



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
Marianne Baker
Jeffrey Moran
Douglas Crane

PMWFCA COMMITTEES

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

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A Message From The President

Dear Community Members,

I hope this message finds you well. Our annual meeting will soon be upon us, Sunday, May 21st, 2023, doors open at 12:00PM for registration. We invite and encourage all residents to attend. It is a great time to meet with the Board of Directors, meet with your neighbors. Anyone who has any questions is encouraged to come down and ask the board. We will do our best to answer your questions and concerns. If you can't make the general meeting, we hope to see you at our annual community BBQ on Saturday, August 5th, 2023. It is a good opportunity to get acquainted with the BOD, members, and staff. Just a friendly reminder that board members are community members just like you, volunteering their time.

This year we were able to make some much needed repairs to the community pool, relining the pool shell and replacing our old worn-out filtration system with a new efficient system. The pool has been painted and new depth markers added. We did not get as far as we would have liked to on road work last season due to contractor shortages. Despite these setbacks we were still able to get some much-needed road work and cut backs completed. We are looking forward to picking up where we left off last season and make some much needed improvements. The board has voted to use some of the community's Capitol improvement funds to perform a light renovation of the interior of the clubhouse. We will be putting in a new carpet squares to replace the old carpet. The ceiling fans, tables and chairs will be updated. The non-functional

LIFEGUARDS WANTED

PMWFCA is hiring Lifeguards for the 2023 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 24th, 2023 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

fireplace will be upgraded to a new, LED system that will create a nicer atmosphere, while still being safe for use.

Any improvements we are able to make is due to a strong membership. This includes members staying current with their dues and members who have fallen behind in the past becoming current again. 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. All lifeguards need to be at least 15 years of age and have current certifications.

Also, a friendly reminder, please be considerate of excessive noise and outdoor lighting. Please see the community reminder section of the newsletter for more important information. With the nicer weather coming, more people will be out and about, biking and walking along the roads and we want to ensure that everyone can enjoy the community in a safe manner. Please be mindful of all pedestrians. 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

A Message From The PMWF Police Department

On behalf of the members of the Pocono Mountain Water Forest Community Association Police Department we 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. 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

Bill Smart

Hello, I am Bill Smart. I have owned a house in section 6 since 1987. I was employed by the same company in NY and NJ since 1980, repairing computing machines for various companies until I recently retired. I have been a member of the board for over 13 years and would like to have your vote to continue in this position. in that time the finances of the community have enabled us to improve the community in many ways. So, I would like to continue to be a member of the board to continue to improve the living quality of our community.

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Raisa Samuylova

Hello my Neighbors! My name is Raisa Samuylova and I am a retired DDS From NJ. I served my community for 25 years. I am married, have two adult sons and two grandchildren. I like to help people and would like to have an opportunity to be an active member of my community. Thank you for your attention and trust. I will be honored to represent you.

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John Grohl

My name is John Grohl and I am looking to remain a member of the Board of Directors. For those of you who do not know me I am retired from the IBEW in NYC. After raising our family between Queens and Orange County, my wife Barbara & I moved to the PMWF 11 years ago. I had been a Board member for about 9 years. If given your support, I will continue trying to make the Water Forest a better, more attractive Community to live in & raise a family. I have taken on several successful projects in the last years, and I'm hoping to continue what I have started.

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Marc Wetzel

My name is Marc Wetzel. I have been a board member for the last 9 years. I am currently sitting on the building and grievance committees. As a lifelong member of PMWFCA I would like to continue serving on the board and along with other board members continue handling the normal operations and making decisions in the best interest of all members and the future of the community.

Letter To All Residents

Dear Resident,

We are writing you this letter to reintroduce to you that the Pocono Mountain Water Forest Community Association as of June 1st, 2016 will, NO LONGER sends Two (2) letters of notification of late payment of community dues. If by the due date (See Due Dates Below Under "Standard Payment Plans") a resident has not paid the community dues one (1) letter will be sent out giving the resident ten (10) business days to pay their community dues. If the resident does not comply, they will be immediately placed into either collections or into the hands of the community attorney.

Below are the rules on Dues Payments taken directly from the Pocono Mountain Water Forest Community Association Bylaws appearing on:

Page 29, Section 5: Determination and Payment of Association Dues, Paragraph C, Line 1.

"Each lot owner's association dues shall be due and payable on or before thirty (30) days from the date of the said statement."

ALL COSTS incurred by Pocono Mountain Water Forest Community Association in an effort to recover collection agency fees, legal fees, or any other fees associated with collecting the Associations money, will be charged to the delinquent property owner according to the communities bylaws. If placed into collections these costs will be included in the amount sent to the collection agency and a minimum of 28% of the entire amount owed will be added to the balance.



Standard Payment Plans (Amounts Below Reflect 2021 / 2022 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 \$925.00 in full by June 30th, 2023. By choosing this plan you avoid the service charges associated with plan 2, 3 & 4.

- 2) Pay half of the current dues payment of \$462.50 by June 30th, 2023. Then pay the remaining half of the current dues payment of \$462.50 plus a \$7.00 service charge by August 31st, 2022.
- 3) Pay a quarter of the current dues payment of \$231.25 by June 30th, 2023. Then pay the second payment of the current dues payment of \$231.25 plus a \$7.00 service charge by August 31st, 2023. Then pay the third payment of the current dues payment of \$231.25 plus a \$7.00 service charge by October 31st, 2023. Then pay the fourth payment of the current dues payment of \$231.25 plus a \$7.00 service charge by January, 31st, 2024.
- 4)
 - a) Pay payment June 30th, 2023 - \$231.25 plus a \$6.50 service charge by cash, check or charge.
 - b) September 28th, 2023 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - c) October 28th, 2023 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - d) November 28th, 2023 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - e) December 28th, 2023 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - f) January 28th, 2024 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - g) February 28th, 2024 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - h) March 28th, 2024 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - i) April 28th, 2024 - \$77.08 plus a \$2.17 service charge, electronically deducted from account.
 - j) May 28th, 2024 - \$77.08 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, 2023.

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 2022 – May 2023) we have managed to again stay within our budget and we have worked diligently to collect dues.

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.

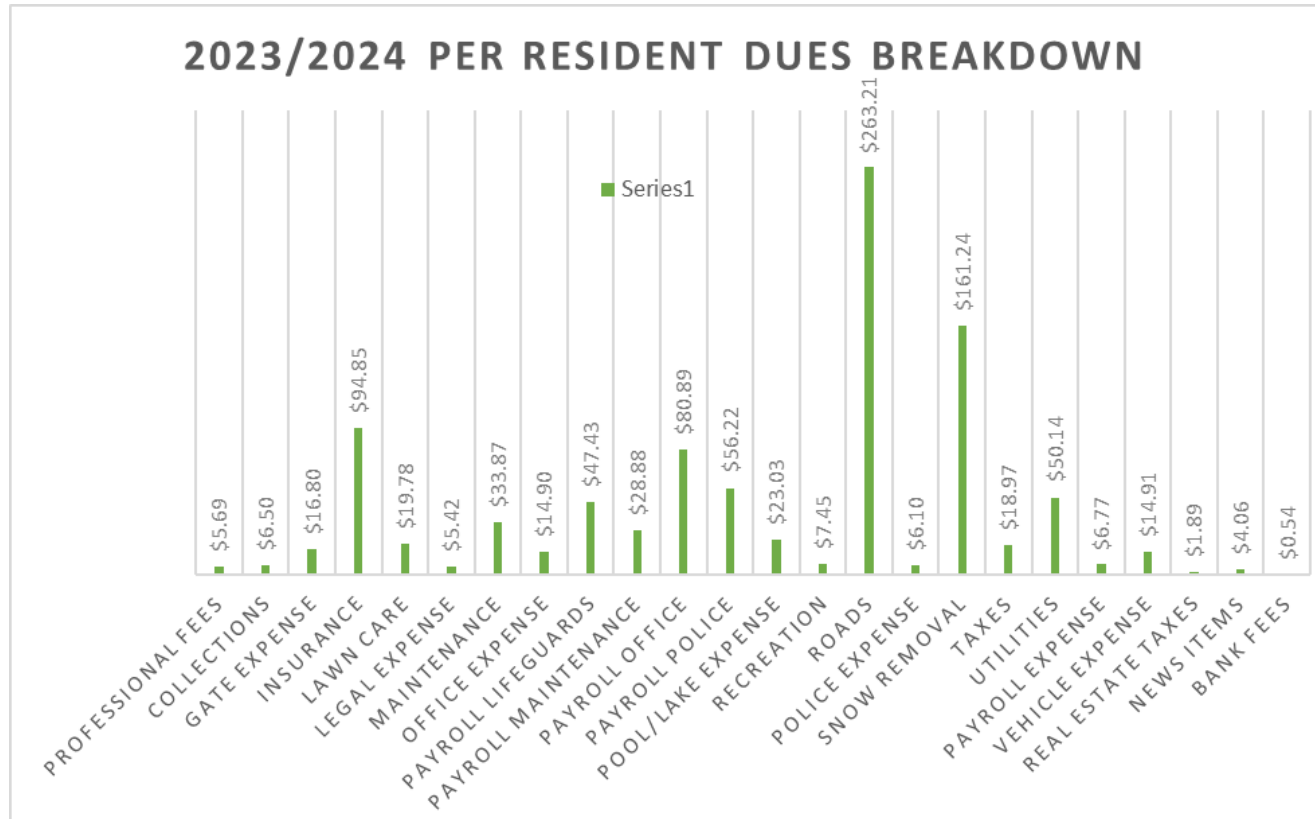
The Board of Directors are all volunteers. They are your neighbors who choose to give their time to help maintain our beautiful community, and make improvements. We all try to direct the funds to where they will do the most good to help everyone within the community.

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

Best regards,

Debra Mead

Treasurer PMWFCA



Roads Report



Dear Fellow Residents,

Pot hole repair, patch work, and resurfacing should start around mid-May or sooner. 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. No vehicles should be moving when the bus is present and please follow the one way signs at the bus stop.



When driving please be mindful of people walking and biking throughout the community.

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 begin with and the cans make our roads hazardous for drivers and pedestrians. In addition, garbage cans should not be left at the end of your driveway for multiple days after garbage pick up. Please bring in your garbage cans promptly.



Anyone plowing or having a contractor plow their driveways is prohibited from pushing the snow from their property into or across the community roads.

ATV's and other off road vehicles are prohibited from being on any community roads.

As a reminder if you are seeking to add an additional driveway on your property you must first contact the office.

If anyone needs a copy of the community rules and regulations, please contact the office for an updated copy. Everyone needs to be familiar with the rules and regulations fo community. It is everyone's responsibility to know the rules.

2023/2024 Proposed Budgets

Income	Dues @\$925.00	Dues @\$950.00
Membership	\$341,325.00	\$350,550.00
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	\$357,775.00	\$367,000.00
LINE ITEM	\$25.00 INCREASE	\$50.00 INCREASE
PROFESSIONAL FEES	\$2,100.00	\$2,100.00
COLLECTIONS	\$2,400.00	\$2,400.00
GATE EXPENSE	\$6,200.00	\$6,200.00
INSURANCE	\$35,000.00	\$35,000.00
LAWN CARE	\$7,300.00	\$7,300.00
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.	\$10,660.00	\$10,660.00
PAYROLL OFFICE	\$29,848.00	\$29,848.00
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	\$97,123.00	\$106,348.00
POLICE EXPENSE	\$2,250.00	\$2,250.00
SNOW REMOVAL	\$59,500.00	\$59,500.00
TAXES	\$7,000.00	\$7,000.00
UTILITIES	\$18,500.00	\$18,500.00
PAYROLL EXPENSE	\$2,500.00	\$2,500.00
VEHICLE EXPENSE	\$5,500.00	\$5,500.00
NEWS ITEMS	\$1,500.00	\$1,500.00
REAL ESTATE TAXES	\$700.00	\$700.00
BANK FEES	\$200.00	\$200.00
TOTAL	\$357,775.00	\$367,000.00

RENTING OF PROPERTY WITHIN THE COMMUNITY REGULATIONS:

- A) A member must notify the Pocono Mountain Water Forest Community Association office of his or her intent to rent his or her property, and the duration thereof, and shall complete and submit the registration form available at the Association office. Before rental can occur, the rental fee and deposit must be paid, together with all dues and assessments so that a member is a member in good standing
- B) A member must provide any real estate agent seeking to rent his or her property with a copy of the community's Rules and Regulations, Deed Restrictions and Covenants. A member must submit a receipt signed by the prospective tenant, or tenants, acknowledging a receipt of these documents, and an agreement to abide by same.
- C) Each renter must comply with these Rules and Regulations, Deed Restrictions and Covenants, a copy of which must be provided to him or her by the Member renting to them.
- D) Members will be responsible for any violation of these Rules and regulations, Deed Restrictions and Covenants and for damages to PMWFCA property caused by renters.
- E) Rental Fee: there is a Non-refundable Rental Fee of \$250.00, per contract, subject to change.
- F) In addition to the rental fee, a deposit of \$250.00 per contract is required and must be paid by owner prior to rental. Any fines incurred by a tenant will be deducted from this balance, which must be maintained by the member at \$250.00. Any remaining balance will be refunded when the renters depart from community.

RENTALS/LEASING:

- A) All homeowners are required to register their tenants with the PMWFCA office on the appropriate tenant registration form which must be signed by the Member or a fine will be imposed. In addition, any violations on these rules and regulations will result in a fine of \$750.00 per offense. In the event that a violation continues the member will be prohibited from renting the unit.

The Following information and or documents are required for lease properties

- (1) Total number of persons who will be residing at the leased property.
 - (2) Names of all persons residing at the leased property.
 - (3) Prior address of all persons listed on the tenant registration Form.
 - (4) Length of tenancy and a copy of the lease.
 - (5) Such other information as may be required from time-to-time.
- B) Gate entry cards will be made available for a deposit of \$100.00 per tenant's vehicle. If card is not returned immediately after the period of registration, the deposit will be forfeited and the card deactivated.

INSURANCE REQUIREMENTS:

- A) All Owners who are renting their homes within PMWFCA shall carry Fire and Liability insurance and shall provide a copy showing proof of the current Fire and Liability insurance policy to the PMWFCA office. Upon the expiration of the Fire and Liability insurance policy, it is the property owner's responsibility to show proof and the coverage period of the new insurance policy or be subject to a fi
- B) B) All renters must carry Renter's Insurance. A copy of the Renter's Insurance policy must be supplied, together with the Registration form.

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 2020 General Membership Meeting will be held on Sunday, May 21st 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 12, 2023.**

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 (4) openings. We have (4) candidates (resumes in newsletter)

☐

Bill Smart

☐

John Grohl

☐

Raisa Samuylova

☐

Marc Wetzel

THE CURRENT ANNUAL DUES ARE: \$900.00

Increase the annual dues \$25.00 a year

☐

Increase the annual dues \$50.00 a year

☐

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

Lot # _____ Section # _____

INTRODUCING ADULT SWIM NEW FOR 2023

Introducing a two hour, adults only swim session, on Monday, Wednesday and Friday from 7:00 am to 9:00 am in the pool. The sessions will begin sometime in June when the pool opens for the season. Be warned, the water in June will be COLD. Adults will be welcome to do whatever type of water exercises they choose.

Rules:

1: Adults only.

No one under 18 will be admitted, including adults that bring children to be supervised while the adult is in the pool. Children under 18 who try to use the pool during this time will not be admitted. Repeat offenders may have pool privileges suspended.

2: Swim at your own risk.

No lifeguards will be present and other adults are not certified rescuers. Each user must pre-register and agree to the “own risk” clause. Registration sheets will be available in the office, during regular office hours and at the pool.

3: Users must be members of the PMWF community in good standing.

E.g. they have or be eligible for a swim badge.

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 21st at the Annual Meeting!

The End

Newsletter Created & Designed by Fred Alan for PMWFCA/@2023/24