

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  
Thursday, January 30, 2020  
Held at SLPOA Office

Meeting opens with Pledge of Allegiance

Wendy Westock officially calls meeting to Order at approximately 7:03 p.m.

**ATTENDANCE**

Wendy Westock, President	Present
Amy Panetta, Vice President	Present
Mike DePeri, Treasure	Present
Alysia Wayne, Secretary	Absent
Chuck Roberts, Director	Present
Walter Tomilowicz, Director	Present
Kim Curulli, Director	Present

**President's Report:**

Wendy Westock,

- Real estate: so far 2020: sold 6 homes, 3 pending and 1 lot sold – 2019: 50 homes and 8 lots – 2018: 70 homes and 5 lots. As of October 2019, 82% of residents are full time and 18% are part time. Renters made up a little over 7% of the full- time residents.
- There is the Second Annual Dues Raffle, tickets are on sale, drawing will be May 1st.
- It's time to clean your closets – Sunrise is hosting a clothing and household items Donation Day sponsored by the Salvation Army on Saturday, April 25<sup>th</sup> from 10 am to 3pm. The truck will be parked at the SLPOA office.
- We signed the snow and ice removal contract with Empire Excavating. The contract runs from November 1, 2019 until March 31, 2020.
- Winter weather reminders:  
Easement rule – in place until April 1.  
Snowplows/salters have right away  
Please move anything that you have in your yard that is close to the easement to make it easier for the plowing company.

Upcoming Meetings: There will be a Budget Membership meeting on Saturday, March 21<sup>st</sup> followed by a Board meeting on Monday, March 23<sup>rd</sup>. We will get a draft budget emailed to residents and available at the office prior to the meeting. Those dates will be going out to the

whole community, via email blast, and postcards will be mailed out to each homeowner.

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

Amy Panetta,

- We had our dam inspection in the end of October beginning of November. Our dam passed inspection. They inspect the 2 dams on the big lake South Shore and the main road. The only thing they asked us to do is to install a new flow meter in the spillway pipe.
- Discussion with resident where the dam is located.

### **Financial Report:**

Mike DePeri,

- Financial report was given.

### **Committee Reports:**

#### **Events:**

Mike DePeri,

- We had a very successful "Paint & Sip". Lydia is doing a tremendous job; she brought a bunch of people up here with the craft person and everybody was able to do a painting.
- We have a lot of tentative planning for this year including: Ceramic's painting - February, Casino Trip - March, Bird House Building - April, Tree planting, Memorial Garden, and a Poker Night.

#### **Communications:**

Wendy Westock,

- Winter edition of the Newsletter is being worked on now and will hopefully be available in February.

#### **Lakes:**

Walter Tomilowicz,

- Two years ago, I did stock the main lake/big lake, this year I am trying to get to either spruce & spruce lake or have a little stocking of fish in those lakes. Even though we have a good quality of fish in all three lakes. It is always good to get something new into the lakes. I already spoke to conservation department. Fish and Wildlife, says you can put in just about anything. They must be a size to keep them. I would not ice fish. Discussion on ice fishing. The results of the lakes are good.

#### **Future Development:**

Wendy Westock for Aly Wayne,

- The meetings are held the first Thursday of the month. And this month meeting will be held on February 6<sup>th</sup>.

#### **Beautification:**

Kim Curulli,

- There is going to be a committee started for beautification of the community. If anyone is interested in bringing up ideas to make things look prettier. We will be setting up a time through the office. There is nothing planned yet.

**Old Business:**

Wendy Westock asks for a motion to approve the minutes of the October 24, 2019 Board Meeting

- \*Motion Made: Mike DePeri
- \*Motion Seconded: Chuck Roberts
- \*6 in Favor: 1 absent

**New Business:**

Wendy Westock asks for a motion to approve \$591.51 to Strand Pool to repair back up pump.

- \*Motion Made: Amy Panetta
- \*Motion Seconded: Mike DePeri
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$141,400.00 for Empire Excavating contract for snow and ice removal 11/19 to 3/20

- \*Motion Made: Mike DePeri
- \*Motion Seconded: Walter Tomilowicz
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve 3.5% Garda World security contract renewal, approximately \$95,000.00 for the year.

- \*Motion Made: Chuck Roberts
- \*Motion Seconded: Mike DePeri
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$9,000.00 for Blue Ridge Tree Service for annual canopy cutback.

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Chuck Roberts
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$1,250.00 Blue Ridge Tree Service for ice storm additional tree cutback and removal.

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Chuck Roberts
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$4,280.00 Aquatic Environmental for yearly contract for lake maintenance.

- \*Motion Made: Mike DePeri
- \*Motion Seconded: Walter Tomilowicz
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$675.00 Blue Ridge Tree Service for emergency windstorm related tree removal.

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Chuck Roberts
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$1,500.00 Value Engineering for perk and soil report for ballfield.

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Amy Panetta
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$985.00 winterize pool, included in contract.

- \*Motion Made: Amy Panetta
- \*Motion Seconded: Chuck Roberts
- \*6 in Favor: 1 absent

Wendy Westock asks for a motion to approve \$825.00 Myer & Myer for tax preparation.

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Chuck Roberts
- \*6 in Favor: 1 absent

Kim Pelayo, Garda Security: Reminder: There are lots of deer, especially by Wild Meadow and Overlook area.

**Questions from the Residents:**

Resident: Plow Company is doing a great job. I live on a cul-de-sac. I asked one of the drivers if they could plow the snow towards the woods. The driver said "No". He could not plow past the pavement. He said he does not block driveway. I live on Pumice Court.

Amy Panetta: So, there is a couple of things, the plow company and the drivers, they're not going to take request from residents. Only because there's 1100 people saying push it here, push it here. If anybody has an issue, please call the office. We keep a log and update when anybody calls. The drivers keep a log with them. The owner and John from maintenance will go and look at situation.

Wendy Westock: Call the office

Resident: Kim Curulli has a great idea having a beautification committee. I think that is a wonderful thing, but we better beautify some of the places around here. If she is going into all this work and make the office and front look nice. You ride down the road a little bit there is one on the right and one on the left. He is adding more and more cars. I'm sure this is not the only place.

Wendy Westock: maybe out of this committee some suggestions will come from people.

Resident: How to handle those people?

Wendy Westock: Well, the thing is there is nothing in our rules. : It doesn't say anything about how many cars you can have.

Resident: There is... but there is...It doesn't say how many cars, but it does have in our rules what to do if there is a problem, we have that in our rules.

Wendy Westock: I'm not disagreeing with you.

Chuck Roberts: The town has the same problem. The town rules about vehicles got thrown out of court in Lackawaxen.

Resident: A neighbor called about a property, Chris Woods from Milford Township came over and said clean up your property or you will get a \$1000.00 fine. I can't call...

Wendy Westock: Yes, you can, they want to hear directly from the residents not the SLPOA. We are trying to get these situations taken care of. It is frustrating for all of us.

Further discussion with residents and board.

Resident: I'm amazed that he said that he would fine them until they cleaned up because, we have complained about a house on the corner of Wild Meadow and High Meadow. It was a horrible mess. It had huge holes in the yard filled with water. I got a letter saying the holes weren't deep enough. Chris Woods went over there and did nothing. I was wondering if he is selective in what he does.

Amy Panetta: We had a situation with an above ground pool that for two and half years was not maintained. There was water in it, no filter running, and no chemicals put in. The neighbors were begging and pleading with us because they were getting eaten alive by mosquitos. We contacted the township and they said there was nothing they could or would do.

Wendy Westock: We contacted the health department about what we saw as a health issue. They said there was nothing that they could do. They respond better to individual residents.

Resident: Regarding pools, we shouldn't have any pools in our yard. right?

Amy Panetta: No, we can have pools in Sunrise, if you follow township regulations.

Wendy Westock: You have to have a township permit, but Sunrise doesn't have a rule about pools.

Amy Panetta: Yes, discusses pool requirements to residents.

Discussion amongst residents

Wendy Westock: If you see a fire call the fire department and remember you must call the communication center before you burn. It is a rule.

Resident: Were the expenditures just passed for this fiscal year.

Wendy Westock: Yes, budget runs from June 1<sup>st</sup> to May 31<sup>st</sup>.

Resident: How are we doing with the budget.

Wendy Westock: We are in good shape.

Wendy Westock: Plow contract was higher than we had budgeted because the prior company terminated the contract in August, so we had to put contract out for bid. The new contract is 18,000.00 higher than the old one but it covers 5 months instead of 4.5 months.

Discussion of what happens during a storm.

Wendy Westock: We let the community know via email blast and SLPOA Facebook page when there is information about the storm or emergency preparations, and we encourage people to call the office immediately if there is a problem.

Amy Panetta: During the storm we check phones frequently even overnight so we can stay on top of situations and we communicate with the plow company continuously.

Resident: Is the contract per snowfall?

Wendy Westock: No, per year, and this company has been terrific.

Amy Panetta: The price of contract includes sweeping the material at the end of the season.

Wendy Westock asks for a motion to close the meeting at 7:35 p.m.

\*Motion made: Mike DePeri

\*Motion Seconded: Walter Tomilowicz

\*6 in favor, 1 absent

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

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Alysia Wayne

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Date

Secretary

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