

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

SLPOA Board Meeting
Saturday, November 12, 2022
Held at the SLPOA Office & Zoom

Wendy Westock officially calls meeting to order at approximately 2:00 p.m.

Pledge of Allegiance

ATTENDANCE

Wendy Westock, President	Present
Doug Dow, Vice President	Present
Christine Hollay, Treasurer	Present
Diane Meyerhoff, Secretary	Present
Sophie Altvater, Director	Present
Ron Hansen, Director	Present
George Sullivan, Director	Present via Zoom

This is the last regular board meeting for 2022. The board would like to welcome George Sullivan who was elected in July to a 3-year term running August 2022 to July 2025. George is joining us by Zoom today.

Real estate –so far in **2022** - 55 homes and 15 lots have sold and there are 6 pending home sales – in **2021** - 75 homes and 11 lots were sold.

The Trunk or Treat was a huge success. Many thanks to all our volunteers, Sunrise office and maintenance staff plus DJ CorNections. They all worked hard to make it a fun event. There were over 40 trunks and many, many children - pictures are posted on sunriselake.org. Our office elves are busy planning the Tree Lighting event – I don't have a date yet but an email blast will go out with details very soon. Right now, the Holiday Food and Toy drives are underway. Email reminders have gone out but if you have questions, please call the office.

Now that COVID restrictions have been lifted the board has been able to move ahead on projects that require interaction with outside vendors and government agencies. At the moment, the water in the main lake remains

stable. We are scheduled for our annual dam inspection this month. When the Pennoni inspector is here he will be able to tell us what, if anything, remains to be done now to support the temporary repair of the overflow pipe as we await approval from the DEP of the plans for the replacement of the Lake Overflow Pipe Project. We will update the community when we have definite information.

This year's paving project is nearly complete – Wayco will be returning to finish the shoulder work. Our tree service company will be here during the next few weeks for the yearly canopy work.

We traded in the Kubota and purchased a new loader as well as a pick-up truck for maintenance. Contracts are in place for winter road maintenance/snow plowing and we remind all residents not to park on any roads during winter months.

If you should observe any unsupervised fire or other dangerous situation requiring fire, ambulance, or armed police, please immediately call 911 and then call Sunrise Security at 570-459-3336.

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.

Financial Report

Bank account balances were given as of November 12, 2022, as well as amounts collected so far in 2022/2023 assessments and money in all other categories including prior assessments. We have collected approximately 80% of our billed amount on homes and approximately 60% billed amount on lots.

We are going to be sending out an email blast regarding a new program in Pennsylvania called the PA Homeowners Assistant Fund. It provides homeowners, if they apply and qualify, up to \$5,000.00 assistance for delinquent assessments. You will need to show hardship from 2020 forward, but they will also go back prior to 2020. If you qualify, they will contact the association to find out and confirm amount owed and they will make the payment directly to the association. The website is www.PAHAF.org or you can call (888) 987-2423.

Old Business

Motion made to approve the July 31, 2022 minutes.

Doug Dow 1st

Ron Hansen 2nd

All approve.

New Business

Payments authorized at previous work sessions (August to date 2022)

Abeloff Nissan: Purchase of new maintenance truck.

John Klemeyer, Esq.: Collections of court filings, misc.

M.J. Smith: Road maintenance, culvert clean-outs and prep for paving.

Mahindra Finance/Sawkill Power Equipment: Loader

Rick's Automotive: Brakes, inspection, oil change for mason dump truck.

Top Notch Electric: Electrical work at pool and office.

Univest Insurance: Renewal of yearly policies.

Motions all approved.

Rule Changes

2.1 Septic System Maintenance: COMMUNITY MAINTENANCE POLICY FOR INDIVIDUAL – OWNED “ON LOT” SEPTIC SYSTEMS AS OF OCTOBER 15, 2013

WHEREAS, the Sunrise Lake Property Owners Association, Inc. and Board of Directors have the responsibility to the community for the protection of community environment and,

WHEREAS, individual owners have installed and are required to own, maintain and operate their individual “on lot” system according to the Commonwealth of Pennsylvania on lot sewage requirements and,

WHEREAS “Individual on-Lot Sewage System” shall mean a system of piping, tanks and other facilities serving one or more lots of which system collects, treats, and disposes of domestic sewage into an absorption area in compliance with all applicable state and local regulation, and,

WHEREAS the Pennsylvania Department of Environmental Protection recommends that all “on lot” septic systems be pumped every three (3) years to properly maintain the “on lot” septic system and protect the Community environment.

Therefore, the Sunrise Lake Property Owners Association, Inc. Board of Directors does hereby, enact, provide notice and plan to enforce and regulate the following “Community Maintenance Policy” for individual – owned “on lot” septic systems.

1. The owner of each individual lot shall be solely responsible for the installation, maintenance, repair, and replacement of a septic system on the lot to provide proper waste disposal for any dwelling constructed on the lot. The owner of the lot shall install,

maintain, and use the septic system in accordance with any applicable federal, state, and local laws or regulations. The individual lot owners agree to release Sunrise Lake Property Owners Association and save it harmless for any claims arising out of the installation, maintenance or use of the septic system installed on their properties. Each person who owns a property on which a septic tank is located within the Community shall also comply with the following:

- a. Have the septic system tank on their property cleaned **or inspected** by a properly licensed pumper/hauler at least every three (3) years or whenever inspection of a septic system reveals that septic system tank is filled with solids or scum more than one third (1/3) the liquid depth of the tank, whichever is later.
- b. Provide the Association with a receipt, in a form approved by the Association, documenting date on which septic system tank was cleaned or inspected by a Pennsylvania licensed pumper/hauler, documenting that solids and scum in septic system tank have not reached a depth that requires cleaning in accordance with criteria of 1a. **The integrity of the tank and related parts must also be inspected and replaced if needed.** The receipt must be submitted to the Association within 30 days of inspection or pumping. **(previous #c is removed).**
- c. **Failure to comply with the rule will result in a warning. If the system is not inspected and/or pumped within 30 days of the warning a \$100.00 fine will be levied every 30 days until the system has been inspected or pumped.**
(Final paragraph removed).

2.4 Burning: All residents may burn in a fire container or a controlled pit area. A responsible adult who shall remain within a reasonable distance must supervise outdoor burning. An adequate supply of water, fire extinguishers, or other acceptable fire suppression method or device must be kept near the fire. All township regulations must be abided by and the resident must notify the communication center prior to starting the burn at 570-296-7700. One controlled burn shall be allowed on property at any time (refer to Dingman Township Fire ordinance #01-2003—Guide to safe burning). Fine for not following above regulations are as follows:

- a. First offense **\$100.00**
- b. When burning ban is in effect from SLPOA or Dingman Township **fine will be \$1,500.00**

2.5 Garbage Cans: Empty garbage cans or bins must be placed away from the road **and off the 5-foot easement** within 24 hours after garbage truck has picked up. The fines shall be as follows:

- a. First offense Warning
- b. Second offense \$25.00
- c. Third offense \$50.00
- d. Each offense thereafter shall be subject to a \$100.00 fine.

2.6 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.

2.7 Culvert Pipes: Property owners are responsible for the maintenance, repair, and/or replacement of the culvert pipe under the edge of their driveway where it meets the street. They are also responsible for keeping the drainage ditches clear in front of their properties that lead into/exit the culverts, which includes clearing of weeds, leaves, and other debris that would block the water flow. THIS IS NOT PART OF THE COMMUNITY ROAD MAINTENANCE. If these culverts and ditches are not maintained, resultant flooding can cause road damage. The cost of these road repairs will be charged to the property owner whose lack of maintenance or repair caused flooding. Property owners are subject to the following:

- a. Initial warning
- b. Each offense thereafter is subject to a \$250.00 fine.

2.9 Quiet Hours: Property owners, their guests and tenants shall observe quiet hours as follows:

Monday through Friday	10:00 pm to 7:00 am
Saturday, Sunday and Holidays	11:00 pm to 8:00 am

This rule will now also apply to “do it yourself” home improvement projects as well as fireworks.

- a. First offense subject to a warning
- b. Second offense subject to a \$50.00 fine
- c. Third and subsequent offenses subject to a \$100.00 fine

2.11 911 Signs: Each homeowner shall properly display a certified 911 sign (may be obtained from the fire department). The fine shall be as follows:

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| a. First offense | Warning |
| b. Second offense | \$50.00 |
| c. Third and subsequent offenses | \$100.00 |

1.23 Hunting and Trapping Restriction: No wild animal, fowl, reptile, or amphibian may be hunted, trapped, harassed or harmed within the community. Any deer or bear motor vehicle collisions or other injuries must be reported to the PA State Police or the State Game Commission. Removal of dead animals is the responsibility of the property owner. Any injured, sick, nuisance or dangerous animal may be trapped, relocated, or euthanized on an individual basis by Law Enforcement or the appropriate state agency. Vermin may be controlled by residents providing non-targeted animals are not injured. Fishing per PA regulations is allowed.

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| a. First offense | \$250.00 |
| b. Second offense | \$500.00 |
| c. Third and subsequent offenses | \$1,000.00 |

Motion to accept the rules changes:

George Sullivan 1st
Ron Hansen 2nd
All approve.

Questions from Residents:

Resident: Concerned about Wayco coming back to finish the roads. Extremely dangerous if they do not complete the work prior to snowfall. Driveways that are paved, the work was done extremely well. If not paved, there is a huge drop on driveway. It's a concern.

Doug Dow: When Wayco was paving, there was a malfunction with their machine. Because of this, there was a large amount of asphalt put down in that area which is why you have a large drop off. Wayco has been contracted to pave many different communities which they are trying to complete before they close the asphalt plant for the winter. They will be coming back to complete the work. We will be monitoring the work and hopefully to the satisfaction of all.

Resident: For the last 3 days, I have been stopping at Stateway and realized the stop sign was gone. Thank you for removing this. Cabin Road entrance to the lake has barriers across the front. Why is this?

Doug Dow: Barriers were installed when the lake was at its lowest level. People were using this as a boat ramp, however, it is not a boat ramp, it is wetlands. It was impossible to get into the lake since it receded. There was also vandalism. We blocked it off for 2 reasons: 1) the safety aspect of the mud and water level. 2) in conjunction with blocking off turf road and that area, it made life for the residents much better. We are contemplating opening it up again for ice fishing. So far, we haven't had many complaints.

Resident: Question for Christine: what percentage of our association members are delinquent more than 90 days? How do we collect?

Christine Hollay: 80% of home dues and 60% of lot dues have been collected. If we were to put a lien on someone's property, it does not affect their credit. We do put liens on true delinquent accounts. Our official policy is sending warning letters to try to collect. It is a case by case basis to see who we can put into collection efforts. It's an expensive process that costs the association money. Collection agencies take 25%.

Resident: Who enforces the rules? Example, garbage cans left out. Junk vehicles, running businesses in their homes. How is this happening? How many fines do they get?

Diane Meyerhoff: Security is responsible for handling, taking pictures, writing citations.

Doug Dow: We have tried to do some enforcing. Our zoning enforcement officer has informed us that we cannot do anything about derelict motor vehicles. We have situations in this community that were allowed to exist since before this community was a community and the Ramagosa's ran it. Because of that, it makes it extremely difficult to enforce our by-laws against person A when you can't enforce them against person B. Person B has lived here 35 years. They think they are grandfathered in, but are not. There are other options, however, we are not sure what we want to spend on attorney fees. We have other issues, such as paving the roads, dam repair, etc. The Board takes this very seriously.

Wendy Westock: One thing you can do is notify the Township.

Resident: You have to file a complaint with your full name and information. I do not want retribution. Someone should remain anonymous. This is why we pay dues. We should be able to take care of this at this table.

Wendy Westock: If the SLPOA filed a complaint, they Township would not be interested. A homeowner is a different story. We are working on this.

Resident: We need to spend some money on the pool. Need adult supervision, new lounge chairs. Money and time needs to be spent on this pool. When someone has a guest, you shouldn't have to walk up and get a pass. Just ticket whatever cars are left there at the end of the day.

Resident: It's inconvenient to get a pass at the office. What's going to happen if we don't have this. Can we swim at our own risk when kids go to school.

Wendy Westock: We have to have pool monitors per insurance.

Resident: Everyone has to stop at stop signs. Even bicycles. Security does not enforce this. Every child under 16 needs to wear a helmet. Bicycles apply.

Resident: If you are running a business, if there is any oil on the property, EPA can fine them. There are things that you can do. Anything you can do for the environment, you can get the EPA involved.

Resident: Regarding the lake situation, what is the schedule and how is the overflow working in the lake?

Wendy Westock: Right now it is working. Wayco deflated the plug.

Doug Dow: Explained the situation regarding the lake. The lake is stable. We are at the mercy of DEP. We have a professional contractor who takes care of the lake.

Wendy Westock: When we get the DEP final approval, we can go ahead with the project. Wayco and Pennoni are doing only what they have to now, so we don't have additional costs.

Resident: When will South Shore Drive be paved?

Wendy Westock: It is on the list for consideration next year.

Resident: The road on Wild Meadow wasn't backfilled with stone that's on most of the paved areas. Big chunks of pavement are coming up. The road is literally falling apart. Also, can we look into putting up a stop sign on Wild Meadow to slow down traffic?

Doug Dow: We are in the process of doing road repair. We will take a look at this on Monday. We are looking into speed bumps.

Meeting adjourned at 3:09 p.m.

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

Diane Meyerhoff
Secretary
SLPOA BOD

Date: