



POCONO MOUNTAIN WATER FOREST

Community Association Newsletter

BOARD MEMBERS

Pat Mastrocovi - President
 Bill McCarthy - Vice Pres
 Debra Mead - Treasurer
 John Grohl - Board Secretary
 Bill Smart
 Jane Opfer
 Christina Salisbury
 Douglas Crane
 Jeffrey Moran
 Marianne Baker
 Raisa Samuylova
 Adam Morris
 Jesse Pote
 Scott Willson

PMWFCA COMMITTEES

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

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A Message From The President

Dear Water Forest Club Members,

I hope that everyone had a happy holiday season and a healthy new year. I would like to welcome all of the many new members as well as our existing members to join us on May 17th, 2026 for our annual meeting. This is a good time to express any concerns to the board and ask any questions, you may have. If you can't make the general meeting, we hope to see you around the pool or at our annual community BBQ on Saturday, August 1st, 2026. It is a great opportunity to get acquainted with the Board of Directors, our staff and our fellow members in a less formal setting. A quick reminder, the board of directors are all volunteers who do their best to keep records updated, but it is the member's responsibility to update themselves on the most current rules and regulations within our community. Everything club members need can be obtained at the window from our office manager, Brian.

Let's now turn our attention to roads. We continued our work on the roads throughout the community; with the budget we have. This season we have allocated \$78,438.50 for our roads budget. As everyone is aware Water Forest Drive is in serious need of repair along with a portion of Lakewood Drive, Maple Ridge Road and Jack Pine Court. With that being said, we need to focus on Water Forest Drive and work our way inward. The Board recognizes the other areas within the community that require work and will be working hard to address them. Your patience regarding this matter is greatly appreciated.

We are currently looking for lifeguards to staff our community pool this season. It is a great opportunity for residents' teens

LIFEGUARDS & BADGE CHECKERS WANTED

PMWFCA is hiring Lifeguards for the 2026 summer season. Lifeguards 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 20th, 2026 at 12:00pm

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.

The board of Directors have been striving to make improvement throughout the community, but we can't achieve this without the support of the membership. This includes both the members who have continued to stay current with their dues along with members who have fallen behind in the past becoming current again. We offer several payment options to suit what works best for you and your family. 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.

Please see the community reminder section of the newsletter for more important information. With the nicer weather upon us, more people will be out and about, biking and walking our roads. We want to ensure that everyone can enjoy the community in a safe manner. Please be mindful of all pedestrians and new drivers on the road and please remind your family members and guests that the speed limit is 25MPH. We are all neighbors and it is a joint effort to make this a great place for everyone to live. Let's all have a great summer!

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. 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 again like to remind everyone that the speed limit on all of the community roads is 25 miles per hour and ask that you inform your guests of this as well. The vast majority of speeding and stop signs violations are still 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. With the warm weather approaching please be mindful of people out walking and animals in the road. 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.

Bill McCarthy

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. Have a wonderful summer.

Patrick Mastrocovi - Road Committee



Board Member Resumes

Bill Smart

Hello, I am Bill Smart and I am running for the board again this year. I have owned a home in section 6 since 1987 and have also been on the board for 17 years. As a member of the community and on the board we are trying to keep the expenses as low as we can and still meet our obligations to maintain the community.

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 14 years ago. I had been a Board member for about 12 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.

Scott Wilson

My family moved to PMWF in 2016. My wife Laura and I have been active in our parish at St Vincent DePaul. I have two daughters in college.

I have been employed with Daktronics, Inc. as a Regional Sales Director for the past 23 years. My focus has been selling large screen LED video displays and custom audio solutions to sports venues in NY, NJ, PA (for example - Madison Square Garden, Barclays Center, Met Life Stadium, UBS Arena, Penn State University, Army West Point, Syracuse University, Philadelphia Phillies, etc.).

I have had the opportunity to live in many different parts of the country and very much appreciate what PMWF has to offer. I am happy to volunteer my time to assist the other board members and members of this community in making our community a better place to live.

Thank you for your consideration, Scott Willson

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, 2026

We accept Major Credit Cards with a 2% Service Charge

Treasurers Report

Looking back at the previous fiscal year (June 2025-May2026) we have continued to make improvements as our budget allows. Our ability to do this year in and year out are because of the timely dues we collect from our members.

We are happy to announce that we were able to obtain a partial refund from the state for the amount the community spent on the spongy moth spraying last year. As a result, those who paid the assessment for the spongy moth spraying will be receiving a credit of \$34.86 applied to this year's dues.

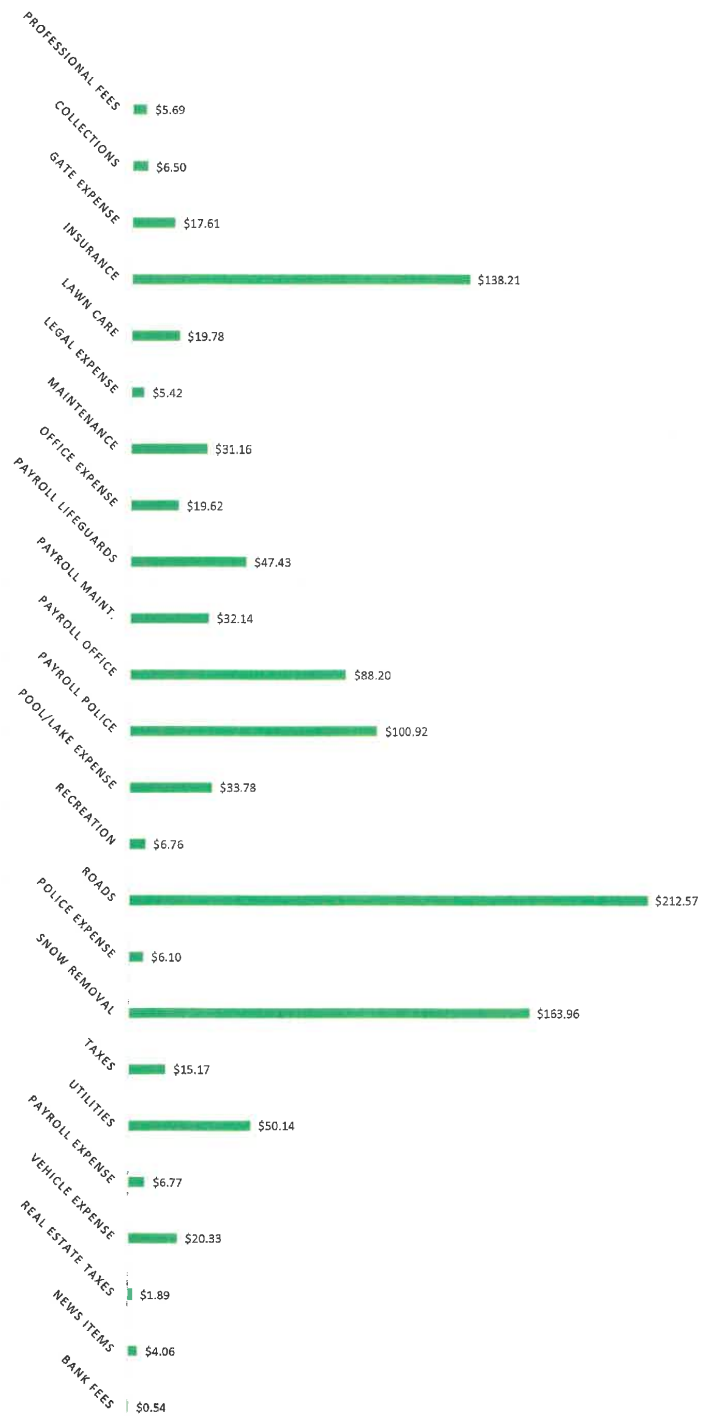
We continue to take steps to collect back dues and overdue payments in the efforts of not having to send members to collections. One of our expenses that takes away from our budget comes from the collection agency that we must hire to help in recovering back dues. We do have a monthly payment plan which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

This year's proposed budget has been outlined with two options to be voted on - \$50.00 or \$75.00 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



2026/2027 PROPOSED BUDGET

Income	Dues @\$1,025.00	Dues @\$1,050.00
Membership	\$378,225.00	\$387,450.00
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	\$3,700.00	\$3,700.00
Gate Cards	\$400.00	\$400.00
Gate Damage Restitution	\$1,000.00	\$1,000.00
House Rental Fee	\$1,000.00	\$1,000.00
Special Assessment Rebate	-12,134.50	-12,134.50
Total	\$381,840.50	\$391,065.50
LINE ITEM		
PROFESSIONAL FEES	\$2,100.00	\$2,100.00
COLLECTIONS	\$2,400.00	\$2,400.00
GATE EXPENSE	\$6,500.00	\$6,500.00
INSURANCE	\$51,000.00	\$51,000.00
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	\$7,240.00	\$7,240.00
PAYROLL LIFEGUARD	\$17,500.00	\$17,500.00
PAYROLL MAINT.	\$11,860.00	\$11,860.00
PAYROLL OFFICE	\$32,548.00	\$32,548.00
PAYROLL POLICE	\$37,239.00	\$37,239.00
POOL/LAKE EXPENSE	\$12,465.00	\$12,465.00
RECREATION	\$2,500.00	\$2,500.00
ROADS	\$78,438.50	\$87,663.50
POLICE EXPENSE	\$2,250.00	\$2,250.00
SNOW REMOVAL	\$60,500.00	\$60,500.00
TAXES	\$5,600.00	\$5,600.00
UTILITIES	\$18,500.00	\$18,500.00
PAYROLL EXPENSE	\$2,500.00	\$2,500.00
VEHICLE EXPENSE	\$7,500.00	\$7,500.00
NEWS ITEMS	\$1,500.00	\$1,500.00
REAL ESTATE TAXES	\$700.00	\$700.00
BANK FEES	\$200.00	\$200.00
TOTAL	\$381,840.50	\$391,065.50

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. Everyone needs to be familiar with the rules and regulations for the community. 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 CLASSES

PMWF has been hosting a “Senior Silver Exercise” class for anyone over 60 years old.

The classes are on Mondays, Wednesday and Friday from 9:00AM-10:00AM at the clubhouse. The instructors for the class 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.

There will be a monthly charge of \$35 per month, as agreed upon with a contract. The fee for Residence 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.

We are grateful to the Board of Directors of PMWF for giving us this opportunity to continue this much needed service to our Senior Citizens.

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.

PMWF BOOK CLUB

Book club is held on the last Friday of every month at 4:30PM in the clubhouse. Books to be discussed are listed on the Facebook page for the community.

YOGA CLASSES

In partnership with PMWF, we are pleased to present a summer yoga series hosted by PMWF resident, Tara Kaires.

About the class:

Dates: 6 Saturdays from July 11-Aug 15.

Time: 9am. 1 hour class.

Exact location: TBA (On clubhouse grounds)

Description: A gentle, slow flow class that can be enjoyed by beginners and experienced yoga practitioners alike.

Materials needed: Please bring a mat or towel and water.

Cost: July 11 class will be offered free of charge. The remaining classes is a \$10 investment for PMWF residents.

If you are interested in this series and would like to learn more and/or sign up, please contact Tara directly: Tarabates73@yahoo.com or (631)834-8093

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 2026 General Membership Meeting will be held on **Sunday, May 17th 2026 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 13th, 2026.**

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 (5) openings. We have (3) candidates (resumes in newsletter)

☐

John Grohl

☐

Bill Smart

☐

Scott Willson

THE 2025/2026 Annual Dues Were: \$975.00

Increase the annual dues \$50.00 to \$1025.00 a year

☐

Increase the annual dues \$75.00 to \$1,050.00 a year

☐

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

Lot # _____ Section # _____

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 17th at the Annual Meeting!

The End

Newsletter Created & Designed by Fred Alan for PMWFCA/@ 2025/2026