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WINONA LAKES
PROPERTY OWNERS ASSOCIATION

WLPOA Weekly News and Information

From the Desk of the Community Manager



Wednesday, December 20, 2023

This year flew by faster than we could have anticipated.

The staff and I wanted to take a moment to slow down and reflect on the year by thanking all we had the privilege of interacting with throughout 2023 and in years past. This time of the year allows us to take a breath and really remember why we enjoy what we do, day in and day out – The people we work with.

To our Homeowners and Residents:

The year 2023 was a great one for Winona Lakes POA community. We realized what an asset the homeowners we work with every day of the year are. In 2024, we are bringing in additional staff members, realigning our customer (Homeowner& Resident) success goals, and ensuring we continue to interact with homeowners who are overly empathetic to their inquiries, regardless of their merit and individual status within the community. We want to ensure those who interact with our staff are set up for success from the beginning. So, with that, we thank the Homeowners and Residents for their feedback that assisted us with this realization and made sure we knew their individual and collective

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I have only had the privilege of being your Community Manager for just a month and a half, but it has been a great start, and working with those I have met so far has been very positive.

To our Board & Committee Members:

Thank you for the time and service you have spent away from your careers, families, friends, and life in general. Without you, it would be difficult to continually improve the WLPOA community you, as do we, care so much about. Your commitment to volunteering as a Board Member, Committee Member, and in other volunteer positions is a testament to your desire to make your community the best it can be.

To our Staff:

I am so grateful for our staff and their willingness to put others' needs before theirs continues to showcase our team's commitment to go above and beyond the industry norm. Our staff may be small, but their effort and dedication are mighty. We promise to continue to treat the community as if we reside here ourselves. We are eagerly looking forward to our continued team efforts in 2024.

Looking Forward to 2024:

We are more excited than ever for the new year. Our core values will drive the change we want to see take place but also help us keep what matters most at the cornerstone of what we do – The long-term commitment we pledge to our existing Homeowners. Our commitment to those we serve is the driving force that ensures our owners experience the best service we have to offer year after year.

Enjoy your holiday season.

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Dan

Daniel T Dougherty Jr., CMCA, AMS

Community Association Manager

Winona Lakes Property Owners Association

112 Ski Lodge Circle | East Stroudsburg, PA | 18302

Office: 570.588.9309 Fax: 570.588.9348

Email: Communitymanager@winonalakes.org



Note: The office and the pool will be closed Thursday, Dec. 21 from 11:30 AM to 1:30 PM for the staff Christmas Lunch.



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This is two weeks in a row that we have had severe rain. This last storm dumped 4.75 inches of rain on our community. I know that many of you are dealing with water issues in your homes, and I pray that it is not too severe and doesn't impact your holiday celebration.

My commitment to WLPOA is to improve the drainage and roads throughout the community to the best of my abilities. This will not be an easy task and will take a lot of time, effort, and, sorry to say, funding.

I look at it this way: not everyone uses the pool, playground, etc., but everyone uses the most significant amenity we have to offer, and that is private roads. Fixing these roads and stormwater draining systems will add tremendous value to all the properties in the community.

I cannot reach this goal alone. It will take the Residents and the Board to make this happen. Anyone who wishes to volunteer for the Road Committee is welcome, especially if you have any experience in stormwater management and road construction.

New emergency Phone Number

We now have a phone number for residents to use in case of emergencies. That number is 570-234-0134. Now if you require police, fire or medical do not use this number. Please call 911.

This for situation throughout the community that can not wait until regular business. Also this is not for account information or any non-emergency issues. You can contact the office at 570-588-9309 for those types of issues during regular business hours.

Holiday office and Pool Hours

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Friday, December 22	Closed	Open* 9:30 to 4:30
Saturday, December 23	Closed	Open* 9:30 to 4:30
Sunday, December 24	Closed	Closed
Monday, December 25	Closed	Closed
Monday, January 1, 2024	Closed	Closed

*Please use the side door to access the pool.

New Member of the Board

During the Board meeting on Saturday, December 15, 2023, the board appointed Connie Bednarz as director. This was due to a recent resignation of a board member. There was one year remaining in the term, so Connie will serve for a year and be eligible to run for reelection next year.

We had three (3) applications for the position. Thank you to the three who applied, and we hope you may consider running when we have elections next year.



The communication committee has started revamping the WLPOA website. There has been some work done already. So please take a look. We hope to make this a useful source of information for our homeowners.

Thank you to the members of the communication committee for their work in upgrading the website

December Board of Directors Meeting

The Board held its monthly meeting this past Saturday, December 15. Turnout was light, and I thank those who took the time to attend.

Several resolutions passed during the meeting. Here is a list of the resolutions

- **Resolution #2023-002** Renewal of the association's commercial insurance. The cost for the insurance this year will be \$109,787. This is an increase over 2023 of \$5,189.00
 - This included:
 - Package
 - Commercial Property
 - Commercial General Liability w/ Abuse
 - Automobile
 - Equipment Floater
 - Prime/Employee Dishonesty
 - Cyber
 - Commercial Umbrella
 - Workers Compensation
 - Director's and Officer's Liability
 - Group Accident
 - The vote was five (5) Yes, one (1) Abstain, with three (3) Directors absent.
- **Resolution #2023-003** Purchase of a Salt Spreader from Stork's Plow at \$8,212.12
 - The vote was four (4) Yes, one (1) Abstain, and three (3) Directors absent.
- **Resolution 2023-004** Emergency Snow Removal Contract
 - This is when a storm becomes too much for our crew. It takes the approval of two (2) Directors along with the Community Manager in order for them to be activated.
 - DSP Services, LLC will provide when called in the following:
 - Snow plowing community roads, paved and dirt.
 - Snow plowing parking lots and bus stops.
 - Apply Anti-Skid to roadways. Note: Anti-Skid will be provided by WLPOA.
 - For this service, Winona Lakes POA will pay the following:
 - \$150 per hour per truck.
 - A 5% fuel surcharge when Diesel costs exceed \$10 per gallon.

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Lakes Property Owners Association, its officers, agents, and employees are named Additional Insured.

- **Resolution #2023-005** Purchase new computer equipment to replace the old defective computer used by the Administrative Assistant. Cost Totals \$1,367.98. This includes desktops, monitors, keyboards, mice, and set up by our IT vendor.
 - The vote was six (6) Yes and three (3) Directors absent.
- **Resolution #2023-006** Upgrade the Fire Alert System for the clubhouse and office. To meet newly established fire codes, the clubhouse, which is a public area, must update the existing fire alert system. The cost will be \$6,795.00. Also, there will be a monitoring fee of \$40 per month.
 - The vote was six (6) Yes and three (3) Directors absent.
- **Resolution #2023-007** upgrade Intrusion Alert System. After inspecting our security system, we found several issues that needed attention. The cost will be \$1,475.97.
 - The vote was six (6) Yes and three (3) Directors absent.
- **Resolution #2023-008** to purchase radio equipment. The communication used by staff throughout this community is by cell phone. Unfortunately, the cell service in several locations is spotty at best. The radios will be on a digital system; five (5) towers serving the community.
 - It was approved to purchase six (6) two-way radios at a cost of \$729 plus tax per unit. This totals \$4,374.00.
 - There will also be a repeater tower usage rental, costing \$19 per unit per month. This would be \$120.84 per month.
 - The vote was six (6) Yes and three (3) Directors absent.
- **Resolution 2023-009** Lease-to-Buy a Backhoe. The lease on the backhoe that maintenance has used for the past five (5) years ended. It was approved to enter into a lease-to-buy agreement with Five Star Equipment for a John Deere 31-P-Tier Backhoe.
 - The lease cost will be approximately \$2,566.94 a month. After sixty (60) months, that will be \$154,016.40. Once the lease is completed, WLPOA will pay \$1,00 to own the backhoe.
 - The vote was six (6) Yes and three (3) Directors absent.

Event Flyers

[Subscribe](#)[Past Issues](#)[Translate ▼](#)A festive poster for a New Year's Eve celebration. At the top, the text "WINONA LAKES PRESENTS NEW YEAR'S EVE CELEBRATION" is centered. Below this is a large, ornate clock face with Roman numerals. Two champagne bottles are positioned on either side of the clock, with their corks popping and foam spraying out. In front of the clock, the year "2024" is written in large, gold, metallic-looking numbers. Below the clock, a black banner contains the text "SUNDAY DECEMBER 31, 2023" and "8:00PM - 2:00AM" in gold. The main body of the poster is a gold-colored rectangle with black text detailing the event's offerings and pricing. At the bottom, it states the location and provides contact information for tickets.

**WINONA LAKES
PRESENTS
NEW YEAR'S EVE CELEBRATION**

2024

**SUNDAY DECEMBER 31, 2023
8:00PM - 2:00AM**

*Catered -appetizers, dinner, dessert,
breakfast after midnight
&
DJ Willie*

*Member Adult -\$30 ** Guest Adult \$40
\$10 Children (ages 3-10)
Children 3 and under FREE*

****space limited***
These prices good thru Dec. 29th*

AT DOOR PRICE:
*and after Dec. 29th deadline:
**\$45 per adult **\$10 for children*

EVENT AT CLUBHOUSE-112 SKI LODGE CIRCLE

**FOR TICKETS VISIT OR CALL THE
OFFICE 570-588-9309**

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WINONA LAKES
POA

INDOOR POOL OPEN



****Bring Badges Or ID****

**Monday - Saturday
9:30am to 4:30pm**

Sunday-10:00am-5:00pm

***SUNDAY PLEASE USE SIDE DOOR CLOSEST TO THE
OUTDOOR POOL***

570.588.9309

112 SKI LODGE CIRCLE - EAST STROUDSBURG, PA 18302

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the association is 25 MPH on paved roads and 15 MPH on secondary gravel roads.

! ZOOM!!



WINONA LAKES
PROPERTY OWNERS ASSOCIATION

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