

Sunrise Lake Property Owners Association, Inc.
101 Sunrise Drive
Milford, Pennsylvania 18337
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www.sunriselake.org

SLPOA Board Meeting
Tuesday, November 18, 2025
Held at the SLPOA Office and Zoom

MEETING CALLED TO ORDER 6:30 pm

PLEDGE OF ALEGIANCE

ATTENDANCE

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

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

PRESIDENTS REPORT: Doug Dow, President for the SLPOA

REAL ESTATE: So far in 2025 there are 41 homes and 37 lots that have been sold.

EVENTS: We had a very successful Trunk or Treat and look forward to a successful Christmas event as well. Our new Christmas tree has been planted on the front lawn. The office is currently collecting non-perishable items for the annual food drive as well as unwrapped toys for the Toys for Tots program.

MAILBOXES: The Sunrise Drive mailbox project is nearing completion, and the office will be handing out keys to residents shortly. When completed, there will be 880 resident mailboxes and 120 parcel lockers. The Post Office will not deliver oversized parcels that will not fit in the available parcel lockers.

WILD MEADOW ROAD: Wild Meadow Road transfer has been submitted to Attorney Stieh/Sunnylands for deed signature and should be recorded shortly.

SECTION 26 LAWSUIT: The lawsuit between Sunnylands and Sunrise regarding Section 26 road use has been finalized and sent to the county recorder's office for covenant filing. A copy of the agreement is in the office for review by any property owner in Sunrise.

MAINTENANCE BUILDING: The board has voted to construct a maintenance building on the front property next to the salt shed. The building will be a "Pole Barn" built by Pioneer and will be 30 x 50 feet. Quoted cost is \$39,605 plus permits.

MET-ED UPGRADE: Met-Ed vendors are currently in Sunrise doing necessary tree cutting for a power upgrade. There is also an additional vendor that will do the actual construction, install new poles and new power lines in selected areas of the community.

LAKE UPDATE: All updated plans have been submitted to the PA DEP and we expect approval in the very near future. Wayco is prepared to order material immediately and start construction as soon as materials are available.

SALT SHED: The roof of the salt shed has been completely rebuilt from the foundation up and maintenance is currently working on filling the shed with a winter mix of antiskid stone and road salt.

PAST DUE ACCOUNTS: 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.

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 July 19, 2025 Regular Board Meeting minutes which are posted on the Sunrise Lake website and are available to any residents.

1st: Ron Hansen
 2nd: Diane Meyerhoff
 All in favor

FINANCIAL REPORT: SLPOA Treasurer, Ron Hansen

The office has referred 18 accounts to the Magistrates Court for consideration, processed an additional 75 accounts for referral to Magistrates Court, and 17 accounts have been referred to the Court of Common Pleas.

The office has collected \$127,446 in past due accounts for the 2025/2026 fiscal year.

We currently have a total of \$853,177.67 in various accounts and have collected \$1,041,074.41 or 91% of our current budget forecast for dues.

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

Jul 20 – Nov 15, 25			
Appletree Resource Group, Inc.	500.00	Election Fee	
Aquatic Environmental Consultants, Inc.	890.00	R & M Lakes	
Blue Ridge Tree Service, LLC	15,400.00	Tree Cutting & Canopy	
Construct Engineering LLC.	888.00	Engineering Work-Mailbox Sites	
Casagrande Remodeling Inc.	5,200.00	Road Work: Upper Spruce/Blue Gill/Cobblestone/S Shore/Ditches	
D & S Hauling	2,864.12	Material for Roads/Culverts	
Dingman Township	1,563.60	Permits for Salt Shed/Mailbox Project, etc.	
District Court 60-3-03	3,121.25	Magistrates Court for 17 Residents	
Douglas Dow	812.60	Reimbursement for Mileage/Items Purchased	
Ebay	803.48	Computers for Front Desk & President	
Farley & Weed, LLC	6,186.25	Legal Services	
Go Daddy	878.32	Email Renewals	
Greystone Construction	85,133.50	Salt Shed	
John H. Klemeyer, Esquire	2,340.00	Legal Services	
Laux Heat & Air	549.00	A/C Service/Replace Control Board	
Newman Williams, P.C.	834.99	Legal Services	
NRS Excavating & Dumpster Services, LLC	2,850.00	Road Repair: Wild Meadow Drive	
Pennoni Associates, Inc.	8,385.00	Engineering Work	
Pike County Generator, Inc.	534.00	Service	
Pioneer Pole Buildings, Inc.	12,000.00	Deposit - Maintenance Building	
Princeton Analytical Labs LLC	1,090.00	Water Testing: Pool	
Rinaldi Land Surveying	8,000.00	Surveys of Wild Meadow	
S & T Auto Service	1,928.17	Repairs/Tires for Vehicles	
Salsbury Industries	97,490.00	Mailboxes/Parcels for Sunrise Drive	
Sawkill Power Equipment, Inc.	8,438.10	Mahindra & Mower Repair & Maintenance	

Staples	611.55	Office Supplies
Strand Pool Supply LLP	4,913.71	Pool Expenses
TM Morey Inc	82,333.32	Mailbox Project/Winter Road Maintenance
Univest Insurance, Inc.	6,671.00	Community Insurance
Walmart	594.84	Fishing Derby/Concessions/Summer Fest
Wayco, Inc.	65,518.50	Road Paving/Patching
TOTAL	429,323.30	

Motion to approve all items above:

1st: Jeannette Gonzalez

2nd: Diane Meyerhoff

All in favor

Questions from Residents:

Is the November 1-April 1 parking rule in effect?

→ No—the Board decided to change that rule; however, cars must be OFF the road if there is an impending snow event so that the plows can remove snow.

Can potential/ future owners in Section 26 use Sunrise amenities?

→ No. They can only use our roads.

Does every resident get a new mailbox, whether they are in good standing or not?

→ Yes, the Board has decided to combat potentially lengthy court proceedings and issue everyone a mailbox. If a resident is in arrears we would have to go through due process to “lock” their mailbox and that is something the Board is willing to pursue.

Some properties are unsightly. What can be done?

→ Very little. We don't get township support and “unsightly” is subjective. We are currently issuing fines for three particularly unsightly properties.

How is public safety working out?

→ We have had some “growing pains,” (retaining staff mostly), but the program is going well and our current patrol officers seem to be a good fit for the community. They are communicative, eager and visible.

The pool should be an LLC—a separate entity from Sunrise because of insurance costs considering that we host meets at our pool.

→ We will check with our attorney. Thank you for the suggestion.

What's the time frame for delivered materials for the lake repair?

→ We don't know. Hopefully we can order SOON when construction requests are low because its winter.

Thank you for aggressively pursuing residents in arrears with their dues.

A resident suggested a community clean up event in the spring.

→ This is a good idea.

How many unregistered/abandoned vehicles have been removed from Sunrise?

→ Doug would have to look that up and will get back with that information.

What legal forms represent this community?

→ John Kleymeyer, Tim Farley (Farley and Weed) and Robert Kidwell.

Are community board meeting minutes available to the community?

→ Yes they are posted on our website

How did Pennoni deal with the (18) remaining concerns from the DEP regarding the lake project?

→ Doug says it can be frustrating but also "par for the course" when you have so many cooks in the kitchen looking at the plans (the cooks being the many DEP representatives involved in reviewing this project).

Could you explain the Go Daddy email charge?

→ Go Daddy is our carrier for electronic communications (email blasts, resident correspondence, etc).

Why are there yellow stickers on the mailboxes on Sunrise Drive?

→ This is news to us. We'll check it out.

Can we tar and chip instead of pave? It's cheaper.

→ Yes, in some instances. We will investigate tar and chip for Wild Meadow. Not all roads are eligible due to varying road conditions.

Are executive board member minutes available online?

→ No, they are not.

Did we have to pay for mailbox construction vandalism?

→ No, the company absorbed the cost.

Are there any plans for a community dump?

→ No

What can be done about residents who feed the deer (and wildlife)?

→ The game warden says it's not against the law—just NOT recommended. The Board/office contacts and warns residents and we do fine for feeding wildlife as well as a nuisance fine if it impacts neighbors.

A resident commented on the inordinate amount of deer in the community lately and suggested salt licks that function as birth control. He is willing to research this for the community.

A resident commented that the only deer/birth control available for our area is a vaccine that can be dangerous for people who administer them and must be done annually.

Finally, keys for the new mailboxes will start to be issued on Monday, December 1st even though boxes are not available for use yet.

A longtime resident thanked the Board for their hard work and claims that Sunrise has "turned a corner".

THANK YOU!!

Meeting adjourned: 7:45 PM est.

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

Michael Ryan
Secretary
SLPOA BOD

Date