

THE ESCAPE P.O.A.

LAKE LIFE NEWS



Summer 2025

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Board Members

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Secretary: Joanne DiBlasi
Treasurer: Jack Ellex

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Join our Facebook page:
The Escape POA

A note from your Property Manager,

Ann Marie Miller

Hopefully, nice weather will be here to stay. Congratulations to Mr. & Mrs. Gratacos, they are the winners of the 2025 dues raffle. Look on Facebook or our website for the monthly raffle.

As you may have seen by now the Marina pool is under construction. The rubber decking needed to be replaced. Once removed, the piping needed to be replaced too. We will keep you updated on the opening date. The office building has been under construction too. New and less windows and siding.

There will be some road work done within the next few weeks (weather permitting). Southerton off of Ledgeale to Gingersnap, where the big potholes are and Oak between Southerton and Spruce.

As many have seen the addition to the stop signs, regarding rolling through. Stop means stop. The going through or rolling through the stop signs have been excessive along with the speeding. The speed limit is 15 mph for the entire Escape.

All homeowners must have an EPOA sticker on their vehicles and their guests must have a hang tag. All homeowners that have a dock slip or a jet ski spot are to have stickers prior to putting them in the slip. All golf carts and ATVs must have an EPOA sticker and a flag too. Many citations have gone out. If you are not sure of the rules, please stop in and pick up a copy of the rules and regulations. They are also available on our website.

If you are renting your home short term. You must send in the names and dates of the guests, and they need to pick up hang tags.

In the fall there will be three (3) open-board seats for the Board of Directors. If you are interested, please let us know. We will keep you posted.

Please check your culverts to see if they are clogged with leaves or debris and if so clean them out.

Enclosed you will see some recreation events; the golf cart parade and picnic are July 5th; Parade at 10am (line up at 930) and picnic is 11-4. Our favorite DJ, Matt will be there along with plenty of games, prizes, and hotdogs.

This year we will be hosting a Tricky Tray again on August 16th. Be on the lookout for more information. If anyone would like to volunteer, if you would like to donate a basket and/or if you have empty baskets you are looking to get rid of, please send them to the office. This is a fun and successful event.

The more volunteers recreation has, the more events we can have.

A note from your treasurer, Jack Ellex

After a somewhat damp few weeks the weather outlook is improving. From a financial perspective our community is performing efficiently with several projects scheduled (Marina Pool refurbishing, select roadway resurfacing, and integrating the new Walnut well into the existing distribution system) to name a few. When the Board convened in late 2024 to project an operating budget for 2025, a number of factors were addressed. The major focus has always been on operating expenses and the effect on property owners' personal ability to meet monthly obligations. Over the past few years' inflation has increased approximately 18%, our basic operational expenses have increased over 12%, and health and welfare benefits have increased 71%.

During the period we have been able to meet our financial commitments without asking the community for an increase in the maintenance fees. We all pay fees to ensure our safety and the availability of resources and services. However, for this year that has come at a price. Typically 4% of the budget is set aside to fund capital projects. For 2025 we were not able to project the same allocation. As the community's infrastructure ages (many assets are over 40 to 50 years old), we anticipate replacement and upgrade expenses. For this year, the amount set aside decreased significantly to allow our monthly fee structure to remain intact. Just to reiterate the Escape is economically sound with numerous funds in various financial institutions. However, it is the responsibility of the Board and Property Management to act proactively and think predictively while at the same time ensure funds are and will be available.

Please keep in mind as an autonomous community we are responsible for our own welfare. As the 2025 progresses expense outlays will be scrutinized, and property owners will be kept apprised of potential financial impacts. Thank you for listening and enjoy the summer season.

Waste Treatment Plan Update:

The EPOA continues to work through the formal process required by the Pennsylvania Department of Environmental Protection (DEP) in order to receive consent to install the new waste treatment plant. The DEP has issued the Escape an updated Water Quality Permit which is a key component in order to construct the new plant. The existing plant was approved back in 1972, since then there have been additional statutes that will require compliance. The updated permit which supersedes those established prior to 1972 states, "Any stormwater from roofs, foundation drains, basement drains, etc. shall not be admitted to the sanitary sewer system." In order to meet this mandate the DEP has informed the EPOA that our Wastewater Operations and Maintenance personnel will have to inspect all homes. If there is any indication of stormwater dispersal applications (exterior gutters and/or leaders, ground water collection, basement floor drains, etc.) are connected to the sanitary system, they will have to be detached. We realize this may impose an inconvenience however, the verification process is compulsory in order to continue. Once the necessary inspection apparatus is received, the management office will be reaching out to property owners to schedule appointments. Homes that are occupied by tenants may necessitate proprietors to assist in scheduling inspections. Your assistance is greatly appreciated.



UPCOMING EVENTS



JULY 5TH AT 10 AM

Decorate your Golf Carts Patriotic and join the parade! 1st, 2nd and 3rd place trophies awarded for the best decorated golf carts.

Golf Carts participating will need to be at the marina by 9:30 AM to line up.



July 5th 11 AM-4 PM

Join us for a day of fun.

Enjoy exciting games, delicious food, and activities for all ages--Fun for the whole family!



Water Balloon Toss



Hula Hoop Contest



Limbo Contest



Sack Races



Watermelon Eating Contest



Dunk Tank



Music and Entertainment by DJ Matt from Soundscape

We will have a 50-50 drawing and the Kayak raffle winner will be chosen.



Saturday, August 16th

At The Escape Marina Building
(215 Marina way, Greentown, PA 18426)

Doors open at 12 p.m. for presale
*you can purchase & put your tickets in for the trays.

Drawing starts at 7 p.m.
You do NOT need to be present to win.

Light refreshments provided
B.Y.O.B.

We are always in need of volunteers to help with events. The more volunteers to help, the more events that can take place in the community.



INFORMATION



Pool Hours

Marina:

Sun-Thurs 11 am- 7 pm

Fri & Sat 11 am 10 pm

Southerton:

11 am-7 pm daily



Quiet Hours

Daily 11pm-7am



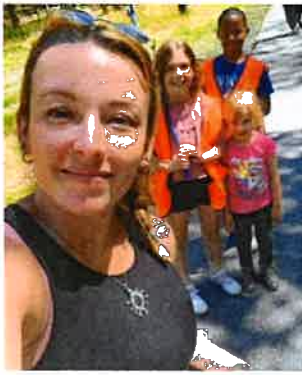
Be mindful of the speed limit throughout the community; Radar is enforced.



2025 parking stickers were supposed to be on vehicles by 2/1/25. Stop in the office with your paperwork to get yours today.



Pets must be on a leash. Please don't let your dogs walk on other peoples property. You are responsible for cleaning up after your animals.



**Thank you to all
the Amazing
volunteers that
spent the day
helping to beautify
our community.
It was a HUGE
success!**



Coloring Contest



1st
Place
Winners!





The Escape Vendor Event



Community apparel for sale



THE ESCAPE T-SHIRT & SWEATSHIRT ORDER FORM – CUSTOM APPAREL

Item Type	Size (S-3XL)	Color of Garment	Lettering Color (Black/White)	Quantity	Price Each	Total
<input type="checkbox"/> T-Shirt / Pullover / Zipper						
<input type="checkbox"/> T-Shirt / Pullover / Zipper						
<input type="checkbox"/> T-Shirt / Pullover / Zipper						

Customer Name: _____

Phone/Email: _____

Item Options & Pricing:

- T-Shirt – \$15

- Pullover Sweatshirt – \$25

- Zipper Sweatshirt – \$30

Total Due: \$ _____

☒ Prepayment is required at the time of order. Orders will not be processed without payment.

Payment Received By: _____

Date: _____

ORDER A 911 ADDRESS SIGN TODAY!

These signs help ambulances, delivery people, etc.



Cost: \$20.00

Green signs white reflective numbers.

Fill out the order form and drop at the office, with check, cash or money order or email to escapewebmaster@ptd.net and pay at pick up.

Name: _____

Physical Escape address (not lot #): _____

Phone #: _____

Vertical-2 sided for post _____

Horizontal-1 sided for house: _____



Small Business Directory

