

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, February 22, 2025
Held at the SLPOA Office and Zoom

MEETING CALLED TO ORDER 11:30 a.m.

PLEDGE OF ALEGIANCE

This meeting is held in person and via zoom. By participating in this meeting, you are giving consent to being recorded.

ATTENDANCE

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

PRESIDENTS REPORT:

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

Board Report: Doug Dow for the SLPOA

Real estate – 2022 - 60 homes and 17 lots sold. 2023 - 55 homes and 19 lots. 2024 - 39 homes and 29 lots sold. So far in 2025 - 7 homes and 14 lots have been sold. There are 953 homes and 168 lots in Sunrise.

EVENTS - There is a small group of residents who meet weekly in the office meeting room to engage in arts and crafts, and any interested resident is encouraged to call the office for details.

MAILBOXES - The condition of and availability of mail delivery in Sunrise is a priority of the Board. Unfortunately, we have to work with the post office and the Township in order to move forward. The Wild Meadow mailbox project is waiting for the Post Office to install locks in the new mailboxes. The approximate cost of this project is \$52,000 and has been fully funded by the Sunrise budget. Only residents in good standing will be allowed to access the new mailboxes on Wild Meadow or the proposed new mailboxes on Sunrise Drive. Those residents denied access may retrieve their mail from the post office or arrange for a post office box at another location. It is unfair to those residents who are financing this project to subsidize those residents who do not pay their fair share. Sunrise will relocate parcel boxes to the new site during implementation. The office will communicate with residents as the project moves forward. The site will not be paved until spring. New mailboxes in Sunrise are located on Community property and are owned by the association.

The mailbox project for the Sunrise Drive area is in the planning stage and we will message the community as it progresses from planning to approval to construction. We anticipate construction to start this summer.

Lake Update - The PA DEP has reviewed the engineering plans and comments have been relayed to Pennoni. Pennoni has responded to the DEP and we are now again waiting for an answer. We expect to start ordering materials by April and then will be able to determine a definite start date for construction. At this time, we cannot estimate when the new construction will be complete. The Dam Project is expected to cost the community an additional \$1,075,000 before its completion. This would be \$100,000 in engineering costs and \$975,000 in construction costs. The community will have to raise \$850,000 to finance the remainder of the project. The BOD has been negotiating with area banks, NBT and Wayne Bank, for \$850,000 in funding.

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 for Sheriff 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 as President.

A resident has recently filed suit against the Sunrise community and the board has submitted the suit to our insurance company. We believe we are completely covered for any potential liability.

Old business:

Approve the December 5, 2024 Regular Board Meeting minutes which are posted on the Sunrise Lake website and are available to any residents.

Motion: Ron Hansen
2nd: Diane Meyerhoff

Financial Report: SLPOPA Treasurer RON HANSEN

The office has collected \$102,532 in past due accounts for the 24-25 fiscal year.

The office has referred 31 accounts to the Magistrates Court for consideration and 15 accounts have been referred to the Court of Common Pleas.

Total balance was given for our in various accounts and have collected 94% of anticipated revenue for 24-25 fiscal year.

The office staff is currently working with our accounting firm and a complete audit of all Sunrise Lake POA financials is close to completion.

New business

Rule Change: Signs - 2.10

OLD- No signs of any type, including but not limited to "for rent" or "for sale" signs shall be erected or maintained on any premises.

New- "No signs advertising a commercial business, or property for rent or property for sale signs shall be erected on any premises. Any sign advertising a private event on community property must be removed within 2 days after the event. Political signs are protected under free speech and or election interference laws

- A. First Offense Warning
- B. Second Offense \$50.00 fine

Rule Change 2.6

Old - Garbage Clean Up: Whereas a bear/other animal/vehicle has knocked over and spilled garbage, the dwelling owner/tenant must pick up the refuse within a 24-hour period. Failure to do so will result in the following:

- A. First offense Warning
- B. Second offense \$25.00
- C. Each additional offense shall be subject to a \$50.00 fine.

New - Garbage Clean Up: Whereas a bear/other animal/vehicle has knocked over and spilled garbage, the dwelling owner/tenant must pick up the refuse within a 24-hour period. Failure to do so will result in the following:

- A. First offense Warning
- B. Second offense \$25.00
- C. Each offense thereafter shall be subjected to a \$50.00 fine

Additionally, when the community has to pick up spilled garbage there will be an additional \$50.00 clean up fee in addition to any fines.

Expenses: December 6, 2024 through February 19, 2025

Am-Gard, Inc.	\$ 15,645.00
Blue Ridge Tree Service, LLC	\$ 2,300.00
Clear Spring American Insurance Co.	\$ 1,789.00
Construct Engineering LLC	\$ 1,143.75
CSI Security Systems, Inc.	\$ 1,833.80
D & S Hauling	\$ 30,154.19
District Court 60-3-03	\$ 3,274.00
Eastern Propane	\$ 1,061.92
John H. Klemeyer, Esq.	\$ 3,400.00
Lutz Excavating	\$ 2,400.00

Mahindra Finance USA LLC	\$ 1,229.52
Philadelphia Insurance Companies	\$ 16,277.52
S & T Auto	\$ 4,142.75
TM Morey	\$ 60,000.00
William Owens & Company, CPA PC	\$ 3,922.90
 TOTAL:	 \$148,574.35

Motion: Ron Hansen
2nd: Diane Meyerhoff

Questions From Residents:

- Will the audit be annual? No, we do not think so at this time.
- Resident has concerns about another resident storing oil in tanks on his property. If it spills, we will be spending a lot of money on clean up. Resident wants it addressed. Board agrees with the concern. Doug went to the township and spoke to the zoning officer, but the zoning officer did not consider it an issue. Doug contacted PA DEP—but the DEP has not replied. Commercial enterprises like this are becoming a problem in Sunrise. A resident suggested that we get an official letter from the township that suspect properties have been checked and deemed permissible. A resident expressed concern over possible retribution over speaking out about this suspected illegal business.
- Resident - Lawsuit—what is the status? Board has been advised not to reveal the resident's name—we are working on it with our attorney. This resident is seeking compensation for damages and construction work.
- A resident asked about the Ramagosa lawsuit. The board feels the threat of litigation comes and goes. Is he pursuing the lawsuit? Is he dropping it? We don't know much. The board still feels that Ramagosa will not bargain with us in good faith. The Board still feels that our case is solid.
- A resident asked about the Philadelphia insurance company—are we on a finance agreement? Board is not sure how that is paid. Possibly 3 installments? Resident asked if we bid for new insurance companies. She

suggested that we check around for the best rates. There is concern that a lawsuit will raise our rates.

- Doug explained the increase in next year's plowing contract–replacement cost for equipment, etc. Doug reassured the community that this is the best company for Sunrise.
- Resident asked about the cell tower. Doug responded that we haven't heard anything. Doug spoke to the superior court clerk who said a lawsuit is pending but has not been filed.
- Question about markings/ survey tags on some of the streams filtering into Sunrise Lake. Board had no idea about it.
- Resident has concerns about when lake repair materials will be ordered. The Board sympathizes with the concerns over delays.
- Resident asked when Pennoni was last in contact with DEP. We respond “this week”
- Resident asked if we are locked in with a repair contractor. Yes, we are.
- Resident expressed concern about an unsightly bus parked in a driveway on Sunrise Drive. The Board is monitoring it. It's recent.
- Resident asked about a resident assessment for the lake repair loan. Doug explained there are 3 options–term loan (paid back over time), option 2 is a one time assessment for approx \$1,050 per homeowner, option 3 is a combined assessment/long term loan. Doug expressed concerns over how a lawsuit will affect our chances for a loan.
- A resident had concerns about the water level when the lake fills. Board says the water level will return to what it was pre-drain.
- A resident had concerns about monitoring the lake for algae once it refills. The Board says yes, our company will make sure it's returned to DEP standards.
- Will the lake be restocked with fish? The board has not made an official decision yet.
- Resident asked if a bank considered that we might need MORE money to fix the lake–an override of sorts. Doug said we have a 10% override clause,

although our reserve might cover that and make the need to borrow more moot.

- A resident advocated using Spruce and Sprint lakes this summer. A resident expressed concerns over allowing cars to park on the wet, grassy (i.e: soft) area at the top of Spruce Lake. Doug mentioned that the Board is exploring “sprucing up” the boat launch area off Cabin.
- A resident asked about the lake repair—will provisions be made to maintain it and make sure it doesn't fail again. The culvert will be good for a minimum of 75 years.
- The tree that was cut at the pool—was it necessary? Doug says yes—roots were pushing against the pool. Doug said we are investing in shade options.
- A resident thanked Doug for trimming the trees on the walks up to Spruce Lake. The resident informed the crowd that the DEP does not like trees on the dam.
- A resident asked about the eventual location of mailboxes on Sunrise Drive. The new mailboxes will be erected on the back side of where the mailboxes are now—maybe 30 feet behind, at the USPS access point. New lights will be installed. Plans will go to the township planning meeting in March, and we are hopeful it gets passed to the board of supervisors for implementation.
- A resident asked if new mailboxes will be drive up. No, residents will have to get out of their vehicles to get their mail.
- Resident asked about mailbox distribution. Doug explained the protocol.

Adjourn Meeting

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

Mike Ryan
Secretary

Date