



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
 Raisa Samuylova

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 you have had a safe and healthy holiday season and winter. With spring comes our annual meeting on Sunday, May 19th, 2024, 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 3rd, 2024. It is a good opportunity to get acquainted with the BOD, fellow members, and staff.

The board has been working to improve the clubhouse and community areas. A new Bar-B-Que has been installed outside for resident use. The light renovation of the interior of the clubhouse has been completed. New carpet squares have replaced the old carpet. The ceiling fans, tables and chairs have been updated. The non-functional fireplace has been upgraded to a new, LED system that has created a nicer atmosphere, while still being safe for use. In the near future we will be using capitol funds to update the floor in the back room along with some other needed renovations. Some much-needed road work has been completed on Fern Drive, Fern Lane, Fern Terrace, Elmwood Drive, Mountain Top Drive, work has continued on Lakewood Drive and work on Maple Ridge has been started. We are aware of the other areas within the community that need attention and will be working to address them.

LIFEGUARDS & BADGE CHECKERS WANTED

PMWFCA is hiring Lifeguards & Badge Checkers for the 2024 summer season.

Lifeguards must have all certifications & be at least 15 years old and have the necessary working papers. Badge Checkers must be at least 14 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 15th, 2024 at 12:00pm

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.

We are currently 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.

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. With the warmer weather approaching please be mindful of all pedestrians and new drivers on the road. 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 PD

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. Over the course of the last year, you may have noticed an increase in visibility from our department. This is mainly due to the fact that we have added a new Officer. Since joining us, Officer Kuddar has continued 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 McCarthy

My name is Bill McCarthy and I would like to submit my name for reelection to the Board of Directors here in Pocono Mountain Water Forest. After serving as a Detective for the NYPD for 25 years I worked in the private security sector for another 12 years before moving to this community where my wife and I have lived for over 15 years. During our time here I have volunteered for many projects relating to the maintenance of the community.

Thirteen years ago, I joined the Board of Directors taking on roles in both overseeing the community Police department and becoming the head of the maintenance committee. I believe that the Board of Directors has been making significant strides to improve the community and would like to ask for your vote to continue what we have begun.

Debra Mead

I can't believe it has been six years now that my husband and I have been living in this great community. Prior to 2018 we lived in a small town in Ulster County, NY where there aren't HOA communities. I have learned a lot about community living in Pennsylvania by being on the board. So much goes into making it all work and trying to do the best for all. I am extremely proud of the improvements we have been able to make along the way, with more to come. I would love the opportunity to continue serving all of our neighbors with another three-year term by submitting my name as a candidate in the upcoming elections. We all have a voice. Hope to see you all at the General Meeting.

Debra Mead

Jane Opfer

My name is Jane Opfer and I would once again like to submit my name as a candidate for the Board of Directors. My husband, Bill and I, have resided here for 44 years. After graduating from St. John's University, I became the director of the Good Shepherd's Child Care Center in Milford for 10 years. I am currently retired from the Commonwealth of PA. I serve on several committees at St. Vincent's Church. I have served on the Board for 19 years and have found these years to be quite a learning experience. I have seen board members come and go and see the need for consistency. There is work to be done and decisions to be made. Many of the current board members are working very hard to keep our community running efficiently and smoothly. This is no easy task. I would like to continue to do whatever I can to be part of this hard-working team. You, the property owners should be a part of this team also. Support your Board! Come to the meetings and give your input. With your vote, I'll be there to listen!!!

Adam Morris

Hello, my name is Adam Morris. After 25 years of service, I retired from my career as a civil servant in January of 2022. I have lived in this Community with my wife since then and we have truly enjoyed our time here. I would like to serve on the PMWF Board to contribute to this Community and assist with its operation. Thank you for your time and consideration.

Jesse Pote

Hello, my name is Jesse Pote. I'm IT Manager for Suburban Consulting Engineers in Flanders, NJ, where I've been employed for 27 years. My wife and I moved to PMWF from NJ in October 2022 and now reside in our forever retirement home. Our son, Trevor, will marry in December 2025; our son, Maxwell, is co-manager of a café in Mount Airy, PA and our daughter, Sadie, is a sophomore at URI. I have attended board meetings since moving into the community and would like to become a board member and offer my knowledge to assist in improving PMWF.

A Note To All Residents

Dear Resident,

We are writing you this note to remind 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.

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.

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, 2024

We accept Major Credit Cards with a 2% Service Charge



Treasurers Report

Dear Fellow Residents,

Looking back at the previous fiscal year (June 2023-May2024) we have continued to stay within

budget. Our ability to do this year in and year out are the timely dues we collect from our members.



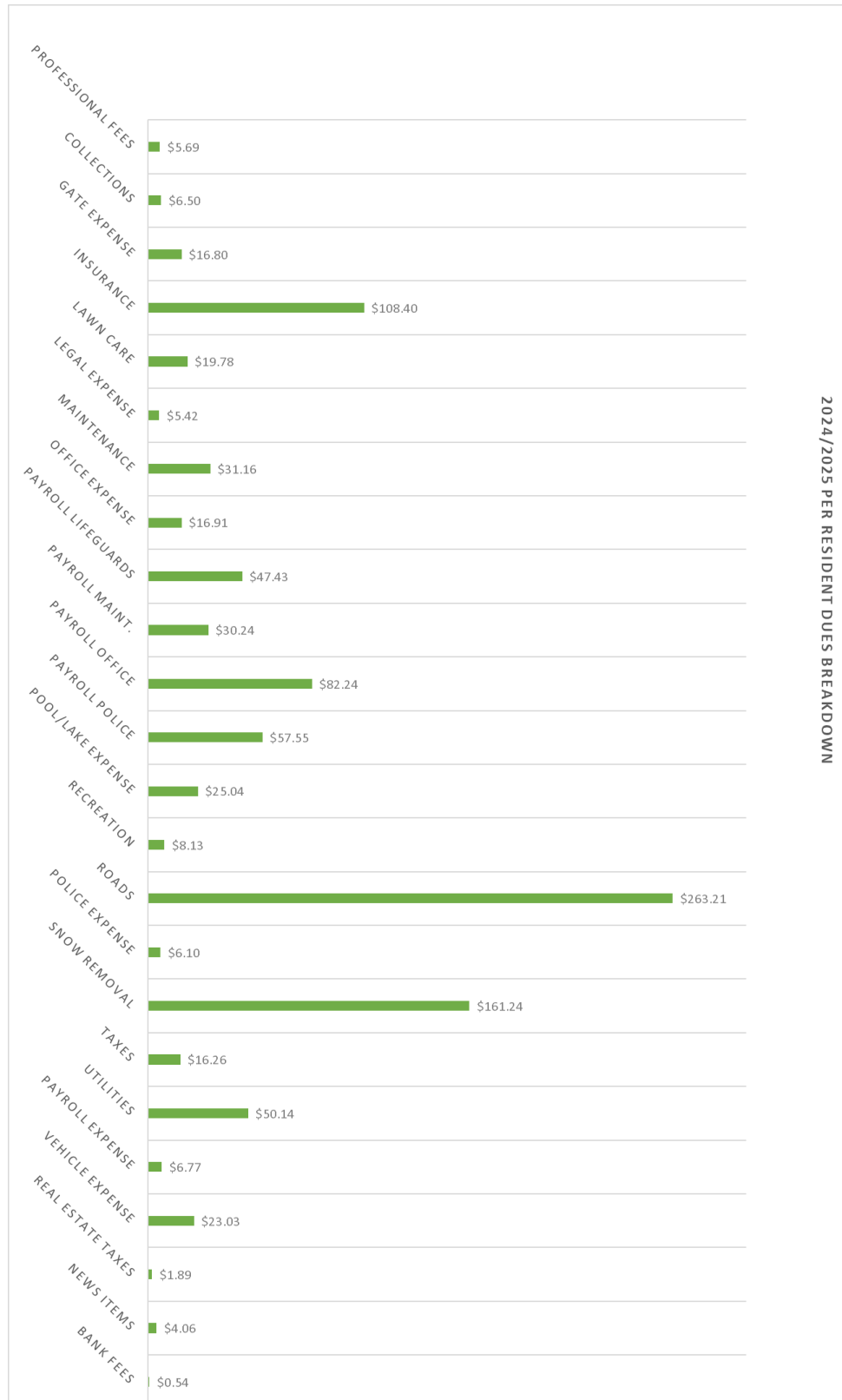
We continue to take steps to collect back dues and overdue payments in the efforts of not having to send members to collections. One of our expenses that takes away from our budget comes from the collection agency that we must hire to help in recovering back dues. We do have a monthly payment plan which I implore our members to use to help ease dues payments.

This years proposed budget has been outlined with two options to be voted on - \$25.00 or \$50.00 increase to the yearly dues. As you can see an increase is needed to compensate for the constant changing costs of services that we use to keep our community up and running and allows us to be able to do special projects that benefit all.

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. One way to express how you as members feel is to attend our monthly meetings. We welcome the input and help with any questions that arise. We all have a stake in keeping our community growing.

Hope all of you can attend the annual meeting. Best regards, Debra Mead/Treasurer - PMWFCA

2024/2025 PER RESIDENT DUES BREAKDOWN



2024/2025 Proposed Budgets

Income	Dues @\$950.00	Dues @\$975.00
Membership	\$350,550.00	\$359,775.00
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	\$367,000.00	\$376,225.00
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	\$40,000.00	\$40,000.00
LAWN CARE	\$7,300.00	\$7,300.00
LEGAL EXPENSES	\$2,000.00	\$2,000.00
MAINTENANCE	\$11,500.00	\$11,500.00
OFFICE EXPENSE	\$6,240.00	\$6,240.00
PAYROLL LIFEGUARD	\$17,500.00	\$17,500.00
PAYROLL MAINT.	\$11,160.00	\$11,160.00
PAYROLL OFFICE	\$30,348.00	\$30,348.00
PAYROLL POLICE	\$21,239.00	\$30,464.00
POOL/LAKE EXPENSE	\$9,240.00	\$9,240.00
RECREATION	\$3,000.00	\$3,000.00
ROADS	\$97,123.00	\$97,123.00
POLICE EXPENSE	\$2,250.00	\$2,250.00
SNOW REMOVAL	\$59,500.00	\$59,500.00
TAXES	\$6,000.00	\$6,000.00
UTILITIES	\$18,500.00	\$18,500.00
PAYROLL EXPENSE	\$2,500.00	\$2,500.00
VEHICLE EXPENSE	\$8,500.00	\$8,500.00
NEWS ITEMS	\$1,500.00	\$1,500.00
REAL ESTATE TAXES	\$700.00	\$700.00
BANK FEES	\$200.00	\$200.00
TOTAL	\$367,000.00	\$376,225.00

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 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 monitor speeds. For the safety of all parties please talk to your family members and guests and remind them to do the posted speed limit at all times.



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.

While certain fireworks are legal in PA, others like M-80's, Cherry Bombs and larger explosives are not legal in PA and are not to be used within the community at any times. No fireworks or other noises should be made during the quiet hours of 10P.M. to 8A.M. Monday through Friday and 11P.M. to 8A.M. weekends and holidays

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

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 \$400.00 per contract, subject to change.
- F) In addition to the rental fee, a deposit of \$500.00 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 \$500.00. 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 daily 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 fine.
- B) All renters must carry Renter's Insurance. A copy of the Renter's Insurance policy must be supplied, together with the Registration form.

ADULT SWIM

This year we will be continuing 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 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**

SENIOR SILVER EXERCISE CLUB

Beginning April 1, 2024, PMWF will be hosting a Senior Silver Exercise Club for anyone over 60 years old.

The club will offer classes on Mondays from 10-10:45AM and on Wednesdays and Fridays from 9-9:45, and will be held in the backroom of the clubhouse. The instructors for the club are licensed in Pa., have insurance and are certified in CPR and First Aid. We use weights, resistance bands, and balls for the workouts. We also work on Balance for stability.

The fee for Residents of PMWF will be \$20 per month. This fee is to cover the cost of the instructors who have been participating in the Silver Sneakers program for many years and are willing to work with us.

If you are interested, please contact **Jane Opfer** at jcopfer531@gmail.com or call **570-828-7475**. You can leave a message and I'll get back to you

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 2024 General Membership Meeting will be held on Sunday, May 19th 2024 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 Wed May 15th, 2024.

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 (6) openings. We have (5) candidates (resumes in newsletter)

☐

Bill McCarthy

☐

Debra Mead

☐

Jesse Pote

☐

Jane Opfer

☐

Adam Morris

THE CURRENT ANNUAL DUES ARE: \$925.00

Increase the annual dues \$25.00 to \$950.00 a year

☐

Increase the annual dues \$50.00 to \$975.00 a year

☐

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

Lot # _____ Section # _____



Remembering Mr. Ted Wetzel

On March 2nd of this year our community lost a long time resident and friend, Ted Wetzel Sr. Ted and his wife Penny were among the very first residents in Pocono Mountain Water Forest. Ted played an important part in the birth and growth of PMWFCA over the years. He was a member of the very first boards of directors in 1975 and over the years he volunteered his time to not only serve on the board but to be the Board President for many terms. In addition, Ted volunteered so much of his time for numerous projects to improve the community. We will miss the tireless work he put into decorating his home for the holidays each year. It was a sight that brought joy to many of those who drove past it. We would like to offer our deepest condolences to Ted's wife Penny along with his children, grandchildren and great-grandchildren.

On behalf of the PMWFCA Board of Directors we would like to say thank you Ted for all you have done for this community and its residents, you will be deeply missed.



Your work is done and you are in God's hands now. Rest in Peace.
You will be missed by many people and will never be forgotten!

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 19th at the Annual Meeting!

The End

Newsletter Created & Designed by Fred Alan for PMWFCA/@2024/2025