

WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 38 No. 6

Holiday 2022

ANNUAL MEETING: October 1, 2022 Capital Budget Ballot Results

To allocate \$115,000 to repair the concrete walls and coping at Pool 1.

YES: 228 **NO: 126**

To allocate \$23,000 to repair the deck at the entrance of Pool 2.

YES: 237 **NO: 139**

To allocate an additional \$20,000 for tennis court resurfacing at both pools.

YES: 186 **NO: 167**

Please Remember

As we come into winter, there is
NO PARKING ON ROAD SIDES
We must keep our roadways clear of
all obstructions so that maintenance
can properly plow and maintain the
roads. Thank you!



Holiday Food Drive

We are collecting food donations for needy families. Drop boxes are located at the Security building and in the Administration Office. If you are in need or know of a family in need, please add them to the list so they can receive a care package. We will be giving packages out before Thanksgiving and Christmas. Our DOO made a very generous donation towards our food drive, including a turkey with more to come!



Food Drive Kick Off – Pictured (left to right): Jackie Giannini, Office Manager; Lynn Blair, Social Rec Director and event coordinator; and John Sivick, WALPOA Director of Operations gathered around items collected for the food drive.

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On September 26, 2022, Lieutenant Roa from the Pike County Sheriff's Office worked hands on with our Wild Acres Public Safety officers to certify each individual to carry tasers safely and properly on their respective shifts.

Please Do Not Feed Wild Animals!

Why? Because you're creating an unnatural dependency. If that is interrupted, you (and they) can be in trouble. Bears especially can be a problem. Once a bear learns food is available at a certain location, he will aggressively pursue it. If it is not at the usual site, they have been known to destroy screened porches trying to find where "their" food is.

Encouraging them to eat from your hand (or even close to you) is like playing Russian roulette. You have no way of knowing what noise or scent or action will cause a bear to feel threatened and react violently.

Take Pride in your Community!
PLEASE DON'T LITTER
Violators will be fined.

Community Corner

Happy Birthday!

- | | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| NOV 7 Bernice Jala | DEC 7 Matt Heerey |
| NOV 7 Marguerite Nemeth | DEC 7 Elaine Farkas |
| NOV 8 Carol Raikakos | DEC 15 Steve Tarquini |
| NOV 10 Bob Tracy | DEC 21 Jennifer Miller |
| NOV 10 Jason Milleer | DEC 25 George Gill |
| NOV 16 Kathleen Johnston | DEC 29 Amanda Henderson |
| NOV 24 Jordan Cassimore | |
| NOV 24 Greg Smith | Happy Anniversary! |
| NOV 26 Matthew Triplett | NOV 3 Jimmy & Jackie |
| NOV 30 Geralyn Panasuik | NOV 30 Dave & Jen Miller |
| DEC 2 Billy Triplett | |
| DEC 6 Floyd Lee | <i>Send your birthday and anniversary dates to admin@wildacreslakes.org</i> |

Public Safety Stats - August 2022

Incident	Warnings	Citations	Total
Animal Complaint	3.....	1.....	4
Alarm: Car/House.....	0.....	0.....	2
Co2/Amenity	0.....	0.....	0
ATV/Dirtbike Issue.....	0.....	0.....	0
Break In/Burglary	0.....	0.....	3
Tresspass/Vandalism.....	0.....	0.....	2
Commercial Vehicle Issue	0.....	0.....	0
Construction Use	0.....	0.....	0
Dispute/Domestic	0.....	0.....	2
Failure to Comply	0.....	1.....	1
Gate Issue.....	1.....	0.....	1
Gunshots.....	0.....	0.....	0
Illegal Dumping	0.....	0.....	0
Illegal Rental.....	0.....	0.....	0
Medical	0.....	0.....	13
Noise Complaint.....	2.....	0.....	2
Obsenities toward staff	0.....	1.....	1
Officer Assist PSP	0.....	0.....	1
Officer Assist Resident	0.....	0.....	1
Parking Violation.....	0.....	8.....	8
Property Check	0.....	0.....	0
Suspicious Activity	0.....	0.....	0
Person/Vehicle.....	0.....	0.....	0
Traffic Violation.....	4.....	3.....	7
Tree Issue	1.....	0.....	1
Untidy Lot.....	15.....	6.....	21
Vehicle Not Registered	1.....	0.....	1
Welfare/Wellness Check.....	0.....	0.....	1
Speeding	4.....	1.....	5
Illegal Pool.....	1.....	3.....	4
Misc.....	0.....	18.....	18
Totals	32	42	99

Important Contact Information

- | | |
|------------------------------------------------|------------------------------------------------------------------------|
| Wild Acres Administration Office | 570-828-7511 |
| Wild Acres Public Safety (Non-Emergency) | 570-828-9052 |
| Wild Acres Public Safety (EMERGENCY) | 570-828-9700 |
| Wild Acres Website..... | www.wildacreslakes.org |
| Wild Acres Administration Email | admin@wildacreslakes.org |
| Delaware Township Volunteer Ambulance | 570-828-2345 |
| Delaware Township Fire Department..... | 570-828-2223 |
| Delaware Township Offices | 570-828-2347 |
| Dingmans Ferry Post Office | 570-828-2812 |
| Verizon | 800-483-5000 |
| Met-Ed Electric..... | 800-545-7741 |
| Penn American Water Company | 800-565-7292 |
| Blue Ridge Cable Company | 570-296-8200 |

Director of Operations Report

by John Sivick

Hello Wild Acres Lakes!

As your new Director of Operations, I have been working with Jackie, your Office Manager, and the rest of the staff to take positive steps forward. We will be looking at all the challenges facing the community.

It has been enjoyable working with the volunteers on different committees to conduct business and support recreation.

Maintenance has been closing the pools, filling potholes, installing culverts, and preparing the plows and spreaders for the oncoming winter season.

We are also working with the state in regards to the community dams. A decision regarding the clubhouse continues to be ongoing.

Please remember, I have an open-door policy to address any concerns that members may have.

Thank you!

Recreation Report

Hello! What an exciting time of year for the recreation department! We said goodbye to summer a little later than normal this year with Pool 1 staying open until September 18th. Thankfully, we had a beautiful weekend to close out our pool season.

We held our recreation meeting on September 21 with 10 people in attendance. We discussed further plans for the fall season, starting with our Yard/Craft Sale on October 2 which was unfortunately cancelled. We are hopeful that the nicer weather will bring out more vendors/sellers next year. Our next recreation meeting will be on October 12 at 6:00pm at the Administration Office.

The Wild Acres food drive is underway. We have bins located in the Administration Office and in the guard booth. If you have any suggestions of a family in need or if you are a family in need, please call the office. Please donate what you can!

We have some amazing events planned for October! We are holding a Haunted House Contest. The cut off for signing up is October 22. All houses will be judged on October 30 starting at 7:00pm so have your house ready! Please call or stop by the office to sign up.

Truck or Treat is on October 29 from 1:00pm to 2:00pm. All ages are invited to attend. A parade and costume contest will follow from the bus top lot to the gazebo. All who sign up will be given a trick or treat bag and be able to pick a pumpkin from our pumpkin patch! Also, we will have a paint station set up for all who wish to decorate their pumpkins.

Thank you to everyone who has come to the recreation meetings, stopped by the office with suggestions or volunteered their time to help the Recreation Department.

BOARD NEWS

Bernice Jala Resigns from WALPOA Board of Directors

Dear Members of Wild Acres Lakes;


I am sorry to say that due to health and stress issues, my doctors have recommended that I step down from the Board of Directors at this time.

I would like to thank all of the people who have supported me in my over 20 years of service to Wild Acres. There have been many changes through the years and there are those who have stood by me and helped me to make what I felt were the best decisions and to do what I felt was right to help make Wild Acres a good place to call home.

I also wish to thank all those who helped me with these very special events and ceremonies through the years: the Dog Show, Christmas Decorating Contest, Veterans Day, and the very touching and special Memorial Day and 911 Ceremonies. Their help and support will always be remembered and hold a very special part in my heart.

Thank you,
Bernice Jala

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Upcoming Events



October Halloween Festivities

Haunted House Contest! Sign up by October 22. All houses will be judged on October 30 starting at 7:00pm, so have your house ready! You must call or stop by the office to sign up.

Trunk or Treat! October 29 from 1pm to 2pm at the bus stop parking lot. All ages are invited to

attend. A parade and costume contest will follow from the bus stop parking lot to Memorial Park. All who sign up will be given a trick or treat bag and be able to pick a pumpkin from our pumpkin patch! We will also have a painting station set up for all who wish to decorate their pumpkins.

November 19, 2022

Harvest Festival

Come join in the festivities at Pool 2 from 1pm to 3pm. We'll have hayrides, make-a-turkey craft and hot cocoa to be enjoyed by all!

We will also have a scarecrow contest - build your own creation at home and bring to Pool 2 for judging - first, second and third place winners will receive a gift card! To go on the hayride, you must sign waiver.



Goodbye summer. Wild Acres is decorated and ready for the fall season! Don't miss the Halloween events in late October and our annual Harvest Festival on November 19. Event details are on the left side of this page.



December 3, 2022

Christmas Tree Lighting Ceremony

Join us at Memorial Park at 3:30pm and spend the afternoon with Santa & Mrs. Clause. Remember to dress warm! We will have a make-an-ornament craft for the kids and there will be hot cocoa to be enjoyed by all! The tree lighting will take place at 5pm.

December 18, 2022

Menorah Lighting / Memorial Park

At sundown (approx. 5pm) we will be lighting the menorah. There will be hot cocoa and a treat for the kids to take home!



How About a New Year's Eve Party?

Check our Facebook page for upcoming events...



<http://facebook.com/walpoa.walpoa>

Sign up and keep your eyes open; you can help plan new events with your feedback! *Currently we are looking to see how many people are interested in a New Year's Eve Party.* Please take the poll so we know if we should move forward with this event.

Social rec is always looking for volunteers to help coordinate and plan events. Committee meetings are open to anyone in good standing - no sign up required! See you there.

open to anyone in good standing - no sign up required! See you there.

Any Ideas for Wild Acres World?

If any of our members have ideas or suggestions, we would like to hear about them. We are always looking for ways to improve our publication and make it the best it can be. Call the office at 570-828-7511 and ask for Jackie - or email officemanager@wildacreslakes.org - or drop your thoughts and ideas off at the office and we'll pass them on. Thank you!



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Dog(s) must be leashed and under control at all times. Public Safety will be issuing citations for violations:

Article VIII #2: Pets walked outside the owner's property, but within Wild Acres, must be leashed and under control at all times.

Article VIII #3: Owners of pets creating a nuisance shall be subject to special assessment/fine.



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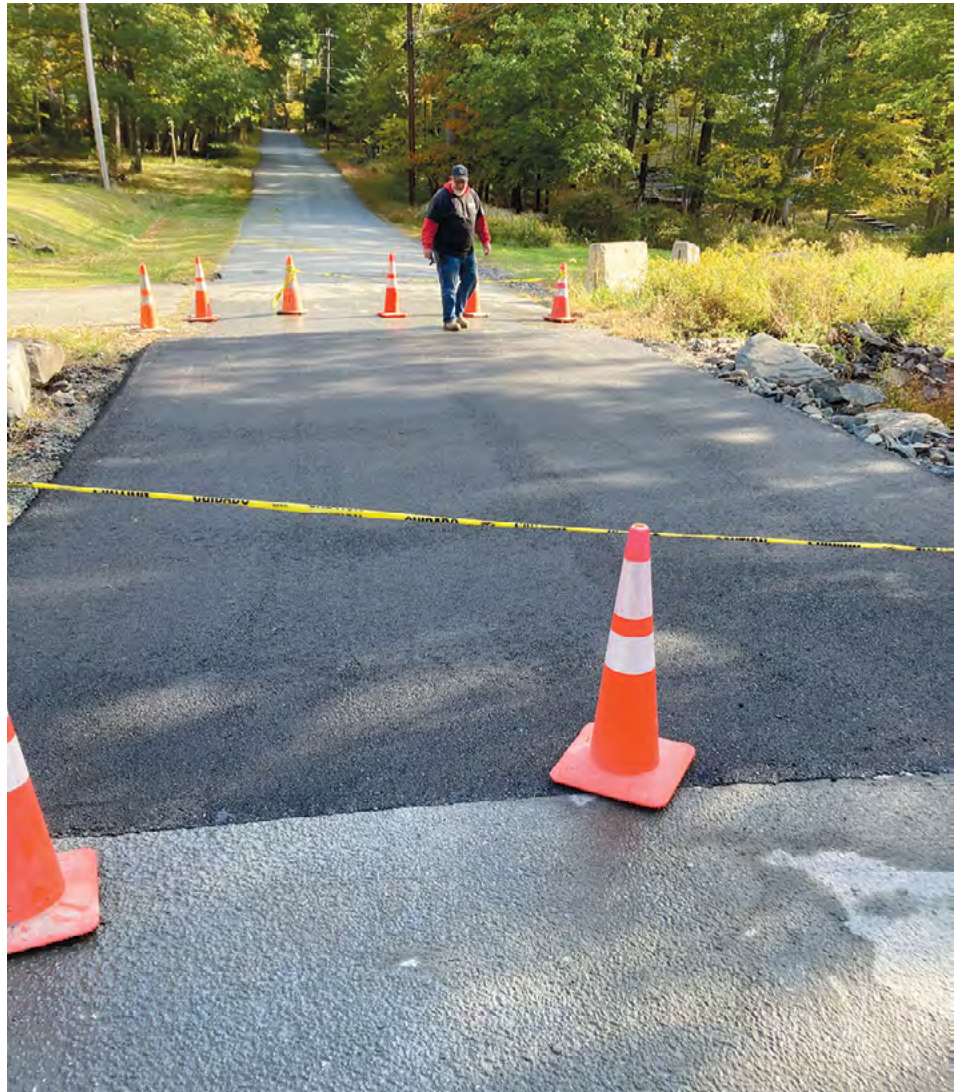
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Wild Acres Luau



We had a wonderful turn out for our end-of-the-season Luau on August 21, 2022! Over 100 people signed up - our best turn out so far! We had a whole rotisserie pig, salads, Hawaiian chicken kabobs and even vegan options. It's a sad reminder that summer is over, but what a way to end the season!

Road Repairs



Fox Hill Road and Fawn Lake Drive have been closed for months. We are excited to say the road has finally been repaired and reopened! Fresh pavement was applied on October 10 and we are hopeful that these repairs last us years to come. We have had severe storms hit our area in recent years that have damaged this location over and over, but with the recent repairs and debris removal we hope this will help prevent future damage.

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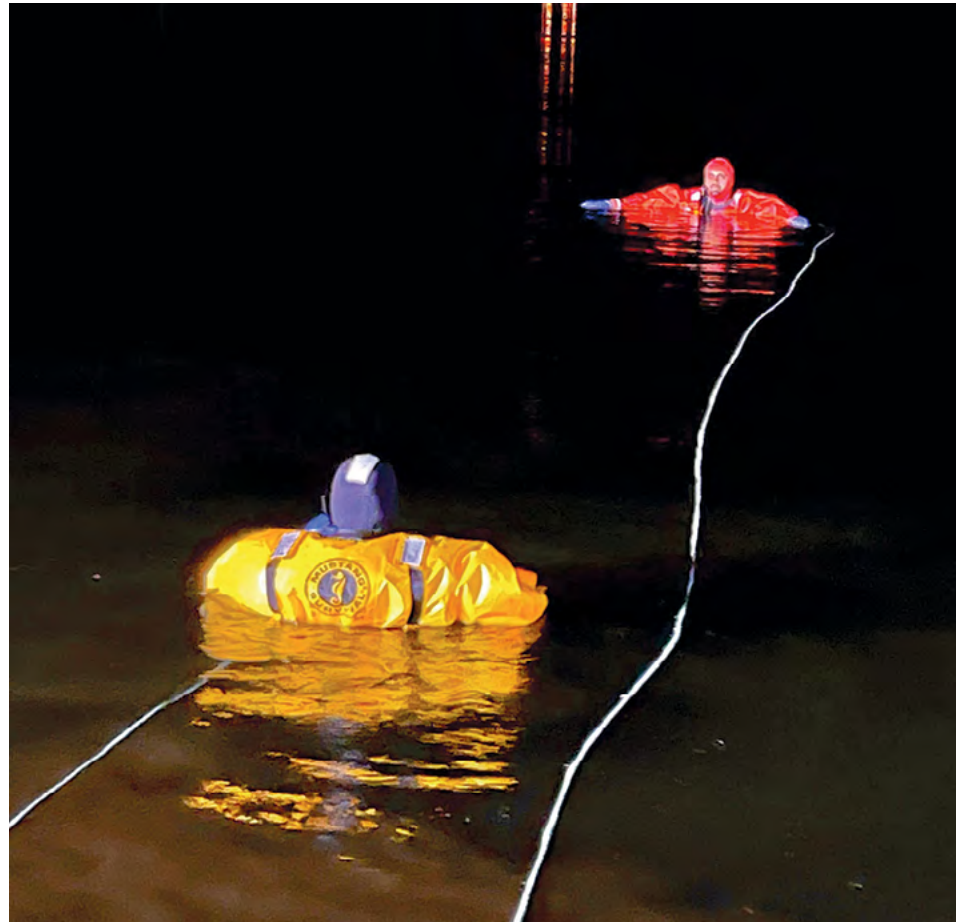
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Fire Department Training

On September 27, 2022, our local Delaware Township Fire Department conducted a night time water rescue training exercise at Wild Acres Lake. We are so grateful to have these wonderful volunteers who put their lives on the line for ours. Remember to always thank our first responders!



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Board of Directors Meeting Minutes

August 20, 2022

Delaware Township Municipal Building

10:04 am – Roll Call

Present: Floyd Lee, Jeff Dembiak, Rick Resnick, Jim Paddock, Joe Jala, Steve Tarquini, Bill Sarro (Zoom)

Absent: Bernice Jala (illness), Pat Larson (unexcused)

Motion by Jeff (2nd by Floyd Lee) to approve corrected July 19 Meeting minutes with correction "Remove bill from the deed back"

Rick Resnick:	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: YES
Bill Sarro: ABS	Jeff Dembiak: YES	Pat Larson: absent	J. Paddock: YES
S. Tarquini: YES			

MOTION PASSED

Motion by Floyd (2nd by Jim Paddock) to approve Treasurer's report dated 7/31/22

Rick Resnick:	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: YES
Bill Sarro: YES	Jeff Dembiak: YES	Pat Larson: absent	J. Paddock: YES
S. Tarquini: YES			

MOTION PASSED

Motion by Steve (2nd by Jim Paddock) to table the Land Development bids pending engineer review

Rick Resnick:	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: YES
Bill Sarro: YES	Jeff Dembiak: YES	Pat Larson: absent	J. Paddock: YES
S. Tarquini: YES			

MOTION PASSED

Motion by Floyd (2nd by Steve Tarquini) to include \$23,000 allocation for Pool 2 decking to the Capital Budget ballot

Rick Resnick:	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: YES
Bill Sarro: YES	Jeff Dembiak: YES	Pat Larson: absent	J. Paddock: YES
S. Tarquini: YES			

MOTION PASSED

Motion by Steve (2nd by Jim Paddock) to include \$115,000 allocation for Pool 1 upper wall repair to the Capital Budget ballot

Rick Resnick: YES	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: NO
Bill Sarro: NO	Jeff Dembiak: NO	Pat Larson: absent	J. Paddock: YES
S. Tarquini: YES			

MOTION PASSED

Motion by Bill (2nd by Steve Tarquini) to include \$20,000 allocation for tennis court resurfacing to the Capital Budget ballot. (These funds would be added to the \$30,000 allocated last year but unused.)

Rick Resnick: YES	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: NO
Bill Sarro: YES	Jeff Dembiak: NO	Pat Larson: absent	J. Paddock: NO
S. Tarquini: YES			

MOTION PASSED

Motion by Steve (2nd by Jeff Dembiak) to include \$25,000 allocation for a playground fund to the Capital Budget ballot.

Rick Resnick:	Bernice Jala: absent	Joe Jala: NO	Floyd Lee: NO
Bill Sarro: NO	Jeff Dembiak: YES	Pat Larson: absent	J. Paddock: NO
S. Tarquini: NO			

MOTION FAILED

Motion by Steve (2nd by Joe Jala) to allow a resident to keep his/her above-ground pool for the calendar year as long as all regulations from the Township are met and proof of permit application is submitted to the Wild Acres office.

Rick Resnick: NO	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: NO
Bill Sarro: NO	Jeff Dembiak: YES	Pat Larson: absent	J. Paddock: NO
S. Tarquini: YES			

MOTION FAILED

Motion by Steve (2nd by Jim Paddock) to close at 1:23pm

Rick Resnick:	Bernice Jala: absent	Joe Jala: YES	Floyd Lee: YES
Bill Sarro: YES	Jeff Dembiak: YES	Pat Larson: absent	J. Paddock: YES
S. Tarquini: YES			

MOTION PASSED

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Wild Acres POA Balance Sheet as of 7/31/2022

ASSETS

10001-000	PETTY CASH FRONT DESK	\$484.00
10007-000	CONCESSION BANK P1	\$220.00
10008-000	P2 CONCESSION BANK	\$360.00
10600-000	WELLS FARGO BANK OPERATING	\$18,027.60
10601-000	WELLS FARGO ESCROW ACCT	\$82,882.36
10651-000	NBT BANK OPERATIING	\$39,661.77
10710-000	DIME BANK PAYROLL ACCOUNT	\$42.97
10740-000	DIME BANK BUILDERS ACCOUNT	\$19,508.57
10750-000	DIME BANK OPERATING ACCOUNT	\$1,200,319.69
11000-000	ACCOUNTS RECEIVABLE	\$3,102,337.10
11001-000	RESERVE FOR UNCOLLECTABLE	(\$3,102,337.10)
	TOTAL ASSETS	\$1,361,506.96

LIABILITIES & EQUITY

CURRENT LIABILITIES

20021-000	MISC W/H	\$4.59
20600-000	REFUNDABLE DEPOSITS	\$551.50
20720-000	ESCROW RENTAL DEPOSITS	\$83,216.17
20800-000	SALES TAX PAYABLE	(\$6.75)
28000-000	DUE TO/FROM CAPITAL FUND	(\$316,136.86)
28005-000	CAPITAL TRANSFER FEES	\$11,555.00
28010-000	DAM ASSESSMENTS	\$47,251.14
29000-000	PREPAID OWNER ASSESSMENTS	\$19,917.92
29008-000	DEFERRED REVENUE REC RAFFLE	\$10,254.47
	Subtotal Current Liab.	\$143,392.82

RESERVES

Subtotal Reserves \$0.00

EQUITY

39000-000	Retained Earnings	\$319,150.68
39001-000	UNRESERVED FUND BALANCE	\$67,359.30
39002-000	SURPLUS TRANSFER	(\$386,512.00)
	Current Year Net Income/(Loss)	\$1,121,223.88
	Subtotal Equity	\$1,121,221.86
	TOTAL LIABILITIES & EQUITY	\$977,829.04

Wild Acres POA Balance Sheet as of 8/31/2022

ASSETS

10001-000	PETTY CASH FRONT DESK	\$484.00
10007-000	CONCESSION BANK P1	\$220.00
10008-000	P2 CONCESSION BANK	\$360.00
10600-000	WELLS FARGO BANK OPERATING	\$18,027.60
10601-000	WELLS FARGO ESCROW ACCT	\$83,382.36
10651-000	NBT BANK OPERATIING	\$39,661.77
10710-000	DIME BANK PAYROLL ACCOUNT	\$42.97
10740-000	DIME BANK BUILDERS ACCOUNT	\$3,000.00
10750-000	DIME BANK OPERATING ACCOUNT	\$249,384.86
10760-000	DIME BANK OPERATING CDARS #1	\$800,000.00
10763-000	DIME BANK CDARS-BLDRS ACCT	\$16,508.57
11000-000	ACCOUNTS RECEIVABLE	\$3,102,337.10
11001-000	RESERVE FOR UNCOLLECTABLE	(\$3,102,337.10)
	TOTAL ASSETS	\$1,211,072.13

LIABILITIES & EQUITY

CURRENT LIABILITIES

20021-000	MISC W/H	\$4.59
20600-000	REFUNDABLE DEPOSITS	\$551.50
20720-000	ESCROW RENTAL DEPOSITS	\$83,716.17
20800-000	SALES TAX PAYABLE	(\$6.75)
28000-000	DUE TO/FROM CAPITAL FUND	(\$316,136.86)
28005-000	CAPITAL TRANSFER FEES	\$11,555.00
28010-000	DAM ASSESSMENTS	\$50,223.46
29000-000	PREPAID OWNER ASSESSMENTS	\$21,343.38
29008-000	DEFERRED REVENUE REC RAFFLE	\$10,254.47
	Subtotal Current Liab.	\$138,495.04

RESERVES

Subtotal Reserves \$0.00

EQUITY

39000-000	Retained Earnings	\$319,150.68
39001-000	UNRESERVED FUND BALANCE	\$67,359.30
39002-000	SURPLUS TRANSFER	(\$386,512.00)
	Current Year Net Income/(Loss)	\$965,745.83
	Subtotal Equity	\$965,743.81
	TOTAL LIABILITIES & EQUITY	\$827,248.77

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Sold for the Dusenberys



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