



# POCONO MOUNTAIN LAKE FOREST

## NEWSLETTER

Vol. 5 September 2019

**Dear Members:** As many are aware, the Judge has carried the Injunction Hearing to October 8, 2019 @10:30AM at the Pike County Courthouse, 410 Broad Street, Milford. The IBOD previously set the GMM meeting for October 20, 2019 @11AM and intends to move forward towards a new election at that time. It is imperative that all outstanding dues be paid as soon as possible since we are asking for residents to submit their resumes for the ballot for this GMM meeting and we would like total resident participation and support in the voting process. Those interested in sitting on the Board should get in their resume asap either by email [pmlf2019@gmail.com](mailto:pmlf2019@gmail.com), drop in the drop box at clubhouse, bring to the September 15<sup>th</sup> regular meeting at 11AM or send to John Swift PO Box 1, Dingmans Ferry, PA. Invoices will be sent to all who have yet to pay their dues. All must recognize these monies are for the 'Association' and are used ONLY to pay operating expenses of the community.

Many are waiting for a court decision but the fact remains we need these funds to continue to move forward on obtaining bids for the winter season for snow plowing as well as roadwork repairs needed. Please pay your dues to allow the IBOD to continue to move forward. Send your check to Treasurer, PO Box 1, Dingmans Ferry, PA 18328.



## The GMM and Fall Elections Scheduled October 20, 2019

Please consider submitting your resume for the Board of Directors. It will take hard work and lots of time but if we work together and keep our residents involved, change will come. This GMM election process is one of the most important process members of a homeowners' association has to make. So if you paid all your dues in full and know you can make a difference in the future of our community, get that resume in now or you will miss the opportunity to be part of the future changes we hope to make to bring this community back.

This upcoming election will be conducted with full transparency and in accordance with our rules and regulations. *Only members in good standing can run for an election:* another reason the IBOD requests outstanding dues to be paid in full. All will receive a ballot but only those members in good standing will count as a valid vote.

Understanding the process of how the Board is elected and how members may participate in that process are important to understand, especially because the Board you elect generally have the power to enact rules, regulations and the like which without question have an impact on a homeowner's overall experience living here.

Every member in good standing has the right to participate in all social, cultural and recreational activities of the Association. Every member in good standing has the right to serve on Association committees, be a candidate for elective posts and participate in the leadership of the Association and most importantly every member in good standing has the right to vote. The BOD is composed of seven (7) people and no less than three (3) who shall be elected or appointed as provided in our By Laws.

- Election shall occur at the Fall GMM scheduled for October 20, 2019 @ 11AM. **ALL** members in good standing have the right to stand for election.
- There is one vote per lot and it is indivisible. Owners of more than one lot are entitled to one vote per lot owned, up to a maximum of three lots, provided all moneys due this Association on all lots are paid in full. Payments by cash or certified check are acceptable up to the start of the General Membership Meeting; payments in other forms must be in full at least 30 days prior to the date of the meeting. If a lot is owned by more than one person, the owners may designate one as the voting member. If a Lot is owned by a corporation, the officer or employee entitled to cast the vote for the lot is designated a certificate signed by the President or Vice President of the corporation, attested to by the corporation Secretary and filed with the Secretary of this Association.
- The majority of votes cast on any ballot decide who will be your board directors.

All elections to the board shall be made on a written mailed ballot, which shall:

- A) Set forth the names of those persons together with a brief resume (150 or less) resume, who are candidates for the position of directors, they will be in order in which they file their statement of candidacy with the office of the association. An independent agent appointed by the board shall prepare and mail uh ballots to each member entitled to vote. The ballots will be mailed by Fall GMM.
- B) Each member in good standing shall receive one (1) ballot
- C) Random selection of ballot committee
  - 1. Must be a member in good standing as stated in our by laws
  - 2. Must be present at GMM meeting
  - 3. Must place lot number on paper to be place in box for selection by random
  - 4. A minimum of three (3) committee members and at the Board of Directors' discretion by majority vote
- D) Completed ballots must be received from the members of the depository of the agent 15 days before the GMM.
- E) The completed ballots shall be returned as follows: Each ballot shall be placed in a sealed envelope marked 'ballot' and shall contain only one (1) ballot. The inclusion of more than one ballot for each envelope shall disqualify the return. Each 'ballot' envelope shall contain the

signature of the voting member, address of the property and any other information deemed necessary by the board of directors to establish the validity of the ballots herein.

- F) Upon receipt of each return, the independent agent shall immediately place it in a safe or locked place until the day the ballots are counted. The independent agent shall certify the results of the count at the completion of the ballot count and report the results to the PMLCA office in writing.
- G) Posting the results of the votes on clubhouse front door, mail house showcases and official community website.

The IBOD shall announce and conduct an informational meeting for members to meet with candidates no less than 7 calendar days prior to the GMM.

**PLEASE CONSIDER RUNNING FOR A BOARD POSITION or JOINING A COMMITTEE OF THE BOARD. YOUR INPUT IS INVALUABLE AND WILL MAKE A DIFFERENCE.**

Why is it that litterbugs think someone

else should clean up  
after them?



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None of us like litter although we may have liked what came inside. Perhaps it's time we cleaned up our act and restored our sense of pride. There's litter all around us and it's so sad to see when at your feet, just yards away, is a garbage can for you to use. THINK before you toss your waste. Put litter in its proper place. Start today to be fair since this community is your home.

Do the right thing and put litter in the garbage pail or take it home with you.



The June 22, 2019 community Yard Sale brought out close to 70 or more to our community yard sale. About seven homeowners participated on the deck and those that gave us their address were successful in selling their wares. Many expressed how much they enjoyed this, and looked forward to doing it again this fall. So do you want one in the fall on a Sunday? If so we need to know there is still interest. So let us know by contacting either [PMLF2019@gmail.com](mailto:PMLF2019@gmail.com) or our website <https://www.pmlfcommunity.com>

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The IBOD's next meeting is scheduled for September 15<sup>th</sup> at 11am in the Clubhouse. We will be discussing various upcoming topics that may be of interest to you. Please try and attend. If

unable to attend, please read any minutes adopted that are forwarded to you and if you have any questions please contact the interim board at [pm1f2019@gmail.com](mailto:pm1f2019@gmail.com) or at the website at [www.pm1fcommunity.com](http://www.pm1fcommunity.com) or leave a message on the community's phone number (570) 851-0295. All questions will be answered.

**Thanks again for all your continued support!**

Your Interim Board

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