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**WINONA LAKES**  
PROPERTY OWNERS ASSOCIATION

## WLPOA Weekly News and Information

*From the Desk of the Community Manager*



Wednesday, December 13, 2023

**Disclaimer:** My editor (Terri my wife) is in sunny Florida and too busy having fun to proof my eblast. So please forgive me for any typos or bad grammar.)

This Saturday, the board will have its monthly meeting. This is the last meeting for 2023. We hope that you can set some time aside to attend.

I have been trying to get around to all the areas in the community. I have seen some beautiful homes and properties. Some of you have done a marvelous job with the Christmas decorations.

Unfortunately, I have seen things that have caused me some concern. Yes, the number one concern is the roads. There must be some serious conversations on what to do next, and we are having those conversations. The immense scope of the situation will make this a long project, but we must start. It will not fix itself.

There are other things that I have seen and am addressing. One of the purposes of living in a Property Owner Association is to maintain healthy property values. You may do everything to make your home beautiful, but your neighbor may keep your values low.

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live-in issues. I am talking about piles of junk, debris, and unregistered vehicles. I am not talking about the paint on the house, but as a homeowner, this concern affects property values.

This is addressed in the declaration in your deed. See below.

*11. All garbage, trash and rubbish shall be kept in sanitary containers at all times, and promptly removed. No unlicensed motor vehicles or farm implements, and no junk, building materials, or other items that would tend to degrade the Winona Lakes Development, shall be kept on the premises. The grantee agrees to remove any such items within five days after notice from the grantor, and in the event same are not removed within five days, the grantor reserves the right to enter onto the premises hereby conveyed, for the purpose of removing any said items and the grantee agrees to pay the reasonable cost of said removal.*

There is a home up in section 16 that has been a long-time offender. The pile is so bad you can see it on an aerial on Google Earth. I am not mentioning anyone's name or address, but I have already taken steps to notify the owner of the situation.

I sent out several warning letters on unsightly conditions. With the winter months, it may be hard to fix the situation. As spring arrives, the letters will have a timeline to fix the situation; citations will be issued if not completed.

Please take my advice to look around your property and devise a clean-up plan before I start my spring rounds.

Positively Working for You,

*Dan*

Daniel T Dougherty Jr., CMCA, AMS

**Community Association Manager**

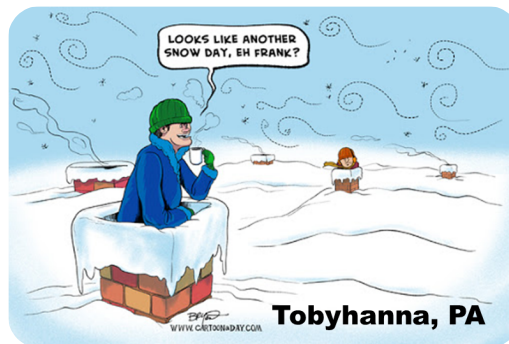
Winona Lakes Property Owners Association

112 Ski Lodge Circle | East Stroudsburg, PA | 18302

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### **When you thought it was safe, here comes the snow.**

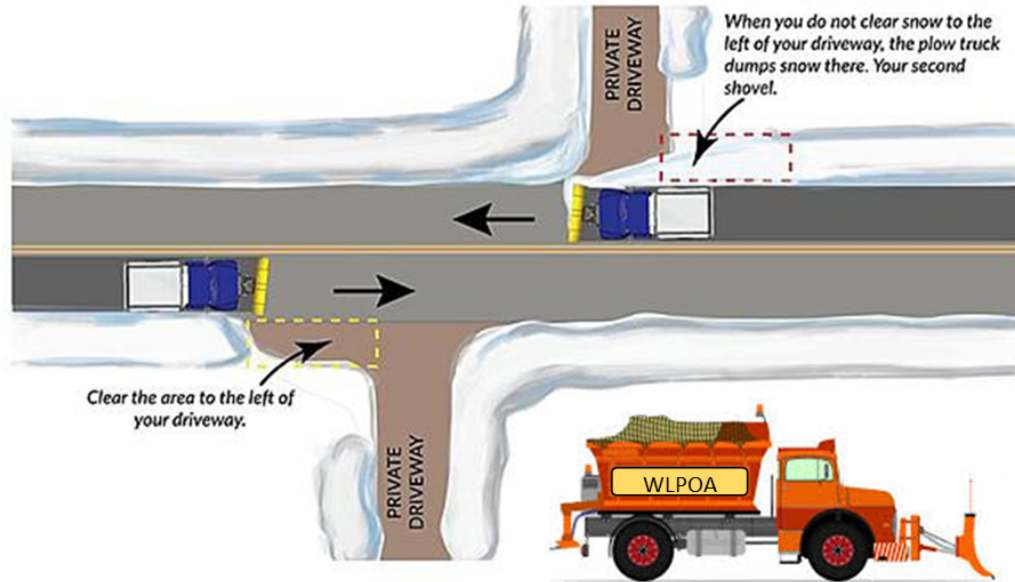
Monday, in my neighborhood, we had 5 inches of snow. There wasn't even a dusting as I came down the back way. Now you need to know I live in Tobyhanna. The North Pole used to be there, but Santa moved because it was too cold.

You may not believe me, but I have a snow shovel on my deck all year. Come July 4th, I will take it and put it in the garage. On July 5th, I removed it from the garage and put it back on the deck.

Here is a helpful hint to avoid the second shovel. You know what I mean. The shoveling after the snowplows comes and pushes the snow back on your driveway. See the diagram below to prevent the second shoving.

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## How to Prevent the Second Shovel !



Also, please be aware of the snowplows. You are down therein your little white Subaru, and the plow driver is sitting a few feet higher than your vehicle and has a big plow in front to look over.



# Upcoming Events:

**Events and Meetings – See the flyers below for all these events.**

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- Date: 12/16/2023
- Location: Clubhouse
- Time: 10:00 AM

### **Monthly Potluck Dinner**

- Theme: Mingle and Jingle
- Date: 12/16/2023
- Location: Clubhouse
- Time: 5:00 PM – 10:00 PM
- Indoor Pool will be open

### **The famous Annual New Year's Eve Celebration**

- Date: Guess? Ok, I will tell you it is 12/31/2023
- Location: Clubhouse
- Time: 8:00 PM to 2:00 AM

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## ***Event Flyers***

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*Let's*  
**Mingle**  
*and*  
**Jingle**

Join us for our Monthly Pot Luck  
Saturday, December 16th  
5pm-10pm  
Indoor Pool Will Be Open

**BRING A DISH TO SHARE!**

• ————— •

Winona Lakes POA  
Clubhouse - 112 Ski Lodge Circle  
570-588-9309

[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 displayed in a bold, sans-serif font. Below this, a large, ornate clock face is centered, flanked by two champagne bottles with popping corks and effervescent foam. The year "2024" is written in large, golden, 3D-style numerals across the bottom of the clock. Below the clock, a black rectangular box contains the date and time: "SUNDAY DECEMBER 31, 2023" and "8:00PM - 2:00AM" in white, bold, sans-serif font. Below this box, a large, golden, textured rectangular area contains the event details in a smaller, black, sans-serif font. The details include: "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", and "EVENT AT CLUBHOUSE-112 SKI LODGE CIRCLE". At the bottom of the poster, the text "FOR TICKETS VISIT OR CALL THE OFFICE 570-588-9309" is displayed in a bold, sans-serif font. The entire poster is decorated with golden confetti and streamers.

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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.



**WINONA LAKES**  
PROPERTY OWNERS ASSOCIATION

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