe everyone benefits from time, especially in groups and and effecting our daily lives.

Standard Payment Plans **(Amounts Below Reflect 2022 / 2023 Dues)**

Dear Resident,

We are writing you this letter to inform you that the Pocono Mountain Water Forest Community Association can no longer accept any other Dues Payment schedule other than our standard payment plans schedule.

Your Four (4) choices of our standard payment plans are as follows:

- 1) Pay the entire current dues payment of \$900.00 in full by June 30th, 2022. By choosing this plan you avoid the service charges associated with plan 2, 3 & 4.
- 2) Pay half of the current dues payment of \$450.00 by June 30th, 2022. Then pay the remaining half of the current dues payment of \$450.00 plus a \$7.00 service charge by August 31st, 2022.
- 3) Pay a quarter of the current dues payment of \$225.00 by June 30th, 2022. Then pay the second payment of the current dues payment of \$225.00 plus a \$7.00 service charge by August 31st, 2022. Then pay the third payment of the current dues payment of \$225.00 plus a \$7.00 service charge by October 31st, 2022. Then pay the fourth payment of the current dues payment of \$225.00 plus a \$7.00 service charge by January, 31st, 2023.
- 4) a) Pay payment June 30th, 2022 - \$225.00 plus a \$6.50 service charge by cash, check or charge.

- b) September 28th, 2022 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- c) October 28th, 2022 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- d) November 28th, 2022 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- e) December 28th, 2022 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- f) January 28th, 2023 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- g) February 28th, 2023 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- h) March 28th, 2022 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- i) April 28th, 2023 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.
- j) May 28th, 2023 - \$75.00 plus a \$2.17 service charge, electronically deducted from account.

Any declaration by the bank of insufficient funds will result in a \$35.00 fee from the bank.

Current balances should be paid before June 30th, 2022.

Please understand that we cannot and will not make any exceptions due to legal reasons. We apologize for any inconvenience this may cause but we must be fair and have equal rules for all of our residents.

Sincerely Yours,

Pocono Mountain Water Forest Community Association

Board of Directors

WE NOW ACCEPT MAJOR CREDIT CARDS WITH A 2% SERVICE CHARGE

Treasurers Report

Dear Fellow Residents,

As we look back at the previous fiscal year (June 2021 – May 2022) we have managed to once again stay under budget and we have collected more than we had anticipated. All overage funds will be funneled back into projects within the community such as road repair and maintenance.

We are still aggressively taking steps to collect back dues and



overdue payments so that we can continue to remain within budget and proceed with our plans to improve our community.

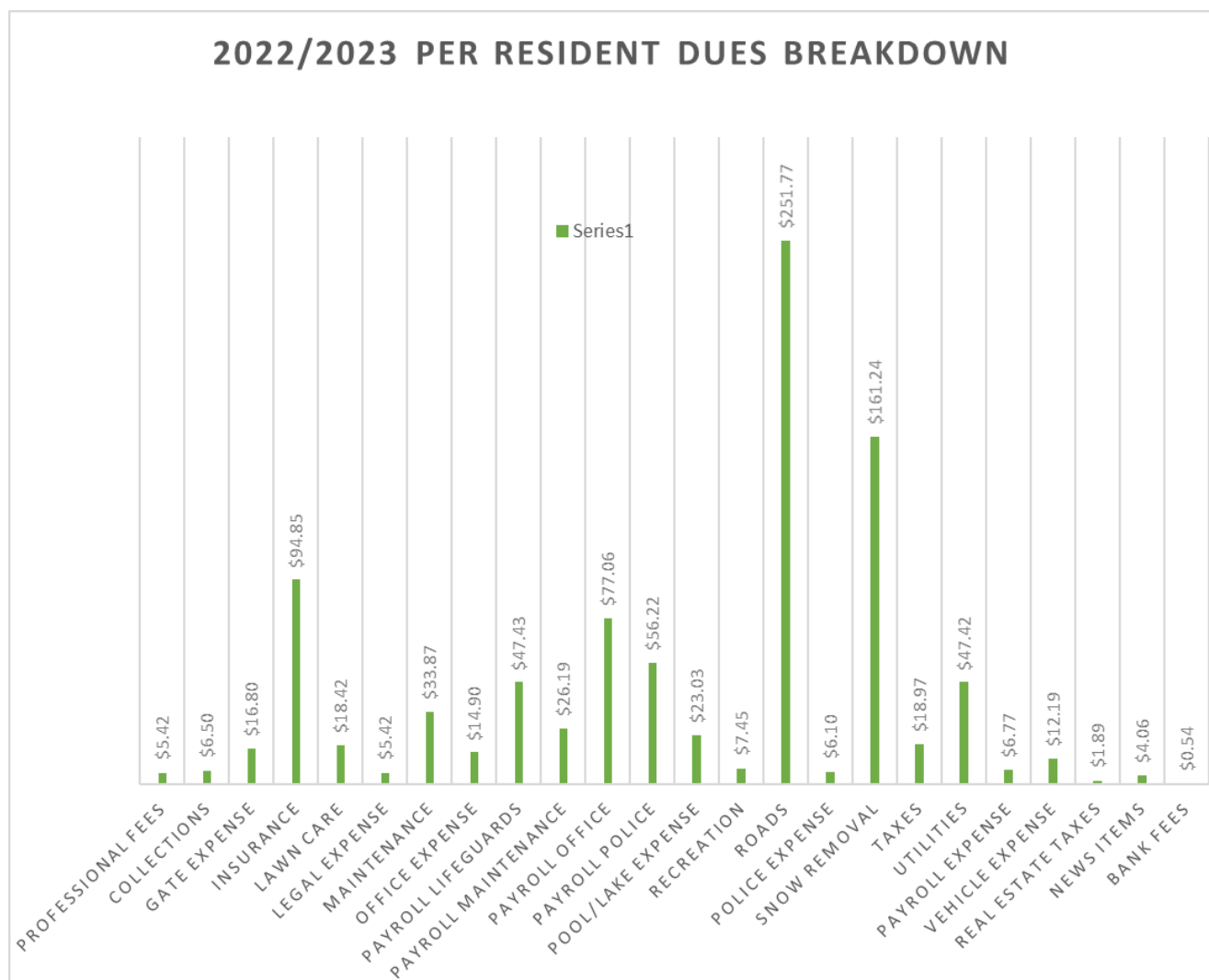
In the proposed budget we have outlined the option of, \$25.00 or \$50.00 dues increase. As you can see from the proposed budget it will allow us to compensate for price increases in services provided to us and special projects.

We have continued to make improvements around the community and we hope to institute some new ones that will improve everyone in the community's quality of life. To do so it is imperative that everyone pay their dues in a timely fashion.

The Board of Directors are all volunteers. They are your neighbors who choose to give their time to help maintain our beautiful community, and make improvements. We all try to direct the funds to where they will do the most good to help everyone within the community.

I would love to see all of you at the annual meeting this year.

Best Regards, Debra Mead / Treasurer PMWCA



Roads Report

Dear Fellow Residents,

Pot hole repair, patch work, and resurfacing should start around mid-April. Please keep an eye out for the road crews and drive carefully. Thank you for your continued support.

Sincerely,

Road Committee

Patrick Mastrocovi



Community Reminders

Within the Pocono Mountain Water Forest all dogs must be kept on a leash if they are leaving your property. Permitting a dog to run at large is not only prohibited, but is against the community's rules and is against the law in the state of Pennsylvania. Any resident's dog that is running loose is subject to a forty dollar per incident fine from the community and can result in the local Dog Warden being called.



The posted speed limit on all roads within Pocono Mountain Water Forest is 25MPH. Our Police Officers use radar to monitoring speeds. your family members and guests and at all times.



For the safety of all parties please talk to remind them to do the posted speed limit

All drivers on Pocono Mountain Water Forest roads are expected to come to a full and complete stop at all posted stop signs. Failure to do so will result in a citation.



Please remember to keep your garbage cans on your property and not in the roadway. There is a 10ft right of way between the road and our properties that must remain free and clear. The roads are narrow to pedestrians. In multiple days Also, if



begin with and the cans make our roads hazardous for drivers and addition, garbage cans should not be left at the end of your driveway for after garbage pick up. Please bring in your garbage cans promptly. garbage falls out of the can or is left behind after pick up please clean it up.

All children under the age of twelve years old must be accompanied by an adult at the pool/clubhouse areas.

RESIDENT COMPLAINT PROCEDURE:

In order to ensure complete details are captured and proper attention is paid to resident complaints, residents are reminded to follow the established PMWF Community Association complaint procedures. All complaints must be submitted on a Pocono Mountain Water Forest Community Association Complaint Form. Complaints sent by email or made by calling the office will no longer be accepted. The forms can be picked up from the office or downloaded from the community website (poconomountainwaterforest.com) by clicking on the General Questions & Forms tab, scrolling down to the bottom of the page and clicking on the Complaint Form icon. Completed complaint forms must be either hand delivered or mailed to the office. Once the complaint is received at the office it will be evaluated for urgency and a decision will be made on how it will be addressed. Complaints that are deemed to be urgent will immediately be brought to a board member's attention. Issues that are deemed not urgent will be addressed at the next monthly board meeting, where the resident making the complaint will be required to attend to present the issue for discussion.

2022/2023 Proposed Budgets

Income	Dues @\$900.00	Dues @\$925.00
Membership	\$332,100.00	\$341,325.00
Past Dues	\$3,450.00	\$3,450.00
Clubhouse Rental	\$2,000.00	\$2,000.00
Act 180 (Resale Packet)	\$1,200.00	\$1,200.00
Capital Improvement Fee	\$3,000.00	\$3,000.00
Blue Ridge	\$5,400.00	\$5,400.00
Gate Cards	\$400.00	\$400.00
Gate Damage Restitution	\$1,000.00	\$1,000.00
Total	\$348,550.00	\$357,775.00
LINE ITEM	\$25.00 INCREASE	\$50.00 INCREASE
PROFESSIONAL FEES	\$2,000.00	\$2,000.00
COLLECTIONS	\$2,400.00	\$2,400.00
GATE EXPENSE	\$6,200.00	\$6,200.00
INSURANCE	\$35,000.00	\$35,000.00
LAWN CARE	\$6,800.00	\$6,800.00
LEGAL EXPENSES	\$2,000.00	\$2,000.00
MAINTENANCE	\$12,500.00	\$12,500.00
OFFICE EXPENSE	\$5,500.00	\$5,500.00
PAYROLL LIFEGUARD	\$17,500.00	\$17,500.00
PAYROLL MAINT.	\$9,664.00	\$9,664.00
PAYROLL OFFICE	\$28,437.00	\$28,437.00
PAYROLL POLICE	\$20,744.00	\$20,744.00
POOL/LAKE EXPENSE	\$8,500.00	\$8,500.00
RECREATION	\$2,750.00	\$2,750.00
ROADS	\$92,905.00	\$102,130.00
POLICE EXPENSE	\$2,250.00	\$2,250.00
SNOW REMOVAL	\$59,500.00	\$59,500.00
TAXES	\$7,000.00	\$7,000.00
UTILITIES	\$17,500.00	\$17,500.00
PAYROLL EXPENSE	\$2,500.00	\$2,500.00
VEHICLE EXPENSE	\$4,500.00	\$4,500.00
NEWS ITEMS	\$1,500.00	\$1,500.00
REAL ESTATE TAXES	\$700.00	\$700.00
BANK FEES	\$200.00	\$200.00
TOTAL	\$348,550.00	\$357,775.00

Contact Information For Pocono Mountain Water Forest

Phone: 570-686-2989

Fax: 570-686-1195

Email: pmwf@ptd.net

Website: www.PoconoMountainWaterForest.com

Office Mailing Address: 250 Lakewood Drive, Milford PA 18337

Office Hours: Wednesday, Thursday, Friday, & Saturday / 11:00am to 6:00pm

See You Sunday May 15th at the Annual Meeting!

The End

Newsletter Created & Designed by Fred Alan for PMWFCA/@2022

Official PMWFCA Ballot

This ballot may be duplicated for additional lots owned

In order to vote you must be a member in good standing

Ballot form information:

The 2022 General Membership Meeting will be held on Sunday, May 15th at 1:00 pm with registration beginning at 12:00 pm.

If you are not able to attend the General Membership Meeting please complete this ballot with your name, lot and section number and signature. If there are two owners on the deed, both must sign the form to make it valid.

Absentee ballots must be completed and received no later than **1:00pm on Friday May 6, 2022.**

If you are mailing your ballot please mark the envelope "ballot" and send to:

Pocono Mountain Water Forest
250 Lakewood Drive, Miford PA 18337

If you are able to attend the general meeting, please bring this ballot with you

Candidates for the Board of Directors (You may select all)

Please Note: There are currently (8) openings. We have (5) candidates (resumes in newsletter)

Christina Salisbury

☐

Jeffrey Moran

☐

Pat Mastrocovi

☐

Marianne Baker

☐

Valerie Barbin McMahon

☐

THE CURRENT ANNUAL DUES ARE: \$875.00

Increase the annual Dues \$25.00 to \$900.00 a year

☐

Increase the annual Dues \$50.00 to \$925.00 a year

☐

Signature _____ Signature _____
(Owner) (Co-Owner)

Lot # _____ Section # _____