



# WinonaGram

Winona Lakes Property Owners Association

Fall 2000

## President's Message

By Ted Wiegand

As President, I would like to take this opportunity to welcome Alan Scholder as our new Community Manager. Alan comes to us with a background in management and finance.

A few months ago, the Board decided that there was a need for more professional help in managing our community. In recent years we have placed an undue burden on Board members by having them manage many aspects of the community. For a time this was necessary to insure that the community was brought back to financial stability. However, it became evident that it was time for the Board to resume a more traditional role and hire a professional to run the day-to-day operations.

The Board set the parameters of what the requirements would be for the position and the salary range that would fit within the budget, and agreed upon the hiring process. An ad-hoc search committee was appointed consisting of Edith Berenbaum, Bernie Lerman, Cathy Peragallo and Rose Rider.

This committee organized the search and presented acceptable candidates to the Executive Committee, the Executive Committee interviewed the candidate and presented the final candidate to the entire Board for an interview. After a successful interview the Board authorized me, as President, to offer the position to Alan.

Thus, we have a new Community Manager. The Board has confidence that Alan will help move the community forward by implementing the policies adopted by the Board.

On a different note, the summer season has gone by very rapidly. Many of our members enjoyed the outdoor pool, although the weather had not cooperated as well as last year. Gratefully, we had the indoor pool to compensate on those nasty days. Many thanks to the diligence of the lifeguards who make the pool safe for all to enjoy.

We are looking at ways to improve communications with our members in order to get information out in a more timely manner. This requires manpower and without volunteers to help, we flounder. You can help us help you, and the community, by volunteering your time. This is as much your community as ours and we can't do it alone.

**Remember...Board meetings are the third Saturday of each month at 10:00AM. Please join us!**

## Manager's Message

By Alan Scholder

This is a letter of introduction for myself, Alan Scholder, your new Operations Manager. As you have read in the president's letter, my education is in accounting and in the legal field. I have been in service-oriented managerial positions for over twenty years.

My focus is to manage the financial stability so as to maintain and improve your community environment. I want you to know that I work closely with your Board of Directors in giving you the most that we can.

We have a great staff, led by Bill Powell, our maintenance manager, TJ, our head lifeguard and Darcy, my assistant in the office.

I look forward to a career of community management and making Winona Lakes one of the best. I am here for your suggestions and also to help with your issues. I approach all situations from a positive point and feel that we, as a team, can accomplish all the goals we set.

### Indoor Pool

The Indoor Pool will be open 7 days a week, 9:00am to 3:30pm

### SLOW DOWN...

Please Slow Down School is now in session!!!

### Mail Box Row:

Please pick up your trash and unwanted mail; dispose of it at home.



**It's PARTY TIME for all you Ghosts, Goblins, Batman, Pokémon, Witches or whatever!**

The Place: Winona Lakes Clubhouse  
The Date: October 28th, 2000  
The Time: 1 - 3 pm  
R.S.V.P.: By October 20th - (call the office)

There will be contests for best costumes, decorated pumpkins (to be done at home and brought in) and prizes!

\$2.00 per child covers the cost of lunch, dessert and goodie bags.

"Trunk or Treat" in the Clubhouse parking lot after the party

**CHRISTMAS ALERT:** Santa Claus is coming to Winona Lakes! He'll be at the Clubhouse at 10:30am on Saturday, December 2nd. Please call the office (588-9309) to let them know that you want to meet him; deadline: Nov. 20th.

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address correction requested

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**President:** Ted Wiegand

**Vice President:** Rose Rider

**Treasurer:** Vincent Falcone

**Secretary:** Edith Berenbaum

**Members:** Ray Burok, Jerome Jacobs, Bernard Lerman,  
Cathy Peragallo, Joseph Sherry and Franklin Smith

## Safety Notes

School is open and we owe it to all of our children that we be diligent about obeying the STOP signs and slowing down for the speed bumps. Please be aware that our young population has increased and that there are many children on the roads, so please DRIVE CAREFULLY!!!!

We ask that all students please be respectful of the vehicles on the road as they walk to and from the buses.

Daylight Savings Time will be over this month, darkness falls earlier, deer are plentiful on the roads and we must be twice as alert to our surroundings. An extra few seconds of care on the roads will be in everybody's interest.

A strict enforcement policy continues against all ATVs (2,3 & Quad), motorized bikes, go-carts and golf carts. The ruling applies to all roads and green belt areas of Winona Lakes.

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## The Young and the Rest of Us

It's been a busy summer for the Winona Lakes Seniors.

It started with the annual picnic at Resica playground in late June with all the wonderful food that all the members provided and continued with the "baseball" game and all the table games everyone enjoyed. The August meeting had the group enjoying a kind of "leftover" picnic at the clubhouse.

New officers were voted into office at the July meeting. Fran Schimanski is President, Dolores Braccia, Vice President, Lydia Miller, Treasurer and Edith Berenbaum, Secretary.

A trip to Atlantic City in August and another to Steamtown highlighted travel this summer. A luncheon in September to bid farewell to all the "snowbirds" was held at the Country Club of the Poconos and it was great.

All members (in good standing) of Winona Lakes who have crossed the 55th year of life are welcome to come and visit us at the Clubhouse on the first Wednesday of every month, at noon. We hope that you'll be interested in joining us in the future.

## Gypsy Moth Alert

By Elsa McSorley

If you saw any indication that the gypsy moth caterpillars "visited" during June and early July, you can anticipate problems during the spring next year.

Elsa McSorley, who was very influential in having the state spray Winona Lakes when we were last infested with these pests, has provided us with some background on the problem. Please read the following.

For those of you new to the area, here is a brief history of an ongoing battle with the infamous Gypsy Moth.

To borrow an opening line from Charles Dickens' "A Tale of Two Cities" - "it was the best of times, it was the worst of times." The Gypsy Moth was brought to New England from Europe in 1869 as a part of a silk-making experiment. Some of the larvae escaped in Massachusetts and we have had a problem ever since.

Pennsylvania suffered no infestation until 1930, growing in strength since 1969. In 1981, defoliation caused by the pest, exceeded two and one half acres in Pennsylvania. Winona Lakes had a spray program 12 years ago.

A current report indicates that there was severe defoliation in the central part of our state. The moderate defoliation this year was kept low due to a fungal and viral infection of the trees and the caterpillars died on the tree after eating the leaves. At this writing, the life-cycle is in its final stage.

White female moths emerge from the pupal stage and lay their eggs. These are buff in color and can be found virtually anywhere - tree trunks, rocks, outdoor furniture, eaves under the roof and should be destroyed prior to hatching in May. Each egg mass can produce over 1,000 caterpillars.

Spraying is best when done while caterpillars are small, preferably June. Middle Smithfield township must request that Monroe County Vector Control consider us for spraying, since they are obligated to pay for this service. They must be made aware that we might be needing this service.

If you feel that you will have this problem, please send me your name, lot and section and phone number. My wish, as always, is to protect our forestry, so beautiful here in Winona.

Elsa McSorley  
97 Winona Lakes  
East Stroudsburg, PA 18301

## Volunteers

By Rose Rider, Recreation Liaison

Volunteers are needed to help with the upcoming events at the Community Center. What ever time you can give will be greatly appreciated!

Please call 570-588-9309

## Burning Barrel - Hours of Usage

Unless there are specific restrictions by the township, burning in a burn barrel may take place as follows:

**Monday-Friday 5:00pm - 8:00pm**  
**Saturday 9:00am - 5:00pm**

- NO** Holidays.
- NO** Sunday burning.
- NO** Burning of household trash, construction debris and any other items restricted by the township.

# Calendar of Events

- October 21st Board Meeting - 10:00am  
Election of 2000-2001 Board Of Directors
- October 28th Happy Halloween  
Children's Celebration at the Clubhouse  
1:00-3:00pm  
RSVP to Office by October 20th
- November 18th Board Meeting - 10:00am
- December 2nd Santa Claus is Coming to Our Town.  
10:30am - 1:30pm  
RSVP to Office by November 20th

— PLEASE JOIN US! —

## Architectural Guidelines

Copies are available at the Administration Office

## Leash That Dog!

ALL DOGS are to be leashed when on common property.  
Thank you.

## Winona Lakes Wants You!

Please indicate what fall/winter pool programs you would be most interested in joining. These programs would be scheduled on Saturdays to accommodate both working families and weekend warriors!

Name \_\_\_\_\_

Phone \_\_\_\_\_

Lot/Sec \_\_\_\_\_

Swimming lessons Yes \_\_\_\_\_ No \_\_\_\_\_

Senior aerobics classes Yes \_\_\_\_\_ No \_\_\_\_\_

Water volleyball Yes \_\_\_\_\_ No \_\_\_\_\_

Various water games Yes \_\_\_\_\_ No \_\_\_\_\_

Would you want: \_\_\_\_\_ Pool table

\_\_\_\_\_ Ping Pong Table

\_\_\_\_\_ Nerf Dart Board

Any suggestions would be greatly appreciated :

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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## Winona Lakes 2000-2001 Budget

Based on 1000 members

### Revenue

BUDGET	
DUES	\$534,000.00
SBA	\$26,000.00
FEES	\$25,000.00
FINES	\$3,500.00
SKI	\$8,500.00
F&B	\$8,500.00
OTHER	\$18,000.00
RECREATION	\$3,000.00
POOL	\$3,000.00
<b>TOTAL</b>	<b>\$629,500.00</b>

### ADMINISTRATION

OPERATING EXPENSES	
SALARIES	\$245,000.00
BENEFITS	\$28,000.00
SUPPLIES	\$3,500.00
ADVERTISING	\$1,000.00
EQUIPMENT	\$2,500.00
TELEPHONE	\$3,500.00
CAPITAL RESERVE	\$10,000.00
<b>SUBTOTAL</b>	<b>\$293,500.00</b>

PAYROLL TAX	\$16,500.00
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PROFESSIONAL	
LEGAL	\$4,500.00
ACCOUNTING	\$5,200.00
INSURANCE	\$34,000.00
<b>SUBTOTAL</b>	<b>\$43,700.00</b>

MAINTENANCE GROUNDS	
SBA	\$26,000.00
ROADS	\$55,000.00
NEW BUILDING	\$30,436.00
TRASH	\$2,000.00
SUPPLIES	\$34,000.00
<b>SUBTOTAL</b>	<b>\$147,436.00</b>

VEHICLES	
REGISTRATIONS	\$900.00
FUEL	\$7,500.00
EQUIP. PAYMENTS	\$48,000.00
LICENSES	\$1,300.00
REPAIRS	\$3,000.00
<b>SUBTOTAL</b>	<b>\$60,700.00</b>

COMMUNITY CENTER	
POOL SUPPLIES	\$3,000.00
RECREATION	\$2,500.00
CLEANING	\$500.00
ELECTRIC	\$15,000.00
HEAT	\$6,000.00
FOOD/BEVERAGE	\$2,000.00
EQUIP. REPAIRS	\$1,000.00
MISC.	\$500.00
<b>SUBTOTAL</b>	<b>\$30,500.00</b>

SKI	
SUPPLIES	\$2,000.00
MOUNTAIN MAINT. AND REPAIR	\$8,000.00
ELECTRIC REPAIRS	\$12,000.00
PLUMBING	\$4,000.00
PORT-A-POTTY	\$500.00
INSURANCE	\$10,500.00
LICENSES	\$125.00
<b>SUBTOTAL</b>	<b>\$37,125.00</b>

<b>TOTAL REVENUE</b>	<b>\$629,500.00</b>
<b>TOTAL EXPENSES</b>	<b>\$629,461.00</b>

<b>TOTAL NET REVENUE</b>	<b>\$39.00</b>
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## Permits? For This?

If you are doing some improvements to the outside of your home, please check with the office. We will be happy to let you know if you need permits. If you do not obtain the proper permits, your account can be fined up to \$250 per day. So be on the safe side and call for the information.

We do have architectural packages at the office which will list everything that needs a permit and the guidelines you will have to follow. To name just a few things that you need permits for: paving driveways, building decks, sheds, additions and fences.

For some things you may need a permit from the township. So, be sure to check with the township *and* the community before you start any work on your property.

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**\$**

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# By-laws

During the week of September 18th the proposed changes to the by-laws of the Winona Lakes Property Owners Association were mailed to all members in good standing, along with a ballot, a ballot return envelope and a return envelope with a label affixed to the upper left hand corner showing your correct name and address. If you have not received this mailing, please call the Administration office as soon as possible at (570) 588-9309

The proposed changes are printed below.

By-Laws committee: Chair Bernie Lerman: Jerry Jacobs and Charlie Berenbaum

Proposal: To make our by-laws more equitable to all our members and to clarify other wording, changes, additions and corrections to the following by-laws are being proposed.

Change: Sec. 4.1a which calls for a payment of 75% of current dues for use of recreational facilities by a co-owner.

Add: Sec. 4.1b Concerning renters

Add: Sec. 4.1c Renter or Renter-member. Any renter(s) may use the recreation facilities of WLPOA if all of the following criteria are met:

- a) Owner-member is in good standing.
- b) Renter is properly registered with the Association office.
- c) Have written statement from the owner-member that he/she gives up his/her recreation rights to the renter.

Add: Sec. 4.1d Concerns Social-owners

Change: Sec. 4.2a The word "of" between the words "approval of disapproval" should be changed to "or" (Ballots setting forth the approval or disapproval of the change shall be mailed..)

Change: Sec. 4.2b Fifth word should be "will" instead of "may".

Delete: Sec. 4.5 This refers to Sec. 4.1 which does not exist and probably refers to Sec. 4.1a.

Add: Sec. 4.6 Concerns passes for Corporations, etc.

Delete: Sec. 15.3 This section refers to property manager's duties. Does not belong in by-laws.

Delete: Sec. 4.7 Replace by Definition #11.

Add to definition #1. (WLPOA)

Change definition #6. Insert these words: "That individual shall be the voting member."

Add definition #11. Social-member. A Social-member shall be an owner of land adjacent to Winona Lakes, as described in Article I, Section 1.2, who requests to join the Association for the purpose of using its social and recreational amenities only. Such members will have no voting rights and shall not be eligible to hold any elected office in the Association. Social-members shall pay the same financial obligations as owners and shall be required to adhere to association rules and regulations.

(continued on page 6)




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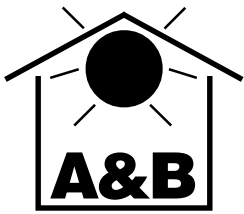
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## By-laws

(continued from page 5)

Change: Sec 7.1 To reduce the number of Board members from eleven (11) to nine (9) as voted for by the members of the Board.

Change: Sec 8.7 To allow any two Board members of the Board's four signatories to sign checks.

### Proposed new by-laws

*The next two pages contains the new versions of the changed sections of the By-laws*

Sec. 4.1a All lots in Winona Lakes shall have only one voting owner member and who will be a member of the Association. The owner-member that has the voting right will receive two (2) membership cards: one for the voting member and one for a designated person that resides in the same house. Their children that reside with them will also be issued cards. No cards can be issued to anyone who is a voting member and is in bad standing in the association. The voting member will also receive four (4) guest passes. All cards will be issued or updated annually and validated by the treasurer of the association or his/her designated person and will be evidence of the good standing of the member whose name appears thereon. All cards will be considered null and void if the status of the voting member involved changes to "Bad Standing" or "Not in good standing." A member may not resign membership while owning a lot in the development. Membership will automatically cease when ownership of property in Winona Lakes ceases.

Sec. 4.1b A voting member in good standing, abiding by the by-laws concerning renters may assign his/her membership card, including the designated-member card, to the renter to use the social facilities. The voting owner-member must give up his/her cards and the renters will be issued temporary cards. There can be no more than two temporary renter adult cards and no more than four temporary renter children's cards issued per property. Renters will not be entitled to any guest passes. Renters will have no voting rights and shall not be eligible to hold any elected office in the Association. The aforementioned privileges may not be used more than twice in our fiscal year ending September 30.

Sec. 4.1c Renter or Renter-member. Any renter(s) may use the recreation facilities of WLPOA if all of the following criteria are met:

- Owner-member is in good standing.
- Renter is properly registered with the Association office.
- Have written statement from the owner-member that he/she gives up his/her recreation rights to the renter

Sec. 4.1d A Social-member shall be an owner of land adjacent to Winona Lakes, as described in Article I, Section 1.2, who requests to join the Association for the purpose of using its social and recreational amenities only. Such members will have no voting rights and shall not be eligible to hold any elected office in the Association. Social-members shall pay the same financial obligations as owners and shall be required to adhere to association rules and regulations. All such memberships must be submitted for Board approval.

Section 4.6 In the event any owner is a Corporation, Association or Partnership, the said owner shall designate which officer, director or partner thereof shall be and constitute the voting member. That voting member will receive two (2) adult passes, one for the voting member and one for his/her designated member.

Section 7.1 There shall be a total of nine (9) Directors of which a minimum of two (2) shall be elected at the Annual Election Meeting of the membership and shall serve in such

(continued on page 7)

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# By-laws

*(continued from page 6)*

capacity without compensation. Their term shall commence immediately following the meeting of the membership at which time the Board of Directors are elected. Each Director shall hold office until his successor is elected or appointed as provided for in these by-laws. Each Director shall be over the age of 21, shall be an Owner-Member or spouse of an Owner-Member in good standing of the Association and shall be subject to the restrictions as per Section 9.5 of these by-laws.

Section 8.7 Any disbursements of the funds of the Association shall, provided that same shall be only on proper voucher, be signed by two of the four signatories which are The President, the Vice-President, the Treasurer and/or the Community Manager.

## Section 1.3 Definitions

*These definitions are the ones that are in effect now*

- 1. Association: Shall mean Winona Lakes Property Owners Association.
- 2. Association Properties: All real properties owned by or under the jurisdiction of the Association.
- 3. Common Properties: All those real properties as are depicted on the subdivision maps or plots of Winona Lakes, or any other name by which the development may have been known, which properties are not subdivided as individual lots.

4. Lot: Shall mean and refer to any plot of land shown upon any recorded subdivision of the properties with the exception of Common Properties as heretofore defined.

5. Owner: Shall mean and refer to the equitable owner (one or more persons or entities) holding title to any lot situated within the properties, whether such ownership be in fee simple or as installment land sales contract vendee, notwithstanding any applicable theory of mortgage and does not mean mortgagee, unless mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

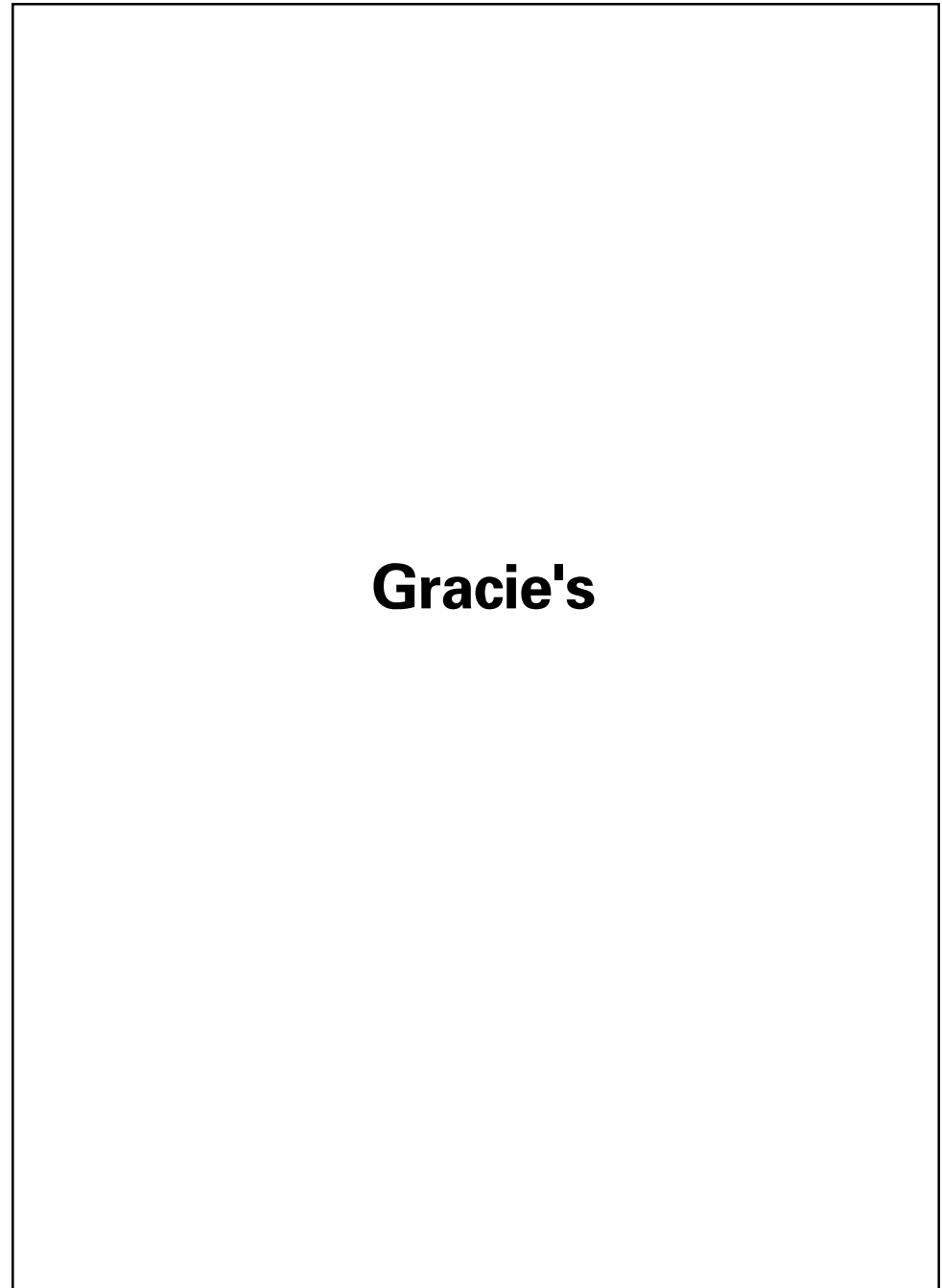
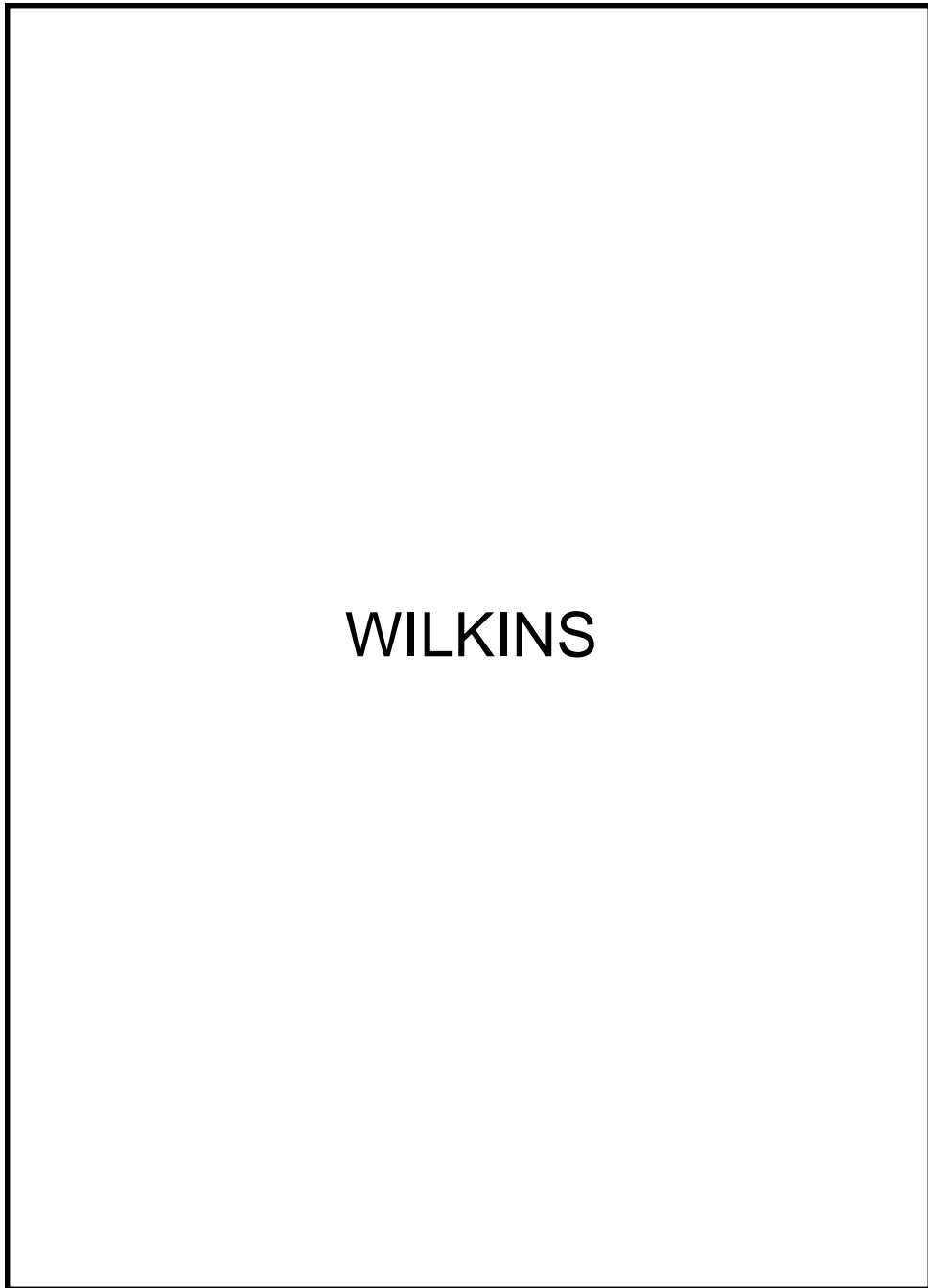
6. Owner-member: That individual who shall be designated by the owners of any lot as the person entitled to membership. Nothing herein shall grant to any owner-member more than one vote for each lot owned.

7. Board: Shall mean and refer to the Board of Directors of Winona Lakes Property Owners Association.

8. Member in good standing: A member, whether owner-member or a social-member, shall be deemed to be in good standing if said member has timely paid all financial obligations of membership and has, if having been not in good standing, been declared to be in good standing by the Board in accordance with ARTICLE IV, SECTION 4.3a hereof

9. Schedule "A": Shall mean and refer to the covenants and restrictions affecting all owners and properties in Winona Lakes.

10. Co-Owner: A person who has a legal or equitable ownership interest in any lot, other than a mortgagee or contract vendee, and who is not an owner-member.



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