

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  
Saturday, February 28, 2026  
Held at the SLPOA Office and Zoom

**MEETING CALLED TO ORDER 1:30 pm**

**PLEDGE OF ALEGIANCE**

**ATTENDANCE**

Doug Dow	President - Present
Jeannette Gonzalez	Vice President - Present
Ron Hansen	Treasurer - Present
Michael Ryan	Secretary - Present
Diane Meyerhoff	Director - Present
Elaine McCarthy	Director - Present
Ed Lucey	Director - Present

This Board meeting is being held in person and via Zoom. By participating in this meeting, you consent to being recorded.

**PRESIDENTS REPORT:** Doug Dow, President for the SLPOA

The board would like to publicly thank Rick Nolan for his many contributions to the community. Rick was instrumental in renovating the Sunrise office and several other projects.

Elaine McCarthy has been appointed to fill Rick's position until July of this year when that position as well as two others are up for election. The board was very encouraged to see several candidates come forward and offer their time and services to the community.

**REAL ESTATE:**

So far in 2026 there are 8 homes and 2 lots that have been sold.

**MAILBOXES:**

The Sunrise Drive mailbox project is ready to implement, and the Post Office will start mail delivery to the new boxes on Saturday, March 7, 2026. Please be patient

while we complete the transition and finish the site work.

**WILD MEADOW ROAD:**

Wild Meadow Road transfer and deed has been approved by both parties and should be filed in the Pike County Courthouse shortly.

**SECTION 26 LAWSUIT:** The lawsuit between Sunnylands and Sunrise regarding Section 26 road use has been finalized and sent to the county recorder's office for covenant filing. A copy of the agreement is in the office for review by any property owner in Sunrise. Currently, 1 lot (85 acres) has been transferred to a private party and the new owners will be allowed to use Sunrise roads.

**MAINTENANCE BUILDING:** The new maintenance building paperwork is finalized and will be submitted to the Township in March; we anticipate construction to be complete in June.

**MET-ED UPGRADE:** Met-Ed vendors who are currently in Sunrise will be finished with the upgrade very soon.

**LAKE UPDATE:** Mike Ryan

**SECURITY UPDATE:** Mike Ryan

**EVENTS:** Diane Meyerhoff

**SPONGY MOTH:** Elaine McCarthy

**PAST DUE ACCOUNTS:** Ron Hansen

The Board encourages any residents with past due accounts to contact the office and make payment arrangements. Those residents who arrange for a payment schedule, and who do not honor the agreement can expect to have their account submitted to the court system. Unfortunately, once court action is initiated, additional fees and collection costs are added to their accounts. We have several accounts that will be submitted to the Magistrate Court as well as the Court of Common Pleas if no action is taken soon.

**FINANCIAL REPORT:** Ron Hansen

The office has referred multiple accounts to the Magistrates' Court and the Court of Common Pleas.

The office has collected \$186,121.77 in past due accounts for the 2025/2026 fiscal year.

We currently have a total of \$758,879.40 in various accounts and have collected \$1,209,640.61 or 105% of our current budget forecast for dues.

We finished the 2024/2025 fiscal year with \$465,218.

**VENDORS:** November 18, 2025 – February 27, 2026

Amazon.com	\$1,803.24	Benches, security supplies, office supplies
Clear Spring American Ins.	\$2,249.00	Workers Comp. Audit – 11/2025
D & S Hauling	\$25,636.52	Winter road material
Dingman Township	\$1,687.00	Permit fees/engineering & professional fees
District Court 60-3-03	\$1,008.00	Magistrate court fees (4) & Constable fee
Eastern Propane	\$2,043.99	Propane for office
Farley & Weed, LLC	\$2,861.25	Legal fees
G.M. Plumbing & Heating	\$500.00	Winterize pool house & frozen pipe
JMI Training Solutions	\$750.00	Security training
John H. Klemeyer, Esquire	\$780.00	Legal fees
Newman Williams	\$3,422.75	Legal fees
Pennoni Associates, Inc.	\$4,800.00	Engineering fees
Philadelphia Insurance Co.	\$23,731.02	Community Insurance
Pike County Conservation District	\$535.00	Project review: maintenance building & boat ramp
Rinaldi Land Surveying	\$4,625.00	Survey-maintenance building & Wild Meadow Dr.
Robert D. Hellyer	\$813.99	Electrical work
S & T Auto Service	\$515.93	Repair Work – Ford Maverick
Sawkill Power Equipment, Inc.	\$1,692.10	Maintenance & repair work on Mahindra
Secure Technologies, Inc.	\$2,150.00	Upgrade office security
TM Morey Inc.	\$95,749.98	Snow plowing
Weis-Gas n Go	\$1,164.85	Gas for vehicles
<b>TOTAL:</b>	<b>\$178,519.62</b>	

*Motion to approve all items above: 1<sup>st</sup>-Diane, 2<sup>nd</sup>-Ron – All approve*

**OLD BUSINESS:**

Approve the Board meeting minutes from November 18, 2025, which are posted on the Sunrise Lake website and are available to any residents.

**NEW BUSINESS:**

Linda Donelan has requested time to raise questions related to:

- The possibility of turning the management of Sunrise Lake over to a professional management company.

- Current public safety practices and Board governance.

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.

I am in the office most mornings from 9:30 to 11:30 Monday through Thursday and am available to meet with any residents.

### **QUESTIONS FROM RESIDENTS**

Status of Spruce Lake boat ramp?

- The fire department has asked us to keep it plowed. Some of the stone has subsequently been pushed into the lake.

Will we get a security gate?

- No

Is the Wild Meadow mailbox area going to be paved?

- Yes

We need more wood chips and removal of weeds down by the playground.

- We will let maintenance know.

Maybe open the pool earlier (at 11am) this summer season?

- The board will consider this suggestion.

Where can I access recordings of the board meetings?

- Our bylaws state that the Secretary will take notes and post them on our website. It does not require us to record or provide notes verbatim. We record meetings only because it's part of the zoom contract.

Will the lake be filled this summer?

- Probably not.

What do we do with old mailbox keys?

- Throw them out.

Can we ask Dan Hayward to help us advocate to fill DEP staffing shortages that might help our cause?

- We will consider this suggestion and pass it on to Dan Hayward.

What about vegetation in the lake?

- We are told it won't be an issue and the ecosystem will return.

Thank you to the Board for all of your hard work!

Birchwood Lake took 5+ years for approval and restoration.

How does the lake situation influence property value and taxation?

- Tax office says it's a temp issue and the properties on the lake have decreased but should return after the lake returns.

If a tax assessment is questioned by a resident, how can they file with the county?

- Go to county tax office.

Resident comment: Thank you to the board for volunteering your time and energy.

Do we get a discount on our dues because of the lake?

- No

Who is installing the pipe? Please explain who the 4 bidders were.

- Wayco has been chosen, others either backed out or were very expensive.

Questions about WAYCO's strengths.

- We as a Board are confident in our choice of WAYCO to repair the lake.

Resident Comment: A management company will not help the community. Sunrise explored this in the past and members of the community at the time voted overwhelmingly **AGAINST** a management company.

Mike Ryan read and answered each of the 20+ questions regarding public safety from Linda Donelan's email. There were no further questions or comments from any resident in attendance regarding this matter with the exception of one resident who suggested that we add the phone numbers for the Blooming Grove police department, the state police, and the dispatch communication center to our off hours public safety voice mail message.

Mike Ryan also addressed Linda Donelan's suggestion that we consider turning the community over to a management community. This was not met positively with residents in attendance.

Adjourn Meeting: 3 PM

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

---

Michael Ryan  
Secretary  
SLPOA  
Board of Directors

---

Date

DRAFT