



President's Report

As I write this article by candlelight, many of our friends and neighbors are also coping with the aftermath of Hurricane Irene. Several reports indicate that this storm may be the costliest natural disaster in America's history.

In preparation for this storm, we placed our plan into operation and divided the Community into two sections, Sector A (area east of the lake), and Sector B (west of the lake) and assigned a Security Officer to patrol each section. This procedure allowed us to discover any problems in half the time than if only one officer was on patrol.

The first phase of the hurricane occurred at approximately 2:30 am Sunday morning when both my phones rang almost simultaneously. Trees down!!! Our maintenance men were notified and were ready to go within a short period of time. The major blockages were cleared before most of our neighbors even knew what had happened. Meanwhile our patrolling Security Officers removed many of the smaller trees and branches by themselves, so that Maintenance could tackle the bigger problems.

After a short lull, the heavy rains started which again kept our staff busy cleaning overburdened and blocked culvert pipes. Their responsibility also included monitoring the water level in the lake and pond and, if necessary, instituting emergency drawdown procedures. At one point, they discovered a log which, apparently had been submerged in the pond for years, broke free and floated over to the spillway where it severely restricted the flow of excess water that could have caused major flooding on Van Auken Hill Road.

Another lull followed, and just when we thought we were out of the woods, high winds wreaked havoc on the entire northeast, Tri-State area. Hundreds of trees toppled over or snapped like matchsticks taking out, not only power lines, but also cable and phone lines. Even cell phone service became unreliable.

As we gained control of the situation, we prepared for the long haul. The Clubhouse was kept opened until 10:30 PM on Wednesday and Thursday so people could use the facilities. A hose line was provided so that members had access to water for washing, and garbage collection was resumed using dumpsters that had been previously ordered in case of a power failure. Security continued to visit the homes of the elderly and infirmed, to ensure they were safe and had what they needed for survival.

There is always a good side to every calamity and that is how people come together and work under the most trying conditions to help each other. I would like to thank all of those people who helped us through

this disaster, especially, Matt Starr, Tom Mammolito, Vinny Pinzone and Ray Fedorovich from our Maintenance staff ; Carol Condon, Sue Felo, Rosalie Black and Joanne Concato who manned the office during the first 48 hours; and Liz Silko, John Redmond, Kevin Concato, Frank Rodriguez and Dave Kollbocker who drove through torrential rain to find and report dangerous conditions. I would be remiss if I did not also thank the Dingman Township Fire Department and the Milford Fire Department for their long hours spent pumping out flooded basements and supplying ice and water to residents of the Woodlands and to the Jorgensen family for providing free luncheons to those of us who were unable to prepare our own meals.

Jerry Condon, President The Woodlands is alive and well!!!!!!



Planning Committee Report

- 1) **CLUBHOUSE:** We have sent specifications for a Clubhouse inspection to three engineering/building inspection firms and we are currently awaiting quotes. Proposals have been requested by August 31st.
- 2) **ASPEN GATEHOUSE:** Quotes have been requested from three companies to price the cost of replacing the Aspen Gatehouse with a brand new pre-fab building. The requirements requested for the new building would address the deficiency issues regarding heating/ac and visibility.
- 3) **SIGNAGE:** We are currently seeking quotes for a new sign to replace the original sign which was located at the "wishing well" and possibly adding a new sign at the Aspen Gate area.
- 4) **GAZEBO:** The gazebo was inspected by an engineer contacted by the PWLPOA President. An inspection by the township will be necessary before any plans or decisions can be made about the future of the gazebo. In the interim the gazebo has been fenced off and will remain off limits.
- 5) **TENNIS COURTS/BASKETBALL COURTS:** It was relayed to the committee chair that an agreement was reached with a local contractor to seal the existing cracks on these surfaces.

Ellen Murphy, Committee Chair

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The Woodlander Newsletter is back!

It's here, The Woodlander is back, new and improved. Through much discussion, it was missed by many, including myself. It is now back with the efforts of the newly formed ad-hoc e-Newsletter Committee, **you will now be receiving the newsletter by email.** Receiving the e-newsletter by email is actually a way for us to cut costs. Our Community consists of over 1650 Property Owners and yes, some still do not have access to the Internet and some who are not Internet savvy. For these households, we will have B&W printed copies at the office.

Another wonderful feature the Committee has introduced is for ALL Advertisers taking out an ad in the e-Newsletter, for the length of their contract, we are offering a free placement on the Woodlands website in the Advertisers section of the website. This is added exposure for the Advertiser for whoever visits The Woodlands website. We have also kept the rate cost for ALL ads the same which goes back a few years - this is a cost saver in today's economy that no other advertising vehicle is offering!

There's more. The e-Newsletter itself has a fresh new look with a new logo.

The Woodlander e-Newsletter is a way of keeping our Community informed of news regarding the Association. This includes updates of what the Volunteers are accomplishing. Many of the Volunteers on various committees have attended meetings at a rate of 3 times a week

and are committed to ensure we live in a wonderful community. You are encouraged to join. It is also planned to have a newsstand set up at the Clubhouse for those to pick up a copy when they visit the area.

Collectively, the Volunteers from the e-Newsletter and Communication's Committee have joined together to make this possible.

A special thanks to John Wells of the Communication's Committee for seeing ways we can utilize the website as an added extension of the The Woodlander and its mission.

Feel free to be involved with the e-Newsletter as well. If you have an article of interest and photos that are of beneficial interest to the Community, contact me at **pwlpoa@ptd.net**.

To receive the on-line version of future e-Newsletters, call the office at 570-296-8511 and sign up by leaving your name and email address.

Many thanks to the following who helped make this happen: Lynn Boos, Paul Boos, Marilyn Curtis, Ellen Murphy, Gary Nestor, George Segnini, LT, John Wells, and all of our Advertisers.

Sincerely,

Dawn-Anne Fugger, *Committee Chair*

Roads Committee Report

The Road Committee met in early May to formulate a plan of repairs for this year, 2011, of our roads in the Woodland's. With the help of Matt from maintenance, and Liz from security, we came up with what needed to be done this year. I contacted Waco to get a bid for what we wanted to get done. After going over the roads that were selected to be repaired, we found out that we were way over budget for the year. Once we got within our budget, Waco stated that they would give us a good price, due to the fact that we were early and also they needed the work. At that time, the board voted, by a margin of votes, to go ahead and proceed with the work. We black topped about a mile of roadway, and resealed, oil and chipped, about seven (7) miles of roadway. This work was completed in the middle of June. Money was left for patching and other repairs as needed.

The Road Committee met again on August 10th to start to formulate a working plan for the 2012 year, and to get pro-active in repairs for the following years. We need to get a plan that takes in the following years to get our roads back into the state of repair that is needed to maintain them for the years to come. We have asked that Maintenance and Security give us bi-weekly reports on the conditions they find on the patrols of the roads in our community. Also, we want Maintenance to include any and all repairs that have been done, such as brush cutting, ditch work, culvert work, and patching and crack sealing. With this we can make recommendations to the Budget committee for 2012 repairs. It will also give us the facts we need to get the bids out for repairs early and be ready to get the work done before prices go up as contractors get busy later in the work season.

In closing, I would like to remind everyone that our committee meetings are open to all of the members of the community, so check the web page calendar for posted meetings.

JUST A FEW HELPFUL HINTS FOR THE RESIDENTS THAT WILL HELP MAINTENANCE IN THE COMING MONTHS OF THIS FALL AND WINTER:

- Try to keep your driveway pipes open from leaves and other debris, so water can flow freely in the ditch lines, and not lay there or flow out onto the road surface. Try to channel water flowing from your driveway into the ditch line, instead of out to the roadway. It helps stop ice buildup in the winter, but also stops dirt and debris from being washed out onto the road.

- Winter is just around the corner and that means snow, something a lot of people hate but it happens in the part of the country. When cleaning snow from your driveway, remember do not throw snow back on to the roadway. It is best to blow or pile it to the right of your driveway, when possible, so the snowplow, will that it down the road with them when they plow. It also saves them from not going back over the roads again. Remember it is your dollars that pays for our staff to do the work. Parking along the roadway is prohibited unless your vehicle is ten (10) foot from the roadway. This is spelled out in the Rules and Regulations. Any damage to a vehicle parked illegal, the Woodland's will not be responsible for this damage, plus it will help our staff with better snow removal.

Gary Nestor, *Committee Chair*

Communications Committee Report

The Communication Committee met on July 12th, 2011 at the Clubhouse to discuss the Website and other Communication issues and projects.

The Website has been redesigned and a total makeover was given to it with a few new pages. There is now a news and information page for latest updates, a upcoming page for the newsletter, a page for the Planning Committee and a restricted page for Board Members.

We also updated the logo supplied by LT and a new banner for the newsletter page supplied by George.

Over the past two months, a communication E-Blast was sent four times for upcoming events, Community News, and hurricane/storm updates..

Also we have been sending out advertising information for ads for the Newsletter.

We currently have 690 email addresses from our members for e-mail communication and if you would like to include your e-mail for upcoming news, please visit our website to signup.

www.thewoodlander.com

Finally, if you have news for the Woodlands, please e-mail it to www.webmaster@thewoodlander.com.

Respectfully Submitted,

John Wells, Chairperson

Treasurer's Report

Month Ending August 2011

Our revenue for the year is behind budget due to non-payment of current year dues. We expected \$144,000 of non-payment, but we are still \$25,000 short from this expectation. I believe we will close this gap by year end (March 2012). The overall shortage will decrease in time as banks foreclose on property and pay the continuing liability of our dues. Unfortunately, this is a clear indication that many of our residents are suffering in this economy.

The positive note is our expenses have been kept under control by our President. We have accumulated a \$46,000 savings so far this year. I fully expect this to offset any shortfall on our revenue side.

Eric Winerman, Treasurer

2011/12 Monthly Board Meetings

ALL COMMUNITY MEMBERS WELCOME

ALL MEETINGS WILL START AT 10:00 AM

October 16, Sunday, 10:00 am Board Meeting

November 20, Sunday, 10:00 am Board Meeting

December 18, Sunday, 10:00 am Board Meeting

January 15, Sunday, 10:00 am Board Meeting

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

Community Residents get involved

All during the week after Hurricane Irene, civilians could be seen as well volunteering during the day and even after a long day of work, in helping out where needed. Here in the Woodlands for both Wednesday and Thursday, from 7pm to 10:30pm at the Clubhouse, a few residents gathered outside with their lanterns assisting other residents who needed use of the Clubhouse facilities. Water was made available, some charged their cell phones, bathroom facilities were available and one guy even came by just to shave. Some of the residents just stopped by for conversation and information.

This leadership ability is what helps show support towards the Community. Whether we gather as a group or as an individual, taking part in the process of supporting your Community is a wonderful expression towards the caring for others as we help ourselves.

Those that should be acknowledged for their good deed are, Marilyn Curtis, Cathy Shelly, Dawn Fugger, Gary Nestor, LT, John Pickles and Ellen Murphy.

Another sighting of volunteering help was seen at the Dimmick Inn Free Luncheon for those without electric. Pat Reteguiz of the Woodlands was there with her kids helping out with the cleaning and setting up of the luncheon. For all, a fine example of an act of compassion.



Volunteers from left to right Marilyn, Cathy, John, Dawn, LT and Ellen. John getting water was one of the services offered to the Community.

By-Laws and Rules & Regulations Committee Report

The By-Laws Committee has been meeting diligently, every other week, with a committee of very dedicated members, and we are nearing the completion of re-writing the By-Laws for our community. The plan is to have this ready within the next few weeks, in draft form, to send to the Board for review.

Respectfully,
Lynn Boos, *Committee Chair*

Recreation Committee Report

Well, Labor Day weekend was here, where did the summer go? I would like to give the events the Recreation Committee had. On June 25th we had our *Annual Flea Market* and it was a beautiful day. There was something there for everybody. Then on the 4th of July the community had a *fireworks display*. There were about 400 people that came to enjoy the music and the fireworks. I would like to give a special thank you to John Brevis and his family for a spectacular show. Also the DJ from Generation 2 Disc Jockeys Connection who played patriotic songs to bring in the 4th. The kids and adults had a great time making their own ice cream sundaes in July to beat the heat. On August 7th we had a bus trip scheduled for the *Scranton Yankee Game*. We didn't have enough people to get a bus. But several people went in their own cars and they had a great time. August 14th we had a *Coin Toss* for the *Pike County Humane Society* which raised \$162.00 dollars. Thanks to everybody who donated to feed and take care of our 4 legged animals.

Well, as some of you know, Hurricane Irene made her appearance the day we were supposed to have our End of the Summer Pool Party. Needless to say, we had to cancel because she decided to rain on our event. We had a rain date scheduled for September 3rd and had to cancel that because we had no power for a week. What a way to end the summer!!

We also had a *Kids Think Night* in August to see what they would like to see or do in the future. We didn't get many kids but the few that we did have had a couple of great ideas. On October 16th from 3pm to 7pm we are going to have a *Harvestfest/Pig Roast*. If you go on the Website "thewoodlander.com" you will get the menu and all the information you will need for it. The Rec Committee is hoping for a great turn out. We must get 100 people minimum so come out and enjoy our 1st ever Pig Roast. Also scheduled is a *Kids Halloween Party* for October 29th from 1pm to 5pm. Details will be on the website. I would like to thank all of the volunteers who have come out and made these events a fun and positive success. If anybody is interested in volunteering you can call the office at 570-296-8511.

Joanne Concato, *Recreation Chairperson*

Harvest Fest/Pig Roast

Come and Enjoy Our First Pig Roast at the Clubhouse
Sunday, October 16, 3:00pm to 7:00pm

Dinner served at 4:00pm

MUST RSVP WITH PAYMENT BY OCT. 8th

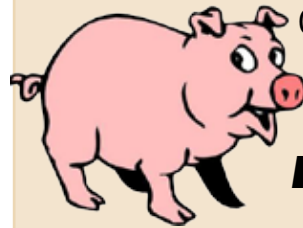
Adults \$20.00 per person.

Children 6 years to 12 years old \$10.00.

Children 5 and under are free.

\$30.00 at the door per person.

Bring your payment to the office.



MENU

Pig
 Roast Beef
 Mashed Potatoes/Gravy
 Corn

Mac and Cheese w/Hot Dogs

Pasta Salad

Red Cabbage

Tomato Basil Salad

Cucumber Dill Salad

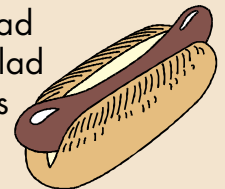
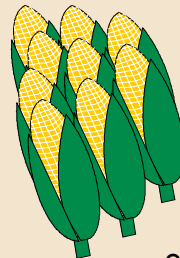
Bread and Rolls

Coffee

Desert

Soda and Water Provide

BYOB



MUST HAVE A MINIMUM OF 100 PEOPLE

50/50 Raffle

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PWL HARVEST FEST/PIG ROAST

Sunday, October 16, 3-7:00pm

Name: _____

Lot #: _____

Make checks payable to PWLPOA and return to the office.
 PWLPOA, Box C, Milford, PA 18337 **by October 8, 2011**

Adults attending _____ x \$20 _____

Children 6-12 years _____ x \$10 _____

Children 5 and under _____ Free

TOTAL ENCLOSED: \$ _____

From the Woodpile

Here in the Woodlands, we definitely experience Mother Nature's timely four seasons. The Woodpile, will offer articles of interest regarding the season we're in and interesting topics that will enhance our quality of lifestyle in The Woodlands.

Where Bear, there Bear!



As we approach the Fall season, here in Black Bear country, bears will start to wander through your yards in pursue of food.

He or she may just be passing through or may be on the scent of a potential food source. Bears like to sniff under rocks, aromatic wood like cedar and pine. They also are a fan of paint, turpentine, rubber,

kerosene and charcoal fluid. These last items mentioned, are all items we typically will have around our household. What to do - keep them locked in a secure place.

The bears are really just seeking insect larvae (ants, yellow jackets, wasps, etc.) as well as various seeds and nuts left by the chipmunks and other rodents. So if you come out of your house and see the beautiful rock formation you created with all the rocks turned over - you guessed it. It was the black bear looking for his meal for the night. They will dig and claw as they search for these food sources.

Bird feeders can never be too high for a black bear to reach - they

will find a way - best suggestion here would be to take them down in the black bear season. This can be difficult for some - for the intent is to feed the birds not really thinking about the attraction to the bears.

The search for food continues, coming across pet dog bowls left outside with partially removed food or simply not clean - the bear knows no difference. And finally, its the garbage bags whether in a can, left on your deck, or even in the back of your vehicle exposed. These smelly items will bring playful joy to a bear as the bag is ripped apart making a mess and leaving you no tip! Here again, a secure place for trash cans and the garbage bags is what's best.

Should you bear witness to one in your yard or travels, **DON'T PANIC** and **DON'T APPROACH**. Keep your children near you, better still - pick them up if possible so that they don't run and scream. Back away walking, **DO NOT RUN**. Leave the area. When you understand their behavior, the safer it is in getting away. Any negative confrontation will possibly compromise your safety. If there are pets around, constrain them as well. When possible, bring them indoors.

Lastly, **DO NOT FEED** the black bear, for he will keep returning until the food is gone. In general, food sources for wild animals should not be associated with humans. Mother Nature has a plentiful supply of food sources for all wildlife.

Submitted by **LT**.

As part of our Community safety practice here in The Woodlands, share this article with family members, especially the little ones and catalog it along with your other safety tips. ❁

Parking During Snow Time

While many of us prefer keeping our vehicles at the top of our driveways during the snowy weather, here are some tips for doing so.

You must park your vehicle within your property line of your driveway. There is no exception, your vehicle cannot be parked on any Association road or shoulder at any time. Doing so, will subject your vehicle to be towed at the owners expense. Having this guideline in place, allows the snowplow trucks to plow roads in a quality manner

removing all snow for better driving. As a reminder, if your vehicle is at the top of your driveway and not within 10 feet from the edge of the road pavement - PWLPOA will not be responsible for vehicles damaged by snow, ice or rocks thrown from the snow plows.

Please have all PWLPOA stickers or Visitors passes in place for any vehicle parked on any common area. ❁

When Cold Winds Blow *Is your home ready for winter?*

Sweater. Check. Overcoat. Check. Ear muffs. Check. Gloves. Check. Okay, now you're checked out for Old Man Winter. But what about your house? Performing some routine maintenance and "winterizing" your home can help protect it and keep your family safe during the winter months.

Roofs

- Trim overhanging tree branches
- Repair roof damage
- Secure gutters and downspouts
- Clean debris from gutters and downspouts
- Insulate the attic to help prevent ice from forming
- Caulk around chimneys, vents and skylights

Continued on page 7



From the Woodpile, *continued from page 6*

- Repair chimney damage and seal flashing
- Make sure fireplace and chimney flues are clean and free of debris
- Cover roof turbo-vents with thick plastic

Plumbing

- Fix inside and outside plumbing drips or leaks*
- Wrap inside and outside pipes (including those in crawl spaces, basements, attics and exposed areas) with pipe insulation or heating tape
- Disconnect garden hoses and drain water from outside faucets
- Wrap or place an insulating "jacket" over outside faucets
- Caulk or seal cracks or openings near pipes

When freezing temperatures are expected:

- Let faucets drip
- Open cabinets so heat may reach uninsulated pipes
- Keep indoor temperature 65 degrees or higher

* *Anytime is a good time to check for and repair water leaks. You should also know where your main shutoff valve is located and how to turn it off.*

Doors and Windows

- Make sure doors and windows shut tightly
- Caulk around windows and weather-strip exterior doors
- Consider installing double-pane glass

General Maintenance

- Have the primary heating system checked and serviced before freezing temperatures arrive**
- Check smoke and carbon monoxide detectors to ensure they are in good working order
- Add insulation if needed, especially in attics, basements and crawl spaces
- Repair or seal loose siding, trim or other exterior "faults" where cold air may enter
- Remove objects that may be damaged by sub-freezing temperatures. Cover larger, immovable objects with thick gauge plastic covers
- Remove snow buildup around doors to prevent water seepage
- Keep salt, de-icers and sand on hand for steps, driveways and walkways
- Put non-slip treads on steps
- Repair damages steps, stairs and handrails

** *In the winter, heating system filters should be changed monthly*

Heading to Warmer Climates?

If you leave your home during the winter, remember to:

- Take in all items that may be damaged by freezing temperatures
- Ensure doors and windows are "winterized" to keep cold air from entering
- Keep inside temperatures at 65 degrees or warmer
- Have someone you trust check on your house while you're away

Note: If you're planning to be away for a short time, drip your faucets. If you're gone for a long period, shut off the main water valve and have a plumber drain the system.

Getting Rid of that Ice Dam

Ice dams occur when the snow on your roof melts but cannot drain off through gutters and downspouts. To help prevent ice dams:

- Add insulation to your attic. (Make sure your existing insulation is dry before adding new insulation)
- Make sure gutters and downspouts are clear (Gutter guards can help)



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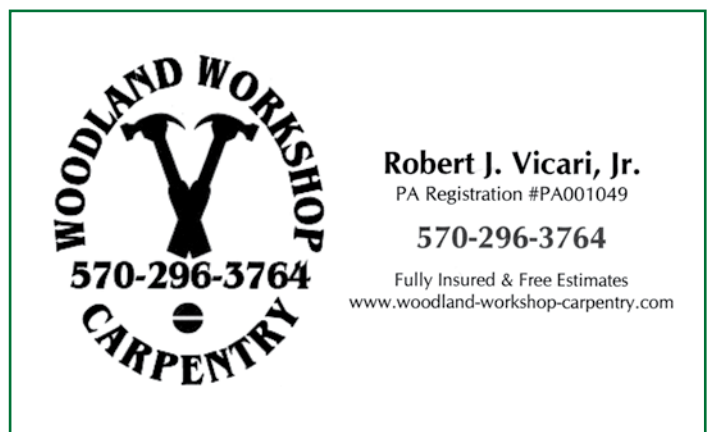


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What Can A Person Gain From Volunteering?

Time, who has it?- Well hopefully you in The Woodlands. We can sure use your energy and talents in the various Community projects/ events. Those who have volunteered come with an open mind, bringing wisdom and experience we can use, join together on projects/events.

To volunteer on a project/event gives one 'first-hand' glance at the goings-on in The Woodlands.

Most often, previous on-the-job-experience proves beneficial to the Community as we tackle various services needed.

Whenever one volunteers, there's no question, you have just made a new friend as you bring wisdom and talent to the table.

What an excellent way to learn more about your Community as you assign yourself to a project/event of interest. Self satisfaction and personal growth comes from taking the time to give a bit of self in helping others.

All in all, seeing the Community from a Volunteer participating role, brings a closer view of your investment, enhancing the pride in where you live as you support the growth of The Pocono Woodland Lakes Property Owners Association. 🌸

Submitted by **LT.**

Burning Reminder

The Fall Season is approaching when most residents like to clean up their properties and unclog the leaves from culverts. We are providing the following information while burning.

Please check out **www.dingmantownship.org** to adhere to all Burning Ordinances.

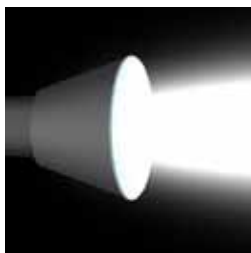
Please visit the PWLPOA Rules & Regulations Section page 15, Section 12 which explains the Community Rules. (Reprinted on page 9)

Please call the **Pike County Communications Center at 570-296-7700** to notify them of your name, address and phone number before you start to burn.

Thank you for keeping our Community Safe!

Dawn Fugger, Alternate Board Member

Do I have electrical service?



This was the most often asked question in phone calls to the office in the past few days. Unfortunately, there is no way that we can give you an accurate answer without actually going into your home and turning on a light. Power outages are so sporadic that one house can have electricity and the next-door neighbor doesn't. One easy solution to the problem is to install a telephone answering machine. When you call home, if the machine picks up the call, there is electricity. If the machine doesn't answer the call, it is safe to assume that there is no electrical service. 🌸

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 ground 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.

IN MEMORY...

Jamie Silko

son of Greg and Liz Silko of our Security Department

Susan Fisher

wife of John from the Security Department

Anthony Pinzone

father of Sal, our Property Inspector

Ty Gonsalves

husband of Ellen, our Board Member

Thomas Ray, Jr.

husband of Rosemary, past Board Member

...Our condolences to the families.

12. Burning Rules Within the Development

- a. Burning by Property Owners will be permitted under the following conditions:
- (1.) Between the hours of 6:00 AM to 10:00 PM;
 - (2.) Inside a receptacle designed to prevent fire extension which is at least twenty five feet clear of any building;
 - (3.) A twenty foot diameter circle around the burning site must be maintained, free and clear of any combustible materials;
 - (4.) The fire must be under the constant supervision of a responsible person of suitable age;
 - (5.) A hose attached to a continuous working supply of water shall be maintained within five feet of the burning site; and,
 - (6.) Before burning brush, stumps or wood fires that cause smoke, the property owner must inform the **Pike County Communication Center at (570)-296-7700** of the address, the expected duration of burning, and the person responsible for the burning. A call must also be made to the Communication Center when the fire has been extinguished. This is required so that the Fire Department is not accidentally called for a suspected fire.
- b. PWLPOA requires that no fires shall be set, maintained or smolder on breezy or windy days so that smoke spreads on to any neighbor's property. If a complaint is made to the PWLPOA Office or a Safety Officer and upon investigation, it is found the fire has not been completely extinguished; the homeowner may be subject to a Violation Assessment for Improper Burning.
- c. No household garbage, recyclables, pressure treated wood or lead painted wood shall be burned. No materials shall be burned that are in violation of the laws of the Commonwealth of Pennsylvania and/or the Federal Government.
- d. All property owners shall be responsible and adhere to all Dingman Township Ordinances as follows:
- (1.) 05-99 Burning Ban;
 - (2.) 01-2003 Fire Protection Article IV; and,
 - (3.) Legal Notice/Fact Sheet, Fires, and Burning in Dingman Township
- NOTE: These can be found at www.dingmantownship.org and on, PWLPOA Website. Printed copies of these Ordinances will be available in the PWLPOA office.
- e. **Violation Assessments for Improper Burning**

- **First Offense** **Warning**
- **Second Offense** **\$100.00**
- **Third Offense and Thereafter** **\$250.00**

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While our residents suffered during the recent power outage, the Jorgenson's at the Dimmick Inn welcomed area residents for a Complimentary Buffet for two days on 8/31 & 9/1/2011. The residents here in the Woodlands express much gratitude and thank the Jorgenson Family for opening their doors to the public during a difficult time.



Take an Interest in "Our Woodlands"

In our on-going effort to improve the quality of operation of the Community Board - we reach out to you with this important message. This has been an on-going poem appearing throughout the years as a reminder towards our obligation;

"Do You Belong"

Are you an active member, the kind that would not missed,
Or are you just content that your name is on the list?
Do you attend the meetings and mingle with the flock,
Or do you meet in private and criticize and knock?
Do you take an active part to help the work along,
or are you satisfied to be the kind who just belongs?
Do you work on committees—to this there is no trick—
Or leave the work to just a few, and talk about the clique?
So come to meetings often and help with hand and heart,
Don't be just a member but take an active part.
Think this over members, you know what's right and wrong,
Are you an active member, OR DO YOU JUST BELONG?

We believe it is important for all of our community in 'Good Standing' to attend our Monthly Board meetings. Each new year brings a new Board - hopefully operating towards a more sophisticated business Association. The theme that is so apparent this year is "transparency". This to the new Board of 2011 means accountability and informed truth. Our New Board members have brought along with them key skills pertinent to the operations in tending to the upkeep of the Community. A lot of layers have been uncovered, evaluated and upgraded. This translates as needed repairs, utilizing knowledgeable skills towards operations, and updating all Community guideline documentations.

Our million dollar operation calls for this kind of thoroughness and experience.

School is back...please be careful



For our children's sake. School has started and the days will be getting shorter. Kids will be at the school bus stops and walking home. Please obey the posted speed limits in our community and stop when school buses are picking up and dropping off children.

You never know when a child or deer will wander out into your path. Results can be tragic.

Tree Removal Notice!

PRIOR to removing any trees on your property, you must inform the PWLPOA Building Inspector and get the necessary permit (at no charge).

The Board members and its Committee Volunteers are working harder than ever. This is needed to protect us from the "what if/worst case scenario".

When attending a meeting you will hear reports, property owners who voice gripes, and many who will simply ask a question.

It is apparent that the Directors will have differences as a unit which could question the 'working in harmony' ethics - for old ways and silent concerns are out as the newly-elected Board members upgrade with Professionalism and qualifying knowledgeable efforts.

Our sound financial state of existence calls for a more performance plus honesty towards actual dollars and cents that do exist.

Evidence of progress thus far is noted by repaired roads, revised by-laws, and the re-vamping of the The Woodlander e-Newsletter to name a few.

Property Owners as investors of this Community - make your desires known by attending the monthly Board meetings. Hear and see for yourself the progress that is being made as we continue to move forward.

*Change happens with your participation in 'Your Community Affairs'.
Be at the meetings.* ✿

Submitted by **LT**.

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

PA Gun Laws

You may have seen residents or people in town carrying firearms that are exposed (Open Carry). **Yes, It's Legal.**

In Pennsylvania, persons 18 years of age and older who are not prohibited by law from owning firearms may openly carry a handgun in plain sight with no license except in vehicles*, cities of the first class** (Philadelphia) and where prohibited specifically by statute.

Ref.: Title 18, ch.61, Subchapter A. Uniform Firearms Act & Commonwealth v. Ortiz

* Open carry in a vehicle requires a valid PA License to Carry Firearms (LTCF) or a carry license from ANY other state. Ref: Title 18 §6106

** Open carry in a city of the first class requires a valid PA LTCF or a carry license from a reciprocal state. Ref: Title 18 §6108, Title 18 §6106

Carrying concealed (with LTCF) or openly in establishments that serve alcohol is allowed in Pennsylvania.

There is no stipulation in either the PA code or the case law that a PA LTCF holder must carry concealed. Furthermore, lawful open carry of a firearm is NOT grounds for revocation of a PA LTCF as it is neither an illegal nor dangerous act.

<http://paopencarry.org/open-carry-questions-answers>
<http://www.pafoa.org/law>



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 2011-12 COLLECTION HOURS

Tuesdays3:00pm - 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!

Tom Ferry Electric, LLC
 Full Service Electrical Contractor
 10% discount for all PWLPOA residents!
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 NYC Licensed - NY/PA Insured
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570-296-4624
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 Milford, Pennsylvania
 18337

570.409.6500
 Fax 570.409.6505
 info@newwavevintage.com
 www.newwavevintage.com

Stacey Brace
 Louise Costanzo
 Owners

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



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..... 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 Mike Stone, *Chairman*
 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

