

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, April 24, 2025  
Held at the SLPOA Office and Zoom

**MEETING CALLED TO ORDER 7:45 pm**

**PLEDGE OF ALLEGIANCE**

This meeting is held in person and via zoom. By participating in this meeting, you are giving consent to being recorded.

**ATTENDANCE**

Doug Dow, President	Present
Jeannette Gonzalez, Vice President	Present
Ron Hansen, Treasurer	Present
Michael Ryan, Secretary	Present
Rick Nolan, Director	Excused
Diane Meyerhoff, Director	Present
Ed Lucey, Director	Present

**PRESIDENTS REPORT:**

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

**Board Report:** Doug Dow for the SLPOA

Real estate –In 2023 - 55 homes, and 19 lots were sold. In 2024 there were 39 homes and 29 lots sold. So far in 2025 there have been 11 homes and 25 lots sold. There are 955 homes and 178 lots in Sunrise with several new homes under construction.

Sunrise no longer has Am-Gard doing security for the community. The Board has voted to implement a Sunrise Public Safety program using Sunrise employees and managed by the Board of Directors to better serve our community.

A mailing to all residents will go out April 30. Included in this mailing will be a copy of the 2025-2026 budget, dues invoice of 2025-2026 assessments plus a nomination form for the three board positions that are open this year. Instructions for submission of nominations are printed on the form. Interested residents must have their nomination forms received by Appletree Management by 5 pm Friday, May 30th. The board encourages any resident in good standing to consider running for the open board positions. Please direct any questions to the office or any board member.

Plans for the renovation of the mailboxes on Sunrise Drive have been submitted to the Township and have been reviewed by the Township Engineer. Additional information will be submitted to the Township in May, and we anticipate approval in June. Construction should be completed early fall. The Board has also included construction of a Pickle Ball court in our Budget.

Lake Update: Pennoni Engineering has completed all the required plan revisions mandated by the DEP and the revisions have been resubmitted. We are now awaiting final approval. Once we receive final approval, we will be able to establish a time frame for ordering material and starting construction. Currently we cannot accurately estimate that the construction phase will be completed before winter. Sunrise has secured the funding commitment from NBT Bank for financing the dam project.

We expect the pool to be open for Memorial Day and expect the Sea Rays Swim Team to enjoy the season as well. Anyone who wishes to sponsor the Swim Team should contact the office.

The Sunrise Lawn Sale is on May 24th with a rain date of May 25th. Dumpster Day will be June 21<sup>st</sup> from 8:00 a.m.-1:00 p.m. and is free of charge to residents in good standing. Our vendor has informed us that there will be a \$60 charge for mattresses and box springs. We expect able bodied residents to help unload their vehicles. No box trucks or commercial vans will be allowed.

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. The office has collected \$119,591 in past due funds to date.

The office has referred 30 accounts to Magistrates Court and 24 accounts have been referred to our attorney for suit in the Court of Common Pleas. We have several more accounts that will be submitted to the Magistrates 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](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.

**Old business:**

Motion to approve February 22, 2025 Board meeting minutes.

Approved Diane Meyerhoff  
Second Ron Hansen  
All in favor

**Financial Report: SLPOA Treasurer – Ron Hansen**

Bank balances were given.

Authorize Rule Changes announced at the February 22, 2025 meeting.

**Rule Change: Signs- 2.10**

**Old** - No signs of any type, including but not limited to "for rent" or "for sale" signs shall be erected or maintained on any premises.

**New**- "No signs advertising a commercial business, or property for rent or property for sale signs shall be erected on any premises. Any sign advertising a private event on community property must be removed within 2 days after the event. Political signs are protected under free speech and or election interference laws.

- a. First offense Warning
- b. Second offense \$50.00 fine

**Rule Change: 2.6**

**Old** - Garbage Clean Up: Whereas a bear/other animal/vehicle has knocked over and spilled garbage, the dwelling owner/tenant must pick up the refuse within a 24-hour period. Failure to do so will result in the following:

- a. First offense Warning
- b. Second offense \$25.00
- c. Each additional offense shall be subject to a \$50.00 fine

**New** - Garbage Clean Up: Whereas a bear/other animal/vehicle has knocked over and spilled garbage, the dwelling owner/tenant must pick up the refuse within a 24-hour period. Failure to do so will result in the following:

- a. First offense Warning
- b. Second offense \$25.00
- c. Each offense thereafter shall be subjected to a \$50.00 fine

Additionally, when the community has to pick up spilled garbage there will be an additional \$50.00 clean up fee in addition to any fines.

**New business:**

Approve the 2024 – 2025 Budget

Bill payments authorized:

<b>Absolute Property Solutions</b>	2,500.00	Tree Canopy-1st Diane/2nd Ron-All in favor
<b>Am-Gard, Inc.</b>	9,141.00	Security-1st Diane/2nd Ron-All in favor
<b>Blue Ridge Tree Service, LLC</b>	7,000.00	Tree Canopy-1st Ron/2nd Ed-All in favor
<b>Construct Engineering LLC</b>	6,444.58	Mailbox Project-Sunrise Dr-1st Diane/2nd Ron-All
<b>D &amp; S Hauling</b>	8,258.96	Winter Road Materials-1st Ron/2nd Ed-All in favor
<b>Dingman Township</b>	1,549.76	Mailbox Project-Sunrise Dr./Permit for Port-a-Potty-1st Ron/2nd Ed-All
<b>District Court 60-3-03</b>	525.00	Hand Deliver Court Documents-1st Ron//2nd Diane-All
<b>Eastern Propane</b>	773.27	Propane-1st Ron/2nd Diane-All in favor
<b>Farley &amp; Weed, LLC</b>	3,594.50	Legal Services-1st Ron/2nd Diane-All in favor
<b>G.M. Plumbing &amp; Heating</b>	1,300.00	Well Pressure Tank-1st Ron/2nd Diane-All in favor
<b>Intuit</b>	1,270.94	Quick Books Renewal-1st Diane/2nd Ed-All in favor
<b>John H. Klemeyer, Esquire</b>	1,620.00	Legal Services-1st Ed/2nd Diane-All in favor
<b>Mahindra Finance USA LLC</b>	1,229.52	Tractor-1st Ron/2nd Ed-All in favor
<b>New Line Land Surveying</b>	1,500.00	Mailbox Project-Sunrise Dr.-1st Diane/2nd Ed-All
<b>Newman Williams, P.C.</b>	5,151.00	Legal Services-1st Ron/2nd Diane-All in favor
<b>Pennoni Associates, Inc.</b>	13,419.00	Engineering Work-1st Ron/2nd Diane-All in favor
<b>Philadelphia Insurance</b>	9,770.51	Insurance-Community-1st Ron/2nd Diane-All in favor
<b>TM Morey Inc</b>	30,000.00	Snow Plowing-1st Ron/2nd Ed-All in favor
<b>US Postmaster</b>	642.25	Stamps for Mailing-Postcards-1st Ron/2nd Diane-All in favor
<b>TOTAL</b>	<b>105,690.29</b>	

## **Questions From Residents:**

- Why weren't residents told when security was let go? Doug explained that it was a double-edged sword. We were concerned that if everyone knew the community would turn into the wild west via a few spoiled apples. We also did not expect to be without security for this long
- Residents expressed concerns about rampant ATV use in the community. A resident proposed putting up warning signs with fines listed. One resident suggested putting some signs at the bus stops, ball field, etc (where children and parents congregate)
  - A resident asked if we can follow scofflaws to their house and fine them immediately. Doug said yes
  - Can we put cameras up to catch them on video? Doug said we need electricity and internet. Someone suggested trail cameras. Some residents said to put up a fake camera for a deterrent.
- A resident asked if we could have ATVs registered in the community. No, this is not feasible because we don't allow ATV's in the first place.
- Doug explained the financial terms of the loan from NBT for the dam project
- A resident asked for picnic tables at the playground. Mike told everyone that we just purchased 2 and will be placing one at least by the playground
- A resident said there is a branch hanging over High Meadow Road that needs to be trimmed as it is a danger . Doug suggested she call the office so maintenance can look at it
- A resident said a street sign is down. Again, Doug said email the office.
- Can traction pebbles from the plow be reused instead of just left behind? Doug explained that cleanup is underway but that it's tedious. We only have the machine that cleans up for a few days.
- Any news on the cell tower? No
- Are homeowners allowed to have chickens? No
- Doug explained that the local little league tended to the baseball field and it looks great.
- A resident asked where the pickleball court will go. Doug said by the playground. A resident suggested where the old tennis courts are.

- Can we do any “pre work” before the dam pipe is ordered? Doug said yes. But we’re not ready for that now
- A resident opposed pickle ball court placement as it will encroach on the playground.
- A resident asked if there have been any talks about community garbage compactors. We said no, but Doug has looked into it.

### **Adjourn Meeting**

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

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Mike Ryan  
Secretary

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Date