



Newsletter

Penn Forest Streams Property Owners Association
Summer 2023—Issue 29

Board of Directors

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Message from the Board. . .

Hello PFS property owners!

Do you care about your community? If you do, please take the time to attend the annual meetings each year. Your fellow property owners often sit and wait for the required quorum in order to start the meeting. If a quorum is not met, then no official business, such as voting or other decision making, can be conducted. This results in lost money and time wasted for all involved. If you cannot attend, the enclosed proxy form must be received in the office at 11 Clubhouse Road by July 13th. Proxy forms count towards the quorum.

Please participate in person or by proxy on July 15th!

Many property owners complained of potholes in early spring. Potholes are a natural problem on all road surfaces brought on by winter weather. They are not able to be addressed until spring, so there is always a period of time when roads will not be in good condition. Once spring arrives, road crews are challenged to address all needs at once. PFS potholes work began in May and will continue during the summer months.

We urge you to attend monthly meetings and/or read the minutes posted on our website at pfspoa.org to know the accurate status of roads. A new pothole report that includes a roadmap of planned repairs has also been posted on the homepage of our website. You can also request a review of an area not planned for repair by notifying the office of the location in need of repair. (continued on page 2)

ANNUAL OWNERS MEEETING

Saturday, July 15, 2023 at 10:00 AM at the Firehouse
Please arrive early as we need establish a quorum to begin

Meeting Materials Inside this Newsletter

ANNUAL PICNIC at 2:00 PM at the PFS pavilion

Please bring a covered dish to share.

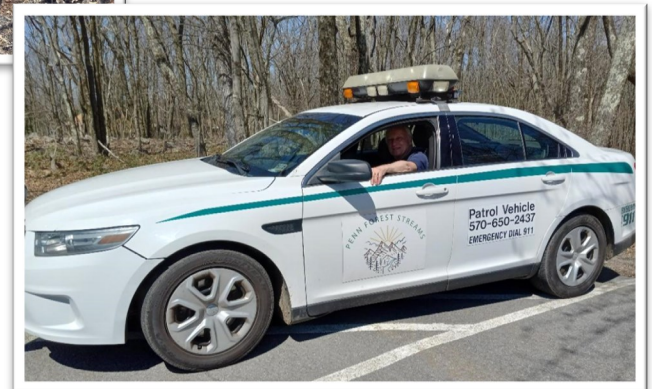
PFS Annual Events Calendar . . .

- ◇ *February Valentine
Wine & Cheese Party*
- ◇ *March St. Patty's
Dinner*
- ◇ *June Yard Sale*
- ◇ *Summer Movie Night*
- ◇ *July Annual Picnic*
- ◇ *Summer Pool Party*
- ◇ *August Back to School
Event*
- ◇ *September Yard Sale*
- ◇ *October Halloween
Party & Trick 'r Treat
Night*
- ◇ *November Veteran's
Day Meal*
- ◇ *December Breakfast
with Santa*
- ◇ *and holiday-themed
Painting Parties all
year!*

Note: Events subject to change.

New Signage for PFS Entrances

Two years ago we adopted a new logo for PFS. We undertook entrance sign replacement and branding of our enforcement vehicle at that time. A combination of COVID and an unexpected amount of time spent with entrance sign permitting delayed the intended completion of this task. Installation of the signs also included the clean-up of outdated signage. We are happy to say that in April we finally got the signs up at all entrances and the car



PENN FOREST TOWNSHIP ELECTRONICS RECYCLING DAY!

**Location: Transfer Station
Saturday, June 24th 9-noon**

- ⇒ **Many items are free**
- ⇒ **some require a fee
described on the
website**

**For details go to:
pennforesttownship.org**

Message from the Board continued. . .

Collections continues to be a focal point of this current board. Over the past few years we have worked with owners to work out payment plans for those who have had difficulties making lump sum payments, but want to be responsible members. This past March, PFSPOA filed 86 actions in court to collect past dues. As of May, 16 have been resolved and 70 are still pending. Updated collections numbers will be presented at the annual meeting and the slides will be posted on the website. Our collection activity has bolstered our revenue and is continuing to be a new strength in the management of our association.

PFSPOA Board of Directors

Community Governance

Planned communities like Penn Forest Streams are governed by the following:

- **State Law, specifically Title 68** enacted in 1980, sets forth laws to govern planned communities, condominiums, public lands, etc. It includes issues related to the land itself, handling of finances, and to the management of the community. For example, it designates that, “the association is responsible for maintenance, repair and replacement of the common elements.” This mandates that elements such as the clubhouse, pools, courts, etc. be maintained under the law and helps ensure the value of our properties is preserved.
- **Deed Restrictions** are set forth when the community is developed consistent with Title 68 and outlining a variety of basic rules that must be followed. For example in our deed, it prohibits the raising of livestock or poultry being raised on our land. It also designates that structures, such as a tent, shack or trailer, shall not be used as a residence temporarily or permanently.
- **Bylaws** consistent with Title 68 and deed restrictions are set forth by the property owners at the time designated in the deed and can only be changed by a majority of a quorum voting at the annual meeting. Bylaws set forth rules around community membership, governance, meetings, dues, etc. For example, the bylaws set forth the rules around our annual meeting and the election of directors and officers each year.
- **Rules** consistent with the documents above, govern day to day operations of the community and can be changed by a vote of the board of directors. Such as, specific rules for traveling on our roads, use of common areas, maintenance of properties, fees, etc.

Deed Restrictions, Bylaws and Rules are available on the website at www.pfspoa.org.

PFS OFFICE

Phone: 570-325-2458 • Email: office@pfspoa.org

Weekly Hours: 9am to 2pm / closed Tuesday

PFS ENFORCEMENT & PUBLIC SAFETY

Phone: 570-650-2437

Board Projects in the works . . .

While many projects were completed in previous years, the following are the priority for 2023:

- ⇒ Planning for a new and expanded playground behind the clubhouse
- ⇒ Overseeing spring and summer road replacement and repair
- ⇒ Ongoing collections, including court filings
- ⇒ Completing the Leslie Lane pool
- ⇒ Assessing speed bumps and other remedies in high-speed areas
- ⇒ Maintaining the current assets and community

Please drive safely
and observe
STOP signs.

Speed limit is 15 MPH



PFS Event Highlights



Painting parties, a wine and cheese party and a St. Patrick's Day gathering were enjoyed by owners. An Easter party including gifts for the kiddies, a visit with the Bunny and an egg and scavenger hunt.



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meet our
team

Ron Dunbar - Broker

Jim Shober - Associate Broker / Appraiser

Matthew Dunbar - Agent

Brandon Dunbar - Agent

Keri Gallagher - Agent

Eric D. Johnston - Agent

Derick Reis - Agent

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