

Winter has Arrived In Conashaugh!



"Snowfall rouses your inner child to dream and play once more"
-- Angela Weiland-Crosby

CLC ASSOCIATION

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CONASHAUGH LAKES

PROPERTY OWNERS ASSOCIATION

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102 Conashaugh Trail, Milford, Pa 18337

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www.conashaughlakes.com

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Liz Sori	Administrative Asst. ~ adminassistant@conashaughlakes.com
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President's Message

Hello everyone and Happy New Year. I hope this note finds you and your family healthy and safe. The last time I wrote to the membership, we were entering 2020 with such hope. While not all hope was conquered, 2020 proved to be a year full of challenges thanks to COVID-19. Government mandates impacted a lot of our lives, some worse than others. Despite the challenges our Community faced we were able to continue operating and made strides. Our staff remained healthy and safe due to taking the proper workplace precautions. Although a number of local communities decided to forego opening some or most of their amenities, plans and actions were taken here to open our pool and other amenities with the exception of the lake for swimming. New roads were paved, our tennis and basketball court surface was repaired, the Recreation Committee came up with some awesome ideas to get everyone through the holidays and our maintenance and office staff continued doing what they always do best. Covid restrictions outside of our area resulted in many people relocating to the Poconos. Homes in our area and this Community are selling quickly.

We welcome our new members and neighbors. Demand for properties is also on the rise. Something that COVID did not impact is our Community's good financial health and one of the main drivers of that result is our members' commitment to paying their dues and keeping those payments a priority. Thank you to everyone reading this who did their part and paid dues during these past 11 months.

I would like to thank the many volunteers who take the time to keep us great, including my partners on the Board, Committee members, Dumpster Day volunteers, the neighbors who walk our streets and pick up after all of us and watch for our pets when they decide to talk an unscheduled walk. Last but not least, we have an awesome CLCA and Security staff that work tirelessly to do their part to keep Conashaugh a highly desirable place to live.



Patti Havekost

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Holiday Decorating Contest

Thank you to all of the residents who participated in the Annual Holiday Home Decorating Contest and thank you to our "Elves" who volunteered to judge this year's entries. Here are the prize winners for the contest. If you are a winner, please contact the office 570-686-4000 to arrange to pick up your prize. Thank you!

1st place: 1155 Route 739
2nd place: 109 Hart Ct
3rd place: 115 Overbrook Run

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CLCA Income Statements

In response to a question posed at the Members Meeting in September regarding the budgetary and actual income statement performance, please find the Treasurer's response below. It is important to first note and understand that the development of the annual budget is only a forecast of what the community will collect in dues and spend in cash and will need in reserves for future liabilities. It is drafted by the collective effort of the finance committee and office staff. It is subsequently reviewed by the board and after all board members concerns have been addressed, passed by the board. After board passage it is presented at the annual members' meeting for approval by the membership. It is not until it is passed by the members that we have a budget / plan for the calendar year.

The budget is developed by at the four year run rate by department and modified by expenditure increases and decreases that we forecast may occur for the upcoming year. Bottom line is that it's an estimate at best. During the year the finance committee and the board review how we are performing to budget and make appropriate adjustments to insure that the total expenditures do not exceed the total budget. This may require deferring certain expenditures in a fiscal year to pay for unanticipated (surprise) expenses. Such as a few years ago we had heavier than normal snows requiring more snow removal and associated over time, plow gas, road treatment, etc., hence expenses. Any surplus funds at year-end are put in reserve toward future replacement or project projects or equipment in accordance with the PA Act 180 regs.

Our expenses over the past four years has been:

Total	Largest Exp Items
2017 \$844,170	\$191,284 (Roads)
2018 847,432	123,371 (Pool/Rec Bldg**)
2019 1,075,636	360,463 (Roads*)
2020 843,159	183,234 (Roads)

* Note: includes 2018 and 2019 road paving. 2018 billing not received or paid until October 2019.

** Note: Pool repair and Rec Building paid from reserves



Thank You!

We would like to thank all the volunteers of our Recreation Committee who made it possible for Santa Claus to come to town. We all know that Santa Claus lives in the North Pole, however, we think December 19, 2020 in Conashaugh Lakes it was even colder than the North Pole. Anyone who wishes to be a part of the Recreation Committee is welcome. They meet on the third Saturday of each month, 10 am at the Rec Building.

Road paving has been the single largest expense, almost ¼ of the annual budget over recent years. Expenditures have remained relatively constant over the past four years, adjusting for the 2018 road paving being paid in 2019, and the repairs to the pool and renovation of the club house. The board has made a conscientious effort to hold dues as best as it can. As I stated at the members meeting, our maintenance and office staff have done a superior job in managing the community to its budget! If we had to outsource these services, I am confident that we would not have the same level of responsiveness and all of our dues would increase exponentially.

The Finance Committee encourages you to attend our meeting which is held the Thursday before every Board Meeting at 7PM in the Recreation Building. Where we have more in depth discussions. For which we do respectfully request that you sign a Confidentiality Agreement. We do not want non-members understanding the extent of the community's finances, especially given the extent of cyber thieves' activity these days.

Bill King
Treasurer
CLCA Board of Directors

2020- 2021 Board Mtgs

The following is a list of Board Meetings scheduled for the remainder of the 20-21 CLCA fiscal year. Meeting start time is 10:30 a.m. Due to COVID mandates, we are currently restricted with the number of attendees at meeting. Until further notice there will be a limit of 20 people permitted at the meetings, including Board Members. Any changes in our county's COVID phase status will result in changes for meetings. If you are interested to attend a Board Meeting, please send your name and reservation request to administrator@conashaughlakes.com by the Thursday preceding the meeting date.

March 13th
April 10th
May 8th
June 12th
July 10th
August 14th

September 25th Annual Meeting- There is no additional Membership Meeting held in September.

The deadline to submit Board of Director applications for the 2021/2022

Fiscal year is Monday May 2, 2021. Elections will be held during the September Annual Meeting on Saturday September 25, 2021 . If you are interested in running for a position on the Board, please submit your application and any required documents by the deadline. Criteria for Board Applicants can be found in the CLCA By-Laws. Thank you.

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Do I Need a Permit?

Spring is a great time for home improvement projects both indoors and out. Below is a partial list of more common projects done by homeowners and require permits from the CLCA Office:

Roof Replacement

Painting exterior of home (color approval)

Swimming Pools, spas & hot tubs

Fences

Decks

Fire pits/Burning on property(one time permit w/ instructions to follow when burning)

Tree & Brush removal

Major Landscaping projects or to change property grade

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.

As a reminder tent-like storage structures are not permitted in the community. If you install one, you will be required to remove it within 30 days of being notified.

Remind contractors to not block roadways and to use proper signage and/or traffic alert equipment while working at your property.

Please note and plan accordingly for projects that may need to be reviewed and approved by the CLCA Design Review Committee. This Committee meets the third Saturday of each month. Additional permits may be required from Dingman Township. For Township information visit their website at <http://www.dingmantownship.org/>. If you have questions regarding a project or whether permits are needed, please contact the CLCA Office.

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.

CLCA Meeting COVID Requirements

Due to COVID Masks and Social Distancing are required when attending all CLCA meetings. Members wishing to attend a monthly Board Meetings are asked to RSVP by email to administrator@conashaughlakes.com by the Thursday prior to the meeting.

How to Obtain an Amenity Badge

Summer is coming and members who wish to use the pool will be asked to produce a badge. Members may also be asked to produce a badge in order to use other CLCA amenities. Amenity badges are only for members and their immediate family members living in their household. Amenity badges are available through the office. The office is closed to foot traffic. If you do not have an amenity badge and wish to obtain one, please do the following:

Send an email to 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.

Question of the day. Where is my mail?

If you are using the USPS INFORMED DELIVERY MAIL Phone APP please visit the following link explaining how it does and sometimes does not work,

<https://www.usglobalmail.com/usps-informed-delivery-not.../>

There have been numerous concerns expressed by members who have been notified through the app that certain mail and packages will be delivered but find the packages are not in their box. Answers to these and other questions can be found on the link. Please note that interrupting the mail carrier to ask why your mail is on your app and not in your mailbox is overwhelming and slows down delivery of your mail.

Thank you for your understanding.



Maintenance worker Ken giving the guard house and propane tank enclosure area a facelift and paint.

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Road Ban Ahead! Important Information, Please Read

It's that time of year again to remind everyone that road bans are in our future. Many of you know the drill for this annual event. However, we have a lot of new members who may not be as familiar with the bans or the restrictions that come with them. What is a road ban? It is a period of time when vehicles exceeding 10,000 lbs are prohibited entry in the Community. How long do they last? These bans are to protect our roads from damage during thaw periods. We are permitted a total of eight weeks for the bans.

As of this writing we have experienced colder temperatures although not consistently. Whether a ban will take place is determined by weather conditions. We still have February and March to watch conditions. There are no set dates for bans. Road and weather conditions are checked weekly by maintenance and may be intermittent. Road bans are limited to eight weeks and may be lifted and reinstated. They are totally weather driven. For example, we could get a strong thaw in February where a ban will be instituted and then it is followed by a deep freeze which could put the ban on hold. Every effort is made to give as much notice as possible before a ban is imposed. While it is only an estimated window, and can be altered by weather conditions, bans typically run in mid-February or March. Ban notices will be posted at the entrances, via the LOOP, our Facebook page at <https://www.facebook.com/conashaughlakes> and website, www.conashaughlakes.com.

Please keep road bans in mind if you are ordering furniture, appliances, building materials, non-emergency septic cleaning or services in need of vehicles greater than the prohibited weight. Alert your carriers of the ban. Many if not all delivery companies are aware of road bans and the need to use smaller vehicles during the ban period. Despite annual reminders of the ban, some members schedule deliveries that are not permitted and say they were not aware or forgot about bans. There have been past occasions where members were required to meet a prohibited vehicle at the front gate and unload a delivery and transport it to their residence using their personal vehicle. Please note that emergency, fuel, utility company, USPS, UPS, and CLCA Maintenance vehicles are exempt from road bans. Delivery of your lawn tractor in February or March does not constitute an emergency delivery. Do not attempt to circumvent bans by meeting trucks at the member entrance and permitting entry with your gate card or buzzing them in via the guest gate. All deliveries and guests are to use the main entrance. This is clearly posted at the member only entrance and applies all year round. Parties will be held liable for any damage caused to the road by unauthorized vehicles and a trespassing violation will be issued.

If you have any questions regarding road bans, please contact the office. Thank you for your cooperation.



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Food Drive

The CLCA Recreation Committee held a food drive from November 16th through the 21st. Our member response was immense! The Rec Committee thanks all who donated. The collection was delivered to the Holy Lutheran Trinity Church Food Pantry to help local families. They were very appreciative of everyone's generosity.



Dumpster Day a Great Success!



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Entrance Decor

Many thanks to Member Dave Westerfer for volunteering and creating beautiful arrangements at our entrances to welcome our members, guests and the Fall and Winter Holidays. Your work is beautiful and brings smiles to many.



Dear Members,

We have been asked to remind all to please only use the large blue mailbox for outgoing mail. Misdelivered mail may be placed in "outgoing mail" slots in cluster boxes.

Thank you.

PS we cannot alter signage on boxes



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Best Wishes to Pete and Alex Denigris

It was with a mix of much gratitude, many good wishes and some sadness that we bid farewell to Pete and Alex Denigris who will be closed on the sale of their home here in January. Pete and Alex along with their four children Danielle, Marissa, Samantha and Brandon moved to Conashaugh Lakes in 2006. Many of you will recognize Pete as the friendly face you see at our compactor area and working the bus runs on Monday, Wednesday and Friday mornings. He has worked other jobs here since 2016 including maintaining the pool rooms, guard house and Rec Building. Alex led many successful events as a volunteer for the Rec Committee.

As sad as it is to see you leave, we wish you and your family much happiness and peace in your new home. Thank you both for all that you've done. Happy Trails!

Salvation Army Collection

After noticing a decent amount of useable, good items being thrown away at dumpster day and into our compactors we began holding collection events in the office parking lot. Response by our members has been excellent and very much appreciated by the Salvation Army.

Successful collections were held September 19th and November 21, 2020. Thank you to our residents for the abundance of donations. We will be holding a spring collection on April 24th, 10am -2pm in the office parking lot. These collections are so important for a number of reasons, first and foremost they support the Salvation Army's efforts to help those in need. As a reminder, the Salvation Army is unable to accept baby equipment including but not limited to car seats, strollers, high chairs and cribs. They also do not accept particle board (build yourself) furniture as it does not transport well and is susceptible to damage rendering it useless. The Salvation Army collections in our Community are for our Members only and are not open to residents outside of our Community. Please do not share announcements on open social media pages. Other Communities are welcome to contact the Salvation Army and arrange collections for their members.



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The bins located in the mailbox area are for recycling only. Please remove all Styrofoam from boxes. Styrofoam is not an accepted recyclable with our carrier and needs to be placed in trash compactors. Items appropriate for recycling are listed on the front of the bins. Also please do not throw plastic bags in recycling. There is a receptacle for disposal of plastic bags. Unfortunately some users cannot abide by these simple rules which led to the closing of lids to prevent non-recyclables from being deposited. If the bin is full do not leave items on the ground.

Thank you.

Spotted Lanternfly

In mid-October Conashaugh had its first reported lanternfly. A dead fly was found in a spider web. The find was reported to the PA department of Agriculture and acknowledged by them. Alerts were posted on our Facebook page and sent over the LOOP. Our website has had a long running alert regarding this insect. The alert includes photos of the different stages of this bad bug. If anyone finds one of these insects, it needs to be killed immediately and placed in a ziplock lunch bag with alcohol and keep the specimen for the Department of Agriculture. It is very important that the event be reported to the department of agriculture who will contact reporters and request the specimen. They have an entomologist who will dissect the specimen to determine its origin. The following link can be used to report Lantern Flies https://www.agriculture.pa.gov/Plants_Land_Water/PlantIndustry/Entomology/spotted_lanternfly/SpottedLanternflyAlert/Pages/default.aspx. It is very important to use only means approved by the Department of Agriculture to kill these bugs. Using home remedies is discouraged and may lead to harming other insects or the environment.



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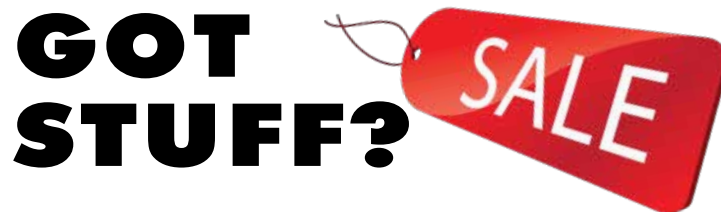


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Dumpster Day!

Thank you to our members and volunteers who participated in our Dumpster Day event on October 3rd. Members Patti Havekost, Kim Decker, Annette Musano, Bill King, Eddie Calabrese and Larry Farnum worked with Dave, Craig, CJ and Pete from our Maintenance Crew to make this another successful collection. Our next Dumpster Day will be Saturday, April 24th from 8am - 2:30pm. Further details will be announced.



Lot For Sale

Lot # 1917
Corner of Overbrook and Cayuga Trail, 1.23 acres
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Contact: Elizabeth at eg423@yahoo.com

Lake Front Property For Sale, 1.1 acre
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Please contact Jo Mathisen at 917 733 9002

Lot 3611 1.3 Acres
Corner of Hiawatha & Stockton, \$17,500.00
Call Joe 631-360-1815

Lot 6209 Sec 17, 1.39 Acres for \$10,000
917-304-4619, Mario

1204 Section 6, 1.3 acres on Conashaugh Trail.
Selling Price \$7,000. Cash only. All Taxes and assoc.
dues paid. Buyer pays all fees and closing costs.
Contact: Mary LaBarbera 908-268-1341

Don't forget to send your CLCA (non-commercial) Classifieds to clcaloop@ptd.net

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.

1.26 acre Prime level building lot for sale on Philwood lane. Dry lot with good drainage. If interested please call 570-807-1029.

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