

Sunrise Lake Property Owners Association, Inc.
101 Sunrise Drive
Milford, Pennsylvania 18337
Telephone: 570-686-1880 Fax: 570-686-2320
www.sunriselake.org

SLPOA Board Meeting
Saturday, July 19, 2025
Held at the SLPOA Office and Zoom

MEETING CALLED TO ORDER 2:30 pm

PLEDGE OF ALEGIANCE

ATTENDANCE

Doug Dow	President
Jeannette Gonzalez	Vice President
Ron Hansen	Treasurer
Michael Ryan	Secretary
Rick Nolan	Director
Diane Meyerhoff	Director
Ed Lucey	Director

This Board meeting is being held in person and via Zoom. By participating in this meeting, you consent to being recorded.

This is a regular board meeting. The 2025 Membership/Election meeting will be held immediately following this meeting.

PRESIDENTS REPORT: Doug Dow, President for the SLPOA

REAL ESTATE: So far in 2025, 24 homes and 28 lots have been sold.

EVENTS: Our events committee has been busy despite the weather and recently had a very successful event at the pool. The food truck in the parking lot has seen a lot of activity. Dumpster day was a huge success with well over a hundred residents. The fishing derby will be held on July 26, 2025 at 12:00 pm at Sprint Lake.

MAILBOXES: The Wild Meadow mailbox area is scheduled to be paved later this summer. Sunrise will relocate parcel boxes to the Wild Meadow site after the Sunrise Drive project is complete.

The mailbox project for Sunrise Drive has been approved and construction will start shortly. Please be patient during the construction process. The office will communicate with residents as the project moves forward. New mailboxes in Sunrise are located on Community property

and are owned by the association.

LAKE UPDATE: The PA DEP is currently reviewing updated plans and we expect a reply shortly. Funding is in place and we expect construction to start late Winter 2026.

SALT SHED: The roof of the salt shed is unrepairable and unfortunately, cannot be replaced without replacing the existing framework. The mounting hardware is corroded beyond repair and the building needs to be replaced. The board has contracted with Greystone Construction to replace the existing structure from the foundation up at a cost of \$104,000 plus permits. The cost of this project will be funded by reallocating budget line items and using reserve funds.

SECURITY: The board has implemented a Public Safety program in the community. Their main function is to patrol the community and report violations as well as deal with traffic violations. The office will send out warnings or tickets as appropriate. ATVs on Sunrise roads continue to be a major concern with both residents and non-residents violating our rules. We will also be installing speed humps in the community later this summer.

The Board encourages any residents with past due accounts to contact the office and make payment arrangements. Those residents who arrange for a payment schedule, and who do not honor the agreement can expect to have their account submitted to the court system. Unfortunately, once court action is initiated, additional fees and collection costs are added to their accounts. We have several accounts that will be submitted to the Magistrate Court as well as the Court of Common Pleas if no action is taken soon. One account has been referred to the Sheriff for sale and several others are being considered.

The board encourages any resident with questions, suggestions, or concerns to call the office directly at 570-686-1880 or email the board at slpoabod@sunriselake.org. The best way to get accurate and up to date information is to contact the office or email the board as the SLPOA board is not affiliated with any social media web pages therefore, we cannot comment on the accuracy of the information provided. Going directly to the office or Board is the best way to ensure that the information you are seeking is as accurate as possible.

I am in the office most mornings from 9:30 to 11:30 Monday through Thursday and am available to meet with any resident.

OLD BUSINESS: Approve the April 24, 2025 Board Meeting minutes which are posted on the Sunrise Lake website and are available to any residents.

Motion: Ron Hansen

Seconded: Diane Meyerhoff

All in favor.

FINANCIAL REPORT: Ron Hansen, Treasurer for the SLPOA

The office has collected \$6,754.80 in past due accounts for the 2025/2026 fiscal year.

The office has referred 31 accounts to the Magistrates Court for consideration and 24 accounts have been referred to the Court of Common Pleas.

We currently have a total of \$1,137,121.96 in various accounts and have collected \$754,177.19 or 78% of our current budget forecast for dues.

We finished the 2024/2025 fiscal year with \$465,218.

Vendors: April 25, 2025 – July 16, 2025

<i>Affordable Container Service</i> Motion: Doug Dow Seconded: Rick Nolan All in favor	8,325.54	Dumpster day
<i>Amazon</i> Motion: Diane Meyerhoff Seconded: Rick Nolan All in favor	1,211.73	Outfit patrol vehicle, landscaping, office supplies
<i>Aquatic Environmental Consultants, Inc.</i> Motion: Rick Nolan Seconded: Mike Ryan All in favor	5,288.00	Lake management/weed treating
<i>Casagrande Remodeling Inc.</i> Motion: Rick Nolan Seconded: Mike Ryan All in favor	3,600.00	Road scalping
<i>Construct Engineering LLC</i> Motion: Rick Nolan Seconded: Ron Hansen All in favor	2,255.06	Mailbox project
<i>CSI Security Systems Inc.</i> Motion: Rick Nolan Seconded: Mike Ryan All in favor	848.00	Installation of cameras in parking lot/materials
<i>D & S Hauling</i> Motion: Rick Nolan Seconded: Ron Hansen All in favor	5,640.63	Baseball clay/material for road repairs
<i>Dingman Township</i> Motion: Rick Nolan Seconded: Diane Meyerhoff All in favor	628.50	Mailbox project
<i>Division of Dam Safety</i> Motion: Rick Nolan	1,600.00	Dam registration

Seconded: Diane Meyerhoff
All in favor

<i>Douglas Dow</i> Motion: Mike Ryan Seconded: Ron Hansen All in favor	1,498.97	Reimburse: Picnic tables/baseball field/car magnets/Promo-Gear/mileage
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<i>Farley & Weed, LLC</i> Motion: Rick Nolan Seconded: Ron Hansen All in favor	3,290.00	Legal services
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<i>Greystone Construction</i> Motion: Rick Nolan Seconded: Diane Meyerhoff All in favor	20,815.00	Salt shed
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<i>John H. Klemeyer, Esquire</i> Motion: Rick Nolan Seconded: Ron Hansen All in favor	2,340.00	Legal services
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<i>Lutz Excavating</i> Motion: Rick Nolan Seconded: Mike Ryan All in favor	500.00	Modified to Sprint Lake
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<i>Newman Williams, P.C.</i> Motion: Rick Nolan Seconded: Ron Hansen All in favor	4,142.67	Legal services
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<i>NRS Excavating & Dumpster Services, LLC</i> Motion: Rick Nolan Seconded: Ron Hansen All in favor	15,200.00	Road repairs
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<i>Princeton Analytical Labs LLC</i> Motion: Rick Nolan Seconded: Mike Ryan All in favor	545.00	Pool water testing
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<i>Richard B. Henry & Associates, LLC</i> Motion: Rick Nolan Seconded: Mike Ryan All in favor	1,000.00	Legal services
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<i>Sawkill Power Equipment, Inc.</i> Motion: Rick Nolan	1,027.35	Repairs/maintenance tractor
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Seconded: Diane Meyerhoff
All in favor

<i>Sigo Signs</i>	630.14	Road signs (26)
Motion: Rick Nolan		
Seconded: Diane Meyerhoff		
All in favor		

<i>Strand Pool Supply LLP</i>	7,456.34	Pool
Motion: Rick Nolan		
Seconded: Ron Hansen		
All in favor		

<i>US Postmaster</i>	1,765.70	Stamps for mailings
Motion: Rick Nolan		
Seconded: Ron Hansen		
All in favor		

<i>Walmart</i>	1,228.37	Concessions for pool
Motion: Rick Nolan		
Seconded: Mike Ryan		
All in favor		

<i>Wayne County Ford</i>	29,478.07	Ford Maverick
Motion: Rick Nolan		
Seconded: Ron Hansen		
All in favor		

<i>William Owens & Company, CPA PC</i>	3,500.00	Audit
Motion: Rick Nolan		
Seconded: Mike Ryan		
All in favor		

TOTAL	133,031.07	
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Resident: Expressed concern that the lake is taking too long and suggests that we make phone calls, etc. to state representatives.

Doug Dow: Informed the room that he is in contact with a man from public relations at the DEP who said we are currently under review.

Resident: He spoke to the DEP who corroborated Doug's version of our current status. He suggests that with the next DEP review, we should work directly with the DEP and not through Pennoni.

Resident: How much money has new security collected? Resident suggests that we enforce Sunrise vehicle ID tags.

Doug Dow: Informed resident that security has just recently started pulling over reckless vehicles and trying to identify ATV infractions.

Resident: Would like to see the recent audit report.

Doug Dow: Check with the office and review it.

Resident: Is the salt shed replacement project using American parts? Response: most of the parts come from Canada.

Resident: Are we at a point where we can order materials for the lake repair? Also, can you comment on contractor selection.

Doug Dow: Responded that in speaking with the DEP, we might get parameters of the pipe approved soon so that we can order it. We have selected Wayco as our vendor and they have indicated that the lead time for the construction of the pipe is 4-7 months.

Resident: Would like more blacktop on his road because the culvert pipe near his house is making the ground sink.

Doug Dow: Informed the resident that paving is done for now and that we paved according to priority within the confines of a strict budget.

Resident: Are people who are in arrears allowed to use the pool? No.

Resident: How much more dues are we expecting to collect from people in arrears?

Ron Hansen: We are owed around 1.3 million in arrears. Doug informed us that we are slowly collecting money from people in arrears, mostly through court actions.

Resident: Thanks the board for all their work. Thank you, Keryl!

Doug spoke about the Ramagosa lawsuit and future dues collected by his projects along with our proposal of a \$500 annual assessment for road usage.

Resident: Suggests that we add a rule that within the community you should not be allowed to ride an ATV in the community because it is a noise issue.

Doug Dow: We already have a nuisance rule and to file a complaint with the office so that a summons can be issued if the complaint is verified (by security, a Board member, etc.).

Resident: Can you give an update on the proposed cell tower near the pool?

Doug Dow: Informed the resident that the surveyor says the cell tower is getting moved further away to "the log pit." No formal application has been submitted to the township yet.

Resident: How many times has the lake application gone back and forth for review?

Doug Dow: Two times.

Resident: Have you considered a community yard sale twice a year.

Doug: Talk to the events committee.

Resident: Do we have candidates for election?

Board: Yes, three open positions and three candidates.

Resident: Why doesn't Cranberry Ridge pay dues?

Doug Dow: They've been grandfathered in.

Resident: Sent a picture on April 30 of a backhoe parked on a neighbor's yard. Wants to know if we can have it removed. A concern is that it could be a driving hazard because it's close to the road, the bucket is in the air filled with water and attracting mosquitos. Doug says it's in court.

Resident: Some properties need to be cleaned up as they are eyesores in the community. Board agreed.

Resident: Suggests allowing security to give Sunrise stickers to eligible vehicles.

Doug Dow: We don't know who people are driving in the community.

Resident: Would like to keep the pool open in September and we can just sign a waiver to swim.

Resident: Suggests that lifeguards are not doing their jobs. The resident had no suggestions. Another resident suggested no cell phones at the pool.

Resident: How many people were hired for security?

Board: Two.

Resident: What is Security paid?

Board: \$18 an hour.

Meeting adjourned.

Motion: Ron Hansen

Seconded: Diane Meyerhoff

All in favor

The minutes are respectfully submitted to the best of my ability.

Michael Ryan
Secretary
SLPOA BOD

Date