



PRESIDENT'S LETTER

By Jerry Condon, *President*

It is hard to believe that another year is about to end. If you recall, in my first President's report, I called that "a year of planning and rebuilding."

The Security team has been rebuilt and now provides 24/7 patrols throughout the community. A training program is about to start for all our Security Officers to ensure maximum effectiveness. A radar gun has been purchased and each of the Security Officers will be certified to use it in accordance with accepted regulations.

The Roads Committee has been extremely active and has developed several maps classifying the condition of all the roads, shoulders, and the brush growth along the sides of the roads. One section of the development has already been cut back. It is critical that the roads and ditches get sunlight so they can dry out after a heavy rain or snow.

The Rules and Regulations Committee have met on an almost weekly basis and has developed the first comprehensive review of our rules in many years.

A Landscape Architect has been retained to redesign the maintenance area to provide for future growth and to ensure that our equipment is protected from the weather.

Our insurance package was put out to bid for the first time in several years, resulting in more coverage at a greatly reduced price.

To keep moving forward, we need your help and support. Please consider running for the Board or joining one of the committees.

See you at the annual meeting!

Visit: **thewoodlander.com**
for the latest news and updates

IN THIS ISSUE:

- President's Letter
- Roads Committee Update
- Security Update
- Dog Registration Form
- Nominations Committee Notice
- Bylaws, Rules & Regulation Committee Update
- Recreation Committee Update
- Swim Team Registration Form

ROADS COMMITTEE UPDATE

Since our last report the Roads Committee has continued to be active.

A major task to rate each road along with the ditches and trees/brush was undertaken. Each was rated with one being the best condition and five the worst. Additionally, each road was identified as a main road, a feeder road, or a cul-de-sac.

A color coded map was on display at the September, October, and November board meetings showing the results.

From this effort it became obvious the conditions of the ditches and the need to clear trees/brushes is a very significant part of getting our roads in better condition. It was pointed out in our last report that it is vital to control the flow of water near the roads and to allow sun to dry out wet roads. If roads cannot dry out and the base is wet underneath, the road will deteriorate much more rapidly than from traffic alone. The reality is that the ditches and trees/brush has been largely ignored over the years. Most ditches are not in the condition required to properly control

continued on page 4

PWLPOA ANNUAL MEETING SUNDAY, MARCH 21, 2010, 12 Noon

PURPOSE:

- For the Board of Directors to provide reports to the membership
- For the membership to elect five directors and alternates
- For the membership to approve the proposed budget for fiscal year 2010/2011
- For the membership to vote on proposed by-law amendments
- To provide a question and answer period for the membership

AGENDA

Welcome and Introductions
Approval of the 2009 Annual Meeting Minutes
President's Report
Treasurer's Report
Committee Reports*
Election of Directors and Alternates
Presentation and vote on the
2010/2011 Budget
Old business
New business
Questions and Answers
Closing Remarks

**There will be a maximum question and answer period of 10 minutes after each committee report. All other questions can be held until the question and answer period at the end of the agenda.*

TASHLIK
REAL ESTATE

www.tashlik.com

Dingmans Ferry
570-828-2306
Serving Milford
Dingmans Ferry
and Pike County

CALL FOR A FREE MARKET ANALYSIS

We Make it **Sold** For You

**2% LISTING
AGENT FEE**

MultiLESS

MultiList For LESS

Get on Realtor.com for LESS

Get on Pike/Wayne Multilist for LESS

Get National & Local Exposure for LESS

Sold

Your HOUSE
or Your LOT

LIST TODAY

NOMINATIONS COMMITTEE NOTICE

Resumes Requested

The Nominations Committee is accepting resumes from "Members in Good Standing" who wish to run for the Board of Directors at the 2010 Annual Meeting. The membership will have the opportunity to elect five (5) members to the Board of Directors. *Resumes must be received at the PWLPOA office by February 28, 2010* in order to be included on the printed ballot.

An OFFICIAL PROXY BALLOT and a return envelope will be sent to all members. Follow the directions on the ballot when filling it out. Return it to the Association's office in the enclosed envelope. Failing to return the ballot in the enclosed envelope will void the ballot. **ALL BALLOTS MUST BE IN THE HANDS OF THE NOMINATIONS COMMITTEE BEFORE THE START OF THE ANNUAL MEETING.** Once the meeting is opened, no additional ballots will be accepted.

NOTICE...

**AS A COURTESY TO YOUR NEIGHBORS,
PLEASE DO NOT BLOCK THE MAILBOXES
WHILE WAITING FOR THE SCHOOL BUS.**

Nature's Beauty... a view from the little bridge on Locust..
taken by Mary Mester



2010 BOARD MEETINGS

ALL BOARD MEETINGS WILL START AT 11:00 AM

February 21, Sunday, 11:00 am..... Board Meeting

March 14, Sunday, 11:00 am..... Board Meeting

March 21, Sunday, 12:00 noon..... Annual Meeting

The new Board will set the new calendar

NOTICE...

About ATV Use & Unregistered Vehicles

Rules regulation, By-Laws, Covenants and
Restrictions: Section IV Violation Assessments
For ATV Riding/Abandoned Cars (see page 35)

ATV NOT ALLOWED on any community roads or common areas at anytime. This includes dirt bikes, motorized skateboards, mopeds weather combustible or electric power other than human power.

- a. Licensed off-road dirt bikes that are street legal will not be permitted to continuous ride if it causes excessive noise-first warning, then assessment of up to \$250.00
- b. Abandoned unlicensed, unregistered, un-inspected vehicles will NOT be stored on property.

1st Offense: warning with 30 days to remove and take care of situation.

The next Offense will be a \$250.00 assessment and if it continues, next assessment will be doubled after 15 days.



EFFECTIVE MARCH 8 THROUGH APRIL 15, 2010

**THERE WILL BE A 10 TON WEIGHT LIMIT ON ALL
PWLPOA ROADS. DATES ARE SUBJECT TO CHANGE,
DEPENDING ON WEATHER CONDITIONS.**

COLLECTION AREA NOTICE!

Residents who use a commercial or company vehicle to dump trash at our trash collection area must have a current PWLPOA sticker for mirror and rear bumper.

PWLPOA 2010 COLLECTION HOURS

Tuesdays 3:00pm – 9:00pm
 Thursdays 3:00pm – 9:00pm
 Saturdays 8:00am – 12:00pm
 Sundays 10:00am – 5:00pm

ONLY HOUSEHOLD GARBAGE is allowed. Appliances, construction material, car parts, etc. are not accepted. They can be disposed of at the Township's Bulk Garbage Day.

NO WALK-IN DUMPING ALLOWED!

FOR YOUR CONVENIENCE, there is a tank for accepting used motor oil inside the collection area. THERE IS NO CHARGE.

PLEASE REMEMBER...

Flatten all cardboard boxes before throwing them into the dumpster!

Roads Committee, *continued from page 1*

the flow of water. Many roads have trees that block most or all of the sun, thus preventing required drying. It is important to point out that a major roads project must be viewed as a roads, ditches, and trees/brush project.

The next step was to obtain exact distance for each road. To that end, with the help of one of our suppliers, the exact length of each road has been obtained.

With this information we can begin estimating costs. As previously indicated, the amount of money we have been able to spend on our roads has not kept up with the need. It will clearly be a challenge to develop a plan that will put and keep our roads in a good condition. We will continue to communicate with you to keep you informed. We welcome all input from our fellow residents.

Please use the web site to give us your thoughts and ideas.

We Need Your Help

As indicated in the Roads Committee report, members of the Roads Committee have inspected and evaluated each road. During this effort we saw a variety of problems where we need your help.

In many cases we saw where residents have made no effort to keep the ditches in front of their home clear.

As indicated, this results in poor water flow leading to a breakdown of the road. Please do not put leaves, sticks, or other debris in the ditch. Keeping the grass cut between the road and ditch will also prevent tall weeds and brush from eventually ending up in the ditches. We ask for your help in keeping ditches clean.

It is also very beneficial to cut trees and brush within ten feet of the ditch or road. This will allow the sun to dry out the roads. Roads that stay wet will breakdown much quicker than dry roads. Trees that become ice coated during the winter will tend to hang over the road causing additional problems.

In cases where a homeowner has a culvert pipe going under a driveway, it is important that the pipe be kept clear and in good condition. If the pipe is preventing good water flow, the blocked water will lie in the ditch or spill onto the road, both causing the ground underneath the road to be wet. If the ground is wet it becomes unstable causing the road to breakdown.

If you are in doubt of the importance of these items simply observe our roads and the immediate surroundings. You can often see the negative impact on the road from poor flowing ditches, roads constantly in the shade, and poorly kept culvert pipes.

Road upkeep is very expensive. We ask for your help in getting the most from the money spent on our roads.

WHAT IS A CULVERT PIPE?...



On each road is a culvert dirt-ditch (a trench/gutter) that usually runs along the one side of the road.

What is the ditch for? It carries off all the rainwater and channels it to streams eventually moving the water to lower grounds to prevent flooding.

Does everyone have a Culvert pipe? No just the lots that have the ditch on their side of the road.

What is a Culvert pipe? THE CULVERT PIPE is the pipe that runs under each resident's driveway.

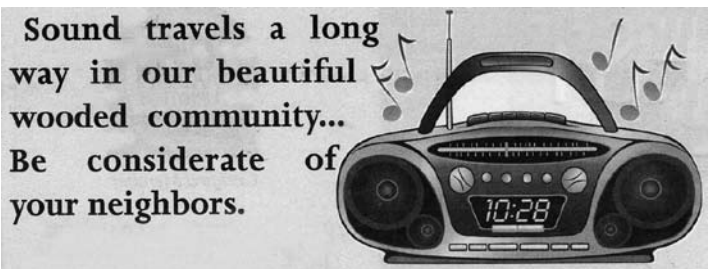
What does it look like? The older styles were galvanized metal with ridges in it. The newer styles are black plastic with ribs around the outside.

How big are they? Culverts can range from 12' up to 18' or larger.

...and the Importance of Keeping It Clean

It's very important to make sure your ditches and pipes are open and ready to handle the worse kind of storm. If the water flow cannot get through the culvert pipe, the raging water will push around it, over it, or travel anywhere it can, with great force, destroying driveways, roads and shoulders. In some cases, the water flow will be so great that the culvert pipe, though clean, cannot handle the flow.

In the past, damage to our roads after a severe rain storm was directly caused by residents *who did not have their ditches and culvert pipes cleaned*. **The pipe under a driveway is the resident's responsibility.** Fall is a great time to clear them after the leaves have fallen (leaves are the major problem) and Spring before the heavy rains come again.



RECREATION COMMITTEE UPDATE

BY-LAWS, RULES & REGULATIONS

Hello Folks,

Just a little update on what the Recreation Committee has been up too! First, the group has shrunk a bit. We are currently down to 5 volunteers, and it becomes difficult to hold large events without help from the community. In October we held our Annual Halloween Party and had a turn-out of 65 attendees. This was huge surprise to the Committee as we have always average 120-150 attendees. This lead us to cancel Breakfast with Santa.

At this time we are working on new ideas and plans for the committee with the hope of expanding the Committee Volunteers. **(Call 570-296-8511 to join)**. Our biggest wish in these tough times is that our Community come out and attend these fun events and just socialize with your neighbors.. The cost of our parties are less then a ticket to the movies and such a short drive to the Clubhouse. If you have any idea or suggestion please call or e-mail us at thewoodlander.com

So stay tuned for our upcoming events.

Thanks for your patience, Geri Dayko & Dawn Fugger

**Come to Bingo every other Monday night!
More people are attending... larger pots...
Lots of Fun!**

Check the sign outside the Clubhouse for exact dates.

DURING A SNOW EMERGENCY...

NO VEHICLE is to be parked on any Association road or shoulder AT ANY TIME. Vehicles so parked **may be towed at the owner's expense.** During snow emergencies, if you find it necessary to park on the shoulder or at the end of your driveway, you must be a **MINIMUM OF 4 FEET** from the edge of the pavement. **PWLPOA WILL NOT BE RESPONSIBLE** for vehicles damaged by snow, ice or rocks thrown from plows. A PWLPOA sticker or a Visitors Pass is required for any vehicle parked on any common property.



In April 2009 our group got started right away with our first meeting to makes plans for the booklet. What I am referring to is titled By-Laws, Covenants, Rules & Regulations. Every property owner received a copy when you purchased in the Woodlands and over the years it has been updated. Any passed updates/changes after a vote also were published via the Woodlander or inserted into the envelope given out at the Annual Meetings over the years.

At this time we decided to make recommendations based on the needs and safety of our community. Personally when I became a property owner 9 years ago, I was one of 675 owners, now our community has nearly double. This was a good enough reason to take apart this booklet page by page with the group and come up what our ideas to bring to the Board and then the Community for approval at a later date.

The group has met bi-weekly on average since April 2009 and we have just about finished our suggestions for the Rules & Regulations Section. Some of the changes are grammar, shortening of paragraphs, taking out repetitive items and just to simplify some of the rules & regs.

I'd like to thank the entire Group for their Commitment and especially a big thanks Cathy Ashenfelter, Co-Chairwoman for her countless hours spent re-typing the document as we needed.

If anyone is interested in joining, please contact the office with you name and number.

Thank you, Dawn Fugger, Chairwoman

JIM REITHMAYR PLUMBING & HEATING

Over 30 Years Experience

Small Jobs / Big Jobs

Gas Heat / Fireplaces

Water Treatment

Well Work

Winterizations

Renovations/ New Construction

Insured - Reliable

Member Pike County Building Association

Milford, PA.....570-686-1905

COME JOIN THE POCONO WOODLAND PIRATES SWIM TEAM!

Children from 5-18 years old can join. We have lots of fun, plus the children learn good sportsmanship and the life long benefits of being a competent swimmer. If you would like to be a part of this exciting summer program, please fill out this form and return it to the Clubhouse by June 14th.



2010 Swim Season Schedule

(Dates subject to change)

| | |
|------------|-----------------------------------|
| July 3rd | Lake Adventure @ Pocono Woodlands |
| July 10th | Gold Key @ Pocono Woodlands |
| July 17th | Exhibition @ Pocono Woodlands |
| July 24th | Hemlock @ Pocono Woodlands |
| July 31st | Pocono Woodlands @ Wild Acres |
| August 7th | Championships @ Pocono Woodlands |

pwlpoapirates@yahoo.com

Megan Ryan, President 296-7343

Trish McIntyre, Vice President

Tracy Dillon, Treasurer

Pocono Woodland Pirates Swim Team Registration 2010



Swimmer's Name: _____

Parent's/Guardian's Name: _____

Home Address: _____

Telephone Number: _____ Email Address _____

Emergency # (where we can reach you when we have practice) _____

Swimmers information:

Male _____ Female _____

DOB: _____ Age as of 7/1/10 _____

Planned Vacation Dates: _____

Medical Insurer: _____

Health Related Problems: _____

Registration Fee: The registration fee is \$35.00 and is required at the time of registration. If you have more than one child, the cost will be an additional \$20.00 per child. **All registrations are due by June 14, 2010.** Swimmers not registered before then, cannot swim in the first meet. Please make checks payable to PWLPOA. Registration forms and payment can be dropped off at the Clubhouse office.

Information: Swimmers must be able to swim the length of the pool on their own in order to join the swim team. The swimmer is required to make practices each week and all swim meets unless excused by a coach prior to such practice or meet. The swimmer is to show good sportsmanship at all times. All family members are responsible to model safe, appropriate behavior at all times. It is extremely important that the coaches be notified if your child can not make a meet by the WEDNESDAY prior to the meet. (If this is not possible, then please call as soon as feasible.) It is encouraged that all parents participate at meets.

Agreement: By signing below, you acknowledge and agree to the above and give permission for your child, _____ to participate in the activities of the Pocono Woodlands Swim Team during the 2010 season. You are also certifying that the above information is correct and that your child is physically fit to participate in the type of activities associated with this swim team.

Signature of Parent/ Guardian: _____ Date: _____

During the season, pictures of your child may be taken at swim functions and may be posted on thewoodlander.com swim page, The Woodlander, or in local papers. Please let us know if you object to the use of such pictures or images.

THE SECURITY TEAM- FOLLOW UP

In a previous Woodlander we had an article about the Pocono Woodlands security team. The article prompted several questions which we will pass along with responses.

1) How does security respond to home alarms?

In some cases the alarm company notifies our security. In other cases the state troopers will ask for our help in responding. When we respond we look for signs of entry and report back to whoever gave us the information.

2) Does security carry guns?

No. This is considered a security effort, not law enforcement. There are times, such as life threatening situations or criminal actions, when 911 should be called first. On those occasions it is beneficial that you also notify security what is going on.

3) Why do we need eight people in security?

We have four full-time patrol people and one part-time. Patrolling is done 24/7. There are two full and two part-time gate security guards. We also have one part-time bus monitor for a total of eight.

4) If the most consuming item for security is dealing with lost/stray dogs, why do we need security at all?

It is true that the security team spends more time on lost/stray dog issues than any other. Because it is the most time consuming does not mean it is the most important. A summary of activities as reported in the Board of Director's Meeting for the month of September is as follows: **1.** Patrolled miles: 8104 **2.** Turn a rounds at Aspen Gate: 184 **3.** Stop Sign citations: 16 = \$700.00 in fines **4.** Loss dog assessment: 0 **5.** Assist state trooper: 7 **6.** Service calls: 144 **7.** House checks: 236. **8.** Warnings: 9 **9.** Stop work orders: 0 **10.** Assist EMS: 1 **11.** Fire: 0.

Since our last report, a few instances occurred that serve as examples of issues handled by security. While patrolling security recognized and spoke to several juveniles walking down a road. Five minutes later our security personnel received two complaints about vandalism in the immediate area. Going immediately to the parents, the juveniles admitted what they did. The situation was resolved completely with the cooperation of the parents. Additional vandalism occurred in a different area. With the help of neighbors, names of probable kids involved were obtained and turned over to State Police. On a Sunday, security noticed excess smoke while on patrol. A burning barrel had caused fire to spread to a shed and then to the grass/leaves. Security put out the fire with a fire extinguisher. Gone unnoticed and left alone the fire could have spread to a home in the area.

Halloween night and mischief night came and went with little trouble. As is usual security were "all hands on deck" to see to it that peace and security prevailed.

These are just a few examples of issues handled by security. They go on all the time. However, we believe, the most important item is PREVENTION. Without security, it is likely we would have much more vandalism, and unsafe driving. Additionally we would have no way to enforce most rules and regulations which are there to safeguard the health and safety of all those that live in the community.

Yes, security spends more time dealing with dog issues but hardly the most important. However those who have lost dogs, who are being harassed or threatened by dogs, are probably grateful to have security help. In the last issue of The Woodlander a form to register dogs with the office was included. The purpose was to enable security to handle dog issues quickly and effectively. There has to be hundreds of dogs in The Woodlands. Only twenty eight dogs have been registered. We are including the dog registration form again in this issue. There is no cost to register. Please register your dog.

The reality is, other than our security team, there is only very limited State Police support. Security plays an important role in keeping The Woodlands a place we want to live in.

DOG REGISTRATION SHEET

Owner Name: _____

Address/Lot#: _____

Home Phone: _____

Work Phone: _____

Cell Phone: _____

Dog Name: _____

Breed: _____

Gender: _____

Age: _____ Color: _____

Markings: _____

Friendly: yes _____ no _____

Neutered/Spayed: yes _____ no _____

Comments/Additional Information:



PWLPOA is a business. Therefore, ALL business related questions, concerns, comments should be directed to Employees/Board Directors at the respective Association Offices (NOT THEIR HOMES). Thank you for respecting our privacy!

PWLPOA OFFICE HOURS

Tuesdays thru Saturdays.....9:00am – 3:30pm

Important Note

All members are advised to call before coming to the office in case of sickness, out-of-office business, weather conditions, vacations, etc.

Office Phone: 570-296-8511Office Fax: 570-409-8651

Office Email: PWLPOA@ptd.net

CLUBHOUSE HOURS (subject to change)

The clubhouse is closed for the winter, except for Board meetings, Recreation events and booked parties.

PWLPOA Board Members

Officers

President..... Gerard Condon
 Vice President..... Vacant
 Treasurer Eric Winerman
 Secretary..... Dawn-Anne Fugger

Board Members

Lawrence Boccardi, Herb Brown, Elliott Kanevsky, Vern Lazaroff,
 Gary Nestor, Brian Pratt, Richard Roy

PWLPOA COMMITTEES

Building Committee Gerard Condon, *Chairman*
 Planning Committee Gerard Condon, *Chairman*
 Public Safety Committee Vacant
 Rules & By-Laws Committee ...Dawn-Anne Fugger and Kathy Ashenfelter, *Chairwomen*
 Grievance Committee Vacant
 Recreation Committee Geraldine Dayko, *Chairwoman*
 Woodlander George Segnini, *Editor*

EMERGENCY PHONE NUMBERS

Medical / Fire / Police..... 911

Tell the dispatcher: 1. Where you are, including any special landmarks.

2. What happened.

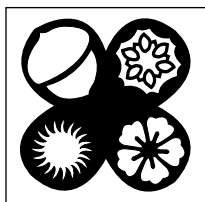
3. Your name.

4. Your telephone number.

5. Any other information requested.

You can help by keeping calm and knowing the directions to your house from their squad building. Please post clearly your street number at the entrance to your driveway, and at night, turn on all outside lights.

PWLPOA Security 1-570-335-3620
 PA State Police, Blooming Grove, Rte. 402 1-866-780-7299
 Pike County Sheriff..... 1-570-296-6459 or 1-570-296-7700
 State Dog Warden (Jim Rickert)..... 1-570-488-9562
 Met-Ed Electric (power outage) 1-888-544-4877
 PWLPOA Maintenance 1-570-296-8513
 PWLPOA Office 1-570-296-8511
 Aspen Gate Guardhouse 1-570-686-1396
 National Poison Control..... 1-800-222-1222
 Child Abuse Hotline..... 1-800-932-0313
 Domestic Violence Hotline..... 1-570-296-4357



**POCONO
 WOODLAND
 LAKES**

PROPERTY OWNERS ASSOCIATION
 BOX C, MILFORD, PA 18337

Address Service Requested

THE WOODLANDER

Presorted
 FIRST CLASS
 US Postage
PAID
 Waterbury, CT
 Permit #500