

Penn Forest Streams Property Owners Association

# Penn Forest Streams News and Views



Penn Forest  
Streams



## OUR BOARD MEMBERS:

Carrie Strohl

**President/Rules &  
Regulations**

David Pieri

**Vice Pres/  
Maintenance**

TBD

**Secretary**

Anna James

**Treasurer**

Betty Schaffrick

**Newsletter/Website**

Linda Sperry

**Pools**

Abe Jardines

**Public Safety**

Robert Sweeney

**Roads**

Dale Erney

**Blding & Planning**

## From the Treasurer

To: Penn Forest Streams Property Owners  
Association Members

Greetings and wishing a Happy New Year to all!

As has been the custom for many years, included in this mailing is a copy of the proposed budget for our fiscal year 2018-2019 which begins on April 1, 2018. This budget is based on our current average of 605 members paying their dues and was approved by the Board of Directors on December 14, 2017 after much discussion and deliberation by the Budget Committee (which consisted of Board members and members of the community). This budget is sent to all members in accordance with the planned communities act allowing for rejection which requires a majority of the members in good standing. Any vote of rejection must be addressed to the Board of Directors, 11 Clubhouse Road, Jim Thorpe, PA 18229 and received within 30 days.

The goal of the Board of Directors is to keep expenses as low as possible without eliminating expected services and also maintaining the community assets as required by law. This task is getting more and more difficult as the economic stress continues. Unfortunately, to keep up with the growing cost of running our community, an increase of \$25 to our Annual Dues to \$375 was necessary. Fortunately, this budget maintains the rate of the Road dues at \$125. As our roads deteriorate and need necessary repairs, this amount may change in the future. The roads in Penn Forest Streams are our most valuable asset and need regular maintenance to keep them in good condition. The costs of these repairs have increased dramatically. During the current budget year, the income from dues has improved. Our collection efforts have intensified and we have experienced an increase of back payments. Since some properties are not perking and others are in repository, we have approximately 90% of the properties in good standing. The goal is to have at least 95% of the property owners in Penn Forest Streams as members in good standing. Please remember that our office will make payment arrangements with you if needed.

Many thanks to the individuals who helped with the formulation of this budget. As always, we welcome your input and copies of all reports are available at the office.

Anna James, Treasurer



## **From the President:** **Happy New Year!**

My first few months as Board President has taught me a lot about this community and how our property association runs. Here's my top 5 lessons learned:

1. Companies want to bid on our projects. In spite of what I've heard in the past, there has been a lot of interest for bidding on the clubhouse roof project. Policy updates are needed to make sure the revised bidding process becomes the new normal.
2. Citations need oversight. Although our rules reference a security committee and board review in advance of issuing citations, that hasn't been the practice. We need volunteers for committee involvement.
3. We need more volunteers. Although this keeps costs low, relying on volunteers creates a situation where association employees have little oversight. They do the best they can. Since policies haven't been updated in years, we don't have good systems in place for transition and continuation of services. The few volunteers that we have "learn on the job" - myself included. As a property owner, this concerns me and it should concern you too. Please volunteer.
4. Service levels haven't been adequately funded in past years. The budget committee was faced with a choice to cut services or increase the dues this year. They chose to recommend the \$25 increase and I voted to approve it. I won't vote for an increase again next year.
5. The Board can basically tackle one issue per month. With a volunteer board, it takes time to

address issues raised by our membership. We seem to have the capacity to hear, research and address one major project per month, plus normal association business.

Starting with the January BOD meeting, I'll be posting the agenda 2 weeks in advance of the meeting on Facebook, asking the office to email it to membership, and post it on the bulletin board. People need to know what's coming up at the meetings.

As you think about how you will spend your time in the new year, please set aside some time for your community. Whether it's chairing a committee or, simply coming to a committee meeting for 1 hour a month, your community will be better for your participation. For everyone who says they don't have time, I'll show you my schedule. For everyone who says they don't have time, check again. You can find an hour a month to help our community stay safe, secure and well run.

As always, you can email me directly at [pfspoa.pres@gmail.com](mailto:pfspoa.pres@gmail.com) or leave a note in the box at the clubhouse. I hope you'll also take a moment to complete our Member Survey. <https://goo.gl/forms/B2IaJkBMMrMvG4o92> The office can provide you with a printed copy if you cannot use this link.

Thank you,  
Carrie



Please remember our community's speed limit is 15 mph!

## **SPEEDING AND IGNORING THE STOP SIGNS NEEDS TO STOP!!!**

We have received a number of complaints from our members about excessive speeds and drivers ignoring the stop signs. This is dangerous and someone could get hurt. The speed limit and stop signs are there to protect our community members. Our children play throughout the community and their safety depends on our following the rules, watching out for them and adhering to the posted speed limit. Our security patrols cannot be everywhere at the same time. We are each responsible for maintaining order. If you see someone speeding or ignoring the stop signs, please call the office with a description of the vehicle so that security can keep an eye out for that vehicle. You have the option of issuing a violation to a member if you wish and can identify the responsible owner or resident. As all private communities in the area we follow "Clubhouse rule" which means that as owners we are each responsible for our families and guests. Help us to continue our safe conditions by adhering to the posted speeds and stopping at the indicated signs.

## Vice President/Maintenance

I have lived in the community for 11 years. I have been on the board for 4 years now. I'm retired and still have 2 out of 5 children living here at home. I'm also blessed with 3 young grandsons as well. My former occupation was that of high-tech industrial engineering and tooling of CNC Machinery and more.

Winter is here along with the snow and ice storms. Maintenance Department had to purchase a new 24" snow blower. The 15-year-old snow blower was no longer able to be repaired. Our Maintenance Department has been busy (along with the plow company) cleaning up the roads, mailboxes and bus stop areas for your safety. Please still use caution while walking and driving through the community. We live in the mountains and our roads can freeze in a matter of minutes. In the event of bad weather, whenever possible, please stay home and give a little time for our development to be plowed and salted. Also remember our Maintenance Department only consists of 2-part time employees and they can't cover 14 miles of roads at once.

The holidays are quickly approaching. Soon all the hassle of running around for that perfect gift and perfect meal will be over. Hopefully everyone will be sitting around the tree and table enjoying some relaxation with family and friends. I wish everyone a Merry Christmas and a Happy New Year 2018.  
Sincerely,  
David Pieri

## Building & Planning:

Director Dale Erney

Hello everyone. Although we just welcomed the Happy New Year, I would like to take the time to extend a Merry Christmas to you and your family. In 2017 I enjoyed meeting with many of you and helping with your needs as your newly appointed Building and Planning Director. It's great to see how many of you are doing fabulous home improvements to make our community a better place. I look forward to serving you throughout 2018. Thank you.

HELP WANTED  
Board Members  
Needed please

**Sign up**

Call: 570-325-2458

## Newsletter/Website

Our Board of Directors' meeting on December 14th was spirited.

A few topics discussed were:

- slow down on our community roads. Speed limit is 15 mph
- stop at stop signs. First time fine is \$25., second time is \$150., third time is \$250. When fines occur they must be paid.
- our budget can only be based on the monies we know will come in.
- we need to continue to investigate and determine spots of the budget that may be trimmed without affecting our safety or running of our community.

Since winter has arrived and roofing needs warmer weather, the Clubhouse roof will be done at a later time. There are 6 bids. A roofing committee was formed to look into clarifications of bids. Contact our office to be part of the roofing committee .

Thank you to those coming to the Board meetings and to the Board members. Please remember our board members are volunteers. Board meetings are the second Thursday of the month. Thank you, Betty



## **Public Safety:**

Director Abe Jardines

Our patrols continue to make 300 plus checks monthly and log about 100 miles daily. Service demands have increased over the last year as our reports indicate. It is our good fortune to enjoy a peaceful community. In contrast we see large forest fires in California and devastation of property along with displacement of families as result of losing their homes. We must remain vigilant for fire and hazards and in addition alert against any possible incidents which could affect us. These days danger is eminent everywhere; in churches, fast food restaurants, at events and in everyday activities. Those merely commuting recently were exposed to a bomb detonation shattering their routine. Not long prior a "truck attack" caused deaths to include a good friend losing his only son in a bike path in NYC. We however enjoy and often take for granted our tranquil surroundings. I thank our loyal employees for their continued dedication and thank our residents for their support.

See something say something. Subsequent to inquiries I was told, we explored the cost of using an outside security company. The added costs to use a private security outside agency would raise our budget from the current 75,000 to a whopping 130,300 dollars keeping the work hours the same. Outside of the cost factor being out of reach there are other significant changes to our current policies and services. I strongly recommend against any changes at this time. Our security services are adequate. Of course they can always be improved upon. Our crime statistics and overall availability of personnel support a continuance of the services we currently enjoy. I have recommended and continue to support the idea of more technological support to enhance our camera capabilities and provide equipment for strategic response and patrol expansion. Please indicate your community support by following our rules and being examples for others. Our driving speed limit is 15 MPH. Stop signs are meant to protect all of us and reduce weather related accidents. As our Holidays approach, I remind all to keep our troops and domestic forces in their thoughts and prayers. My wife and I have always been concerned for our first responders since our sons are in law

enforcement and fire services and now more so, since our youngest son was sworn into the U.S. Navy and hopes to make a career of the military service. May the season bring us all Peace, Harmony and Joy.  
May God continue to Bless America and protect our military, police and fire.  
Merry Christmas and Happy Holidays to All!

## **Adult Christmas Party**

Good food - good wine - good company - fun time!



## **ROAD REPORT:**

As winter sets in we will have to wait to see what damage it leaves behind on our roads. Until then Yellow Run Rd seems to be in worst shape than any other road in the community. So as of now that will be our target for this spring's repaving job. I am aware there is a water drainage problem along this road which should be resolved first.

Yes it is only January but I feel we need to come up with a cost effective solution for the drainage so we can be ready in the spring to repave. In a couple of weeks I will be meeting up with the two road companies that service our roads for some ideas on how to deal with this issue. I will keep you updated.

Happy New Year to all !!!  
Rob Sweeney

## Questions and Concerns

This is a new section of our newsletter. Just drop a note into the box outside the entrance to the clubhouse, email our board president, or email the office.

We can then incorporate a response in the next newsletter.

Our first topic has been submitted by some of our neighbors.

They asked about the need and use of citations.

Response :

What is a citation?

Under PA laws, Title 68, our community Board of Directors , which is our local government, has the right to establish rules and enforce them accordingly inclusive and aside from deed restrictions. Let's understand that our Board also lives here and must follow the same rules.

A citation is a form used to document something that needs the attention of the Board of Directors and property owner. The rules and regulations of our community have violations with specific penalties listed. Our board has flexibility in appeals of violators. The board, after listening to the property owner, may decide to adjust the fine, dismiss the citation, or modify the violation and fine.

Remember, we should all strive to be examples to others and support the general welfare and safety of our residents.

What are some violations listed :

Speeding, stop signs, or parking on roadways or other restriction areas.

A citation does not affect your driving record.

Our 911 signs are mandatory! Your address needs to be posted properly and clearly visible to quickly guide emergency personnel to the proper address. In addition, they help our community to be eligible for grants.

Patrols by security vehicles concentrate on fire and hazards. Reflect on the California fires, realize that fire is also a threat here and a concern to all of us.

Security patrols respond, whenever possible, to our calls for assistance helping us enjoy our homes and help our children grow in a peaceful, safe community.

Besides following the rules and being supportive of our goals, you can get involved. We need volunteers! We need volunteers on your Board of Directors and committees that keep our community functioning and safe. "What

committees?", you ask. Some are: Rules and Regulations, policies and procedures, clubhouse roof, and recreation committees.

Help us continue to provide low risk for accidents and crime and maintain the quality of life we all want for ourselves and our community. Thank you.

### GO GREEN SAVE YOUR GREEN

ADDRESS UPDATE FORM

GET ALL YOUR INFORMATION SOONER VIA EMAIL BY CHECKING YES BELOW

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Alternate Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Alternate Email Address: \_\_\_\_\_

Please update your contact information, send back with payment/or send us an email TO: pfspsa@gmail.com and let us know any changes and if you would prefer to be emailed from now on

Yes, make email my preferred method of receiving information from Penn Forest Streams Proper Owners Association

Checking YES will decrease the amount we spend on postage, paper, ink & time.

No, I do not want to receive via email, please continue to mail out my statements, invoices.

### Go Green to Save Green

Forms are in Newsletter and Clubhouse.

Fill out the form, hand in to the clubhouse office, and receive all community information through email.

### easy CHOCOLATE CHERRY Cake

1 box Devil's Food Cake Mix  
3 eggs  
1 can cherry pie filling

2 oz. cream cheese, softened  
1/2 C butter, room temp.  
5 oz. semi-sweet Baker's chocolate  
2 C powdered sugar  
1/4 C cocoa powder

Preheat oven to 350. Mix all ingredients well and pour into a 9x13 cake pan. Bake for 30, check with a toothpick. Bake longer if needed. Cool. Cream the cream cheese and 1/4 cup of butter until smooth. Place 1/4 cup of butter and the baker's chocolate in the microwave for 1 minute. Whisk. Add to the cream cheese and butter and mix well. Add powdered sugar and cocoa powder. Mix well with a mixer on high until creamy. When the cake is cool, frost with fudge frosting.

# GET READY!

## BLACKOUTS

Severe weather and storms can cause power outages and restoring power can take time. In some instances, such as during extended periods of hot weather, power companies may schedule periods of power outages to help conserve power across the board.

### Before

- Conserve energy to help reduce the threat of a power outage.
- Have flashlights, a battery-powered or hand-cranked radio, and extra batteries on hand.
- Set aside extra water and buy or make extra ice.
- If you have space in your refrigerator or freezer, keep plastic containers filled with water, leaving about an inch of space in each one. The chilled or frozen water will help keep food cool during power outages.
- Be prepared to cook outside.
- If you take any medications that must be refrigerated, check with your doctor or pharmacist to determine how long medications can last.
- Back up computer files regularly.
- Have some form of phone that does not require electricity, either a standard telephone or a cellular phone, rather than a cordless telephone.
- Keep your vehicle's gas tank at least half full.
- If you have any specific needs or disabilities that require electrical equipment, make plans for dealing with a power outage.



- If you are in your car when a power line falls on it, stay in the vehicle and do not touch anything on the outside of the vehicle. Use your horn or cell phone to signal for help.
- Short-term power outages usually occur during peak energy usage times, usually between 4:00 p.m. and 7:00 p.m. on weekdays, and typically last one hour.

### After

### During

- Never use candles for emergency lighting, use flashlights.
- Turn off any electrical equipment you were using when the power went out. Leave one light on so you know when the power returns.
- Avoid opening the refrigerator and freezer.
- Use generators safely. Don't run a generator inside a home or garage. Connect the equipment you want to run directly to the generator. Do not connect a generator to a home's electrical system. Keep instructions with the generator and be familiar with its use.
- Use the telephone only for emergencies.
- Listen to the radio for updates.
- Eliminate unnecessary travel.
- If it is hot outside, take steps to remain cool. If it is cold, take steps to remain warm.

- Stay away from downed power lines.
- Do not refreeze any dairy products, seafood, or food that has thawed completely and been above 40° for more than two hours, or anything with a questionable texture or smell. If in doubt, throw it out.

For more information, visit the National Fire Protection Association at [www.nfpa.org/disaster](http://www.nfpa.org/disaster).  
Developed by NFPA. Funding provided by the U.S. Department of Homeland Security, Office of Domestic Preparedness.



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Pen & Ink

Penn Forest Streams Property Owners Association Operating Budget	\$25 increase 2018-2019
<b>Income</b>	
4001-18 · Annual Dues 2018	226,875.00
4021-01 · Expected Income	6,253.81
<b>Total Income</b>	<b>233,128.81</b>
<b>Expenses</b>	
4300-13 · Pool Wages	9,850.00
4301-13 · Pool Fed Unemploy Tax	53.00
4302-13 · Pool Med & SS Tax	754.00
4303-13 · Pool State Unemployment Tax	368.00
4304-13 · Pool Workmans Comp Ins.	702.00
4305-04 · Pool Service Contract	11,976.30
4306-04 · Pool Supplies	500.00
4307-04 · Pool Electrical Expenses	4,200.00
4309-04 · Pool Water Testing	1,485.00
4615-07 · Rec-Recreation Supplies	3,500.00
6000-13 · Security Wages	58,700.00
6001-13 · Security Fed Unemploy Tax	215.00
6002-13 · Security Med & SS Tax	4,292.00
6003-13 · Security State Unemployment Tax	2,136.00
6004-13 · Security Workmans Comp Ins.	3,249.00
6006-03 · Security Cell Phone Expense	600.00
6007-03 · Security Supplies	1,500.00
6011-03 · Security Vehicle R&M	1,500.00
6012-13 · Security Fuel	6,000.00
6564-13 · Gen Insurance Liability	19,000.00
6565-01 · Gen Insurance E & O	2,260.00
6566-01 · Gen Attorney Fees	1,500.00
6568-01 · Gen Accounting Fees	4,000.00
6571-01 · Gen Bank Charges	30.00
6572-01 · Gen Income Tax Paid	250.00
6574-13 · Gen Newsletter/Postage Expense	100.00
6575-01 · Gen Member Passes & Flags	300.00
6576-01 · Gen Contributions Fire/Amb	300.00
6577-01 · Gen Annual Meeting Fees	200.00
6577-02 · Gen Board of Director's Exp.	200.00
6578-01 · Gen Telephone Expense	2,600.00
6578-13 · Gen Internet/Cable Expense	2,600.00
6580-13 · Clubhouse Electric Utilities	3,500.00
6580-14 · Clubhouse Heating Oil/Propane	2,500.00
6580-15 · Clubhouse Boiler Service	250.00
6583-13 · Clubhouse Trash Permit	200.00
6583-14 · Clubhouse Fire Prevention Equip	300.00
6600-13 · Maintenance Wages	29,375.00
6601-13 · Maint. Fed Unemploy Tax	155.00
6602-13 · Maintenance Med & SS Tax	1,865.00
6603-13 · Maint.State Unemployment Tax	1,180.00
6604-13 · Maintenance Workmans Comp Ins	1,531.00
6605-13 · Maintenance Equipment	800.00
6606-16 · Maintenance Cell Phone	140.00
6607-00 · Maintenance Vehicle R&M	2,000.00
6609-13 · Maintenance Supplies	3,000.00
6610-13 · Maintenance Septic/Dumpster	800.00
6611-13 · Maintenance Fumigation	520.00
6613-06 · Maintenance Fuel	1,200.00
7000-11 · Admin Wages	29,467.51
7001-11 · Admin Employers Fed Unempl Tax	86.00
7002-11 · Admin Med & SS Tax	1,958.00
7003-11 · Admin PA State Unemployment Tax	734.00
7004-13 · Admin Wages Workmans Comp Ins	147.00
7010-11 · Admin Court Costs Filing Fees	2,000.00
7012-13 · Admin Office Expense	3,000.00
7016-13 · Admin Postage Expense	1,500.00
<b>Total Expense</b>	<b>233,128.81</b>

**Quote from unknown:**

**“Don’t add to a  
problem,  
Be part of the  
”solution”**

With that in mind:

Solutions to  
escalating dues:

Pay your dues

Join your Board of  
Directors

Join a Committee

Attend meetings  
Be informed

Volunteer to better your  
Community



## 2018 INVOICE

**Penn Forest Streams POA  
11 Clubhouse Road  
Jim Thorpe, PA 18229**

Date 01/01/2018
--------------------

Due Date 03/01/2018
------------------------

PFSPOA Homeowner

Annual Dues 2018 per lot	375.00
Annual Assessment for Roads 2018 per lot	125.00

Members are responsible for maintaining up to date PFSPOA Rules & Regulations / By-Laws. Modifications are sent out with billing.

**\*\*\*\*PRIVACY POLICY:**

Penn Forest Streams POA does not disclose or provide in any form to third parties, any of our members' private information. This includes addresses, phone numbers and any other identifying personal information.

**\*\*\* Receive Member passes via U.S. Mail by sending a self-addressed stamped envelope along with your payment.**

**PAYMENTS NOT RECEIVED BY THE DUE DATE OF  
03/01/18 WILL RESULT IN A FINANCE CHARGE OF 1.25%  
PER MONTH**

Balance Due

\$500.00

Phone# / Fax # / Email

570-325-2458 / 570-325-3908 / PFSPOA@GMAIL.COM

CK FOR ADD ONS PLEASE

### ADD ONS

Along with this years dues if you have an ATV/Golf Cart you will also be billed for the \$10.00 Renewal Registration fee .

1st time registration is \$25.00

Also if you have a renter in your home there is a \$100.00 rental fee

Please add to your payment the above amounts if applicable to you.

You will be getting monthly statements till your balance is taken care of. Please consider this your invoice for the year.

Thank you  
The PFSPOA Office Staff

Have you seen the new website lately?

<http://www.pennforeststreamspoa.org/>



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Pocono Resorts Realty recently celebrated its 32nd year as an industry leader. We are experts in listing homes for sale and selling properties. We also specialize in vacation rentals and enjoy accommodating our repeat customers. If you are interested in purchasing a home, listing your property for sale with us or joining our vacation rental program, please call any of our offices.

To review our sales and rental website, go to [prr1.com](http://prr1.com). Our offices are staffed 7 days a week from 9 AM to 5 PM.

We are 1 mile east of the Interstate 476 and I-80 Interchange on PA 940.

The Jack Frost - Pocono Resort Realty Office is 4 miles east of the Interstate 476 and I-80 Interchange on PA 940.

We are proud to announce the recent opening of our Pocono Resorts Realty Mt. Pocono Office. This office is situated off PA 940 on PA 196 in Mt. Pocono. We look forward to meeting you in the near future.



Joe Trafka

Your Penn Forest Streams  
Real Estate Specialist

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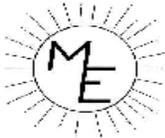


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Save the date for these Heritage Hill events!

# The Mentalist: Jesse Dawson

Tuesday, February 20 • 2:00pm

Watch your thoughts on February 20th! We're bringing in a mentalist who's been featured on Fox News! Join us for an afternoon of memories of mystery, laughter, joy and wonder with your family and friends!

RSVP to Rachael by February 13th by calling 570-427-4500

## King & Queen of Hearts Dance

Wednesday, February 14th • 2PM

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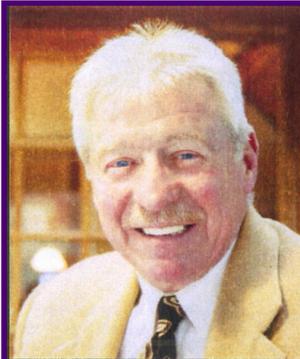


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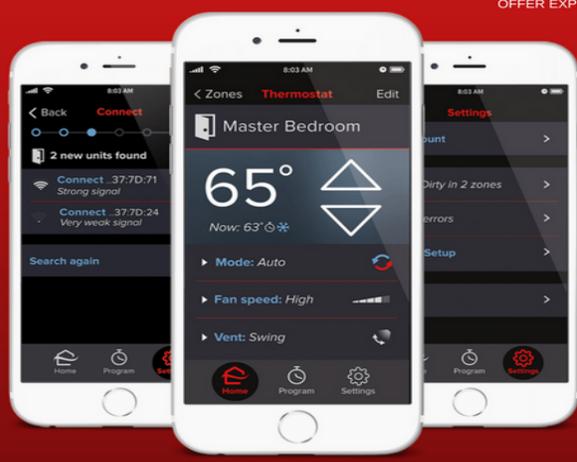
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Tuesday	9:00 am to 3:00 pm
Wednesday	9:00 am to 3:00 pm
Thursday	9:00 am to 3:00 pm
Friday	9:00 am to 3:00 pm

*About Us*

*Penn Forest Streams is a rural community of over 700 home lots nestled in the Pocono Mountains near Jim Thorpe, Pennsylvania. The Penn Forest Streams Property Owners Association (PFSPOA) consists of owners in good standing.*

## Penn Forest Streams Important Phone Numbers

FIRE

**PENN FOREST TOWNSHIP** 911

**PENN FOREST FIREHOUSE** 570-325-8114  
(NON-EMERGENCY)

POLICE

**STATE POLICE (FERN RIDGE)** 570-646-2271

**STATE POLICE (LEHIGHTON)** 610-377-4270

**PFS SECURITY OFFICER** 570-650-2437

**JIM THORPE POST OFFICE** 570-325-3951

MEDICAL

**PENN FOREST AMBULANCE** 911

**GNADEN HUETTEN HOSPITAL** 610-377-1300

**PALMERTON HOSPITAL** 610-826-3141

**POCONO GENERAL** 570-421-4000

**MEDIVAC HELICOPTER** 800-322-9599

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**MUNICIPAL BUILDING** 570-325-2768

**CC COMMAND CENTER** 570-329-9111



Property Owners Association  
11 Clubhouse Road  
Jim Thorpe, PA 18229

**ENCLOSED:**

**2018-19 OPERATING BUDGET,  
2018 DUES INVOICE PAYMENT DUE AS PER BY LAWS MARCH 1ST!**