

# CONASHAUGH COURIER

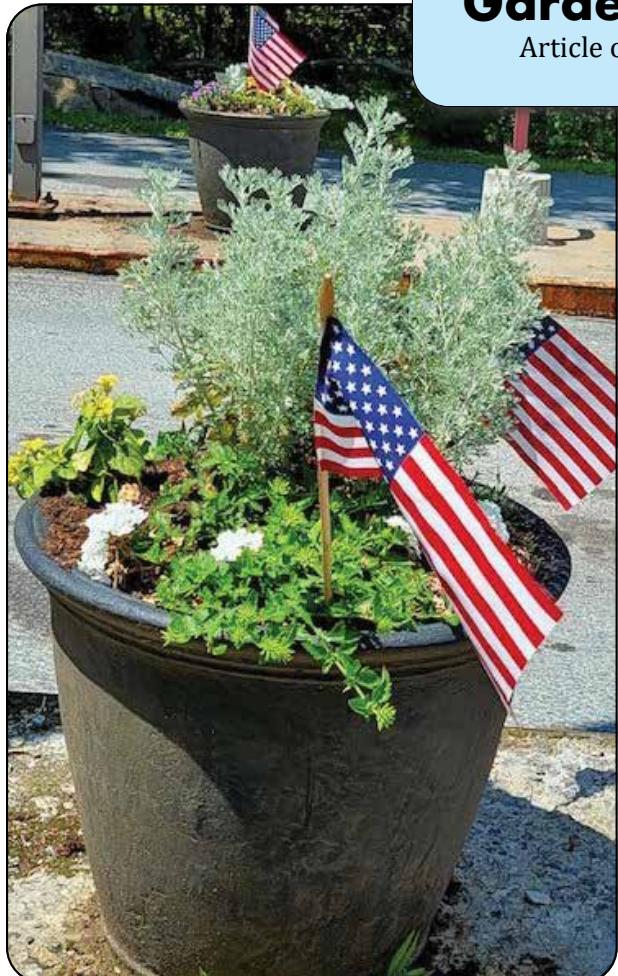
PUBLICATION OF CONASHAUGH LAKES COMMUNITY ASSOCIATION

SUMMER 2022



## Thank You Garden Club!

Article on page 19



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## President's Message

BY BETTY BUCCINE

Greetings!

Living in Conashaugh Lakes within the NE Poconos I often compare to a little piece of Heaven on earth.

A special thank you to all our members, volunteers, and dedicated staff who together keep our community running and beautiful.

Much appreciation to all the committee members and Board members who volunteer their time to assure our community is moving in the right direction.

Together we can accomplish great things. And I look forward to this coming year.

Many Blessings to all.

## Burning Within the Community

All residents wishing to use burn barrels or campfire pits need to contact the office for a permit. It is a free, one-time process. The permit includes procedures to follow to ensure safety. It is important to call Pike County Communications (570)296-7700 each time you burn. This is required by Dingman Township. You also need to call Security (570) 832-5660 and inform the officer or leave a message that you are burning which includes your name, time, lot number and 911 address. By doing so you are helping prevent the possibility of a false alarm being responded to in the event that someone sees the fire and believes it to not be a controlled situation and calling 911. Our Township Fire Department consists of volunteers who are stretched thin enough without having to be called to a campfire.

When burning please be considerate of your neighbors. There are many homes with open windows or people outside enjoying their own backyards. Never burn garbage, furniture, building materials or caustic materials. Always use a burn barrel or closed campfire ring. Do not burn anything uncontained on the ground. You should be cognizant of the possibility that what you burn into and leave on the ground has a good chance to one day end up in your well. There is no burning of tree stumps and brush without written permission of Conashaugh Lakes. Keep a hose at the site. Most importantly be aware of conditions before you burn and obey all burn bans that may be in effect. You can find out about burn bans by visiting the Dingman Township Fire Department website at <http://www.dingmanfire.com/Burning%20Ban.htm>.

By following these simple steps you can enjoy your fire while ensuring safety to your home and neighbors. This simple rule also helps first responders by not having them called out to a false alarm.

## How to Obtain an Amenity Badge

Amenity badges are available through the office.

If you do not have an amenity badge, please do the following:

Send an email to [adminassistant@conashaughlakes.com](mailto:adminassistant@conashaughlakes.com).

Please include with your email

Deeded owner's name(s)

Lot number

Individual photos of immediate family members within your household & name of person in the photo (no group photos please)

For children under 18, please provide child's date of birth

Once the badge is printed, you will be contacted to arrange pick up.

Thank you

## CONASHAUGH LAKES

PROPERTY OWNERS ASSOCIATION

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102 Conashaugh Trail, Milford, Pa 18337

P: 570.686.4000

[www.conashaughlakes.com](http://www.conashaughlakes.com)

### BOARD OF DIRECTORS

President	Betty Buccine
Vice President	Rich Schlosser
Secretary	Marisa Jara
Director	Kurt Budveit
Director	Tom Famoso
Director	Deborah Henry
Director	Laura Elaro

### OFFICE STAFF

Kimberly Decker	Acting Administrator <a href="mailto:administrator@conashaughlakes.com">administrator@conashaughlakes.com</a>
Liz Sori	Administrative Asst. <a href="mailto:adminassistant@conashaughlakes.com">adminassistant@conashaughlakes.com</a>
Dawn Cuneo	Bookkeeper <a href="mailto:bookkeeper@conashaughlakes.com">bookkeeper@conashaughlakes.com</a>

### SECURITY

St. Moritz Security	
Patrol Phone	570-832-5660

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# CLCA ELECTIONS

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## Betty Buccine

Betty Buccine moved to Conashaugh Lakes in 2002 with her husband and 4 children.

Over the years she has served on both the Security and Design Review committees.

Currently she sits as the liaison for the Communications committee and President of the Board.

Retired and loving life.



## Deborah Henry

Deborah Henry has been a member of the Conashaugh Lakes Community since March 2016. She is the current Chairman of the Maintenance Committee, a member of the Finance Committee, and leader of the Conashaugh Lakes Garden Club.

She was appointed to the Board of Directors in June to fill an open position on the Board. Deborah is a retired Project Management Professional, IT Project Manager/Program Manager with 28+ years in the corporate environment, project management and operations management. She enjoys gardening, wildlife, bicycling, fishing, walking with friends in the community, and traveling with her husband.



## Kurt Budveit

I have lived in Conashaugh Lakes for twenty-one years and am running for a second three year term on the Board of Directors. I currently serve as liaison for the Design Review and Rules and Regulations Committees. I look forward to continuing my service to this Community and doing my part for it to remain a safe, clean and great place to live without too many restrictions or unnecessary expense.



## Marisa Jara

Hello Conashaugh Lakes members. My name is Marisa Jara, and my family and I have lived here for three years. I have taught in NY elementary schools for many years, and I have also operated my own childcare facility. We moved from New York, and I have to say it is different here and we are enjoying it. The surrounding trees and wildlife, and the quiet stillness is amazing. Shortly after we moved here the pandemic happened, and it was difficult to do things and meet people. I decided to join a committee; and since I love to entertain and plan fun activities for children I joined Recreation. I have met many delightful people, and together we have planned some activities for the community; the most popular one being the annual picnic. Through my work with Recreation, I was appointed to the Board in 2021, and have been serving as Board Secretary since October. I have enjoyed my time serving and including my thoughts and perspective to the Board discussions. I hope to continue meeting our residents at Recreation events and being a beneficial part of this community for the years to come.



## Rich Schlosser

My name is Rich Schlosser. My wife Alice and I have lived in Conashaugh Lakes for 4 years now after raising our family on Long Island. Before retiring, I worked in the auto service industry for 45 years, with the last 20 years in shop and store management.

On Long Island I have volunteered with the Boy Scouts on the troop level when our sons were involved and then onto District and Council level as chairman of the Advancement Committee, helping scouts achieve the Eagle Rank by approving projects and Eagle board of reviews. I also volunteered at Island Harvest food bank, where I supervised corporate groups with sorting and distributing donated food.

In Conashaugh, I have been active with the Security Committee as a member and as committee chairman. After being appointed to an open Board position, I serve as the Liaison to the Maintenance committee and was also asked to fill the position of Vice President.

I would like to use my past experiences, to continue to make Conashaugh Lakes a great place to live.

## HOA Standing Committees 101

Homeowners Association committees are a necessity for communities. Among the many benefits, they can provide valuable assistance to the Board of Directors and increase homeowner engagement. HOA board members are homeowners who volunteer to serve their community. As such, board members may not have enough time to take care of every aspect of the community with work, family, and other personal obligations.

By having HOA standing committees, board members can delegate some of the tasks and responsibilities to volunteer homeowners. HOA standing committees can take care of the more basic tasks and make recommendations to the board while board members can focus on bigger HOA duties -- such as preparing financial reports, taking care of HOA funds, and planning capital improvement projects. With HOA boards and standing committees working together, the community will be able to function properly and seamlessly.

One of the benefits of HOA standing committees is the ability of the board to draw upon the skills and talents of homeowners. It is important for residents to become involved in community matters. This enables residents to appreciate the importance of certain issues such as maintaining property values and resident safety. Since committee membership can change over time, many residents can participate in HOA communities. Joining HOA standing committees not only fosters community engagement but also helps the HOA board accomplish important community tasks.

Please consider participating in one or two of Conashaugh Lakes Community Association Standing Committees contributing your talents and areas of expertise to the Community.

Our Association Standing Committees and what they do:

1. Design Review Committee - to set architectural and building standards in the Community, supervise the review and approval of all building plans for homes in the Community.
2. Strategic Planning and Resources Committee - to study and recommend plans for long term growth of the Community.

3. Finance Committee - to prepare the annual budget, to review the annual audit, investigate all matters affecting the budget items and direct the investment and insurance program of the Association.
4. Community Rules and Regulations and Bylaws Committee - to develop and establish rules of conduct for the community and recommend changes, from time to time, of the Bylaws, when and if required.
5. Recreational Committee - to develop programs of social, athletic, and recreational activities and direct the carrying out of any such programs.
6. Maintenance Committee - to maintain and supervise the amenities of the Community to assure they remain in good repair. This shall include roads, pool area, beach areas, tennis courts and all other athletic or recreational facilities. To conduct a yearly inventory and equipment condition report.
7. Communication Committee - to supervise and produce the Association's official publication and any other medium of contact between the Association and its Members.
8. Security and Enforcement Committee - to study and develop the methods of providing for Community security and to enforce the Rules and Regulations of this Association.
9. Environmental Committee - to study and develop programs for maintaining and improving the quality of air, water, and general ecological characteristics of the Community.

To join and participate in one or two Committees, please contact the Community Administrator at [administrator@conashaughlakes.com](mailto:administrator@conashaughlakes.com) with the Committee(s) you would like to join or attend a committee meeting and express your interest in joining the committee. The schedule of Committee meetings can be found on <https://www.conashaughlakes.com/events>.

You can also sign up for one or two committees at the Annual Membership Meeting scheduled for Saturday, September 24, 2022, 9:00 a.m. at St. Vincent's RC Church.

## Dues Reminder

**ALL MEMBERS PARTICIPATING IN MONTHLY PAYMENT PLANS ARE REMINDED THAT PAYMENT IS DUE BY THE 15TH OF EACH MONTH.**

**WE ARE CURRENTLY NOT ACCEPTING CASH FOR PAYMENT. PLEASE MAKE CHECKS PAYABLE TO CONASHAUGH LAKES COMMUNITY ASSOCIATION.**

**FOR A \$4.00 CHARGE WE ALSO ACCEPT VISA, MASTERCARD AND DISCOVER PAYMENTS BY PHONE.**

**TEN MONTH PAYMENT PLANS ARE ONE OF THE SEVERAL OPTIONS OFFERED TO PAY DUES. IT IS A TEN MONTH PAYMENT PLAN THAT COMMENCES ON NOVEMBER 15TH AND CONCLUDES ON AUGUST 15TH.**

## A Sweet Start to Summer!

To kick off the start of summer and mark the end of the school year, the Rec Committee was happy to hold Ice Cream Day on the last day of school this year. Thank you to Marisa Jara and Valerie Ferlauto for volunteering to distribute ice cream making for a lot of happy faces.



## Help Us Get Them Back to You

Despite best efforts and diligence, some of our furry friends get away from their owners. Thanks to social media, help from the Pike County Humane Society, Security and office staff many of these pets are reunited with their families.

We would like to continue with happy reunions and ask our members to help with this task. First, everyone should be aware that pets, particularly dogs are not allowed to roam. It is understood that some pets are expert escape artists and opportunists. There are number of things you can do to help get your pet returned if it should be lost.

1. If your pet is a Houdini, please take extra care to keep them from escaping. Make sure gates and doors are secure and children know not to let them run out.
2. License your dog. It is the law.
3. Have them wear identification including a collar with a current phone number and tags. If you are expecting visitors with pets it is important that they have their pets wear identification.
4. Provide the office with a photo and information regarding your pet. Include their age, gender and name to keep on record.

CLCA does not have a facility to hold found pets. If you decide to capture a roaming dog or cat, please be prepared to hold it until it can be picked up by the owner or the Humane Society. Security and CLCA Staff are not animal handlers and will not pursue or retrieve a dog at large. Members may contact us to report finding a pet by calling the office or security or sending a message by FB Messenger or email. Please note that social media and email are not monitored 24/7. When reporting a found pet, please include description and contact information.

Should you need to call them, the phone number for the Pike County Humane Society is 570-296-7654 and Pike County Dog Warden is 570-350-3589. The Pike County Treasurer's Office maintains a database of dog licenses that are issued. Their number is 570-296-3441.

## Permit Reminder

The Design Review Committee meets each third Saturday of the month to review permit submissions for our members. This is a friendly reminder that permits are required from Conashaugh and in many cases Dingman Township before commencing construction on your property. Below is a partial list of work requiring permits. Please contact the office if you are in doubt or have any questions.

PROJECT	CLCA PERMIT	TOWNSHIP PERMIT
Tree/brush removal	yes	may need soil and erosion plan
Major landscaping	yes	maybe depending on work
Sheds	yes always	yes for sheds 100 square ft or larger
Pools	yes	yes
Decks	yes	yes
Home additions	yes	yes
Driveway paving	yes	no
Roof replacement	yes	yes
Garages	yes	yes
Fences	yes	maybe depending on location & size

There may be some misunderstanding about permit fees. First, please note that the only fee that has been changed is for new homes that are being built. The original fee was \$300.00 and was increased to \$400.00. Many permits are free of charge.

Roof Replacement – No Fee

Painting exterior of home or siding change (color approval) – No Fee

Swimming Pools, spas & hot tubs

Above ground pool – \$50.00 In-ground pool – \$100.00 Hot tub – No Fee

Fences – No Fee

Decks – \$35.00 fee

Fire pits/Burning on property  
(one time permit w/instructions to follow when burning) – No Fee

Tree & Brush removal – No Fee

Major Landscaping projects or to change property grade – No Fee

Driveway Inspection for paving – No Fee

Additions or Detached Garage – \$100.00 Fee

For tree and brush removal permits simply mark trees and areas with ribbon. Please do not spray paint or use other means of permanent marking. Contact the office and request an inspection. The inspection will be conducted within ten business days. Display tree permits at the entrance of your property in a conspicuous location.

Please note and plan accordingly for projects that may need to be reviewed and approved by the CLCA Design Review Committee. For Township information visit their website at [www.dingmantownship.org](http://www.dingmantownship.org)



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## Budget and Reserves What is the Difference?

All Members will be receiving a packet in the mail which contains information regarding the CLCA Annual Meeting. This year's meeting takes place Saturday September 24th, 2022. Included in the packet will be the 2022/2023 Proposed Budget and the CLCA Reserve schedule.

At the time of this article the current U.S. inflation rate is 9.06%. The state of the economy weighs on all of us. Increased costs for fuel and power impacted by inflation continue to be seen. These impacts don't end at our gas pump or electric panel box but affect vendors that provide services and materials for us to operate.

The Finance Committee is committed to preparing a detailed, fair budget each year and worked diligently to bring a proposed budget which includes a 2 % (two percent) increase for the 2022/2023 fiscal year for homes and contiguous lots. Lots that are not developed have a zero proposed increase.

The Committee would like our Members to have an understanding of our Budget and Reserve Schedules. The following is in an effort to walk you through these two documents and the differences between them.

The Budget is for the day to day operation of the community (think of it as checkbook for daily/monthly operating expenses) and the Reserve schedule is for replacement of large assets such as major building repairs or renovations, trucks and larger equipment replacement (think of it as a savings account).

### BUDGET

For those of you who may not know this, unlike a number of communities in the area, our members vote on the budget. The CLCA budget is worked on by the Finance Committee. As with all of our Committees, any member in good standing is welcome to attend the meetings. Work on the budget typically begins in June. Averages of actual expenses for the past three years are the starting point to working on the budget. Additional consideration for projected increases or decreases in costs are also looked at and adjusted accordingly. While events of the past two years had negative health impacts, the Community realized positive financial impacts

by the way of home and property sales and the income generated through those transactions. Despite the negative impacts, we are very fortunate and thankful for our members who continued to keep dues payments a priority.

There are two parts to the budget Inflows (money in) and General Operating (expenses/money out). The totals for each of those sections must be the same. That is a balanced budget. There are lines for inflows including dues. It is important to not confuse Inflows (income/money in) with General Operating Expenses (money out).

### INCOME:

The primary source of income is dues. If you look at the bottom right side of the page for the proposed 2022/2023 Budget you will note the number of homes, lots and contiguous lots. If you take the number from the Homeowner's dues inflow line 727,020.00 and divide it by the number of homes 577 your answer is 1260.00 the proposed dues for Homeowners. The same math applies for lots and contiguous lots. Dues discount is a projected amount of money that will reduce dues income as a result of members taking advantage of this payment option. The doubtful account line is the projected amount of money we will not receive from members who fail to pay their dues. This could be for a number of reasons valid and non-valid including but not limited to, foreclosure, bankruptcy, hardship, lack of priorities, abandonment of lots to foreclosure and tax sales. Effort is made whenever legally possible to pursue unpaid dues by the office staff, our attorney and through the legal system. Other Inflows/income are estimated based on history and projection. Income from resale certificates and transfer fees can fluctuate depending on the home market.

### EXPENSES

A majority of the expense lines are self explanatory. Some lines require additional explanation so not to give the appearance of duplication. There are three different payroll expense lines, one for the office, one for maintenance and the third payroll is included in the pool supplies and

operations. Events of the past two years caused fluctuation in payroll expenses. Payroll bonus applies to all permanent employees. Currently there are 5 full time and 4 part time permanent employees. Full time permanent employees are offered health insurance. Participating employees (currently there are 4) contribute through payroll deduction towards the premiums for this insurance. You may have noticed that there are two lines for the Dam. One line is for expenses connected with an annual inspection and the other is an annual fee charged to us by Department of Environmental Protection for having a dam. Private dams are subject to DEP annual fees based on their hazard rating. The dam at Conashaugh Lake is rated as a low hazard dam. The DEP determined that Flatbrook Way at the enhanced wetlands is also a dam however, we were able to forego registering it after requesting and receiving a registration waiver from the DEP. Imagine the costs incurred by some communities having multiple and/or high risk dams. There are also two road lines. One is for repair of the roads which can include materials such as stone, culvert pipes, wood for guide rails, signage etc. In addition to the road repair line there is a road reserve line. In the past those funds were utilized to pave dirt roads. With the paving of dirt roads in the community almost completed, future funds to this account will include major repairs to maintain the roads. Miscellaneous expense can cover a number of expenses. Donations to the Fire Department, Humane Society or additional educational expenses for staff that may be needed and are over and above training budget. There are three security lines, one covers patrol services provided by our third party contractor and the second is for monitoring which includes the monthly costs for the tele-pad, alarm system for the office, repair/replacement of cameras, dvr's and gate service and repairs. The third Security line is for a part time administrator specifically to oversee and handle Security matters.

### RESERVES

On the reverse side of the Budget

is the General Reserve schedule. This lists CLCA's larger owned assets. Nothing lasts forever and will eventually need to be repaired, roofed, sided, windows, septic, well pumps, restored or totally replaced or expanded. These funds are for that purpose. While we have these items insured, maintenance, deterioration and wear and tear are not covered by insurance. Thanks to reserves, Conashaugh is free of loans and interest payments for those loans. Reserves have also deterred the need to charge members for long term additional assessments. Not too many HOA's can say that.

The list is reviewed and items no longer owned and/or replaced are removed or updated. Funds for removed items that are no longer needed are redistributed to underfunded lines. Replacement costs will fluctuate and be adjusted up and down as needed. It should also be noted that the schedule of listed assets are periodically reviewed and the replacement cost may need to be adjusted (up or down).

As for the reserve schedule, the first column after the asset description is the original cost for that item.

The amounts funded for certain items were questioned in the past. The "funded" amounts for the individual line items are not set in stone. In other words, if needed or decided those funds can be moved to another item.

An example of what is being said here is as follows:

Say that a vehicle or piece of equipment failed beyond repair and replacement was necessary. The replacement cost for that item (by either or new or used item) is 10,000 but the reserve line for that item was only funded for 5,000.00. The additional 5,000.00 could be moved from another item or items to make up the difference to enable the replacement.

Hopefully the above will clarify some of the information concerning the proposed budget and reserve schedule. If you have any questions, please contact the office.

Thank you.

# RESERVE SCHEDULE FOR 2022

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## CLCA Reserves

Actual / Forecasted Balances

9/30/21 - 9/30/23

Asset Description	Actual Balance as of 9/30/21	Forecasted Contrib/Expense FY 21-22	Forecasted Balance as of Year End 21-22	Forecasted Contribution FY 22-23	Forecasted Balance as of Year End 22-23
Otterbine Fountian - Seneca Lake	\$1,858	\$720	\$2,578	\$320	\$2,898
Building - Equipment Shelter	\$11,892	\$400	\$12,292	\$178	\$12,470
Building - Maintenance Office	\$10,919	\$1,600	\$12,519	\$711	\$13,230
Building - CLCA Office	\$114,579	\$0	\$114,579	\$0	\$114,579
Building - Pool	\$4,595	\$80	\$4,675	\$36	\$4,711
Building - Recreation	\$25,414	\$800	\$26,214	\$356	\$26,570
Building - Salt Shed	\$24,393	\$1,200	\$25,593	\$533	\$26,126
Building - Security	\$13,904	\$400	\$14,304	\$178	\$14,482
Computers & Printers	\$9,747	\$0	\$9,747	\$0	\$9,747
Fence-Maint+Ball Field+Beach+Pool	\$35,752	\$400	\$36,152	\$178	\$36,330
Future DEP Dam Required modification	\$93,322	\$4,800	\$98,122	\$2,133	\$100,255
Mail Boxes Move plus additional	\$7,950	\$800	\$8,750	\$356	\$9,106
Maint - Case Backhoe	\$67,000	\$4,000	\$71,000	\$1,778	\$72,778
Maint - Cat Skid Steer	\$51,660	\$2,560	\$54,220	\$1,138	\$55,358
Maint - Cat Skid Steer Attachments	\$13,972	\$1,200	\$15,172	\$533	\$15,705
Maint - Compressor	\$7,324	\$0	\$7,324	\$0	\$7,324
Maint - Ford 4610 Tractor w/side bar	\$12,552	\$800	\$13,352	\$356	\$13,708
Maint - 2018 GMC 3550 w/Body&Plow	\$11,800	\$800	\$12,600	\$356	\$12,956
Maint - 2012 Chevy with Plow	\$24,500	\$2,000	\$26,500	\$889	\$27,389
Maint - Ford F550 Dump & Plow	\$46,573	\$4,000	\$50,573	\$1,778	\$52,351
Maint - Freightliner Big Red	\$74,263	\$2,000	\$76,263	\$889	\$77,152
Maint - Grader Replacement	\$26,100	\$3,600	\$29,700	\$1,600	\$31,300
Maint - Kubota Zero-turn Mower	\$13,200	\$800	\$14,000	\$356	\$14,356
Maint - Misc Small Equipment	\$1,728	\$0	\$1,728	\$0	\$1,728
Maint - Sweeper('93) & Trailer(08)	\$3,585	\$800	\$4,385	\$356	\$4,741
Maint - Two way Radios	\$1,159	\$0	\$1,159	\$0	\$1,159
OFC Equipment - Furniture & F/C's	\$7,486	\$80	\$7,566	\$36	\$7,602
Recreation - Kitchen Appliances	\$3,743	\$0	\$3,743	\$0	\$3,743
Recreation - Misc Equipment	\$8,958	\$0	\$8,958	\$0	\$8,958
Recreation - Playground Equipment	\$3,492	\$160	\$3,652	\$71	\$3,723
Recreation - Pool & Baby Pool	\$151,003	\$0	\$151,003	\$0	\$151,003
Recreation - Pool Pump & Covers	\$7,332	\$0	\$7,332	\$0	\$7,332
Recreation - Pool Hndcp Lift+Heater	\$1,900	\$400	\$2,300	\$178	\$2,478
Recreation - Tennis/Basketball Cts	\$26,628	\$0	\$26,628	\$0	\$26,628
Computer Systems & WEB Site	\$5,550	\$800	\$6,350	\$356	\$6,706
Security Gates,Cameras & TelePads	\$0	\$5,000	\$5,000	\$2,222	\$7,222
Trash Compactor #1&#2	\$200,000	-\$3,750	\$196,250	\$1,636	\$197,886
Well - Maint Bldg Bsmnt Lot 99-100	\$1,400	\$0	\$1,400	\$0	\$1,400
Well - Maint Bldg Bsmnt- CLCA	\$3,200	\$200	\$3,400	\$89	\$3,489
BANK INTEREST	\$15,234	\$1,343	\$16,577	\$0	\$16,577
Zee Unallocated	\$51,589	\$15,774	\$67,363	\$409	\$67,772
<b>TOTAL</b>	<b>\$1,197,256</b>	<b>\$53,767</b>	<b>\$1,251,023</b>	<b>\$20,000</b>	<b>\$1,271,023</b>

# Conashaugh Lakes Budget Proposal

Conashaugh Lakes Budget Proposal		PROPOSED BUDGET <u>10/22 TO 9/23</u>	ENVIRONMENTAL	
8/10/22 5:02 PM			Lake Testing	\$600
<b>INFLOWS</b>			Lake Stocking/Habitat	\$600
Home Owners Dues	<b>\$727,020</b>		Lake Treatment/Maintenance	\$0
Lot Owners Dues	<b>\$235,815</b>		Environmental Program/Education	\$0
Contiguous Lot Dues	<b>\$20,412</b>		Environmental DAM Inspection	<b>\$900</b>
Due Discount	<b>(\$21,000)</b>		TOTAL ENVIRONMENT	<b>\$2,100</b>
Old Dues Collection	<b>\$25,000</b>		<b>RECREATION</b>	
Allowance for Doubtful Accounts	<b>(\$60,000)</b>		Family Events(Adults+Children)	<b>\$7,500</b>
Finance Charges	<b>\$10,000</b>		Youth Activities Incl Swim Team	<b>\$500</b>
Earned Interest	<b>\$3,000</b>		Recreation Supplies Miscellaneous	<b>\$1,000</b>
Resale Certificates	<b>\$9,000</b>		Child Protection Clearances	<b>\$300</b>
Permit Fees	<b>\$2,500</b>		Pool Water Testing	<b>\$850</b>
Renters Fees	<b>\$5,000</b>		Pool Supplies/Operations(Life Guards)	<b>\$30,000</b>
Fines	<b>\$1,000</b>		TOTAL RECREATION	<b>\$40,150</b>
Transfer Fees CIF	<b>\$40,000</b>		<b>MAINTENANCE</b>	
Miscellaneous Fees & Income	<b>\$700</b>		Vehicle Maintenance	<b>\$10,000</b>
CLCA Lot Sales	<b>\$5,000</b>		Cleaning Supplies/Covid19 Supplies	<b>\$400</b>
Members Gate Cards	<b>\$1,000</b>		Dam DEP Annual FEE	<b>\$800</b>
Miscellaneous Income	<b>\$0</b>		Drug & Background Testing	<b>\$50</b>
Realtor Gate Cards	<b>\$1,500</b>		Equipment Refurbish/Repair/Tires	<b>\$5,000</b>
<b>TOTAL ALL INCOME FY22</b>	<b>\$1,005,947</b>		Grounds Maintenance Include Parking Lot	<b>\$5,000</b>
<b>GENERAL OPERATING ACCOUNT</b>			Pool Repair	<b>\$500</b>
Bank Service Charges Incl CR Card Fee	<b>\$2,500</b>		Grounds Tools	<b>\$500</b>
Community Badges	<b>\$50</b>		All Building Repairs(Non Reserves)	<b>\$3,500</b>
Court Filing Fees	<b>\$500</b>		Payroll (P/R Taxes incl in "OPER" ? )	<b>\$165,000</b>
Dues & Subscriptions	<b>\$400</b>		Road Repair	<b>\$5,000</b>
Insurance - General Liability	<b>\$34,500</b>		Safety Equipment	<b>\$700</b>
Insurance - Workers Compensation	<b>\$12,000</b>		Snow & Ice Removal Equipment	<b>\$4,000</b>
Insurance - Health	<b>\$25,000</b>		Snow & Ice Removal Materials	<b>\$20,000</b>
Miscellaneous Expense	<b>\$2,598</b>		Vehicle Fuel & Oil	<b>\$15,000</b>
Miscellaneous Tax & Permits	<b>\$100</b>		Vehicle Registration & License	<b>\$2,100</b>
Training & Education	<b>\$500</b>		TOTAL MAINTENANCE	<b>\$237,550</b>
Payroll	<b>\$158,000</b>		<b>SUMMARY (From Above)</b>	
Payroll Bonus(Oper&Maint)	<b>\$7,000</b>		General Operating Account	<b>\$340,498</b>
Payroll Tax Expense(Oper&Maint)	<b>\$30,000</b>		Environmental Account	<b>\$2,100</b>
Postage/Office	<b>\$2,000</b>		Recreation Account	<b>\$40,150</b>
Printing /Postage-/Courier	<b>\$750</b>		Maintenance Account	<b>\$237,550</b>
Accounting Service FEE	<b>\$9,000</b>		<b>SUMMARY (From Income Stmt)</b>	
Legal Services	<b>\$7,000</b>		TRASH COMPACTOR & RECYCLE	<b>\$75,000</b>
Payroll Service & Tax Reports	<b>\$2,000</b>		SECURITY Administrator Wage	<b>\$21,225</b>
Farley Dues Collections Service	<b>\$2,000</b>		SECURITY Contract	<b>\$82,000</b>
Computer Svc	<b>\$1,500</b>		SECURITY - Monitoring, (ie Cameras etc)	<b>\$7,000</b>
Water Testing Office	<b>\$1,200</b>		COMPACTOR & BUS MONITORS	<b>\$30,424</b>
Sage Sofware Maintenance	<b>\$1,100</b>		ROAD PAVING RESERVE	<b>\$150,000</b>
Copier Lease	<b>\$2,700</b>		GENERAL RESERVES	<b>\$20,000</b>
Supplies - Office	<b>\$4,500</b>		<b>TOTAL ALL CATEGORIES=&gt;</b>	<b>\$1,005,947</b>
Utilities - Electric	<b>\$14,000</b>		<b>INCOME vs EXPENSE DIFFERENCE=&gt;</b>	<b>\$0</b>
Utilities - Propane	<b>\$6,500</b>			
Utilities - Propane for POOL Heater	<b>\$3,000</b>		# of Homes	577
Utilities - Port A John	<b>\$1,600</b>		# of Lots	237
Utilities - Phone / Internet	<b>\$8,500</b>		# of Contiguous Lots	28
<b>TOTAL OPERATING</b>	<b>\$340,498</b>		TOTAL # of Homes & Lots (Non-CLCA)	<b>842</b>
			Home & Contiguous Lot Dues Increase==>	<b>2%</b>
			<b>2021-22 DUES</b>	<b>2022-23 DUES</b>
			1,235.00	1,260.00
			995.00	995.00
			715.00	729.00
				Homes
				Lots
				Contig

Conashaugh Lakes Budget Pro	12Month	12Month	12Month	2021 ACTUAL	2021 ACTUAL
	7/24/22 1:45 PM	ACTUAL	ACTUAL	ACTUAL	3 Year Avg
SHEET 2 of 2	10/18 - 9/19	10/19 - 9/20	10/20 - 9/21		
<b>INFLOWS</b>					
Home Owners Dues(Incl Finance)	\$707,891	\$699,956	\$701,322	\$703,056	
Lot Owners Dues(Incl Finance)	\$240,379	\$196,932	\$244,828	\$227,379	
Contig Lot Dues(Incl Finance)	\$19,059	\$20,150	\$22,154	\$20,454	
Due Discount	(\$17,667)	(\$18,077)	(\$18,851)	(\$18,199)	
Old Dues CLCA (Dawn's Sheet)	\$60,757	\$0	\$0	\$20,252	
Old Dues FARLEY(Dawn's Shee)	\$977		\$42		
Allowance for Doubtful Accounts				\$0	
<b>TOTAL DUES INCOME</b>	<b>\$1,011,395</b>	<b>\$898,960</b>	<b>\$949,495</b>	<b>\$952,944</b>	
<b>OTHER INCOME</b>					
Late Payment Fees	\$3,544	\$1,770	\$10	\$1,775	
Earned Interest	\$10,566	\$6,987	\$3,608	\$7,054	
Resale Certificates	\$8,325	\$9,900	\$15,975	\$11,400	
Addition/Permit Fees	\$3,055	\$255	\$3,295	\$2,202	
Renters Fees	\$1,250	\$4,598	\$5,594	\$3,814	
Fines	\$630	\$630	\$946	\$735	
Transfer Fees CIF/	\$40,686	\$44,698	\$65,441	\$50,275	
Misc Fees & Income	\$295	\$270	\$140	\$235	
Lot Sales FROM CLCA	\$0	\$0	\$23,912	\$7,971	
Associated /(Members)Gate Card	\$710	\$1,170	\$1,360	\$1,080	
Security Deposit	\$0		\$0	\$0	
Miscellaneous Income	\$655	\$38	(\$33)	\$220	
Realtor Gate Cards	\$2,050	\$2,220	\$3,960	\$2,743	
<b>TOTAL OTHER INCOME</b>	<b>\$71,766</b>	<b>\$72,535</b>	<b>\$124,208</b>	<b>\$89,503</b>	
<b>TOTAL ALL INCOME</b>	<b>\$1,083,161</b>	<b>\$971,496</b>	<b>\$1,073,703</b>	<b>\$1,042,447</b>	
<b>GENERAL OPERATING ACCOUNT</b>					
Advertising		\$0	\$0	\$0	
Bank Service Charges Incl CR Ca	\$1,933	\$2,207	\$2,275	\$2,138	
Community Badges	\$0		(\$20)	(\$7)	
Court Filing Fees	\$1,630	(\$123)	(\$759)	\$249	
Dues & Subscriptions	\$281	\$215	\$446	\$314	
Insurance - General Liability +D	\$31,963	\$27,411	\$42,062	\$33,812	
Insurance - Workers Compensati	\$10,352	\$11,077	\$13,926	\$11,785	
Insurance - Health	\$20,558	\$17,764	\$27,859	\$22,060	
Insurance - Casualty Reimbursement			\$0	\$0	
Misc Expense	\$1,655	\$1,202	\$2,756	\$1,871	
Misc Tax & Permits	\$35	\$15	\$35	\$28	
Training & Education	\$235	\$585	\$226	\$349	
Lot Purchases BY CLCA	\$0	(\$3,955)	\$1,837	(\$706)	
Payroll (Operating)	\$130,064	\$129,994	\$121,880	\$127,313	
Payroll Bonus(Oper&Maint)	\$5,252	\$4,647	\$6,371	\$5,423	
Payroll Tax Exp(Oper&Maint)	\$25,744	\$22,530	\$24,665	\$24,313	
Postage/Office	\$2,622	\$2,624	\$2,350	\$2,532	
Printing /Courier+Annual Mtg	\$620	\$626	\$331	\$526	
Accounting Service	\$8,250	\$8,906	\$9,842	\$8,999	
Legal Expense	\$9,040	\$6,680	\$7,021	\$7,580	
Professional Services (Misc)	\$2,227	\$2,093	\$2,061	\$2,127	
Farley Dues Collection Service					
Computer Service	\$307	\$2,111	\$1,452	\$1,290	
Website Maintenance	\$1,250	\$0	\$0	\$417	
Water Testing Office	\$1,202	\$1,104	\$1,089	\$1,132	
SAGE SOFTWARE UPDATE		\$3,199	\$1,102	\$1,434	
Property Taxes	\$67	\$346	\$309	\$241	
Copier Lease	\$2,331	\$2,138	\$2,481	\$2,316	
Supplies - Office	\$4,436	\$4,192	\$4,667	\$4,432	
Utilities - Electric	\$12,787	\$12,270	\$12,309	\$12,455	
Utilities - Propane	\$6,859	\$3,515	\$4,407	\$4,927	
Utilities - Propane for Pool		\$2,845	\$506	\$1,117	
Utilities - Port_a-john		\$344	\$875	\$406	
Utilities - Telephone	\$6,527	\$7,985	\$8,127	\$7,546	
<b>TOTAL OPERATING</b>	<b>\$288,227</b>	<b>\$274,545</b>	<b>\$302,487</b>	<b>\$288,420</b>	
<b>ENVIRONMENTAL</b>					
Lake Testing	\$560	\$540	\$625	\$575	
Lake Stocking/Habitat	\$500	\$1,166	\$600	\$755	
Lake Treatment/Maintenance	\$0		\$900	\$300	
Environmental Program/Educatio	\$635	\$100		\$245	
Environmental (Dam)/Inspection	\$800	\$850	\$0	\$550	
<b>TOTAL ENVIRONMENT</b>	<b>\$2,495</b>	<b>\$2,656</b>	<b>\$2,125</b>	<b>\$2,425</b>	
Conashaugh Lakes Budget Pro	12Month	12Month	12Month	2021 ACTUAL	2021 ACTUAL
	7/24/22 1:45 PM	ACTUAL	ACTUAL	ACTUAL	3 Year Avg
SHEET 2 of 2	10/18 - 9/19	10/19 - 9/20	10/20 - 9/21		
<b>RECREATION</b>					
Annual Picnic			\$4,355	\$0	\$4,568
Family Events(Adults+Children)			\$1,688	\$559	\$0
Youth Activities Incl Swim Team			\$600		\$465
Recreation Supplies (Pool,Ballfi			\$821	\$2,388	\$839
Tennis Court Repairs				\$2,530	
Recreation Tables,Chairs & Rack			\$1,901	\$0	\$0
Child Protection Clearances			\$22	\$210	\$171
Propane for POOL (See Maint)					\$0
Pool side snacks/Supplies					\$0
Pool Water Testing			\$1,190	\$900	\$830
Pool Supplies/&Payroll(Life Gua			\$27,353	\$25,445	\$16,780
<b>TOTAL RECREATION</b>	<b>\$37,931</b>	<b>\$32,031</b>	<b>\$23,654</b>	<b>\$27,388</b>	
<b>MAINTENANCE</b>					
Vehicle Maintenance			\$7,383	\$11,219	\$10,825
Cleaning Supplies			\$161	\$319	\$548
COVID Supplies (New 2020)				\$1,004	\$29
Dam DEP Annual FEE			\$800		\$800
Dam Repairs (New 2020)				\$800	\$851
SLUICE GATE REPAIR FY22					
Drug & Background check					
Garden Committee (NEW)					
Drug & Background Testing			\$260		\$87
Back Hoe TIRES					\$0
Equip Refurbish/Repair			\$5,687	\$6,933	\$5,249
Grounds Maintenance			\$5,914	\$4,208	\$4,322
Pool Repair			\$7,152		\$2,384
Playground Swing/Slide etc			\$11,633	\$6	\$3,880
Tree Removal			\$3,200		\$1,067
Grounds Tools			\$337	\$681	\$542
Compactor Project FY20 - FY21			\$1,425		\$25,475
Office + Deck Repair					\$2,128
Backhoe/Cat Skid Repairs					\$0
All Buildg Repair NOT Reserve			\$2,394	\$2,823	\$3,386
Rec Bldg Proj FY17/18/19/21			\$6,208	\$240	\$5,994
Payroll (P/R Taxes incl in "OPE			\$139,196	\$117,561	\$144,085
Pool Repair			\$422	\$4,653	\$368
Road Repair			\$15,999	\$18,110	\$10,447
Road Paving (Road fund)			\$360,463	\$183,224	\$196,354
Safety Equipment			\$435	\$926	\$685
Snow & Ice Removal Equipment			\$3,194	\$1,653	\$1,944
Snow & Ice Removal Materials			\$16,941	\$13,487	\$16,769
Vehicle Fuel & Oil			\$11,881	\$7,834	\$10,628
Vehicle Registration & License			\$2,140	\$2,043	\$1,809
Well Project 2014					\$0
<b>TOTAL MAINTENANCE</b>	<b>\$603,222</b>	<b>\$377,725</b>	<b>\$502,825</b>	<b>\$495,399</b>	
<b>SUMMARY</b>					
<b>Following From Above</b>					
General Operating Account			\$288,227	\$274,545	\$302,487
Environmental			\$2,495	\$2,656	\$2,125
Recreation			\$37,931	\$32,031	\$23,654
Maintenance			\$603,222	\$377,725	\$502,825
<b>Following From INCOME Statement</b>					
TRASH COMPACTOR&WAGE			\$59,704	\$58,232	\$74,752
SECURITY ADMIN SALARY					
SECURITY WAGE CONTRAC			\$72,050	\$86,021	\$62,037
SECURITY - Monitoring, etc.			\$5,616	\$9,653	\$10,333
BUS/COMPACTOR MONITOR			\$5,415	\$2,296	\$4,414
Road Paving (Road fund)					\$0
RESERVE CONTRIBUTION			\$0	\$0	\$0
<b>EXPENSE SUMMARY TOT</b>	<b>\$1,074,659</b>	<b>\$843,159</b>	<b>\$982,627</b>	<b>\$966,815</b>	
<b>INCOME vs EXPENSE</b>	<b>\$8,502</b>	<b>\$128,336</b>	<b>\$91,075</b>	<b>\$75,631</b>	

## Conashaugh Lakes Community Association

### 3 Years Actuals and Average

## Trash

There have been many discussions regarding operation hours for our compactors. Some express appreciation for the convenience of having a central location to bring their trash four days a week. Others express feeling a sense of punishment, reduced services that are entitled.

It is true that before spring 2020 the compactor was available seven days a week. A number of reasons led to changes in that schedule, first and foremost, increased abuse by some residents dumping non household trash in the compactor. Examples include deposits of TVs, paint, unknown liquids, car batteries, large deposits of construction debris, bathroom fixtures and literally everything including a kitchen sink. Actions such as these expose the community to fines especially for items that are not permitted for disposal such as hazardous waste and electronics. In addition to these abuses some members were allowing friends and family access to our amenity. The more trash that is in the compactors, the more the cans have to be pulled at an added cost. Multiple calls were coming into the office that the compactor contained items that should not be there. Maintenance and office personnel were constantly running back and forth to run the compactor, sometimes having to pick up trash that was dumped because the unit was full. Much time was spent looking through videos for culprits who donned masks, hats, hoodies hiding their identities and some wisely parking their vehicles out of the range of cameras. Monitoring then began and although there may have been a decrease in the abuses, we were then faced with an impressive growth of residents. More people make more trash. The compactor does not operate by itself and we are not permitted to just leave a key for anyone who wishes to run it.

Prior to 2020 Security monitored and ran the compactors. Members were concerned that opportunists were taking advantage during security's time at the compactor. Someone independent of security patrol was hired to monitor the compactor. For anyone questioning this decision, it was a needed position to ensure that the compactor is run when needed. It also helped keep people a little more honest.

Our budget for trash is \$75,000.00. This amount is approximately \$130.00 per homeowner. The current annual cost for a compactor monitor using the current four day schedule is \$23,712.00. If the compactor was to be opened on its prior schedule which was 82 hours per week, the cost for a monitor would be \$51,168.00. This amounts to an increased cost of \$27,456.00 or approximately \$50.00 per owner per year over the current budget. There would also be increased cost for workers comp with increased payroll.

A number of communities do not include trash in their budget and their members are responsible for hiring their own trash company. Currently haulers are charging approximately \$50.00 per month for a once per week pick up. If you are fortunate, you may get one trash and one recycle can. Those community members pay dues in addition to their trash bill. If you are on social media for the area you will note that service hasn't been the best for some with trash not picked up sometimes for weeks due to road conditions.

In addition to regular trash the community holds two dumpster days, one in the fall and one in the spring. A majority of members appreciate this additional service. Then there are some who feel the service should be free. This service is over and above regular trash collection. A member should not have to pay the costs for another members' home renovation, old furniture and carpet disposal. Just like members should not be paying for other members' business trash.

## Are You Selling Your Property?

**Please be advised that Resale Documents are required for all property sales before the property closes. If you are an owner selling your property and have any questions on this subject, please contact the office.**



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## SHOP LOCAL

SUPPORT THE LOCAL BUSINESSES FEATURED  
IN THE CONASHAUGH COURIER



## Life Guard Graduation 2022

Following a long wait for available certification classes during COVID shutdowns, Certified Instructor Cheryl Switzer saved the day and conducted a class for new lifeguards at the CLCA pool. Congratulations to the graduates of the 2022 Class. Thank you Cheryl!

## Who You Gonna Call? Helpful phone numbers:

In an emergency always call 911!

**PSP- Blooming Grove Barracks**  
Main Desk  
(570)-226-5718

**Milford Post Office**  
Post Master Juan Calle  
(570)-296-7411

**Dingman Township**  
(570)-296-8455  
Website: [www.dingmantownship.org](http://www.dingmantownship.org)

**Dingman Township Volunteer FD**  
(570) 686-3696  
Website: [www.dingmanfire.com](http://www.dingmanfire.com)

**Pike Tax Claim**  
(570) 296-3407  
Website: [www.pikepa.org/tax.html](http://www.pikepa.org/tax.html)

**Dingman Tax Collector Jim Leiser**  
(570) 296-6360  
Website: [www.dingmantownship.org/Tax%20Collector.html](http://www.dingmantownship.org/Tax%20Collector.html)

**Pennsylvania Game Commission**  
(570)-675-1143  
Website: [www.pgc.state.pa.us/](http://www.pgc.state.pa.us/)

**Delaware Valley School District**  
(570)296-1800  
Website: [www.dvsd.org/](http://www.dvsd.org/)

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### **Help Wanted - Compactor Monitor(s)**

**Work Close to home, save money on gas!**

Tuesday and Thursday 12 p.m. until 8 p.m.

Sundays 10 a.m. until 8 p.m.

Pay 12.00 per hour/paid weekly

We are looking for responsible and dependable person(s) over 18.

Duties include:

Monitor and run the compactor

Maintain a clean environment

Some light duty maintenance work:

Raking, Power washing and Snow Removal

Single or Split shifts available - may be on call to fill additional shifts when needed

CLCA residents applying for this position must be in good standing.

Excellent opportunity for someone that is retired or looking for some extra income.

If interested, please send request for application to

[administrator@conashaughlakes.com](mailto:administrator@conashaughlakes.com)

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## FAQ: For many of our new members and for those who may have forgotten.

**Q: WHY DIDN'T I SEE ASSOCIATION INFORMATION ON THE FACEBOOK PAGE, OR WHERE CAN I SEE OFFICIAL ANNOUNCEMENTS BY CONASHAUGH LAKES COMMUNITY ASSOCIATION?**

**A:** There is one official Facebook page that is administered and monitored by staff and the Board of Directors for Conashaugh Lakes. The official page is named "Conashaugh Lakes Community Association". There are a number of other pages containing Conashaugh in their title that are not administrated or sanctioned by the Board of Directors or staff. The official Conashaugh Facebook page is used notify our membership of community and local events, special announcements, lost and found pets and items, etc. Members are welcome to post and comment to the page but are reminded that it is a public page, therefore fighting, bullying of board members/staff/security/neighbors/local businesses is not tolerated and discovered comments determined to be of that nature will be removed. Continued disrespect for this rule will result in a user being blocked from the page. Blocking administrators of the official page is not permitted and will result in a user being blocked or removed.

**Q: WHY DO THE BOARD OF DIRECTORS HAVE SPECIAL PRIVILEGES, LIKE HAVING KEYS TO TAKE THEIR GARBAGE TO THE COMPACTORS ANY TIME THEY WANT?**

**A:** The Conashaugh Lakes Community Association's Board of Directors as all Boards for Not-For-Profit Corporations are precluded by law from having any "special" privileges due to their positions. They are no different from any other member except that they volunteer their time and assume a fiduciary responsibility (There can be legal ramifications to the Board member for malfeasance) to keep our community safe and fiscally positive.

**Q: I PAY MY DUES, WHY CAN'T I DROP OFF MY GARBAGE ANY TIME I WANT?**

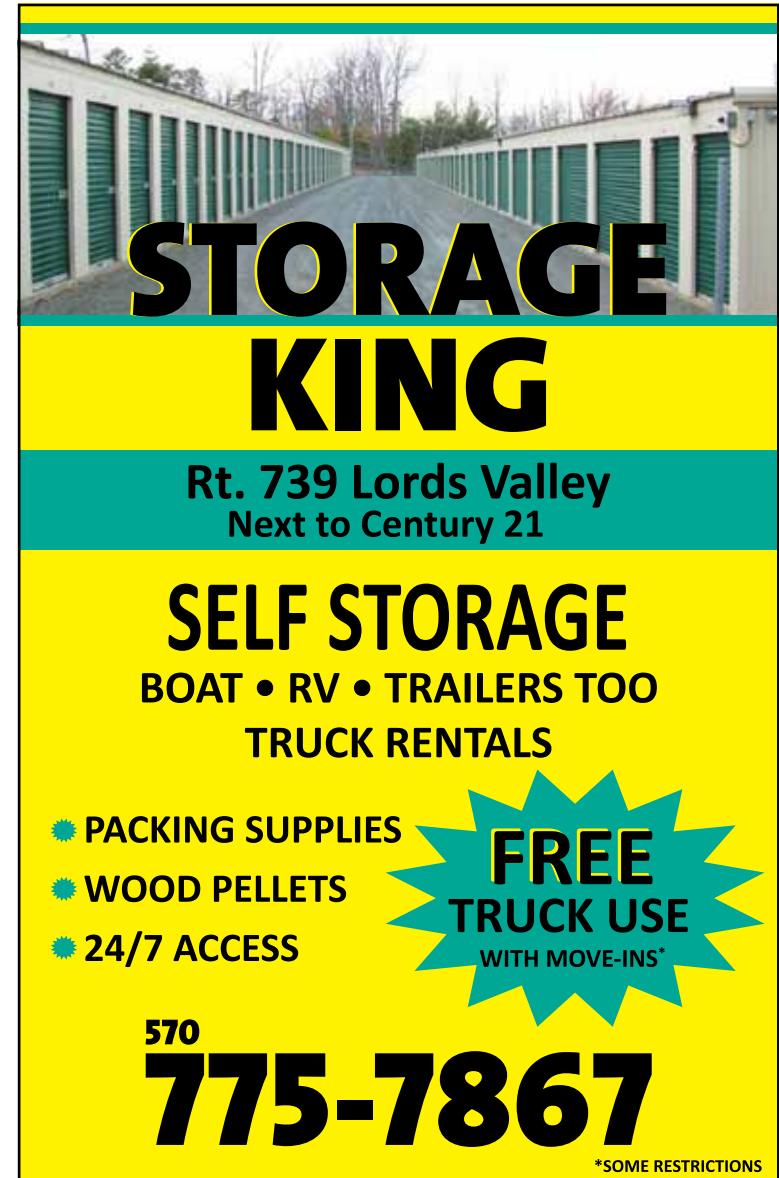
**A:** Conashaugh Lakes Community Association offers garbage disposal as one of its amenities. On average it costs Conashaugh Lakes \$130.00 of dues total per year for homeowners to pay for disposal. This does vary a few dollars each year due to changing pricing by our waste management Company's annual contracts. This is much less than what it would cost our members to contract their own garbage pickup, which would be limited to one day a week and by bag count. The compactors schedule is at times modified, usually due to holidays, weather and personnel availability. We are currently seeking to hire one or two additional employees for the compactor. The shifts are Saturday 8-8, Sunday 10-8, Tuesday and Thursday 12:00 - 8:00. Shifts can be split. Pay is 12.00 per hour. Tasks include monitoring and running the compactor unit and maintaining a clean environment (power washing when weather conditions permit, snow & leaf removal as needed)

**Q: I DO NOT HAVE A PHONE CONNECTED TO THE TELE-PAD. HOW DO I ALLOW GUESTS TO COME IN?**

**A:** If your guest is arriving during business hours, you may authorize the office to grant entry by either calling the office or sending an email to [adminassistant@conashaughlakes.com](mailto:adminassistant@conashaughlakes.com). You can also go to the gate and using your gate card, allow your guest(s) access. Please do not allow guests to tailgate or follow you through the gate without swiping a card. To avoid a fine for doing that, please enter using your card and place the card on top of the reader for your guest to use. Remind your guest to take the card and return it to you when you arrive to your destination.

## Meeting Minutes

MEMBERS WISHING TO RECEIVE COPIES OF MONTHLY MINUTES FOR MEMBERSHIP MEETINGS ARE ASKED TO SIGN UP FOR MONTHLY DELIVERY OF THE MINUTES BY SENDING A REQUEST TO ADMINISTRATOR@CONASHAUGHLAKES.COM WITH "MEETING MINUTES" IN THE SUBJECT LINE. ONCE YOU ARE SIGNED UP, YOU WILL BE AUTOMATICALLY SENT APPROVED MINUTES ON A MONTHLY BASIS. IT IS IMPORTANT TO NOTE THAT MINUTES FOR A MEETING ARE REVIEWED FOR APPROVAL DURING THE MONTH FOLLOWING A MEETING. FOR EXAMPLE, JUNE MINUTES WOULD BE REVIEWED AT THE JULY MEETING. IN THE EVENT THAT THERE IS NO QUORUM TO APPROVE MINUTES OR IF AMENDMENTS ARE NEEDED TO A SET OF MINUTES, THEY WILL BE REVIEWED FOR APPROVAL AT THE NEXT MONTHLY MEETING. MINUTES THAT HAVE NOT BEEN APPROVED WILL NOT BE RELEASED.



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## Sign Up for our Mailing List

**MEMBERS WISHING TO RECEIVE EMAILS FROM THE OFFICE REGARDING EVENTS, ANNOUNCEMENTS AND OTHER IMPORTANT INFORMATION ARE WELCOME TO ENROLL BY SENDING AN EMAIL TO ADMINISTRATOR@CONASHAUGHLAKES.COM. PLEASE USE "ADD ME TO MAILING LIST" IN THE SUBJECT LINE.**

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# CONASHAUGH

## Letters

### The Truth, the Whole Truth, and Nothing but the Truth... So Help Me God

Hello everyone. My name is Annette Musano. Most of the "old timers" know who I am but for the new CLCA members, allow me to introduce myself. I moved into the community in 2005 and was in awe of the tranquil beauty, peace and cohesiveness of this wonderful place. A few years and having a young son I later became involved with the Recreation Committee, taking part in organizing and carrying out of many events, mostly centered on our children. I was very impressed with the time and effort spent as well as the care and concern regarding the children of Conashaugh and I wanted to be involved. There also were adult events which I eventually began to participate with planning and carrying out.

Six years ago I was approached by members of the board of directors asking me to fill an open position, however I declined due to lack of time. The following year I was approached again and that time said yes. I was serving my first year of my second term in May 2022 when I felt the need to resign in order to somehow protect and set straight the community and my family that I love so dearly. You see as a Board member I have had to abide by certain standards but I can no longer sit idly and passively and watch a certain resident and his followers try to take others down his rabbit hole with his onslaught of lies about our community, its board and employees. I resigned from the board in order to acknowledge the actual truth. I am particularly concerned about our new members who may still be learning about our community. I know it took me some time to get it all straight. It's certainly a lot to take in and can

be overwhelming. This is also intended as a wake-up call to our long standing residents who may have become complacent.

The members of the Board are volunteers. They're also good and honest people who work for this community to the best of their ability to keep it safe and functioning. These folks should at all times be treated with respect, the same as you would expect to be treated at your jobs. Some people need to be reminded that if something doesn't go their way that there typically is a good and solid reason and is not intended as a direct insult to anyone. Whether you know it or not, we need each and every one of our employees and we should all be grateful for their efforts and dedication. These few people do the jobs of many, taking care of 28 miles of road that are usually plowed better than Penn Dot's attempt of plowing route 739. Office personnel see to the needs of over 570 home owners. Many repairs and projects that other communities outsource costing their members higher dues or assessments are handled here internally by our staff. It only stands to reason and logic that due to the small number of staff, not everyone's need or wants can be handled at once but is done as expediently as possible.

What some people fail to realize is that it is YOU the CLCA members who elect Board Members. The Board is charged with making decisions on behalf of the community. We all live here, raise our families here and just want to keep the community solvent and peaceful. We have no ulterior motives or hidden agendas as some

have accused us of having. We have real jobs and careers to attend to, family responsibilities and social engagements like everyone else but yet make the time to serve the community. These volunteers have given up much including but not limited to time with their families and loved ones to attend meetings. Also, time is not often their friend as they have had to juggle schedules and reorganize their lives causing unavoidable delays in some decisions and projects. We are responsible to many governing bodies such as the EPA and Dingman Township who hold the control over issuing permits and declaring what can and can't be done. If you don't believe me just go to one of their meetings and see for yourself. I can guarantee you that your demands will not be met favorably. There are no benefits, monetary or otherwise to being on the board. Board members abide by the same bylaws, rules and regulations. They too throw out our trash on Tues, Thurs, Sat and Sundays, and DO NOT have keys to the compactor to suit their whims as another resident has claimed. All decisions are made carefully and deliberately for the good of all. Every financial decision is made painstakingly and thoughtfully. After all they pay the same dues as all members, it's their investment too!! Every decision is thoroughly thought out, researched, discussed and agonized over. Just as in the real world not every decision is met with a favorable outcome by all members but instead made for the common good. The Board takes its fiduciary responsibilities very seriously. We should all be so very thankful to the Finance committee (again all volunteers) who through the years has kept dues as low as possible while keeping us solvent with a healthy reserve fund. Just take a look around at other communities who haven't been as fortunate. There is so much more to this than meets the eye. It is an extremely difficult task to keeping amenities at a premium while keeping costs down. Just look at your own household budget and the sacrifices you must make for the good of your entire family, especially

in the trying times we are living in.

Getting every member's opinion on every action and money spent, is near to an impossibility and not a requirement. The Board is elected to handle that on behalf of the community. It takes a great deal of time and effort to keep this community going. Members are welcome to join up to 2 committees at a time. Some of our committees have NO members other than the board liaisons. I have grown weary trying to beg members to join.

As I see it, if you're not part of the solution, you're part of the problem especially if you are constantly critical of those of us trying to work it all out. What we need is cooperation and participation. We need members with thoughtful insights and suggestions, not a WATCHDOG who is constantly criticizing, belittling and accusing as well as spreading misinformation and falsehood. If you feel that something or some decision could have been made better or in a more productive way, say so in a positive not negative manner. We are human beings and not perfect, nor do we declare ourselves omnipotent as others may see it. So I implore you instead of sitting down at your computer and spouting off on Facebook, join a committee, check your personal agenda at the door and participate and help to make our community an even better place to live and raise your families. Use your time, talents and treasure to build up and not tear down. Think twice about the possible impact to your property value as you spread evil and incorrect connotations and innuendos about our community.

For those of you may wish to berate me for this article, I have no intention of reading or responding to any snarky remarks. To borrow from a famous African phrase, "it takes a village", however only destruction ensues when the villagers pillage. I only hope you will take this in the spirit it was intended, for the sake of the good of us all for I am growing weary of watching the steady decline of the human race.

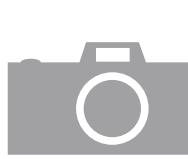
Thank you for your time.



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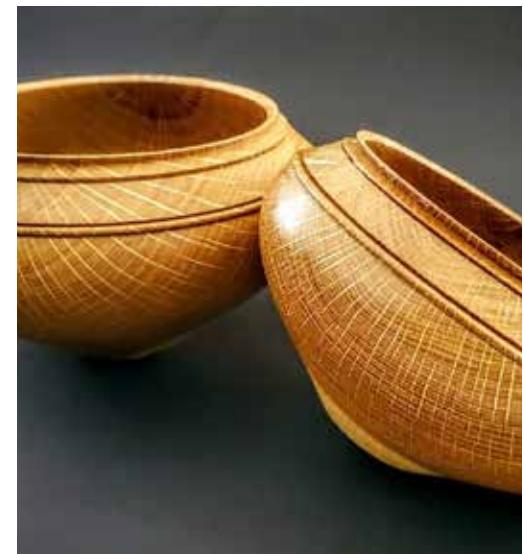
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Some scenes from this year's picnic that was held July 16th at Seneca Lake. Thank you to the Recreation Committee for their planning and work to bring this event to our members.



## Thank You Volunteers

There are a number of folks who consistently donate their time and talents for the good of our Community. Whether you're planning fun events, reviewing building permit plans, helping with dumpster day, planting flowers or picking up trash your contributions are appreciated. The Board of Directors all are volunteers who have collectively and consistently worked for the betterment of this Community to keep it a place where people enjoy living. Thank you to those who contribute to this cause.

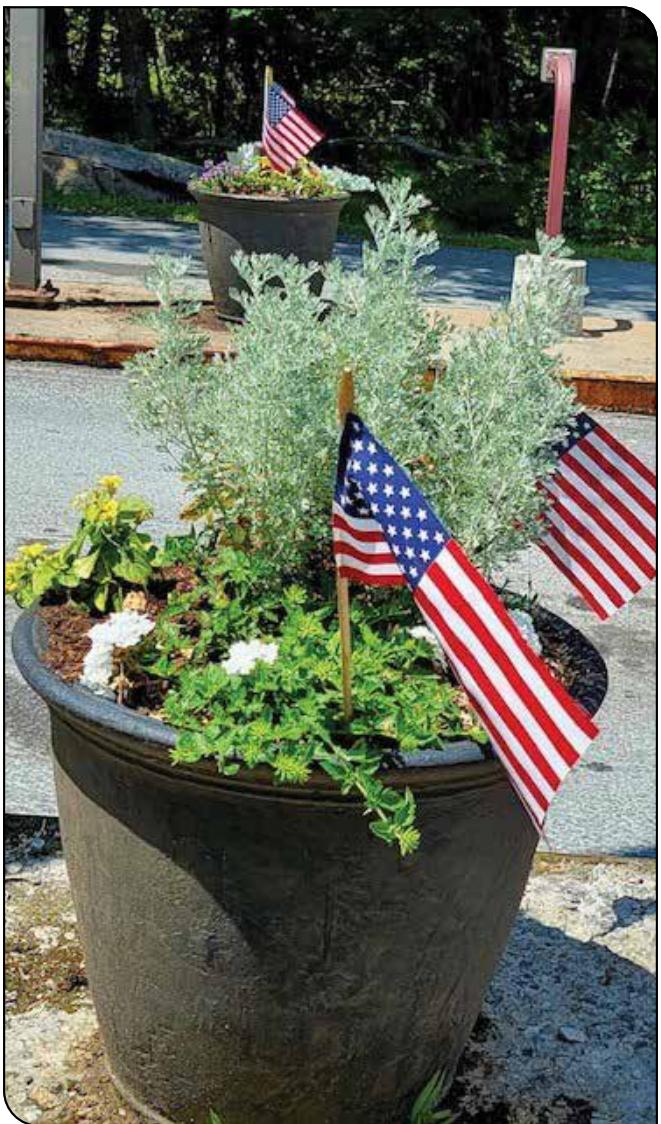
## 911 Signs

**EVERY RESIDENCE IS REQUIRED TO HAVE A 911 SIGN THAT IS CLEARLY VISIBLE.**

**911 SIGNS MAY BE ORDERED FROM THE DINGMAN TOWNSHIP VOLUNTEER FIRE DEPARTMENT. APPLICATIONS CAN BE FOUND ON THE CONASHAUGH WEBSITE. INSTALLATION OF 911 SIGNS NEED TO BE A MINIMUM OF FIVE FEET FROM THE EDGE OF THE ROAD.**

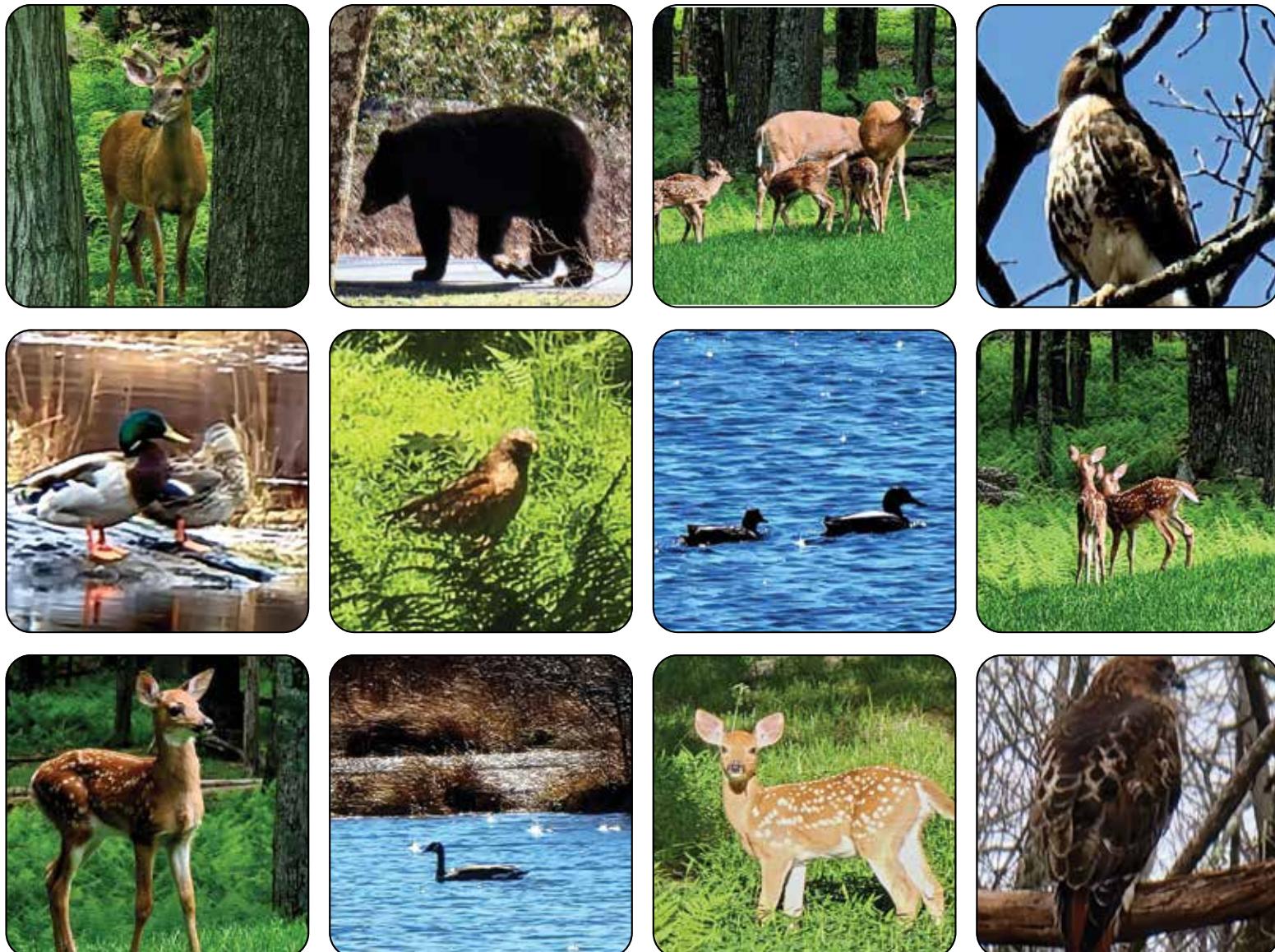
## Thank You Garden Club

The Maintenance Committee would like to thank the volunteer members of the Conashaugh Lakes Community Garden Club for the planning, installation, and maintenance of the garden beds at the Recreation Building and the addition of plants and maintenance for all community entrance and office planters, member entrance sign planter box, main entrance sign garden beds, mailbox area sign garden bed and pool garden beds and planters. The group is planning to plant daffodil bulbs in the fall and decorate the entrance planters. A special thank you to Jeanne and Ed Calabrese for the donation of the garden bench and birdbath at the Recreation Building. Thanks so much for enhancing our community with beautiful plants. Garden Club members who have contributed their time to this activity are Jeanne Calabrese, Jay Caso, Christine Fahrbach, Anna Grotzky, Deborah Henry, Judy Lapenna, Deborah Penschow, and Diane Pizanie. Also volunteering in the project work were John Henry building the border for the garden beds at the Recreation Building; John Henry, Rich Schlosser, Tony Caso installing the garden bed borders; Ed Calabrese and Rich Schlosser caulk and paint masonry block area of the Recreation Building; and Rich Schlosser installing lattice under the deck at the Recreation Building. Job well done!



## Local Wildlife

PHOTOS CREDIT:  
DEBORAH HENRY



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Please include a description of the item for sale along with the asking price and your contact information. You may also include a photo (jpg). Call the office at 570-686-4000 if you have any questions.

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Lot 2313 Section 12  
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Call for price contact Michael at [mpoll135@aol.com](mailto:mpoll135@aol.com) or 732-429-5936

Lot 3511, Section XV  
Acres 1.12, located on Whipple Way.  
Price \$17,000 (negotiable).  
Our phone # for direct contact  
and voicemail: 718-347-2709.

Lot # 3512 , Section XV, Acres 1.130 located  
on Whipple Way at \$17,000 or above.  
Contact Phone numbers:  
New York- 1-718-347-2709  
Geneva- 004179 684 4081

Lot 2006 for Sale  
Cayuga Trail  
Price 50,000.00  
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917-283-8607

Lot 302 Located on Route 739  
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Lot 1636 on Gwinnett  
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\*Information is deemed reliable but not guaranteed. Information from the Board/Association of Realtors (alternatively from the Pike/Wayne MLS) for the period of 1/1/2021 through 12/31/2021