

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
Tuesday, April 14, 2026
Held at the SLPOA Office and Zoom

MEETING CALLED TO ORDER 7:30 pm

PLEDGE OF ALEGIANCE

ATTENDANCE

Doug Dow	President - Present
Jeannette Gonzalez	Vice President - Excused
Ron Hansen	Treasurer - Present
Michael Ryan	Secretary - Present
Diane Meyerhoff	Director - Present
Elaine McCarthy	Director - Present
Ed Lucey	Director - Unexcused

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

Board Report: Doug Dow for the SLPOA BOARD OF DIRECTORS

So far in **2026**, there have been **14** homes and **3** lots sold. There are **955** homes and **178** lots in Sunrise with several new homes under construction.

A mailing to all residents will go out prior to April 30, 2026. Included in this mailing will be a copy of the 2026-2027 budget, dues assessments for 2026-2027 plus a nomination form for the three board positions that are open this year. Instructions for submission of nominations are printed on the form. Interested residents must have their nomination forms received by Appletree Management and their 2026/2027 dues paid by 5 pm Friday, May 29th. Residents may elect to pay their dues via an approved payment plan. The board encourages any resident in good standing to consider running for the open board position. Please direct any questions to the office or any board member. Board applicants must be willing to submit to a background check and sign our Ethics Document.

The Sunrise Drive mailbox project is moving forward, and our contractor will be removing the old mailboxes and grading the area prior to installing the lights. Please remove any mail from the old boxes at your earliest convenience.

Maintenance storage building permitting is moving forward through the Township, and we anticipate construction to be complete early summer.

Lake Update: Sunrise has a scheduled meeting on Friday, April 17th with the DEP, Senator Baker's office and Pennoni.

Events: Community wide tag/garage sale day is scheduled for Memorial Day weekend. Watch for more information from the events committee.

There will be a community day at the pool July 4th.

There will be some adult nights at the pool during the summer.

Watch for more information from the events committee this spring.

We expect the pool to be open for Memorial Day and expect the Sea Rays Swim Team to enjoy the season as well. Anyone who wishes to sponsor the Swim Team should contact the office.

An adequate number of lifeguards to monitor the pool during the season is doubtful. The board is planning on having swim at your own risk during the weekdays with lifeguards (when available) during holidays and weekends. Swim at your own risk rules will be posted shortly.

Dumpster Day will be held on June 13th from 8:00 a.m. – 1:00 p.m. and is free of charge to residents in good standing. Our vendor has informed us that there will be a \$60 charge for mattresses and box springs. We expect able bodied residents to help unload their vehicles. No box trucks or commercial vans will be allowed. Only residential construction debris from YOUR property will be allowed. Everyone must pre-register for this event.

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. The office has collected \$201,016 in past due funds to date. The office has referred 30 accounts to the Magistrates Court and 24 accounts have been referred to our attorneys for suit in the Court of Common Pleas. We have several more accounts that will be submitted to the Magistrate Court as well as the Court of Common Pleas if no action is taken soon.

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.

Old business:

Motion to approve the February 28, 2026 Board meeting minutes.

Ron Hansen 1st
 Diane Meyerhoff 2nd
 All approve

Financial Report: SLPOA Treasurer Ron Hanson

Current balances were given.

The office has collected \$201,016 in past due dues and fees.

Total collections for 25/26 are now \$1,247,150.

New business:

Approve the 2026– 2027 Budget

Bill Payments Authorized: February 28, 2026 thru April 14, 2026

	February 28 – April 9, 2026	
Blue Ridge Tree Service, LLC	\$6,500.00	Tree removal-office area
D & S Hauling	\$12,508.18	Winter road materials
Farley & Weed, LLC	\$3,120.50	Legal services
Intuit	\$1,461.74	Quickbooks renewal (2)
Lutz Excavating	\$9,470.00	Maintenance building
Newman Williams, P.C.	\$1,700.00	Legal services
Sawkill Power Equipment, Inc.	\$9,570.56	Repairs/additions- tractor/lawn mower
Secure Technologies, Inc.	\$2,148.30	Security upgrade-office
TM Morey, Inc.	\$31,916.66	Plowing contract
TOTAL	\$78,395.94	

Motion to approve the budget:

Diane Meyerhoff 1st
 Elaine McCarthy 2nd

All in favor

Questions From Residents:

Can residents sign season waivers at the pool?

→ We'll ask our attorney and insurance company.

How much do people owe in dues?

→ Collectively, \$1,617,000.00.

Doug explained the process involved in trying to collect dues from accounts in arrear (letters, fines, court, etc.).

A resident appreciates the board for the effort to collect past dues.

Why did Met Ed cut down all pine trees on the Wild Meadow side of Sunrise?

→ In order to link 2 sides of the community onto one grid. If one side of the community fails, the other side will provide backup power. Work is being done to clean up the area provided by volunteer labor.

Will the food truck be back ?

→ No

Is the cell tower being put in?

→ No permit has been issued or suggested to the township.

A resident has concerns about the Cabin Road proposed boat ramp being too shallow.

→ Yes, this will be addressed in the plan (dredging included)

What do we have in reserves?

→ Amounts were given.

→ We are in excellent financial shape.

What percentage of dues have been collected this year?

→ Approx. 93.5%---- \$ 1,247,150.00 collected this year

Is there a sewer/septic issues update?

→ The issues with sections 9 and 12 are not a Board issue. Appletree and the DEP and Dingman Township are dealing with these issues.

Resident Comment: Thank you all for your work.

Speedhumps are hard on car alignment.

Another resident questioned if they will help.

Will the mailbox pavilion be covered?

→ No, not at this time.

A resident suggested removable speed bumps.

→ We are putting in speed humps (not bumps) – cars driving under 25 MPH will not need to slow down. Plows can also go right over them.

Does the office collect a lot of money from fees from residents speeding?

→ No, we have told public safety their job is to support the residents, enforce rules, and be friends of the community with our best interests in mind.

A discussion ensued about the problem with ATV's in the community.

Adjourn Meeting.

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

Michael Ryan
Secretary
SLPOA
Board of Directors

Date