

Sunrise Lake Property Owners Association, Inc.  
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Milford, Pennsylvania 18337  
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[www.sunriselake.org](http://www.sunriselake.org)

SLPOA Board Meeting  
Saturday, July 30, 2022  
Held at SLPOA Office and Web-Ex

Meeting opens with Pledge of Allegiance

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

#### ATTENDANCE

Wendy Westock, President	Present
Amy Panetta, Vice President	Excused
Christine Hollay, Treasurer	Present
Diane Meyerhoff, Secretary	Present
Sophie Alvater, Director	Present
Doug Dow, Director	Present
Ron Hansen, Director	Present

#### **President's Report:**

This is a regular board meeting. The 2022 Membership/Election meeting will be held immediately following this meeting.

We welcome Ron Hansen, our newest board member, Ron's board appointment was made last month to fill the term left open when Chuck Roberts resigned. Ron's term will expire in July 2023. The Board wishes to thank Amy Panetta, whose term expires today, for her over 7 years of service to the community.

Real estate – **2021** - 75 homes and 11 lots sold, so far in **2022** - 35 homes and 13 lots sold plus there are 7 pending home sales.

An update to the Lake Culvert pipe repair project, on Monday, July 11, 2022, the board was notified by both Maintenance and a resident that the Sunrise Lake overflow pipe appeared to have increased water flow. We immediately contacted

Pennoni, the company that is designing and overseeing the replacement lake overflow system. Phone calls were made plus pictures and video were sent to their engineer. The engineer from Pennoni came down to Sunrise that afternoon. We were instructed to bring in an excavation company, with experience in these situations, and have them look at the overflow pipe. Pennoni contacted DEP immediately to find out exactly what we would be allowed to do to address this issue.

The DEP will only allow limited repairs and will not fast track the replacement project as they have no concern about a dam breach. A contractor was able to come look at the lake on Friday morning, July 15 who then spoke with the engineer at Pennoni.

This contractor, although qualified, notified the board early in the week of July 18th that they would not be able to fit us into their very busy schedule until the fall. So, on Thursday July 21st board members and maintenance met with a second contractor with the appropriate experience, engineering and excavating staff necessary to undertake this project.

It has been the opinion of all the engineers and contractors who have examined the overflow pipe that the leak is not from the flap gate but rather a hole at the lower part of the overflow pipe or a collapse at the base of the pipe. As we know the fact that the lake empties into Rattlesnake Creek, a protected trout stream, only complicates the way repairs can be handled.

Everyone is aware of the lowering of the lake level, the concerns of residents with boats in the lake, concerns of algae growth and damage to the fish habitat. Board members and maintenance spoke with Aquatic in mid-July. Aquatic is the company that treats our lakes. We discussed the lake situation with them.

The decrease in the water level does not cause any additional concern about algae growth - algae is always a concern and is one of the main reasons why we have the company monitor and treat the lakes. The only added concern would be if the water level drastically decreases and remained at that level for a season and a half. Then the concern would be terrestrial growth, i.e., cattails in the areas that the water remained at only a 1–2-foot depth for the prolonged period as defined above. Please note this would have to be for a full season and a half

not the time frame we are in now. This is something Aquatic will evaluate next season and if necessary, treat accordingly.

Aquatic was on site on Tuesday, July 26 for our scheduled service. They reported that there are no algae blooms, and the fish are good and "seem happy." He had no concerns about the water quality in all three lakes. There are phragmites, which is an invasive species, in Sprint and Spruce. His recommendation is that we treat for that in August.

I am happy to report that in the last two days the second contractor, Wayco and Pennoni have been able to talk and come up with a workable plan. I don't have details yet but as of about 2 hours ago, multiple emails early this morning, I expect that we will have both Wayco and Pennoni here this week starting on the repair. It is going to be a step at a time process as no one really knows exactly where in the pipe the hole is or how extensive it is. We are making progress!

The Board will be sending community updates whenever there is new information available. 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](mailto: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.

**Treasurer Report:** Christine Hollay

Financial report given.

We have collected 2022/2023 Assessments of \$612,001.75. Prior dues, finance charges, late fees, capital fees and resale packets, we have collected \$68,982.27. The Board is signing a contract for an audit with Myer & Myer for the fiscal year ending May 31, 2022 which will be completed sometime in September or October.

**Old Business:**

Wendy Westock asked for a motion to approve the April 12, 2022 minutes.

Copies of the minutes are available on the website as well as at the meeting. Motion made to accept. All in favor. Motion passed.

### **New Business:**

Motions for payments authorized at previous work sessions

Contract signed with Wayco, Inc. for paving and pothole repair on Wild Meadow from Rattlesnake Creek to Sunrise Drive, Cabin from bus stop to Turf Road, and Cobblestone from Sunrise Drive to Brownstone. Total contract \$229,057.71 for paving and \$12,000.00 for pothole repair (estimated).

Motion made to accept. All in favor.

**Affordable Container Service – dumpster day.** Motion to pass, 2<sup>nd</sup>. All in favor.

**Amazon – new sign and computer upgrades.** Motion to pass, 2<sup>nd</sup>. All in favor.

**Construct Engineering, LLC – engineering report on ownership of courts.** Motion to pass, 2<sup>nd</sup>. All in favor.

**Division of Dam Safety DEP – dam inspection fee.** Motion to pass, 2<sup>nd</sup>. All in favor.

**John Klemeyer, Esq – collections court filings.** Motion to pass, 2<sup>nd</sup>. All in favor.

**Rick's Automotive and Tire Service – 6 tires for mason dump.** Motion to pass, 2<sup>nd</sup>. All in favor.

### **Questions from Residents:**

Resident: Question regarding water/septic on Section 12.

Wendy: You need to reach out to Appletree Resource Group. They handle Section 12.

Resident: What is going on with delinquencies.

Christine: We have collected 83% of the budgeted amount so far. We have collected 57% of the budgeted amount for lots.

Resident: What is going on in Section 9 with the homeowner that is suing us?

Wendy: I can't answer that since the lawsuit is still standing.

Resident: Any updates on the lake problem.

Wendy: We are working on what the engineers decide and what the DEP allows us to do.

Resident: Turf Road gate. Can we lock?

Wendy: It is in the process and will be locked shortly.

Resident: Regarding the delinquent dues. How long do we wait when someone is delinquent to start a legal process?

Christine: We have tried different processes including Collection Agencies which really do not collect much, it also does not affect their credit report. In Pennsylvania, you can't garnish someone's wages. Unfortunately, the only thing you can do is put a lien on someone's home and if they were to sell it, it would show up. We send out statements at least 4 times/year. We are starting to get judgements against some homeowners.

Resident: I know Milford collects leaves, do we have any process here? I'm blowing them into the woods.

Christine: You can burn them in a barrel.

Resident: Concerns of lake draining. It would be nice to have a community page. It would be nice to include everyone.

Wendy: A number of people have emailed the SLPOA account. We have been sending out information and updates as soon as we have that available. You can always call the office.

Resident: What do you mean regarding the level of the lake by "drastic". Also, questions about algae growth. Should the residents on the lake prepare for what is going to happen?

Wendy: It would mean if the lake was down to a puddle. We have Aquatic come in and treat the lakes. If we have concerns, we can contact Aquatic. They are very familiar with our lakes. They will be here at the end of August.

Resident: Thank you for the work you are doing. Do we know how many inches down the lake is? And at what rate is it going down?

Wendy: There isn't an official number.

Resident: Since I first noticed this, up against my dock to where it sits right now, it is approximately 22-23 inches down.

Resident: I have a neighbor who burns in a fire pit up until 1:00 a.m. and it's scary. Are there rules about this?

Wendy: There are rules when you burn. You can call Security or call the Communication Center.

Diane: Call Security. Give them your concerns. They will check it out for you.

Resident: Questions where the problem is on the lake since she kayaks and has only been here for 1 month.

Wendy: Informed resident.

Resident: We used to have the newsletter, is this something that could be tabled. Even if its something to get information out?

Wendy: The Board can consider this. Our major way of communicating with the Residents is through email. Some Residents do not have email.

Resident: The lake is very shallow where we are. I think the shoreline has receded at least 10 feet. I just see mud.

Wendy: The Board did not have official numbers on how much the lake was receding. We take this very seriously and are deeply concerned.

Meeting is adjourned.

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

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Diane Meyerhoff  
Secretary  
SLPOA BOD

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Date