

Sunrise Lake Property Owners Association, Inc.  
101 Sunrise Drive  
Milford, Pennsylvania 18337  
Telephone: 570-686-1880 Fax: 570-686-2320  
[www.sunriselake.org](http://www.sunriselake.org)

SLPOA Board Meeting  
Wednesday, April 10, 2019  
Held at SLPOA Office

Meeting opens with Pledge of Allegiance

Wendy Westock officially calls meeting to Order at approximately 7:00 p.m.

#### ATTENDANCE

Wendy Westock, President	Present
Amy Panetta, Vice President	Present
Alysia Wayne, Secretary	Present
Mike DePeri, Treasure	Present
Chip Dingman, Director	Present
Walter Tomilowicz, Director	Present
Chuck Roberts, Director	Excused

Also, in attendance: Security Guard – Kim Pelayo

#### President's Report:

##### Wendy Westock:

- We are having a dues raffle and you can buy tickets tonight. They are \$10.00 each or 6 for \$50.00. The drawing will be May 15<sup>th</sup> at 3:00 pm. The grand prize winner will receive their 2019 dues paid in full. If there is not enough money to cover the full dues then the winner will receive as much as collected. Any additional money will go towards the beautification of the pool house.
- Real Estate Report: In 2019 so far 13 homes have sold, 3 pending, and 4 lots were sold. Last year 70 homes were sold and 5 lots sold and the year before 52 homes were sold and 10 lots were sold.
- There will be a group to help with the mailing. We changed the date to Wednesday at 10:00 am.

- Secure your garbage the bears are out. Also help keep our community liter free - (gave description of what kind of garbage is found by our maintenance department.
- The yard sale is scheduled for Saturday, May 25<sup>th</sup>. If you would like a space on the lawn please call the office.
- Dumpster Day is scheduled for Saturday, June 29<sup>th</sup>. We will be sending out a flyer with details on what you can and can not bring.
- Still have openings for Pool Attendants for the summer. If you are interested or know someone who is, please contact the office to get an application.
- If you are burning call the comm center before you start burning. Our rules state that you must be outside. You will receive a ticket if you are not near your burn barrel.
- Someone asked to have a breakdown for professional fees. Attorney Fees \$1,600.00, Accountant \$3,600.00, GIS \$60.00, Collection Fees \$200.00, Engineer Fee \$235.00, Appletree Fee \$503.75. That is about \$1,400.00 under that we had projected.
- Collection Rate: We have 946 Homes. Of this 830 pay their dues that is 87% collection rate. We have 176 billable lots and of this 135 pay their dues with a 77% collection rate. If you combine them it comes to an 86% collection rate. The 116 homes and 41 lots that are in default are in various stages of collections.

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

Amy Panetta:

- Pool repairs started today. We are ahead of what they thought their schedule was going to be. We are on target to open for Memorial Day.
- The Pool house beautification, Cornell has been working very hard, he sanded down a lot of the loose paint. Now we are ready to paint, he actually went today to Lowes. They are having a sale. He bought 6 5-gallon buckets of paint to start. We received a \$40 rebate for each 5 gallons that we purchased. That will go back into the pool. We need a new hand dryer for boys' room and we need some more picnic tables.
- Bringing landscaping in house this year, the trailer was delivered here on Saturday. The mower was delivered today along with the pole saw. We picked up the trailer last week and we had to get a couple things done to the mason dump to make it ready for the trailer. We had to install a trailer break controller, purchased a ball hitch, and a lock for the trailer where it connects to the mason dump to keep it connected.

### **Financial Report:**

Mike DePeri: Financial report was given.

### Committee Reports:

#### Events: Mike DePeri,

- Lay out the events and dates for the entire year.
- Would like to purchase items in bulk.
- Discussed ideas for Events, maybe having a poker night.
- Yard Sale: May 25<sup>th</sup>
- Fishing Derby: June 8<sup>th</sup> – Rain Date: June 9<sup>th</sup>
- Dumpster Day: June 29<sup>th</sup>
- Pool Party: The first Saturday in June
- Sunrise Day: July 27<sup>th</sup> – Rain Date: August 13<sup>th</sup> -Swim Team/Events
- Pool Party: Saturday, Labor Day weekend
- Trunk or Treat: October 26<sup>th</sup> – Rain Date: October 27<sup>th</sup>
- Food Drive: Cut off is Friday before Thanksgiving
- Toy Drive: From Thanksgiving to December 18<sup>th</sup> – New toys only
- Tree Lighting: December 7<sup>th</sup> – Rain Date: December 8<sup>th</sup>
- House Decorating Contest: Houses need to be decorated by December
- 16<sup>th</sup> and the following week the judges will go out and look at all
- houses.
- Changed our meeting dates to the first Tuesday of each month.

#### Communications: Gloria Nolan, Editor,

Communications also meets on the same night as Events. The first Tuesday of every month. The first two pages of the newsletter will be in the mailing and the entire newsletter will be on the website or you can get a copy at the office. It will be around 10 pages. Working on flyers for the events. Make sure the office has your email address so you can get email blasts. See me if you would like to buy a raffle ticket.

Wendy Westock: We upgraded the website in the office. I hope it comes up on everybody's device better.

#### Grievance: Amy Panetta,

- If anybody is interested in volunteering to serve on the grievance committee send an email or call the office.
- We have a lot of great volunteers, very thoughtful discussions.
- It is generally the third Tuesday of every month.

#### Lakes: Walter Tomilowicz,

- If you see someone that does not belong here please call the office

**Garbage Committee: Chuck Roberts & Beverly Kelly,**

About 5 years ago we tried to get one garbage vendor for our Community, and it did not work. We are going to start a new committee and are looking for volunteers. Before we have a Committee, meeting we will need to contact the vendors and make sure we can get a lucrative deal. Once we talk to vendors and tell them what our needs are, then we will start the committee. Hope to have meeting in May.

Wendy Westock: more information will be coming out via email.

Kim Pelayo: Please secure your garbage. 911 signs please make sure you have one to help security and first responders.

Gary Johnson: Isn't it a township ordinance. If 911 signs are not posted, they are subject to a fine. Is security looking at those houses that do not have them and writing them down to report to the township.

Amy Panetta: Yes, he is making a list and you can get them from the Fire Department.

Beverly Kelly: The 911 signs are ugly, was wondering why that color?

Resident Discussion: You must have them, and they need to be reflective

Kim Pelayo: If anyone lives on Wild Meadow or Sunrise, you could volunteer your driveway so that we could sit in it to do radar.

Amy Panetta: Just send us an email. We need to have that in writing.

Resident Discussion: 911 signs, explains how they receive their 911 address.

Kim Pelayo: If you notice any speeders please get the make/model/color and license plate so we can watch further.

**Old Business:**

Wendy Westock: Asks for a motion to approve the minutes of the February 13, 2019 Board Meeting Minutes

- \*Motion Made: Amy Panetta
- \*Motion Seconded: Walter Tomilowicz
- \*All in Favor: Yes

**New Business:**

Wendy Westock: Asks for a motion to approve 2019-2020 Budget

- \*Motion Made: Amy Panetta
- \*Motion Seconded: Chip Dingman
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Sawkill Power Equipment \$6,836.99.

- \*Motion Made: Mike DePeri
- \*Motion Seconded: Walter Tomilowicz
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Sussex County Trailer \$4,470.00.

- \*Motion Made: Mike DePeri
- \*Motion Seconded: Walter Tomilowicz
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Strand Pool for pool repairs \$36,500.00.

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Chip Dingman
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Strand Pool for painting the two pools and opening the pool \$10,982.00.

- \*Motion Made: Aly Wayne

\*Motion Seconded: Walter Tomilowicz

\*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Strand Pool for winterizing the pool \$985.00.

\*Motion Made: Aly Wayne

\*Motion Seconded: Mike DePeri

\*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Strand Pool for chemical maintenance program \$5,736.00

\*Motion Made: Walter Tomilowicz

\*Motion Seconded: Amy Panetta

\*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Wayco for culvert replacement over rattlesnake creek \$23,604.00.

\*Motion Made: Mike DePeri

\*Motion Seconded: Aly Wayne

\*All in Favor: Yes

Resident Discussion: How long will road get closed for, and when will it be done. "Not sure permit process takes a while".

Gary Johnson: How many bids went out for this job?

Wendy Westock: None – Wayco was the only bid.

Gary Johnson: Why? Can I ask why? It was bid for \$22,000.00 I would like to know why it didn't go out to bid to see who the cheapest bidder would have been.

Amy Panetta: It went out for bid 5 years ago. They did not act on it because it needs to be done more on an emergency basis, not on just a maintenance type basis. It makes the process smoother and easier with the DEP and permitting. We went back to Wayco because that would have been the winning bid at the time. They quoted us the same price that they quoted us 5 years ago. We have been dealing with them and

they have a lot of experience dealing with this type of job and the permitting process that goes along with it.

Wendy Westock: 1.2 Rules and Regulations Rule change

- 1.2** Home Rentals: Only property owners in good standing are permitted to rent their homes and must comply with the following:
- a.** A minimum one-month lease is required, and a copy of each lease must be submitted to the SLPOA at least one week prior to occupancy. The lease must include the length of the tenancy and the number of tenants with their names and telephone numbers. Tenants are required to register their vehicles in accordance with the policy set by the SLPOA.
  - b.** Each lease will be assessed a rental fee. Leases of one to three months will be assessed a partial rental fee of \$200.00 per lease. Leases of 4 months or more will be assessed a full rental fee equal to one year's assessment per rental. Each individual lease is subject to the corresponding rental fee. If the owner fails to notify the SLPOA office of the rental then the full rental fee, of one year's assessment will apply even if the lease is for less than 4 months and additional fines will apply as below.
  - c.** Property owners are subject to a \$1,000.00 fine per incident (if rental is less than a month or owner does not notify the SLPOA the home rental as stated above). The fine will be assessed per rental incident.

Tony Nolosco: We are not changing minimum rental term, are we?

Wendy Westock: No

Gary Johnson: What mechanisms have you put in place to stop this or see if they go beyond that.

Amy Panetta: Security keeping logs of cars and viewing rental websites.

Resident/Board Discussion: If you see something, let us know. Take pictures of cars. Call office we will send security out.

Wendy Westock: Asks to approve 1.2 Rules and Regulations Rule change.

\*Motion Made: Walter Tomilowicz

\*Motion Seconded: Aly Wayne

\*All in Favor: Yes

### Questions from the Residents:

Gary Johnson: I would like to share this picture of Valley Drive, street of cars, this is a business why is community allowing this. I will bring photos to next meeting to show homes that are derelict and bringing our property values down.

Wendy Westock/Amy Panetta: We are aware of that house, we are dealing with them, they are on a timeline.

Gary Johnson: I would not want a certain person to park their vehicle on the street during a snowstorm and be summons or given a fine, this gentleman is taking over our entire road on Valley Drive.

Amy Panetta: Kim lets us know about eyesores, if you know of any let us know.

Gary Johnson: 111 Spruce Lake Drive, foreclosure, need to know what we are doing to prevent people from going into?

Wendy Westock: No bank of record

Gary Johnson: Can we take a legal action? Maybe the community would like to buy that property instead of it looking like an eyesore.

Chip Dingman: They property could be in repository for taxes.

Amy Panetta: We do take the action that we can take according to the way our rules are written. We have not gotten to the point yet where we have taken legal action.

Wendy Westock: We must have someone that we can take legal action against.

Karen Johnson: Other homes you can take legal action. Your waiting for what the final straw that they don't listen to you. Are you going to take them to court?

Amy Panetta: If this is something that is real big concern for the community then I guess we should talk to our attorney.

Gary Johnson: The biggest concern is the value of our home.

Beverly Kelly: Anyone that is selling their house or wants to sell their house if they must go by one of those eyesores to get to your house. You will not get the money your house is worth.

Gary Johnson: We need to do something more we are doing.

Wendy Westock: Information is updated via the GIS

Terry Roberts: What is GIS?

Wendy Westock: Gives us property data etc. history of it, when it was transferred.

Gary Johnson: I don't blame the board by the way, I just wanted to bring it to the attention of the community and the board. I am tired of looking at it.



Wendy Westock: If there is a health issue on any property, rats, cats etc. please call the township.

Gary Johnson: The house that everyone is concerned about on Wild Meadow, they have dumped millings, which is illegal to fill a driveway, they dumped millings and they have run it across their dirt driveway. We have well water in our area. It will pollute our ground water.

Wendy Westock: As a homeowner if you see something that is illegal then call the township.

Gary Johnson: This is a private community. I should report it to the board and the board should report it to the township.

Chip Dingman/Wendy Westock: The township has told us that they want the homeowner to call them.

Brendon O'Sullivan: Are there any rules on how many cars you can have? Six cars across the street.

Chip Dingman: The attorney discussed that if a vehicle that is not registered does not have license plate can't do anything. They lost in court. If it's a health hazard the township will come out and look.

Gloria Nolan: It's right here at the entrance.

Wendy Westock: It's an eyesore, maybe it's time for the community to sit down and see what we expect as community.

Brendan O'Sullivan: We know about section 9. There is new thing about section 12, in today's dispatch there is a report that there is a water problem.

Gary Johnson: There is no water problem. I don't think this is the meeting to talk about section 12.

Brendan O'Sullivan: Do we have liability?

Chip Dingman: We have no liability.

Brendan O'Sullivan: The coming up election, are there any vacancies?

Wendy Westock: 3 positions open. Amy's position, my position, and Walter's position.

Brendan O'Sullivan: I would like to run but won't run against incumbents.

Tony Nolosco: Do the eyesore houses correspond to delinquent houses.

Wendy Westock: I don't know

Tony Nolosco: At the end of the budget year if an account has a balance does that go back to general fund. Does the money get allocated to that account.

Wendy Westock: When you get to May 31<sup>st</sup> it is zeroed out. we run on cash not accrued basis.

John Menzel: I am not living here but the office keeps telling me that I need my septic tank pumped.

Wendy Westock: Or inspected, you can have it inspected.

John Menzel: It is a concrete tank not a metal tank that can collapse.

Wendy Westock: We as a community can't make those decision. We are not qualified to do that. Everybody in this community is required to have their septic inspected then you must have it re-inspected or pumped in 2 years or if you have it pumped then you don't have to do anything in 3 years. You must have a licensed hauler do it.

John Menzel: My septic tank has been there since 1975. It is gravity fed.

Chip Dingman: It's a \$50.00 charge for inspection.

Wendy Westock: It's our job to make sure everybody's septic is inspected and/or pumped per our rules.

Chip Dingman: DEP has put pressure on the counties. Chip explained to Mr. Menzel to put a riser in.

Gloria Nolan: Street cleaning?

Amy Panetta: Yes, it will be done

Gloria Nolan: Road repair?

Wendy Westock: Yes, there has been no decision where. We are getting quotes. Call if you know of potholes.

Gloria Nolan: Can we have dog registration?

Wendy Westock: We can investigate.

Karen Dingman: It is suggested to call the dog warden. I'm not sure what area he covers. You can call security.

Wendy Westock: We do issue summons for violations, security can't put dog in car, if they know who owns the dog, they will call have office call the owner. They can call the dog warden or the human society.

Kim Pelayo: Call us right away so we can get there right away.

Wendy Westock asks for a motion to close the meeting at 7:49 p.m.

\*Motion Made: Walter Tomilowicz

\*Motion Seconded: Mike DePeri

\*All in Favor: Yes

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

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Alysia Wayne

Secretary

S.L.P.O.A., B.O.D.

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Date