

Sunrise Lake Property Owners Association, Inc.
101 Sunrise Drive
Milford, Pennsylvania 18337
Telephone: 570-686-1880 Fax: 570-686-2320
www.sunriselake.org

SLPOA Board Meeting
Thursday, December 5, 2024
Held at the SLPOA Office and Zoom

MEETING CALLED TO ORDER 6:30 PM

PLEDGE OF ALEGIANCE

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
Jeannette Gonzalez	Vice President
Ron Hansen	Treasurer
Michael Ryan	Secretary
Rick Nolan	Director
Diane Meyerhoff	Director
Ed Lucey	Director

PRESIDENTS REPORT:

The board welcomes Diane Meyerhoff as a Director. Diane has been appointed to fill the open seat resulting from Bernadetta Castellano's resignation.

Real estate – **2022** - 60 homes and 17 lots sold. **2023** - 55 homes, and 19 lots. So far in 2024 there are **33** homes, and **27** lots sold with **5** pending home sales and 1 pending lot sale. There are 953 homes and 168 lots in Sunrise.

Dingman Township is still experiencing drought conditions and residents are encouraged to conserve water whenever possible. It is also possible the Township could impose another burn ban, and the community would have to follow suit. Violating a burn ban could cause a very dangerous situation and penalties are severe, both from the community and the Township.

Last week's snow event was the first of the season and according to resident comments, our vendor did an excellent job clearing the snow. Remember to not park on community roads or easements during a snow event. With the heavy snow along came significant tree damage. The community removes tree limbs and debris that is on the roads but does not remove debris from private property.

The annual Trunk or Treat event was moved to the ballfield this year and was well attended. Many thanks to the residents who stepped forward to make this event the success that it was.

The residents who ran the Trunk or Treat have formed a new events committee and have scheduled two separate Christmas events and a Paint and Sip in January.

There is also a small group of residents who meet weekly in the office meeting room to engage in arts and crafts, and any interested resident is encouraged to call the office for details.

The Wild Meadow mailbox project is waiting for the Post Office to install locks in the new mailboxes. This may not happen until after the holiday season. Sunrise will relocate parcel boxes to the new site during implementation. The office will communicate with residents as the project moves forward. The site will not be paved until spring.

The mailbox project for the Sunrise Drive area is in the planning stage and we will message the community as it progresses from planning to approval to construction.

Lake Update: The PA DEP Dam Safety requires two separate department approvals for this project. The first requirement is done to ensure all required paperwork is correctly submitted and concerns have been addressed. This step has been done and approved. The Pike County Conservation District has also approved the project. The second step is for engineering review of the construction plans, and this step is currently in progress. We have no way of knowing how long the reviewing process will take.

The SLPOA Board and Sunrise Maintenance along with outside vendors have completed replacing the septic tank at the pool, renovating the Spruce Lake boat ramp, cleaning and lining the spillway at Sprint Lake, extensive office renovations, drainage ditch maintenance on Stateway, South Shore, Bass Terrace and some of the work on the Wild Meadow mailbox projects.

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. One account has been referred for Sheriff sale and several others are being considered.

The Dam Project is expected to cost the community another \$1,075,000 before completion. This would be \$100,000 in engineering costs and \$975,000 in construction costs. The BOD has been negotiating with area banks and has received approval from 2 local banks for \$850,000 in funding. The board realizes the obligation some residents have incurred because of water and sewer issues in some areas and has decided to amortize the cost of the dam repairs over several years as opposed to a one-time assessment. This would be like a mortgage and necessitate a dues increase of approximately \$100 per year per home assessment and \$75 per lot assessment.

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.

As President, I am in the office most mornings from 9:30 to 11:30 Monday thru Thursday and am available to meet with any resident.

Old business:

Approve the July 20, 2024, Regular Board Meeting minutes which are posted on the Sunrise Lake website and are available to any resident. Approved: Rick, Ron, all.

Approve the July 20, 2024, Membership Board Meeting minutes which are posted on the Sunrise Lake website and are available to any resident. Approved: Rick, Ron, all.

Financial Report: Treasurer – Ron Hansen

The office has collected \$81,359 in past due accounts fiscal year 24-25. We currently have a total of \$767,775.81 in various accounts.

The office staff is currently working with our accounting firm and a complete audit of all Sunrise Lake POA financial transactions is under way.

New business

Rule change 3.14 No Parking Zone

→ (eliminate warning)

→ Change fines to \$25 for first offense & \$50 for second offense

Rule change 3.8 Winter Easements

- Change fines to \$25 for first offense & \$50 for second offense
- Remove "from Nov 1 to April 1" and add "during an active snow event that requires removal activity".

Bill Payments Authorized: July 23 thru Dec 4

Affordable Container	\$ 644.06	Ron, Diane
Aquatic Environmental Consultants	\$ 1,215.00	Rick, Mike
Blue Ridge Tree Services	\$ 7,487.50	Ron, Jeannette
Casagrande Remodeling	\$ 4,900.00	Rick, Mike
Construct Engineering LLC	\$ 2,212.31	Rick, Ron
D & S Hauling	\$ 1,361.04	Rick, Diane
Dingman Township	\$ 1,005.00	Ron, Jeannette
District Court	\$ 2,010.00	Rick, Diane
Douglas Dow	\$ 619.11	Ron, Diane
Farley & Weed	\$ 752.50	Rick, Mike
Go Daddy	\$ 924.66	Rick, Ron
John Kleymeyer Esquire	\$ 4,280.00	Rick, Ron
Lowe's	\$ 790.53	Ron, Mike
Lutz Excavating	\$ 9,800.00	Ron, Diane
Office Furniture 2 Go	\$ 2,321.40	Ron, Mike
Pennoni Associates	\$ 68,212.26	Rick, Mike
Philadelphia Insurance	\$ 3,008.15	Rick, Diane
Princeton Analytical Lab	\$ 832.00	Ron, Mike
Richard Nolan	\$ 4,944.42	Ron, Diane
S & T Auto Service	\$ 1,282.52	Rick, Ron
Sawkill Power Equipment	\$ 1,578.79	Mike, Rick
Spring Hill Laser Services	\$ 620.10	Mike, Ron
Strand Pool Supply	\$ 8,455.77	Mike, Diane
TM Morey	\$ 91,250.00	Ron, Diane
Top Notch Enterprise	\$ 6,974.57	Rick, Ron
Tri State Security Solutions	\$ 7,850.18	Rick, Diane
Univest Insurance	\$ 10,322.00	Ron, Mike
Wayfair	\$ 537.00	Mike, Ron

Total **\$246,190.87**

Questions From Residents:

Audit: Will the audit include the 2015 transfer from Sunrise to Appletree Management?

- No one on the board knows. Doug suggested calling Karen.

One resident expressed opposition to taking a loan to pay for lake repair—if we take a loan, he suggests, delinquent accounts will not pay. The resident suggests a one-time assessment of approximately \$1,200 instead.

- The board maintains that a dues increase of approximately \$100 is the better route in recognizing economic hardships some residents are experiencing.

Section 12: How long will residents pay the water bill?

- Anticipated through September 2025 is consent agreement with DEP. Everybody in the system pays until all wells are closed and everyone has a well.

Lake Update: Is a summer 2025 lake fill realistic?

- The Board says maybe—we just don't know.

What about grants to bear the burden of the Lake Repair cost?

- Doug says private funding is not available for us and that public funding is available, only if we open the lake up to the county, which the board decided against.

RFP question regarding lake repair: Have we gotten any more responses from contractors?

- Doug: We have received two quotes; one did not respond. We reached out to three more contractors: one ignored us, one did not want the job, the third quoted in detail a price much higher than the first quote.

Unkempt properties: Resident wants to know if warnings are being sent and what is being done about neglected properties.

- Doug: We reached out to some people with varying degrees of success. Some residents are being fined, in some cases, daily.

Cellphone Tower—is it still being considered?

- Doug says the Township rejected the initial proposal, but we don't know much else.

Resident asked if there is an Install date for Sunrise Drive mailboxes

- Response: Not at this time, but it's in the works—hopefully by this time next year the mailboxes will be done

Lake update: What will the new boat ramp look like?

- Response: It will be built however Pike County Soil and Conservation tells us.

Lake update: Will we restock fish when Sunrise Lake is done?

- Response: Probably, but not right away.

Events Committee:

We have several events coming up in the next few weeks. Check Sunrise emails for info.

Sunrise Lake Events Committee is our new Facebook page—like and follow.

Doug asked if anyone has any info on getting a digital sign for the mailboxes.

- Somewhere down the line when we are more flush.

Adjourn Meeting: 7:52 pm