

Sunrise Lake Property Owners Association, Inc.
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www.sunriselake.org

SLPOA Membership Meeting
Saturday, July 25, 2026
Held at the SLPOA Office and Zoom

Doug Dow officially calls meeting to order at 10:00 a.m.

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 will consent to being recorded.

Board Report: Doug Dow, President for the SLPOA

The board has been very active with the various projects we have undertaken this year. The new salt shed cover, the new mailbox area, the new maintenance storage building, in-house Public Safety, the new boat ramp approval, transferring upper Wild Meadow Road from Sunnylands to Sunrise, settling the Sunnylands lawsuit and of course the approval of the Sunrise Lake Overflow Project.

Along with the projects, the board has been extremely aggressive with past due accounts and collections far exceeding our budgeted expectations. As a result, Sunrise is in great shape financially, as Ron will explain. We have also been able to do paving and road patching throughout the community, as well as winter clean up, roadside mowing and routine maintenance on all of our common properties and line painting.

Appletree Resource Group has rescheduled the Board of Directors' election for September 19, 2026 at 1:00 PM in the Sunrise office and Meet the Candidates on August 29, 2026 at 1:00 PM in

the Sunrise office. There are four candidates running for three board positions. Ballots will be mailed to residents in the near future and residents **must vote by mail** (mailed to Appletree) or **in person only on September 19th** at the office prior to the election. Voting is limited to residents in good standing. The board encourages residents to vote for the candidates of their choice.

Public Safety: Sunrise now has three Public Safety officers patrolling the community on a daily basis. Off road vehicles continue to present a safety hazard and quality of life issues for residents as well as operators and will continue to do so as long as adults encourage their use on our roads

Real Estate: So far in 2026 there are 23 homes and 9 lots that have been sold.

Events: Kids fishing derby will be held on August 8th at Sprint Lake from 1-4 pm.

Mailboxes: New signage will be going up shortly. The township has directed the board to reverse the direction of travel at the Wild Meadow location. We are awaiting final township approvals before paving and line marking.

Maintenance Building: We expect to start construction very soon and expect completion by September.

Lake Update: Vendor orders have been placed. We are also working with NBT Bank for a financing agreement.

The boat ramp will be moved to the Cabin Road area where there is sufficient parking. The ramp area itself will be dredged to allow sufficient water depth to the lake for launching boats.

Rule Change

Existing;

1.15 Wildlife Feeding:

No feeders shall be placed on your property for the purpose of feeding deer, bear, turkey and other large animals (which only attracts them). The fine shall be as follows:

- a. First offense \$50.00
- b. Second offense \$100.00
- c. Third offense \$200.00
- d. Each offense thereafter shall be subject to a \$200.00 fine.

Rule change new:

Feeding of wildlife of any kind, except for songbirds with elevated feeders 6 feet minimum height is prohibited. The fine shall be as follows:

- a. First offense \$100.00
- b. Second offense \$200.00
- c. Third offense \$300.00
- d. Any additional offenses \$300.00

Rule change existing:

2.7 Culvert Pipes: Property owners are responsible for the maintenance, repair, and/or replacement of the culvert pipe under the edge of their driveway where it meets the street. They are also responsible for keeping the drainage ditches clear in front of their properties that lead into/exit the culverts, which includes clearing of weeds, leaves, and other debris that would block the water flow.

THIS IS NOT PART OF THE COMMUNITY ROAD MAINTENANCE. If these culverts and ditches are not maintained, resultant flooding can cause road damage. The cost of these road repairs will be charged to the property owner whose lack of maintenance or repair caused flooding. Property owners are subject to the following:

- a. Initial warning
- b. Each offense thereafter is subject to a \$250.00 fine.

Rule change new:

2.7 Culvert Pipes: Property owners are responsible for the maintenance, repair, and/or replacement of the culvert pipe under the edge of their driveway where it meets the street. They are also responsible for keeping the drainage ditches clear in front of their properties that lead into/exit the culverts, which includes clearing of weeds, leaves, and other debris that would block the water flow.

THIS IS NOT PART OF THE COMMUNITY ROAD MAINTENANCE. Lack of maintenance resulting in damage to property is the property owner's responsibility. Property owners are subject to the following: If the community must clean, repair or replace the culvert pipe or drainage ditch the property owner will be charged \$35 per man hour, \$100 per machine hour, including transport time, and any additional material charges, in addition to the fines below.

- a. Initial warning
- b. Each offense thereafter is subject to a \$250.00 fine

Past Due Accounts: 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.

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. 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 resident.

Old business:

Approve the April 2026 Budget and Board Meeting minutes which are posted on the Sunrise Lake website and are available to any residents.

Jeannette: 1st

Ron: 2nd

All in favor

Financial Report: SLPOA Treasurer Ron Hansen

In fiscal year 2025/2026 the office has referred 17 accounts to the Magistrates Court for consideration and 7 accounts have been referred to our attorneys and will go to the Court of Common Pleas. The office has collected \$26,519 in past due accounts for the 2026/2027 fiscal year.

We currently have a total of \$1,075,406 in various accounts and have collected \$771,157 or 71% of our current budget forecast for dues.

We finished the 2025/2026 fiscal year with \$465,218 in reserves.

Bill Payments Authorized: April 15, 2026 – July 22, 2026

Affordable Container Service	7,479.92	Dumpster Day- Mike/Jeanette-All
Amazon.com	1,949.14	Laptop-Security/Signage/Stakes/Pool Chairs- Ron/Diane-All
American Floor Mats	821.90	Pool floor coverings- Mike/Jeanette-All
Aquatic Environmental Consultants, Inc.	6,348.00	Lake management/weed treatments- Elaine/Jeanette-All
Brimar Industries	1,339.29	Speed hump signage- Diane/Jeanette-All
Casagrande Remodeling Inc.	4,800.00	Excavator & operator (6 days)- Ron/Jeanette-All
Construct Engineering LLC.	771.18	Mailbox project-Sunrise Drive- Mike/Ron-All
D & S Hauling	2,953.43	Winter road maintenance/road work- Elaine/Diane-All
Dingman Township	2,053.55	Permits-Eng.-Mnt. Building & mailbox project- Diane/Jeanette-All
District Court 60-3-03	2,220.75	District Court fees- Ron/Jeanette-All
Division of Dam Safety DEP	1,600.00	Yearly registration-2 dams- Ron/Mike-All
Douglas Dow	661.83	Mileage-concession start-up \$-Elaine/Mike- All
Eastern Propane	800.68	Propane- Ed/Diane- All

Farley & Weed, LLC	3,561.25	Legal fees-Ron/Diane-All
J.C. Ehrlich Co.	519.03	Pest control-Ron/Mike-All
John H. Klemeyer, Esquire	1,500.00	Legal fees-Diane/Ron-All
Ketcham Fencing Inc.	2,623.50	Re-install fence around salt shed-Ed/Ron-All
Lowe's	1,080.48	Freezer for pool/wood for signs-Diane/Ron-All
Lutz Excavating	1,500.00	3-triaxle loads screened millings-Ron/Ed-All
Mirabito #128(Sunoco)	834.45	Gas for trucks-Mike/Ron-All
National Highway Products Inc	3,369.85	Mailbox project-signage-Ron/Elaine-All
Newman Williams, P.C.	4,000.00	Legal fees-Elaine/Ron-All
NRS Excavating & Dumpster Services, LLC	15,800.00	Roadway patches through community-Ron/Elaine-All
OfficeFurniture2Go.com	751.54	Security desk-Mike/Ron-All
Pennoni Associates, Inc.	7,200.00	Dam project-Mike/Diane-All
Pioneer Pole Buildings, Inc.	27,105.00	Maintenance building-Ed/Elaine-All
Princeton Analytical Labs LLC	763.00	Water testing - pool & baby pool-Mike/Ron-All
Secure Technologies, Inc.	4,429.74	Security cameras at pool-Mike/Diane-All
Spring Hill Laser Services Corp.	675.22	Envelopes (4,000)-Mike/Ron-All
Staples	734.78	Office supplies-Diane/Elaine-All
Strand Pool Supply LLP	7,680.17	Pool-opening & maintenance-Mike/Diane-All
TM Morey Inc	39,380.00	Mailbox project - Sunrise Drive-Ron/Diane-All
Top Notch Electric	781.11	Electric work - office building-Ed/Ron-All
US Postmaster	1,027.95	Stamps for mailings-Ron/Mike-All
Walmart	1,180.32	Concessions/flags & concession table/phone-pool-Ron/Diane-All
Wayco, Inc.	201,508.00	Paving-Ron/Mike-All
Weis - Gas N Go	850.11	Gas for trucks-Mike/Ed-All
William Owens & Company, CPA PC	2,581.25	Accounting-end of year reports-Ron/Diane-All
Woodland Design Associates, Inc.	3,750.00	Boat ramp/cabin road-Mike/Ron-All
	368,986.42	

Questions From Residents.

Why are we paying three different lawyers?

One lawyer is on the verge of retiring and he referred us to another attorney. The board also hired a lawyer who specializes in HOA legal issues. We have 2 active lawsuits from residents and one action that we are defending that is an action that requires being defended. The lawsuit with Sunnylands is settled. A resident asked for specific lawsuit information and Doug said that we are not allowed to talk about pending lawsuits or mention resident names as per our lawyer's consult.

Who gave the paving company parameters when they were installing speed bumps?

Doug says he contracted with Wayco and the locations. Doug says they did not follow the parameters and that's why they needed to be repaired.

Are we under the security deposit insurance amount?

Yes, we are. All of our money is in NBT bank.

A resident suggested that someone read the residents' names who are online. Ron says the problem is that some residents don't use full names for screen names.

Was there a reason songbirds are excluded from new feeding wildlife rule?

Those birds that nest off the ground are different from ducks, geese etc. The reason for the rule change is that some residents feed wildlife and create a biohazard, especially residents who are lakefront (excess feces in the water).

Are hummingbird feeders allowed?

Yes, if they are 6 feet high.

Will the pool be open after school reopens for the year?

Yes, on availability of staff until Labor Day.

Who decided where speedbumps go? A resident expressed frustration with the location of some of the speedbumps.

The board decided. The intersection of Waterwheel and Sunrise is a widely reported issue and that's why a speedbump was placed there before an existing stop sign.

April newsletter says speedhump can be driven over at 25 mph but now signs say 10 mph.

The board decided to err on the side of caution and enforce a 10 mph speed limit after all.

Will speed bumps be a problem with plowing?

Plow company says no.

A resident wants to see rumble strips used in addition to speed bumps. This resident says one speedbump in particular is higher than others and causes some cars to bottom out.

The board says rumble strips can damage the road. We investigated it and were advised not to install them.

Thank you to the board as it relates to the wildlife rule change. (This resident has a big problem with geese nesting on his lawn).

What testing is being done on the water at Spruce Lake?

We have a company that monitors water quality in Spruce Lake. There are no traces of E.coli or depleted oxygen levels. This could change if people don't adhere to the wildlife rule change.

Why has the election date changed?

Eligibility questions arose in one ballot and our attorney clarified and deemed the nomination valid. It took this long to get the nomination validated. In order to allow for a fair election, we determined that it be postponed until September.

Will Appletree be here on election day?

Yes, in the Sunrise office.

How much money is collected for speeding infractions? Can you expound on what public safety support entails? What do they do when they're on duty?

Public safety is here to respond to resident concerns. In most cases the office tries to deal with issues before they go to citations. Public safety patrols and responds to resident complaints or concerns; they issue traffic warnings; in most cases that alone is sufficient. Some people deny fault and then discretion is used by the public safety officer: will it be a ticket or warning? We DO fine people for speeding.

What is the timeline for the lake project?

Precast components have been ordered. These precast concrete components have been approved by Pennoni. Parts must cure for a period of time. Samples have to be tested for strength. All will be ready by mid December. Other items should arrive at the same time. The state will not allow the construction until after the freeze threat—maybe mid March for construction to start? Construction should last 6-10 weeks—sometime during this time the lake can start to fill (maybe mid-April?) All of this is tentative—we are going by what Pennoni tells us.

Has the board had time to consider redesign proposal of the Sunrise entrance? Are we set up to accept private donations for this?

Elaine mentions a beautiful rendition submitted online but has a concern about deer eating the plants. It will be revisited, and the board is interested in the proposal. Doug needs to ask our accountants if we are allowed to accept private donations for this project. Elaine will contact the resident to see about moving forward on this project. The Board is also going to purchase and plant a memorial tree for Rick Nolan as a gift to the community. The Board also expresses an interest to redesign the community entrance but is considering the cost.

A resident expressed thanks to the board for all of our work and effort.

Has the board considered a clubhouse?

We have talked more about pavilions rather than enclosed traditional "clubhouse" structures.

Will the new boat ramp be paved or stoned?

It will be stoned and there will be a parking area.

There is a lot of invasive barberry on Sunrise Drive. Can we pull it out? Would you consider endorsing a volunteer project to remove it? (it is a big source of ticks). Resident suggests pulling out twigs that exist now to prevent future problems. The Board will investigate.

Another resident said thank you for your efforts and hard work.

Will the lake be in shape by next spring and summer season?

The lake will fill in stages, starting to fill pretty quickly. As the lake fills the amount of water needed to increase water depth will follow. The engineer tells us that the lake will fill by 90% by mid-summer. The last 10-15 percent will depend on weather patterns, rain, etc.

How long will Sunrise Drive close for the lake project?

6-10 weeks potentially. We'll have to play it by ear.

Can we have food trucks again?

Yes, we can. We cannot take a percentage so that we are in compliance. The board supports this.

A resident expressed gratitude to the board and said he's lived here for more than 40 years and this Board is one of the best he's seen. The community is in great shape at all levels.

The board thanked him and several residents supported this resident's opinion. Thank you.

Concerns about uninvited contractors in the community trespassing on private properties.

Also we cannot put gates in the community because of physical space restrictions as indicated by township law.

Are there plans to restock the lake? What type of fish?

Yes. Probably not until fall 2027. We will get fish type recommendations from professionals.

A resident expressed frustration with some neglected properties. Unkempt lawns bring in insects, snakes, etc. aside from being an undesirable aesthetic.

Doug explained that some people prefer to have "natural" lawns—not mowing, chemicals etc. The Board is not sure how to address this and is exploring options.

Are there plans to deal with vegetation in Sunrise lake?

We have been told that when the lake fills up, much of the vegetation will die off and fall to the lake bottom. Our aquatics company is prepared to treat any remaining vegetation.

We should prohibit fertilizer on lakefront properties.

Doug explained that the board must be careful about what can be "prohibited." A resident said there are guidelines but not necessarily regulations.

A resident suggested changing rules about abandoned vehicles, buses, etc.

The Board explained that it's sometimes hard to enforce because of township laws that protect a certain amount of unregistered "projects" on a homeowner's property.

→ Can the cars be hidden behind a fence or something?

That's tricky. What is the difference between a project and an eyesore?

A resident reminded us that the fire hydrant pipe on south dam is still disconnected

We have told the fire department and they will be repaired as soon as the lake starts being filled. We are also putting a third one in at the new Cabin Road boat launch.

Meeting adjourned 11:55 a.m.