

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, October 24, 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	Excused
Mike DePeri, Treasure	Present
Walter Tomilowicz, Director	Present
Chuck Roberts, Director	Present
Kim Curulli	Present

Also, in attendance: Security Guard – Kim Pelayo

### President's Report:

#### Wendy Westock:

- The real estate to date for 2019: 42 homes with 2 homes pending, and 2 lots have sold and that compares to 2018: 70 homes and 5 lots sold and 2017: 53 homes and 10 lots. As of this month: 82% of residents are full time and 18% are part time and rentals make up a little over 7%.
- Dues Raffle: Tickets are always on sale in the office and will be at every event we hold from now on.
- Trunk or Treat there is still time to sign up.
- The community has received an anonymous donation of \$100 from a resident. We will be using it for prizes for costume and trunk contest. We appreciate this donor very much.
- We are working on posting committee meeting minutes on the website.
- The snow and ice removal contract is with the lawyers. I expect to sign it in the next couple of days. After it is signed, we will notify the community as to who the contractor will be for this year.
- We are meeting with various reps from the major three banks that are in the area. Right now the majority of our money is with NBT. We are also going to talk to Wells Fargo and Dime Bank, to make sure that the deal we are

getting and types of accounts and services that from NBT is best suited for Sunrise.

- Easement Rule- no parking on streets. We are amending the rule under “new business.” The new snow and ice removal contract runs from November 1<sup>st</sup> to March 31<sup>st</sup>, therefore, we need to amend the easement rule to state no parking on roads or easements beginning November 1<sup>st</sup>. The snowplows have the right of way. Please let them do their work and plow our streets so we can all benefit by having clear roads. If you have anything within the 5ft easement, please remove it. If you have anything close to the 5ft easement that you feel could be damaged in the plowing process, we encourage you to clearly mark it so the plow drivers can identify it.

### **Vice President’s Report:**

Amy Panetta:

- Our Dam Inspection was scheduled to be done tomorrow, we heard from the inspector from Pennoni today and she had to push that back to either November 4<sup>th</sup> or 5<sup>th</sup> so we are waiting to hear from her on exactly which day.
- Chuck Roberts and our maintenance team have been working furiously over the last couple of days to try to get the new cover over the salt shed. The old one was ripped. Chuck came up with what we feel is a better solution, so he, John, Cornell and Dillon have been working hard the last couple of days to get that done, Thank you Chuck and team.
- The pool house has been winterized. We are just waiting for DeHart to come take the slushie machine away and then we can board it up for the winter.
- The post office has given us 5 parcel boxes. John has been working with the post office to get those installed. I think they have installed four of them and there is one more to install. The post office was here two days ago installing the locks in the new boxes.

### **Financial Report:**

Mike DePeri: Financial report was given.

Wendy Westock: The CD has matured, we moved the money to a higher interest, 10 month CD. The reason we chose a 10 month CD is due to the fact that we want to be able to move the money easily should we change banks. The interest rate was also higher on a 10 month term CD.

Amy Panetta: At the last meeting the reserve balance was \$60,000.00. We made a deposit of \$15,000.00 into the reserve account two weeks ago.

### **Committee Reports:**

**Events: Mike DePeri,**

- We have been very successful with events this year. We had 2 great pool parties, Sunrise Day and other events.
- We have Trunk or Treat on this Saturday. Lydia is doing a phenomenal job; she is our resident chairperson. We have about 30 cars signed up right now and about 70 to 80 kids, we expect that to increase by tomorrow. Everything

is ready. We have pumpkins, hay, corn stalks, food and prizes. Please come. The next events on our agenda are the holiday celebration events.

Lydia Zimmerman:

- We are always looking for volunteers for the events committee.

Communications: Wendy Westock,

- The winter edition of the newsletter is being worked on as we speak. If you did not receive a copy of the Fall newsletter, which was released a short time ago, please stop by the office and they will be happy to print out a copy for you. It's also posted on our website and was sent via our email blast.

Lakes: Walter Tomilowicz,

- Quality of water is good. We did not stock this year. We will see how it goes next year. Only thing you must worry about this year is the wintertime with ice on lake. Tell your kids or grand children to be careful on the ice.

Future Development Committee: Wendy Westock:

- The committee has met a couple of times; they have been doing a lot of work. If anybody is interested in joining the committee, it is a very informative, active committee. They were discussing the possibility of using a golf cart for handicap access at the pool, and community kayak and canoe rentals. They were discussing sending out a survey to allow all residents to provide feedback. Our lakes committee survey was very successful and generated a lot of responses. The committee and board are working on the survey content and the office is working on the logistics. The goal is to obtain input from as many residents as possible. The next committee meeting is November 7<sup>th</sup>.

Old Business:

Wendy Westock: Asks for a motion to approve the minutes of the April 10, 2019 Board Meeting.

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

(The July 20<sup>th</sup> membership meeting minutes are posted on the web page. They are in draft form and will remain that way because we did not have a quorum at the membership meeting.)

New Business:

Wendy Westock: Asks for a motion to approve Aquatic Environmental Consultants – treat Spruce Lake for Weeds - \$1,680.00

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

Wendy Westock: Asks for a motion to approve County Waste – 2 compactors and 3 metal Containers for dumpster day - \$6,6860.79

- \*Motion Made: Amy Panetta
- \*Motion Seconded: Chuck Roberts
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve CSI Security Systems – 2 external cameras - \$1,026.08

- \*Motion Made: Amy Panetta
- \*Motion Seconded: Mike DePeri
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Montague Tool and Supply Co. – tamper for potholes - \$1,598.31

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

Wendy Westock: Asks for a motion to approve Rick's Automotive – rear brakes, rotors, oil change, inspection for the mason dump - \$812.86

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Chuck Roberts
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Stalls by Stahl LLC – line painting - \$3,559.81

- \*Motion Made: Walter Tomilowicz
- \*Motion Seconded: Chuck Roberts
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Strand Pool – pool pump repair - \$1,160.00

- \*Motion Made: Chuck Roberts
- \*Motion Seconded: Walter Tomilowicz
- \*All in Favor: Yes

Wendy Westock: Asks for a motion to approve Uninvest Insurance – renewal (4.1% increase) November 2019 to November 2020 - \$33,147.00.

- \*Motion Made: Kim Curulli
- \*Motion Seconded: Mike DePeri
- \*All in Favor: Yes

## Rule Changes:

Removes fees for additions, permits still required

**1.17 Building Permit:** Builders, contractors and property owners must obtain a permit from SLPOA for new home construction, and for additions 100 square feet and over such as, but not limited to, outbuildings, decks and screened porches 100 square feet and larger. Failure to obtain a permit is subject to a \$100.00 fine per day.

### Permit Fees:

New home construction    \$250.00  
Additions                            no charge

\*Motion Made: Chuck Roberts

\*Motion Seconded: Walter Tomilowicz

\*All in Favor: Yes

Extends restrictions to November 1 to coincide with snow removal contract dates

**3.8 Winter Parking Restrictions:** Property owners, guests or tenants are not permitted to park any vehicle on community roads and/or easements (easement is 5ft. from edge of road) from November 1<sup>st</sup> to April 1<sup>st</sup>.

- a. First Offense is subject to a \$25.00 fine
- b. Second Offense is subject to a \$50.00 fine
- c. Subsequent offenses are subject to a \$75.00 fine per occurrence

\*Motion Made: Mike DePeri

\*Motion Seconded: Chuck Roberts

\*All in Favor: Yes

## Questions from the Residents:

Kim Pelayo: Easement Rule - If you are going to have guests that must park in the streets, it can't be when it snows. You must call the office if you will need an exception for parking on road for days like holiday parties, Thanksgiving or Christmas. We need a bus monitor at Midlake Drive if anyone is interested.

Lydia Pantoni: Regarding the bus monitor, there is another mom at the High Meadow stop that would like to volunteer as well.

Wendy Westock: Talk to Kim about that

Diane Meyerhoff: I have neighbors that park on the road all the time. Is there any way that people should know about this? Maybe we should send out email.

Amy Panetta: When we announce who the new plowing company is, we plan to send reminders out.

Chuck Roberts: They are parking on the street all the time?

Diane Meyerhoff: They have one car that is on the street all the time.

Chuck Roberts: The problem with our streets they are not full width like the state highway. Trying to get emergency equipment through when you have a bunch of cars parked there is dangerous.

Diane Meyerhoff: They are off the road.

Chuck Roberts: They are on the easements?

Wendy Westock: If you know specifically who it is, we can say something to them. We will look into that. If people have something going on like if you are having a lot of people over for Thanksgiving or Christmas, call the office and let us know that you are going to have people parked on the street for a specific event. The only time we would say no is if it is going to snow. Of course, all cars have to be moved if it starts to snow while the party is going on.

Tony Nolosco: Do we currently have a financial advisor who informs us what kind of money we should have in our accounts for a development of this size.

Wendy Westock: No, but if people have specific knowledge about that or thoughts about it the board would be interested in discussing the issue with them. The reserve account is set up to prepare for “unanticipated events” and that is why we keep putting money into the reserve. This is why we have been talking to different banks to see what they can do for us or do something better for us. The money we have in CD was to secure the loan for arms for the Kubota. The loan is now paid off. The CD that we flipped it into is getting more interest than our regular money market account.

Scott Cruzen: How about a centralized garbage and recycle station? It is becoming a concern, its \$42.00 per month with waste management. My wife and I are both retired and on a fixed income. Hemlock Farms has a centralized garbage and recycle station.

Wendy Westock: Can I encourage you to go to the Future Development Meeting because that is an issue that the committee could put on their agenda.

Chuck Roberts: Last June we tried to bring it up with the garbage companies, we got very little response back after numerous calls to them to see what we could work out. On Dumpster Day, we asked to County Waste guys if they could have someone call us.

(Conversation about garbage)

Beverly Kelly: The problem is that we tried, and we don't get a response from the garbage companies. Now County Waste probably has most of the people here. Would it be worth it to them? It was very discouraging. (side conversation about garbage)

Chuck Roberts: Location is everything, we're looking at use of the baseball field and we doubt it will perk but we are waiting for the soil engineer's report to know for sure. We are discussing a plan where everything will go within the next 5 years. I don't like the salt shed in the front.

Tony Nolosco: Rule change 1.17: Define outbuildings

Amy Panetta: Outbuildings are sheds and garages.

Tony Nolosco: Non-permanent sheds?

Wendy Westock: I don't think that you are required by the town to get a permit for non-permanent shed.

Mike DePeri: A Permit is required on anything that is 100 square feet or larger.

Chuck Roberts: It could be on gravel, it does not need to be on a pad. If sitting on the ground it does need to be anchored.

Scott Cruzen: You guys and gals are doing a great job. I have lived here for 25 years.

Wendy Westock: Thank you

Sophie Altvater: Homes that look a little shabby, have you been going after them?

Wendy Westock: We have, but if there is one that you feel that we haven't noticed, let us know.

Diane Meyerhoff: We have in our rules and regs that you get a letter and get a fine and take them to court, that is what our rules & reg say.

Wendy Westock: It doesn't say we take them to court.

Amy Panetta: Gives an example of a situation that has happened and how the SLPOA went to the township and we were told they wouldn't do anything about it because it is a community issue. We tried calling the department of health. They only deal with commercial not residential. It is very frustrating.

Diane Meyerhoff: There is no way that we can take them to court?

Wendy Westock: No, but fines are accruing and then the account goes into collections.

Sophie Altvater: It is sad, that we have to look at it.

Diane Meyerhoff: There are other things going on, we know the one. I was talking to my neighbor across the street I told her go into the office and say something.

Wendy Westock: The best thing that you can do is to come in and tell us. I know you think we know but we don't know everything. When we go to talk to resident, we can say that we were getting multiple complaints.

Diane Meyerhoff: She was complaining to me not just the way the place looks but at 11:00 to 12:00 at night, cars are coming in and out.

Sophie Alvater: So, you know what's going on there. He's been caught a few years ago too. He got raided at 5:30 in the morning.

Wendy Westock: That is a state police issue.

Sophie Altvater: But still, they run a business, that is another thing that is in the rules and regs.



Wendy Westock: We are making our way through most of these situations, I know it's frustrating and it's frustrating for us.

Sophia Altvater: Can you tell them to move their cars to the back yard. Build a fence up so you don't see it.

Wendy Westock: If you have specific houses the best thing that you can do, that helps us, is if you can come in and say I feel that this house is an eyesore.

Lydia Pantoni: What is involved in updating or revising the rules & regs? Times have changed, I don't want to insult anybody, but the times of the wild west are behind us. We are moving into the future. There are people that want higher standards. They want properties that are better kept. Not 10 or 15 unregistered vehicles on a lot. At what point do we say that we need to revisit this, what can we do to update this to appease the majority.

Amy Panetta: We just had a conversation about this tonight. It's on the list.

Diane Meyerhoff: Do we know what other communities do?

Chuck Roberts: Illegal activities that involving the state police we get no information on at all. We can ask but they don't ever tell us anything because its a privacy issue. understand what you're saying about the wild west, but some of these people have been here for 20 – 30 years.

Lydia Pantoni: I understand, it's maintaining your property, lawn maintenance, clean up, and the vehicles, things like that. I lived in another private community. (examples given) You should be able to revise and update them.

Mike DePeri: We are getting ready to review the rules and update them. We talked about one tonight that we don't have a specific rule that addresses it, it comes under the nuisance rule. We may need a more specific rule. As we go through the rules, we update them. We do know what the other communities' rules and regs are, our rules are all very similar. The extent to which each community enforces them might be different. We do the best possible job to enforce them. We work hard and try to be cohesive as a board.

(side conversation about rules)

Wendy Westock: We will be starting up the rules and regulations committee again.

Amy Panetta: We never use names when people come in to make a complaint.

Wendy Westock Asks for a motion to close the meeting at 7:59 p.m.

\*Motion Made: Mike DePeri

\*Motion Seconded: Chuck Roberts

\*All in Favor: Yes



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.

DRAFT