

POCONO MOUNTAIN LAKE FOREST

December 2020

NEWSLETTER

Dear Resident:

As we begin a new chapter in the history of PMLF and look toward the coming year we would like to share some thoughts as well as some gentle reminders of member responsibilities. We look on this letter as beginning a series of ongoing letters to you. Fortunately, with the capabilities of our new website, these communications and your feedback should be easy. Please share your thoughts with us at: office@pmlfcommunity.com. You will be heard and your thoughts or concerns will be discussed by the Board.

First, we are pleased to announce that two residents who submitted resumes received after ballot date were unanimously appointed at the November board meeting. There are several other resumes that are still under consideration. The BOD's goal is to appoint residents that bring innovative thoughts, ideas and professionalism to the Board. Please meet your new directors:

Director Cheryl Schweiker: I have been a resident of PMLF for almost 13 years. My purpose to volunteer for the board of directors is to help serve our community and try to make a difference in how the community has operated. I would like to see more transparency in community affairs to ensure the membership is aware of how their dues money is being spent. We have a long way to go and much work is needed to help bring our community back to what it once was, and I would like to help to get us on track to achieve this. I feel my knowledge as a licensed architect and working in the field of construction can be beneficial by using my professional experiences and skills for the betterment of PMLF. I have knowledge of managing projects, negotiating contracts, and dealing with vendors. In addition, to help encourage more involvement by the members of PMLF, I would like to organize and support more family events and other social gatherings to bring back that sense of community we are lacking.

Director Janet Wexler: I am running for PMLF Board of Directors because I care very much about this Community and I am committed to assist in bringing its standards up to where we deserve them to be. I studied Interior Design and Planning and established my own interior design and planning firm in 1969. I managed this firm both (for 50 years) financially and creatively and I learned to work patiently with many personalities. My work was in New York City, Westchester County, Ct. N.J., and Florida. I believe this background will be an advantage to community planning and decisions made as a BOD and Community together. I look forward to working to make

the improvements that have not been adequately addressed and to help make certain that our dues are finally handled responsibly and that we see forward movement matched with transparency, a substantial change from past Boards. I would also like to encourage more Community Members to volunteer to work with the BOD to make our Community safer, more beautiful, and which will provide each of us an increase in the value of our properties.

To begin, there are a number of concerns that have been observed or voiced in a public forum which are addressed as follows:

- The Board Directors:

1. As a reminder, we are a “not for profit” corporation and operate as a self-managed HOA with a Board of Directors elected by the membership. We can do so as long as members are willing to serve. Without volunteers that continue to help on various committees that are willing to work to mold the future of our community, progress will be slow. Presently we need members to serve on some of the various committees being developed to help in creating the changes we want to see realized. And it is always a problem finding potential new Board members. We ask each of you to consider whether you might be able to serve in some capacity.
2. The Board currently holds monthly meetings the third Sunday of each month at 11 a.m. as well as workshops. Due to COVID we are hosting the BOD monthly meetings thru Zoom. If you are on our email distribution list you will receive a link to join the meeting. We invite and encourage members to participate in these open public meetings. Time is allowed at the end of each meeting for member comments. Member concerns that are raised ahead of the meeting will be included as an agenda item if appropriate. If you wish to be added to distribution list, send contact info to: office@pmlfcommunity.com.
3. Use the PMLF website www.pmlfcommunity.com to access BOD public records, minutes, reports, articles, areas to blog, areas to send in comments, etc. Residents are encouraged to use this site as the official source to obtain information available. If you feel there should be other sections added that enhances the website, feel free to send in your comments. If there is a new law or someone read something that ‘may affect the community, send it in. Right now our hands are tied on applying for any grants that may had been available for these types of activities but we will as soon as able starting looking for any grants that we may be able to apply for. Leading to: It would be great if we could add other articles of interest to residents, businesses in our community, photos, etc. but again need residents that like doing this type of volunteer work. Remember with programs like ZOOM the ability to get business done on line makes meeting and scheduling is so much easier and you still get things done so any frustrated authors out there, send in your contact

info.

- Official Documents:

1. Copies of PMLF's legal documents are provided to the buyer before the real estate closing. It is an important requirement on the part of members to read them and understand your responsibilities when buying a home in our community. The documents include a copy of the (get list). If you did not read them at the time of purchase; or if it has been a while since you read them, I encourage you to re-read them so we can all be on the same page for creating a community that provides a cooperative environment and friendly neighborhood relationships.
2. If you cannot find the copy you were provided when you purchased, you can find them on the community website: www.pmlfcommunity.com. For your information, the Board will begin a process for revising/updating our By-Laws and any other document that is outdated or in need of revisions. It will be a lengthy process which in the end will require a vote of the membership for approval with many meetings that will be planned for community input. Members are asked to join this By-Law committee who will be instrumental in forming the future of PMLF. These by laws are what will make a difference in what type of community you want to see evolve. Send your contact information to office@pmlfcommunity.com. Updates will be given as we progress and residents will be involved to insure we get all your feedback. Transparency is only way change will happen.

- Maintenance:

1. We know how difficult times have been and with winter approaching and COVID affecting all our lives, and just getting thru all this and holidays coming, you certainly don't need anyone to ask that you remember to clear your property of debris, junk cars, etc. But at some point it will need to be addressed, so look at this as a future reminder. If seniors need help, perhaps there is a Boy Scout troop in need of a new badge so we will check in spring on this. Just remember if you look at your property and say UGGH, you know it's time.
2. The Maintenance Committee will consist of three members that volunteered to serve as Gate Reps for each gate overseeing the roadways within their areas. To make this plan work, we need more volunteers to join the Maintenance Committee. It is our intent to develop one master plan roadway map reflecting all roadway conditions, culverts existing, homes, etc. to get a clear picture of what we are facing. Each rep will be given a street map for their gates and will be asked to mark up the maps with data noted. These three gates mapping will be superimposed on one master plan document that will then allow for better decision making and financial broadcasting. Having a solid master plan will allow residents to

make decisions on what's best for PMLF.

3. Culverts are a big problem since they are not functional either caved in or full of debris. So if culverts on your property ROW are full of debris, please remove it when able to. All swales along ROW should be maintained since this practice aids in protecting roads from eroding so starting now will be good practice for the future. Volunteers are needed not only for helping fill craters but are also needed to help map out the existing condition road data. Send your contact info to office email and the gate rep for your area will contact you.

- General:

- a. If you rent your property, we encourage you to review with your tenant what his/her requirements are as a resident in PMLF. In the future we may be considering allowing tenants on committees and become an active part of the community. This is something residents have to decide but worth thinking about. Any lease should be specific to PMLF's community's regulations. The rental of any home in PMLF for vacations/getaways is prohibited: i.e. Airborn, HomeAway, VRBO.
- b. You should also know there have been sightings of coyotes and bobcats in the area so please be sure to monitor your pets if you let them outside for any length of time.
- c. Snowmobiles are prohibited in the community. This latest snowstorm brought out many resident's with snowmobiles riding along the roadways. There is a path for snowmobiles up off Rt. 739 (look for sign along roadway) where you can ride to your heart's content.

Court Case Update: As of this writing, the Appeal was heard on December 7th. It was televised on YouTube and residents had the opportunity to watch and hear the case. At this time no decision has been rendered but we hope we receive word before end of the year. It is hoped that the Appeals Court remands the case back to Judge Chelek which will hopefully bring an end to all this litigation allowing the community to finally move forward.

Snow coverage: The BoD approved a snow plowing contract for this winter snow season. Jeff Shirley will continue to plow our roadways when icy or when snow is over 3 inches. As many are aware, monies were allocated to insure there were adequate funds to insure the safety of our residents. If there is an area that that may need additional antiskid mix, please make sure you send an email to office@community.com to help in getting areas covered.

Pothole Filling: SPECIAL THANKS to all of the residents in Gates 1, 2 and 3 who worked Saturday December 12th filling many of the large potholes in the

community. Most importantly Lake Forest Road was fixed and the school bus can now once again come into community at postal area.

Thanks for taking the time to read this letter to the end. Our commitment is to you and to bringing life and equity back to the community. We all know it's been bleak with litigations and horrible roads and no one that seemed to care, but we do. So as one of the first newsletters as your duly elected, we wish you all to have a safe and happy holiday season.

**Thanks again for your support and all of your volunteerism.
Words can't express how much this support and help has
made a difference in moving forward.**

BOD Board of Directors

Linda White, President

Don Hiorth, Vice President

John Swift, Treasurer

Julie Evcimen, Secretary

Cheryl Schweiker, Director

Janet Wexler, Director

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