

CONASHAUGH COURIER

PUBLICATION OF CONASHAUGH LAKES COMMUNITY ASSOCIATION

WINTER 2021



Meet Julia Boulanger!

She is a resident Girl Scout who has been a GS since Brownie level. She is with Troop 008 of the Heart of Pennsylvania Council and is currently working on obtaining The GS Silver Award. One of the projects completed by Julia is a mini-library that is located in the mailbox area next to our Community bulletin board. Members have already begun to enjoy using the "leave a book- take a book" library! Yesterday we had the opportunity to meet Julia and photograph her with her project. Thank you, Julia, for providing this service for your Community and best wishes with your continued projects.



Thank you to member Corey Nealon for volunteering your time and talent to once again decorate the planters at our entrances for the fall and winter. Your work brings many smiles to those who come through our gates.

CLC ASSOCIATION

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CLCASSOCIATION

President's Message

Greetings!

For the past 20 years my family and I have enjoyed the many wonderful aspects of living here in Conashaugh Lakes. Through those years both my husband Jim and I have volunteered for several different committees within Conashaugh and beyond. We raised all four of our children here and believe this community is among the "better things" life has to offer.

Recently retired, Jim and I are both grateful to be experiencing the quite life Conashaugh has to offer in the beautiful Poconos. It's the little things in life that truly mean so much.



Betty Buccine

Three years ago I ran for a position on the board and was extremely honored to have been voted in. This year I became the president and while still honored I'm also blessed to volunteer my time for a community I love and am proud to live in.

Although the past 2 years have been challenging at times for all of us, we continued to move forward while keeping everyone safe. I would like to thank you all for your patience.

I look forward to many more years of enjoying all the aspects this beautiful community has to offer.

If you would like to volunteer for one of the several committees here please contact the office. Your time and ideas are appreciated.

Thank you!
Betty Buccine

How to Obtain an Amenity Badge

Summer will be here before you know it and members who wish to use the pool should make arrangements to obtain an amenity badge. 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 at this time. 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.



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A Retirement Well Deserved

Jeanne Calabrese who has served as our faithful community administrator for 11 years has decided to retire, as of December 30, 2021, from the workforce. This was a decision made not in haste but rather well thought out and planned over a period of 2 years through continued recovery from personal tragedy. Despite all odds of what her and her family were going through, Jeanne managed to perform her job related duties at high efficiency, keeping our wonderful community affairs well taken care of. Ever since she assumed the role as administrator Jeanne more often than not worked many more hours, taking over many responsibilities than she was ever monetarily compensated. Also prior to this role she served the community as a volunteer and member of the board of directors for several years. For all of this, Jeanne we owe you thanks beyond what words can say. What we can say, however, is that we wish you and Ed continued healing and peace. We wish you a retirement full of all the goodness that life can offer - fun times with family and friends, safe and wonderful travel adventures and time to do what makes you happy and fulfills your hobbies and interests.

May the road rise up to meet you. May the wind be always at your back. May the sun shine warm upon you face. May the rain fall soft upon your fields. And until we meet again, may God hold you in the palm of His hand.

Arrivederci cara amica.

See you around the community.



Gary Linton

Greetings, Conashaugh Lakes members. I would like to introduce myself to you. My name is Gary Linton, your new Community Administrator. I come from an eclectic background which has given me a vast skill set I intend to use for Conashaugh Lakes.

From being a retired Police Investigator, to businessman and Executive Director and CFO of several not-for-profit incorporations. I have also worked for other communities, as the Community Manager of Shawnee's Northslope III, through First Service Residential Group, in East Stroudsburg and Chief of Public Safety for Pine Ridge in Bushkill.

We are so lucky here in Conashaugh Lakes, being one of the few communities in the Poconos that is financially sound and we have no crime. My priorities are to maintain these two conditions.

I know many of you already, and look forward to meeting all of you. I hope we can all work together to make this community even better than it already is for you and your families.

2021- 2022 Board Mtgs

The following is a list of Board Meetings scheduled for the remainder of the 21-22 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 12th

April 9th

May 14th

June 11th

July 9th

August 13th

September 24th Annual Meeting- There is no additional Membership Meeting held in September.

New Board Member

Welcome to Ms. Laura Elaro being appointed to serve on the Conashaugh Lakes Community Association's Board of Director.

Ms. Elaro has served this community in many ways and donated her time to many volunteer activities over the 16 year Conashaugh Lakes residency. With two DVHS graduates and one child still in school district she remains fully involved in our community and our area. We look forward to her input and working with her for the betterment of our community.

Dear Members,

As you know we lost the loop due to our phone company accusing us of spamming. We have been looking for an alternative so communications between the administration and our members can be restored without relying on Facebook.

I am pleased to announce that we have found a new platform for mass emails called Sendinblue. We are beginning to set up the platform and populate it with the email addresses we have from the loop. This should not take too long. If you are new to Conashaugh and have not given the office your email, please do so at your earliest opportunity by sending an email to administrator@conashaughlakes.com with "Add Me to Sendinblue" in the subject line. Thank you

The deadline to submit Board of Director applications for the 2022/2023

Fiscal year is Monday May 2, 2022. Elections will be held during the September Annual Meeting on Saturday September 24, 2022 . 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.

There may be some misunderstanding about permit fees and recent changes to them. 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. This is a direct result in a surge in property sales for development and the amount of administrative work involved with these properties. As you will see with the list below, 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 \$50.00

Above ground pool \$100.00

In-ground pool 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)

Tree & Brush removal No Fees

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.

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 Office Finally Getting a Facelift

Over the past couple of years, the Board discussed the need for a new or expanded office. Past requests to paint the existing space were tabled with that possibility. Due to the unlikelihood that a new or expanded office was happening in the near future, the Board was again approached to paint the office in August 2021 at which time a discussion ensued and the realization of a need for more than painting was agreed. The Board passed a motion in August 2021 to allow up \$10,000.00 for improvements which includes painting of the interior office, new desks, window coverings and new flooring and lighting fixtures in the lobby.

The office is the gateway to our Community and although it is closed to public traffic due to COVID concerns at this time, it will eventually reopen. When it does reopen we wish for it to be a welcoming, updated environment for our members and guests. Our employees are also deserving of a good work environment.

The office was last painted in 2007 by non-paid volunteers. Most of the office furniture was picked from dumpster day events. Curtains are hand-me-downs as well as the seating in the reception area. Capital improvements such as a deck, new windows, main entry door, electric baseboard and electric panels were addressed following the 2007 painting.

To keep costs down, the work is being completed by staff and volunteers. As of this writing a majority of the materials and equipment have been purchased for \$4000.00. Expected future costs will be minimal.

There has been concern expressed about the budget for this project. Although COVID is not known to provide a lot of benefits, our Community was fortunate to reap one. Due to the surge in property sales following the onset of COVID our Community received additional income to effect this project. No money was removed from reserves or normal operating income. There will be no requests, surcharges, levied to our members to pay for the cost of this project.

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.

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

Thank you.

PS we cannot alter signage on boxes



Outgoing Mail Only
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Due to complaints about missing or mail delivered to the wrong mail box, please remember to allow the Postal Carrier to do their job and not engage them while at the boxes. Any questions can be addressed with the Milford office at 570-296-7411

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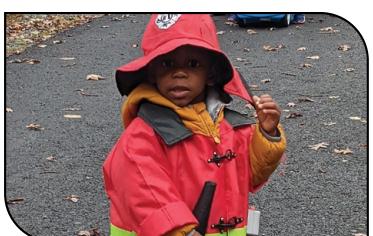
The calendar may say November but spring was in the air this week! Members Karen King and Diane Rodriguez held a paint class Monday morning where participants painted beautiful butterfly coasters to take home. Thank you Karen and Diane for sharing your materials and amazing skills and for bringing others together for a fun morning. Watch for announcements for future paint events.



HALLOWEEN IN CONASHAUGH

A big THANK YOU to everyone who came out for the CLCA Halloween Parade and party held on Hallowen! Thanks to the Recreation Committee volunteers and to security for helping with the roads. A HUGE thank you to the parents for bringing your children and thank you to the children for participating. To the residents for rerouting your travels for us, a special thanks to you! It was a great time! We hope everyone enjoyed themselves.

Here are some scenes from the event.



Would you like to have input into this community?

Volunteer for a committee. Our committees cover all aspects of from the Recreational Committee's events for fun and play to the Finance Committee's budget responsibility. The committees place their ideas, suggestions, hopes and dreams directly to the Board of Directors. If you have an hour a month to become involved in the place you have invested your time, money and family, you can contribute to keeping this community one of the greatest in the Poconos.

Our Committees and their responsibilities:

- (a) Design Review- to set architectural and building standards for homes in the Community, supervise the review and approval of all building plans for homes in the Community. 9/2004
- (b) Strategic Planning and Resources -- to study and recommend plans for the long term growth of the Community. 9/2004
- (c) Finance - 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.
- (d) Community Rules and Regulations and By Laws - To develop and establish rules of conduct for the Community and to recommend changes, from time to time, of the By Laws, when and if required
- (e) Recreation - To develop programs of social, athletic and recreational activities and direct the carrying out of any such programs.
- (f) Maintenance -To maintain and supervise the amenities of the Community to assure they remain in good repair. This shall include the roads, pool area, beach areas, tennis courts and all other athletic or recreational facilities. To conduct a yearly inventory and equipment condition report; this report shall be conducted and completed before March 15th by the Community Manager, Board Liaison, and maintenance staff (9\98)
- (f) Communication - To supervise and produce the Association's official publication and any other medium of contact between the Association and its Members.
- (g) Security and Enforcement - To study and develop the methods of providing for Community security and to enforce the Rules and Regulations of this Association.
- (h) Environmental - To study and develop programs for maintaining and improving the quality of air, water, and general ecological characteristics of the Community.

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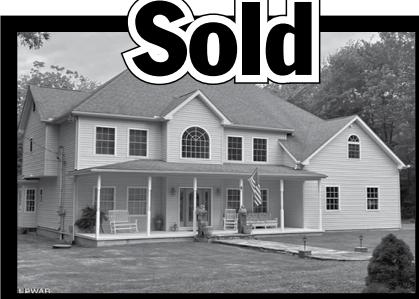
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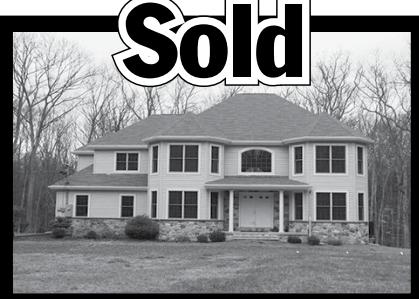
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Water and Ice Safety

Dear Parents and Guardians

Please have a serious conversation with your children about water safety, including the dangers of walking on frozen lakes and waterways and the wearing of life jackets while boating on our lake.

Although we are a private Community we are under the jurisdiction of the Pennsylvania Fish and Boat Commission. They have full access to the Community and do come in to enforce rules including but not limited to possession of fishing licenses and boat safety equipment. Be aware of life jacket and safety equipment that is required when on the water. All children 12 years of age and younger on all Commonwealth waters must wear a life jacket while underway on any boat 20 feet in length or less and on all canoes and kayaks. "Underway" includes drifting boats. For boating and fishing rules please visit <https://www.fishandboat.com/Pages/default.aspx>

Don't be fooled by a warm beautiful day, especially in the spring and fall. Water temps are still frigid. Cold water can kill quickly. You can be a great swimmer but you cannot swim when overcome by hypothermia. Life jackets are required to be worn by all between November 1 through April 30th when on a boat 16 feet or less and all canoes and kayaks.

Although we are not in ice season, it will come soon enough. For information on ice safety visit, <https://www.fishandboat.com/Fish/Fishing/Pages/IceWinterFishing.aspx>

Dear Friends and Neighbors of CLCA,

Please be aware that any comments made on the Residents FB page are opinions and not always factual. This page unfortunately often presents itself as a gossip column depicting derogatory remarks and paints our community in a negative connotation. As we still live in the USA and freedom of speech is a right granted to all citizens, we, members of the Board, elected by you, the community, have no means of putting an end to this banter. However, we are obliged to inform you of the many false accusations being made due to some incorrect interpretations of actual truths. We implore you to please refer to the official CLCA FB page as well as the beautiful web site created for all of us when you are searching for information. We welcome all members to attend the membership meetings held the second Saturday of every month at 10:30 am in the Rec building. Please remember that the Board members are merely elected volunteers who often have to make tough decisions which affect all members as we too live here and have a vested interest in our community and property values. We too have jobs and families to care for and make the time to assure a positive outcome for the greater good of our community. We do not receive any compensation, monetarily or otherwise for our efforts as decisions affect us the same as the rest of the members of CLCA, nor do we have any hidden agenda.

We welcome your opinions and constructive criticisms in a non accusatory manner.

We thank you for your time.

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GOT STUFF?

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.

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Contact: Elizabeth at eg423@yahoo.com

Lot 2006
Cayuga Trail, For Sale
Contact: Nadin 917-283-8607

Lot 2313
1.1 acres, cleared and perked. Stockton road.
973-632-8710

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Lot 3611 1.3 Acres
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Call Joe 631-360-1815

Lot 6209 Sec 17
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917-304-4619, Mario

Friendly Reminder:

If you are planning to pave your driveway, please contact the office for a (no cost) inspection by maintenance. This inspection is to determine if you need to install or replace a culvert pipe. Please do this in advance of arranging a date for paving. Thank you.

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 are three FaceBook pages generally recognized in Conashaugh Lakes. The official page is named "Conashaugh Lakes Community Association" and the others are "Residents Conashaugh Lakes Community"; and Residents of "Conashaugh Lakes Unofficial". The official page is used by the administration to notify our membership of events, weather conditions, compactor hours, special announcements and such. The Residents pages are used as a forum for our members to sell items, answer new members questions about locating services in our area, commenting their pleasure or displeasure

as to events, Board decisions and Administration procedures. The Administration does not use the Resident's page for any announcements. Members will at times share a post from the official page to the Resident's Page. It is always good to check the official page when you are on FaceBook to see the administration's posts.

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 \$100.00 of your dues total per year 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. Our schedule of hours was voted on at the same time the members of Conashaugh Lakes voted to move the compactors to the front entrance. The compactors schedule is at times modified, usually due to holidays, weather and personnel availability, which has been affected by Covid. This administration will always try to make up any lost hours when possible.



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The image shows two white service vans for Masters Termite & Pest Control parked on a gravel surface. The vans have "MASTERS TERMITE & PEST CONTROL" printed on the side. The front van has "Ask the Masters!" and "GUARDIANS OF HEALTH & HOME" on its side panel. A circular logo for "Ask the Masters! TERMITE AND PEST CONTROL" is overlaid on the bottom right of the image. The logo features a green house icon with "EST. 1982" below it, surrounded by the text "TERMITE AND PEST CONTROL" and "Ask the Masters!" in a stylized font. The background shows a residential area with houses and trees.



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Sales Volume Information is deemed reliable but not guaranteed. Information from the Board/Association of Realtors®(alternatively, from the Pike/Wayne MLS) for the period of 1/1/21 through 08/04/21.

#1 for 15 years based on total transaction sales, based on Pike/Wayne MLS for all clients during the period of 01/01/2006