



POCONO MOUNTAIN LAKE FOREST

NEWSLETTER

Vol. 2 May 2019

Dear Members: This letter will serve as an update on status of your interim board's activities. There may be some confusion on the dues letter sent out from your interim board. As you know prior administration served us twice with two lawsuits. We have been in court twice for the injunction hearing in Pike County for serving as your interim board appointed November 25th at the one and only GMM held in over two years or more. Although most all of us hoped that this last hearing would be the 'deciding' day, this did not happen. The judge carried the injunction court hearing at that time without a set date. Since this is for an injunction all felt this would be scheduled in a more immediate timeframe. Advice offered from our attorney after the last hearing was that we continue to serve this community as your interim board and towards that goal send the dues letter out immediately. This was done last week since at that time we still hoped date would be set within few weeks.

Some questioned where the property information was taken from. We ordered and paid for a current tax list from the County that has all of the homeowners' lot/block property location which was addresses used. This is a public record and was the most comprehensive listing available for mailing purposes. We cannot rely on prior administration's TOPs program since its missing data and data was improperly entered.

Some questioned the return address as 'treasurer'. You may recall we attempted to gain control of our community's mail and when unsuccessful, the local post office would not permit us to use the PMLF name in our address. We needed to set up a mailing address to conduct business, so thus the address set up was under the name John Swift, PO Box 1, Dingmans Ferry PA. The envelopes were addressed as 'treasurer' vs PMLF since we wanted no problems with the post office. The Community's bank name is under PMLF and checks should be written to PMLF when returning dues in the Treasurer return envelope.

The Board does not intend to impose fines or penalties on any resident for nonpayment of dues pending the judicial outcome, but remember that without dues, we are unable to even start the hard work needed to fix the condition we are in. We need to pay bills just to keep community afloat. We need to pay insurance policies so that the community and its roadways are protected. These are large bills and not enough funds to cover. It is no longer a hidden fact that last fall the only monies left in our accounts amounted to less than \$2,000 and that all our reserves and capital monies were totally depleted. This was confirmed by Mr. Floss when he was a witness on the stand at the court hearing. So how anything was supposed to be paid is a mystery since none of us knew the community's financial condition was as bad as it was. This alone was enough for residents at the GMM meeting to wonder what was going on in and what else is hidden? This was probably one of the many reasons many stood up and wanted change and why we stood up to help when prior administration stalked out without acknowledging Robert's Rules of Order when a 'point of order' was asked for. They were fully prepared to have a GMM for the formality of it and accomplishing nothing.

This sets the basis for the dues letter. To make sure there is no confusion or rumors for those concerned over the handling of the dues and community funds during this ongoing court process, you should rest assured that your money is being accounted for. Each homeowner will have a valid record and payment will be recorded against that individual's account. Receipts and verification of payment will be given. Any monies received will be put into the PMLF bank account and credited as this year's fiscal dues and copies of same will be put in homeowner's individual record correctly. Since we are in court on this, any court judgment will stipulate that monies from either party be turned over. There is no issue on our part that those that pay will have supporting documentation in various ways. We can only hope Floss can do the same regardless of past practice. Save your receipts regardless of whom you choose to pay dues to.

Dues will be deposited in a PMLF General Expense account at a local bank and funds are to cover the general expenses of the association (insurance and utilities etc.) including those items of maintenance deemed necessary. The 'Capital Improvement' amount of \$15 is a charge going to a segregated account held for approved Capital Projects (when so determined) reflecting those items not considered as regular maintenance (purchase of machinery, sheds or materials).

There are no capital or reserves monies at all to protect this community in any way. These monies were depleted or transferred by prior administration. The dues listed are the same as last year based on the budget previously approved by the community by ballot.

We are looking to restore the "Tops" database which has been woefully neglected for several years and crucial in monthly reporting of member dues status, revenue/expense reporting and overall performance against budget. In the process we are utilizing a manual ledger entry, desk receipt and monthly bank statements.

To make all of this work we depend on everyone to make their payments to the current (Interim) Board as we obviously do not know details where the monies have been spent by prior administrations. We do need to hire/purchase Maintenance and Accounting Services to put us on a firmer footing. Failure to pay dues as prescribed is an undue burden on your fellow members and remains collectible along with additional costs. Those with past due status or already in collections should review their position with the board. Please make checks payable to Pocono Mountain Lake Forest Community Association and mail it to Treasurer at PO Box #1 Dingmans Ferry, PA 18328 or pay at the club house on Saturdays from 12-2 Wednesdays 4-6 up until Wednesday June 19th. All dues are due June 20th. This date was set to help guide us on incoming funds. Again there is no intention to impose any fines or penalties for late payment, but it remains a requirement for the board to maintain Fiduciary Responsibility.

Many have asked about status of pool. Unfortunately we have no way of funding the necessary repairs stipulated by our pool service company last year, nor move forward with service plan until we know extent of costs of repairs and maintenance. These issues coupled with need for lifeguards and insurance cripples the ability to say Pool Open. The Board recognizes this is an amenity but because of prior abuse of finances, there are no monies to even get the pool serviced. The Board is looking at pool covers for safety, will see what the repair report provides or will call in another pool company for another comprehensive report on condition and future repairs to see long term improvements some of which we may be able to start this year.

Some residents have what they claim are unbuildable lots and called to say they paid only few hundred in dues vs \$602. Looking at some of these, we found a few that have over an acre or more in open land. In today's technology, the release of septic permits for mound systems have allowed some lots thought unbuildable to be able to support a septic design. Towards that, the Board will be looking at this issue to make sure lots are unbuildable so that dues are not being abused and lowered when they may be sold off as a building lot.

Others have asked if we could get the compactor/dumpster back so that our roads are not further destroyed. This is something that is worth reconsidering but again, this means monies and without dues, again this subject goes onto a back table for the future. It has been said that the prior administration is selling the compactor. We hope this is just a rumor but if it disappears, well then it's been sold.

Others have asked if the IBOD have fiduciary powers. Yes as advised by counsel we have set up banking accounts and have paid vendors past due payments to allow business operations to continue.

A quick FYI to all on forestry permit: we have not received information previously requested from the forester to proceed with their approved State forestry permit. Although a flag was installed at area they intend to go into, nothing has been filed with the Board as to insurances/capacity of bridge/etc.

We received complaints of speeding dirt bikes and ATV's with some residents almost hit by them. Our rules prohibit them in the community. For now we ask that you not speed nor make so much noise with them your neighbor's eardrums explode and please never at night. In the future we will look at this by law and see how we can modify this to make sure these are not a nuisance to community.

We hope this summary of activities over the past few months clarifies some of your questions or concerns. We are here for the community only. No other agenda other than making sure we continue with our quest for a community all would be proud to call home, to get our equity up and get our roads fixed.

If you have any questions please contact the interim board at pmlf2019@gmail.com or at the website at www.pmlfcommunity.com. In the immediate future, we will be setting up a phone number for residents to call, leave messages, etc. As soon as that is in place, you will be notified.

The new court hearing date is set for July 15th time TBD Pike County Courthouse. We ask your continued support attending this next court hearing so the Judge knows we are united and functioning as a community interested in moving forward to a better PMLF community. Your presence makes a big difference! Thanks for all those that have attended the past two court hearings.

Thanks for all your support!

Your Interim Board

John Swift, President
Joe Griger, Vice President
Lara Winkler, Secretary
Linda White, Treasurer
Ben Gardner, Director