

## President's Report

I would like to take this opportunity to wish all members of our Community a healthy and prosperous new year.

While the calendar year is just beginning, our fiscal year is drawing to a close. The annual meeting of the membership will be held on March 18th at 12 noon in the clubhouse. It is of the utmost importance that all members of "The Woodlands" try to attend this meeting to hear, first-hand, the details of the past year. Each committee chairperson will give a comprehensive report on the accomplishments of their particular committee. In addition to these reports, the membership will have the opportunity to elect five members to the Board of Directors to guide us through the new fiscal year. Immediately after the members meeting, the new Board of Directors will elect the officers who will lead us for the next two years.

If you can't attend the meeting, you can still make your voice heard by submitting the proxy that you will receive in the mail prior to the meeting.

A first-time event was held on the Fourth of July this year. Mr. John Breves, a member of the Community, and his family have been amateur pyrotechnists for the last 100 years, and they offered to produce a

fireworks show at their expense for the enjoyment of our members. As word spread, Mr. Joe Reteguiz, a DJ, also a member of the community, offered to perform at the show without charge. Several hundred people attended and the comments after the show were all positive: great, fantastic, best fireworks show since Macy's, etc.

We also hosted a Halloween party and a Christmas party for the children. Unfortunately, a heavy snow storm limited attendance at the Halloween party but we still had a relatively good turnout. The Christmas party turned out to be one of the best attended parties in recent history. Due to the lack of snow, Santa had to rely on the Milford Fire Department to make his visit to the kids.

The swim team is getting larger and stronger each season under the capable leadership of Megan Ryan, Trish McIntyre and Tracey Dillon.

It will be the new board members job to use these accomplishments as a foundation and build upon them for the future of our community.

See you at the Annual Meeting..

**Jerry Condon**, *President*

## Planning Committee Report

We were successful this year in getting the board to approve an engineer's inspection of the 35 year old Clubhouse in order to ensure that it is sound and in good shape. While the engineer gave the structural integrity his seal of approval he did leave us with a punch-list of items that need to be addressed. While some of these items can be handled by our own maintenance staff we have requested that the line item for repairs in our budget be increased this year in the event that we have to engage the services of an outside contractor or purchase supplies. The Association is still waiting on the Township inspector to determine what repairs can be made to the gazebo. Hopefully we will accomplish this in the spring so we can remove the netting that has been put up as a safety precaution. Lastly, a replacement sign has been ordered for the Wishing Well on Sunflower and a new one has been ordered for the Aspen Gate house.

**Ellen Murphy**, *Committee Chair*

## Kids Halloween Party at the Woodlands



... more Halloween and Christmas Party photos on page 5

Visit: [thewoodlander.com](http://thewoodlander.com)  
for the latest news and updates

# **ADVANCED CHIROPRACTIC**

***Celebrating 10 Years In Business!***

***Thank You to All Our Patients for Your Trust!***

***Dr. Deborah Cassidy, D.C. ~ Dr. Christine Kmiec, D.C.***

**Most Insurance Accepted and Filed for You!**

- Blue Cross/Blue Shield • Auto Accidents • Empire
- First Priority • United Healthcare • Workers Comp
- Aetna • Cigna • Oxford • And Most Other Insurances

**We Can Help You If You Suffer From The Following:**

- Neck Pain • Pinched Nerves • Headaches
- Back Pain • Disc Herniations • Auto Injury
- Arm Pain • Arthritis • Workers Comp Injury
- Shoulder • Muscle Tension • And More!

**We Offer The Following Services:**

- Massage Therapy
- Chiropractic
- Medical & Deep Tissue
- Specific Spinal Adjustments
- Physiotherapy
- Moist Heat - Stretching
- Ultrasound
- Strengthening Exercises
- Electric Stimulation
- Complete Exam

**1 Hour  
Massage  
Therapy  
Available**

**SPECIAL:  
\$10 OFF  
Massage**

**Thank You  
Sally  
McFadden MT for  
your  
10 years of  
service!**

**Give A Gift Certificate**

**Lumberyard Shops - 113 7th St., Milford, PA  
570-409-9500**

# Nominations Committee Report

Once again it is time for the annual elections for positions on our Board of Directors. The election this year will be conducted by an outside accounting firm. We obtained bids from four companies that offer these services and chose one that happened to have been recommended by our Legal Counsel. This new process was approved by the Board of Directors in an

attempt to streamline the process and eliminate any concerns or challenges that might arise. Good Luck to all those running and to the entire Board in the coming year.

**Ellen Murphy**, *Committee Chair*

# By-Laws and Rules & Regulations Committee Report

In May of 2011 I was appointed chair of this committee, being given the large task of re-writing our current By-Laws. Per, our attorney, "the By-Laws are out-dated, ambiguous and past tweaking." We took his suggestion and collected, in his opinion, the best community by-laws from neighboring communities, and started working. In many areas, The Woodlands and the other communities were very similar, so we are keeping those areas as is, in some areas we are making some changes or clarifications.

We have a committee of very dedicated volunteers, and we meet twice monthly. This process is taking much time and thought. When we have completed this part of our task, it will be presented to our Board of Directors for review, the sent to the attorney for legal review, before being presented to the Woodlands Community for review and approval, we are aiming for Spring completion.

We appreciate your patience, as we have a work in progress.

**Lynn Boos**, *Committee Chair*

# Communications Committee Report

Greetings Property Owners:

I first would like to wish you a very special Happy New Year. It is hard to believe that our fiscal year here in the Woodlands will be coming to an end in a couple of months.

I would like to report that our communications committee has been hard at work this year. We have redeveloped the entire website, made it user friendly and have worked hard in keeping it up to date for all of you. In addition we have sent out E-Blast e-mail messages on important notices that needed to be broadcast to you and your families. We have worked hand in hand with the Newsletter Committee in bringing back this newsletter electronically and also publishing at least 1 hard copy per year.

As I am writing this message to you, we have been working on giving all of our members secured access to our new "Members Only" page which

will have our monthly Board reports and important documents that you may view when you are unable to attend the monthly meetings.

Currently we have almost 900 email addresses on file for our members and are continuing to work on getting more from the current 1600 members. You may sign up if you have not already at our web page, [www.thewoodlander.com](http://www.thewoodlander.com).

I have enjoyed being your Communication Chairperson this year and I'm always here if you need to contact me. You may contact me by e-mail at [webmaster@thewoodlander.com](mailto:webmaster@thewoodlander.com) or please contact the office.

Very Truly Yours,

**John Wells**, *Committee Chair*

# Newsletter Committee Report

Hello Members,

By the time this Newsletter reaches you, the Christmas tree will be down, the New Year's Toast will have been made, and hopefully the so called snow drought which most are us are happy about will allow the daffodils to bloom early this Spring. I actually forgot what my Plowman looks like!

Now to keep all members involved of the happenings in the community, the Newsletter Committee with Board Approval has mailed this issue to all PWLPOA Members. We simply felt no one should be left out and we have not retrieved all e-mail addresses for electronic distribution at this time (Only Approx. 875) and we have over 1600 property owners. Yes 1600 and where are you? We would love to meet you at a monthly meeting or I encourage you to join the Newsletter Committee or another one of the active Committee's we have.

Here's the great news... a huge part of the cost for printing the Newsletter is paid by our local businesses and I personally wish to thank them. So a **Big Thanks to our Advertisers**, some who have been a part of the Newsletter for years and some who are area businesses.

So please, I ask PWLPOA members to consider their services when you are in need, because it makes sense for Communities to stick by one another and support each other, choose LOCAL!

This issue may have reached you with some of our Election material, Committee Updates along with a new recipe corner. Sometimes we can use a nice old fashion recipe. If you wish to include a favorite recipe for upcoming Newsletter's please send an e-mail to: [fdawnanne@yahoo.com](mailto:fdawnanne@yahoo.com).

Happy Spring, Happy Spring,

**Dawn-Anne Fugger**, *Committee Chair*

# Roads Committee Report

The Road Committee met in early May to formulate a plan for repairs of our roads in the Woodlands. With the help from Matt, Maintenance, and Liz, Security, we came up with what should be done this year. I contacted Waco to see if I could get a bid from them, and found out that they were looking for work at that time. They sent their contact person to see what we wanted to get done. After measuring the roads that were on our list we found we were over budget. After doing some adjustments to our list we got within our budget, and Waco offered extra oil if they could get started quickly. I then contacted the Board or Directors for a vote to get our roads done early this year, due to the work to be done around the club house and pool area before it opened for the season. We black topped Marigold Lane, Sunflower Lane, part of Sunflower Ct., and around the trash collection exit. We also resealed about seven (7) miles of roads in the community along with about one (1) mile of black top.

We have met through the year to try to formulate a plan for 2012, and try to get a jump start on bids for this up coming year. We hope to try to do at least ten (10) miles of roads along with other work to improve our roads within the Woodlands.

I would like to thank the Road Committee for their hard work this year. It has been a good year, one of the best in the past few years for roads in the Woodlands.

**Gary Nestor**, *Committee Chair*

## Collection Area Schedule and Notice

**ALL vehicles, INCLUDING commercial vehicles, dumping trash at our trash collection area must have a current PWLPOA sticker for mirror and rear bumper.**

### PWLPOA 2012 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 motor oil inside the collection area. There is no charge.

### AND PLEASE REMEMBER...

**Flatten all cardboard boxes before throwing them into the dumpster!**

# 2012 Monthly Board Meetings

ALL COMMUNITY MEMBERS WELCOME

**ALL MEETINGS WILL START AT 10:00 AM**

**February 19, Sunday, 10:00 am** ..... Board Meeting

**March 11, Sunday, 10:00 am** ..... Board Meeting


**March 18, Sunday, 12:00 noon** ..... **Annual Meeting**

The new Board will set the new calendar



**MOON GRAVEL ARTS  
TATTOO  
& Fine Art Studio**

JIM PALMER • OWNER / ARTIST  
570-296-6806



**WOODLAND WORKSHOP  
CARPENTRY**

570-296-3764

**Robert J. Vicari, Jr.**  
PA Registration #PA001049  
570-296-3764

Fully Insured & Free Estimates  
www.woodland-workshop-carpentry.com

Davis R.



**Chant  
REALTORS**

**BILL COLE**  
REALTOR

106 E. Harford St. • Milford, PA 18337

FAX: 570-296-7452  
EMAIL: billcole@ptd.net

**570-296-7717**  
1-800-372-4268

# Recreation Committee Report

Here we are in 2012. I hope everybody had a safe and happy holiday. On Sat Oct. 29th we had our **Kids Halloween Party**. In years past the weather was either cold, warm or even a few flurries. Well, on this day we had over 6 inches of snow, but that didn't stop the 30 kids from showing up at the clubhouse in their costumes. They played games, won prizes, had candy, juice and doughnuts. A great success in spite of the weather. Thanks to all the Moms and Dads who brought their kids out on that snowy day to have a good time.

We held our **Kids Christmas Pajama Party** on Friday Night Dec. 2nd. What a huge success!! About 75 kids showed up in their pajamas with blankets and sleeping bags to watch "The Polar Express" movie. Upon arrival they were given polar express tickets that were punched by Jerry who was the conductor. The kids and parents enjoyed popcorn, homemade cookies and hot chocolate. While everybody was watching the movie, we all heard sirens and saw lights. Well, needless to say

we had an intermission to find out what was happening! All the kids went to the window and saw a fire truck arriving! They couldn't believe their eyes when they saw Santa Claus getting out of the truck. The kids greeted him with such excitement and smiling faces. Santa heard from all the kids what they wanted for Christmas. He handed out Believe Bells and Candy Trains to all the kids. Parents were busy taking pictures of their kids while on Santa's Lap. Off Santa went on the fire truck waving goodbye and wishing everybody a Merry Christmas! What a special and exciting night for everybody.

I would like to say thank you to Sandy Lannon who took the time out of her busy schedule to decorate the clubhouse for both events. A special thank you goes out to you the Recreation Committee who made these parties a great success!

**Joanne Concato**, *Committee Chair*



# Tom Ferry Electric, LLC

Full Service Electrical Contractor

10% discount for all PWLPOA residents!

Residential and Commercial

NYC Licensed - NY/PA Insured

PA Registration #: 003549

**570-296-4624**

Mobile: 914-671-5372



Your Complete Technology Resource

**NWV Tech**

Areas Served  
PA, NY and NJ  
Remote Access Available

PA 570.409.6500  
NY 347.688.7351  
info@newwavevintage.com  
www.newwavevintage.com

Stacey Brace Owners  
Louise Costanzo



## Hair Ways

502 West Harford Street  
Milford, PA 18337  
Tel: 570-296-2999  
www.hairways2999.com

## Makin' Trax

888-344-5623

Serving the Woodlands!  
\$20 petcare visit



We are  
licensed and  
insured!

Petcare, Dog Training,  
and Grooming

# TASHLIK

REAL ESTATE

www.tashlik.com  
**800-634-5964**

Make TASHLIK a  
**HOUSE Sold** Word

Call Today For a Free  
Market Analysis  
**570-828-2306**

## JIM REITHMAYR PLUMBING & HEATING

PAHIC#0000087

### 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

JIM REITHMAYR PLUMBING & HEATING

**10% OFF** (Labor Only)  
Offer Expires 9/30/2012

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

# Recipe Corner

Do you have Cabin Fever, how about making an old favorite? Remember the smell of homemade Pot Pies! It's the perfect comfort food that sticks to your ribs. And you can transform leftovers into a yummy meal.

## Homemade Chicken Pot Pie



- 1 2/3 cups Green Giant Valley Fresh Steamers frozen mixed vegetables
- 1 cup cut-up cooked chicken
- 1 can condensed cream of chicken soup
- 1 cup original Bisquick mix
- 1/2 cup milk
- 1 egg

Heat oven to 400%. Mix vegetables, chicken and soup in ungreased glass pie plate, 9x1 1/4 inches.

Stir together remaining ingredients with fork until blended. Pour into glass plate.

Bake 30 minutes or until golden brown. Make 5-6 servings.

Substitute turkey for chicken or another variety of condensed creamy soup.

Enjoy!, Dawn Fugger

**Jorgenson's**  
Deli & Catering

Visit our website: [www.jorgensonsdeli.com](http://www.jorgensonsdeli.com)

---

Our Own  
NYC  
Bagel Recipe!  
Baked Fresh  
Daily @ 7:11  
The Promise!

Download  
Our  
New Menu

*We Have A NEW Look & NEW Atmosphere  
Come and See What We've Done!*

*Come In For Lunch And Experience Our  
Fresh Salad Bar @ Hot Food At Our New Steam Table  
Homemade K&Rbasa @ Pierogies • European Foods  
Expanded Sandwich Menu And Much More!*

© Copyright 2011 Jorgenson's Deli

312 Broad Street • Milford, PA 18337 • Phone 570.409.0400

JIM MAHON'S MOVING & TRUCKING

281 Route 206 South • Branchville, NJ 07826  
 (973) 948-4535 • (800) 841-3009  
 Fax: (973) 948-0956

Packing Service Available  
**Local & Long Distance**

NJ License #00001  
 US DOT #674226  
 PUC PA #A-00123087  
 ICCMC #327304-C

## 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 10 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.



**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: 570-296-8511 .....Office 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.....Herb Brown  
 Treasurer .....Eric Winerman  
 Secretary.....Gary Cullen

**Directors**

Lynn Boos, Joanne Concato, Marilyn Curtis, Charles Murphy,  
 Ellen Murphy, John Wells

**Alternate Directors**

Blanqui Rodriguez, Gary Nestor, Dawn Fugger, Joan Najarian

**PWLPOA COMMITTEES**

Building Committee ..... Carl Lelli, *Chairman*  
 Planning Committee ..... Ellen Murphy, *Chairwoman*  
 Roads Committee..... Gary Nestor, *Chairman*  
 Budget Committee..... Eric Winerman, *Chairman*  
 Public Safety Committee..... Herb Brown, *Chairman*  
 Rules & By-Laws Committee ..... Lynn Boos, *Chairwoman*  
 Nominations Committee ..... Ellen Murphy, *Chairwoman*  
 Grievance Committee..... Herb Brown, *Chairman*  
 Recreation Committee ..... Joanne Concato, *Chairwoman*  
 Communications/Website Committee ..... John Wells, *Chairman*  
 Woodlander ..... Dawn Fugger, George Segnini

**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**

**P.O. Box C**

**Milford, PA 18337**

