

WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 39 No. 1

January/February 2023



Trunk or Treat October 29, 2022

**Funniest Costumes:
William & Sophia
Smashnov**

More photos
on page 4...



Christmas Tree Lighting December 3, 2022

**Santa and his elves Noel
& Jeylianis Berrios Reyes**



Rocco Giannini with Santa

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Free Anti-Skid

There is free anti-skid available in the bus stop parking lot for residents to use on their icy driveways this winter; donated by John Sivick, DOO.



Recreation Report

Trunk or Treat

We had a 'scaretastic' Halloween, starting with a trunk or treat in our bus stop parking lot. There was a great turn out with a car decoration contest, everyone put on quite a show! There were 2 winners, Teresa and I had a hard time deciding there were so many excellent choices! All participants/kids gathered for a Halloween parade over to the gazebo, where we had a costume contest. There were three top winners and honorable mentions.

Kids enjoyed picking pumpkins from our pumpkin patch. The pumpkins were donated. There was even a paint station for them to paint their pumpkins. All children received a trick or treat bag, cookies and juice. Thank you to the volunteers who helped make this day awesome! Everyone left with a huge smile.

Harvest Festival

Everyone enjoyed the Harvest Festival which was held up at the clubhouse. We stayed warm around the campfire and enjoyed yummy s'mores, caramel apples and hot apple cider! A big shout out to Lee for all your hard work making the caramel apples. The children had fun going around on the hayrides.

We had a great turn out for the baking contest and scarecrow contest. So many delicious options to choose from! Tammy Murray was our first-place cake winner with an excellent Pumpkin Cheesecake. And an honorable mention for the 3rd place cake winner, Sara Little, with an amazing chocolate raspberry cake! All the children received a small fall give bag with a "make-a-turkey" craft.

Tree Lighting Ceremony

We have been getting ready for the tree lighting and Christmas festivities. As you can tell a lot of hard work and effort went into making it a great day for the families. It was on Dec 3rd at the gazebo with Mr. and Mrs. Claus and their elves who served cupcakes, cocoa and cookies while Santa handed out goodie bags for all the kids! The day started with rain but as with any Christmas miracle, just as the event started the sun came out shining! Children handed Santa their letters which have already been signed and mailed back.

Please Don't Litter. Let's Keep Wild Acres clean!

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!



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Community Corner

Happy Birthday!

JAN 1	Anthony Marsilia	FEB 24.....	Vincent Danese
JAN 1	Melissa Sheehan	FEB 24.....	Kyle Stoughton
JAN 10	Jack Spencer	FEB 25.....	Landon Tarquini
JAN 17	Lilly Walsh	FEB 25.....	Kendall Glaster
JAN 19	Tom Montague	FEB 25.....	Cody Middleton
JAN 27	Jack Sheehan	FEB 26.....	Linda Fescine
JAN 28	Jasmine Glaster	FEB 27.....	Pam Riddlehoover
FEB 1.....	Vanessa Danese	FEB 27.....	Lillian Licitra
FEB 10.....	Chuck Segar		
FEB 16.....	Victoria Vario		

Send your birthday and anniversary dates to admin@wildacreslakes.org

Operating Budget

The 2023/2024 Operating Budget was approved with a \$30 increase in dues. **No Dam Assessment!** The dam assessment has ended. See the budget on pages 10 and 11 in this issue.

AppFolio

We have upgraded our community management software from TOPS Pro to AppFolio. The office staff is very excited for this transition. All residents will receive access to their individual "portal." Some features to highlight are: being able to view your account history, update information, make payments, receive updates about community events, etc.! Keep a look out for more information in the coming months.

Updated Office Hours

Monday thru Friday – 8:30am to 4:30pm
 Saturdays [first and third Saturday of each month] – 8:30am to 12:30pm
 Sunday – closed

Garbage Dumpster Hours

Sunday 11:00am to 5:00pm

Free Food Available

There is food available in the office from the food drive we held in October. If you're a family in need [or know of a family in need] please stop in the office and help yourself to anything on the shelf. No questions asked!

Please Obey the Bus Stop Rules!

We've had complaints of vehicles entering the bus stop at high speeds or through the wrong entrances. Help us keep our children safe! We now have a bus stop monitor to help with the flow of traffic and monitor bus stop activity.

School Bus Stop Safety

- Vehicles must park in a parking spot when dropping off children.
- Vehicles must stay in their spaces until the bus departs or you are waved out by our public safety officer.
- No double parking.
- No speeding in and out of the parking lot; arrive to your assigned bus times 10 mins early to avoid missing the bus.
- Anyone not obeying our bus stop protocol is subject to a fine.

Director of Operations Report

by John Sivick, Director of Operations

It's that time of year again - getting ready for the holidays and the snow! As we know, it's going to get colder, with a possibility of snow and/ice. Maintenance will be out treating the roads so that those leaving or returning to the community will have a safe ride to their homes.

The office has received many complaints of speeding, especially on Wild Acres Drive. Security has increased coverage as children walk or ride their bike home after school. As we prepare to enjoy the rest of the holiday season, please remember to obey the speed limit in the community.

Taking positive steps forward has become possible because of the volunteers on all the committees. Volunteers make this community special. Thank you for your effort and dedication.

Your Board and committees continue to move forward on the planning of the clubhouse and dam repairs.

Wishing you and your family a Merry Christmas, Happy Hanukkah, Joyous Kwanzaa, Happy Holidays, Happy Winter Solstice, or whatever holiday is appropriate. Oh, and a Happy and Healthy New Year!


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Trunk or Treat

October 29, 2022



Most Creative Costume
Wyatt Applestot



Harvest Festival

November 19, 2022



Baking Contest Winners: Yelena Smashnov is holding awards for Tabitha Murray (1st place for Cheesecake and 2nd place for Brownie Cake), Sarah Little won third place for her Raspberry Chocolate Cake

Public Safety Stats - October 2022

Incident	Warnings	Citations	Total
Animal Complaint	2	2	5
Alarm: Car/House	0	0	5
Co2 Alarm	0	0	0
ATV/Dirtbike Issue	0	0	1
Break In/Burglary	0	0	1
Bus Stop Rule Violation	0	1	2
Tresspass/Vandalism	0	0	0
Commercial Vehicle Issue	0	0	0
Construction Issue	0	0	0
Dispute/Domestic	0	0	2
Eluding Public Safety	0	3	2
Failure to Comply	0	2	2
Gate Issue	0	0	0
Gunshots	0	0	0
Illegal Burning	0	0	0
Illegal Dumping	0	0	0
Illegal Rental	0	0	0
Medical	0	0	7
Noise Complaint	0	0	4
Obsenities toward staff	0	1	1
Obstructed View (overgrown property)	0	1	1
Officer Assist PSP	0	0	1
Officer Assist Resident	0	0	2
Parking Violation	3	2	5
Property Check	0	0	2
Property Theft	0	0	0
Suspicious Activity	0	0	3
Person/Vehicle Accident	0	0	1
Traffic Violation	19	3	22
Tree Issue	0	0	2
Tresspass/Vandalism	0	0	1
Untidy Lot	2	0	2
Vehicle Not Registered	2	0	4
Welfare/Wellness Check	0	0	2
Speeding	14	6	20
Illegal Pool	0	0	0
Misc	0	1	11
Total	42	22	111

Public Safety Stats - September 2022

Incident	Warnings	Citations	Total
Animal Complaint	0	0	2
Alarm: Car/House	0	0	1
Co2 Alarm	0	0	1
ATV/Dirtbike Issue	0	0	1
Break In/Burglary	0	0	0
Tresspass/Vandalism	0	0	0
Commercial Vehicle Issue	1	0	1
Construction Issue	1	0	1
Dispute/Domestic	0	0	3
Failure to Comply	0	1	2
Gate Issue	0	0	1
Gunshots	0	0	0
Illegal Burning	2	0	2
Illegal Dumping	2	2	4
Illegal Rental	0	1	1
Medical	0	0	13
Noise Complaint	3	1	4
Obsenities toward staff	0	1	1
Obstructed View (overgrown property)	1	5	6
Officer Assist PSP	0	0	1
Officer Assist Resident	0	0	0
Parking Violation	5	2	8
Property Check	0	0	0
Property Theft	0	0	2
Suspicious Activity	0	0	1
Person/Vehicle Accident	0	0	1
Traffic Violation	12	9	20
Tree Issue	0	0	1
Tresspass/Vandalism	0	0	0
Untidy Lot	2	0	2
Vehicle Not Registered	1	1	2
Welfare/Wellness Check	0	0	2
Speeding	14	6	21
Illegal Pool	0	0	0
Misc	3	0	7
Total	47	29	112

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

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Board of Directors Meeting Minutes

September 17, 2022

Roll Call: 10:09 am

Present: Terasa Tarquini, Bill Sarro, Jim Paddock, Rick Resnick, Jeff Dembiak, Joe Jala, Bernice Jala, Steve Tarquini, Floyd Lee [via phone]

Motion to accept the 8/20/22 open meeting minutes.

1st Steve / 2nd Bill

Yes votes: 6

Abstain: Terasa and Bernice

Motion to accept the Treasurers Report.

1st Bill / 2nd Steve

Yes votes: 5

Abstain: Jim and Terasa

Motion to table the Land Development Plan until next month.

1st Bill / 2nd Steve

Yes votes: 6

Abstain: Terasa

Motion to accept the offer of \$5,000 settlement on back dues on the purchase of property located at block 908 lot 4 section 9 upon upset sale purchase with the stipulation of the land being put into the Preservation Program.

1st Bill / 2nd Jim

Yes votes: 8

11:15 am - Jim Paddock left the meeting.

Open Discussion topics:

- Fawn Lake (big & little) aeration/repair
- Cdars account
- Fence at dump site
- Pot holes on Skyview Road

- Dog Park cleanup
- Fire permits
- Committee involvement
- Typo in Wild Acres World

Motion to close meeting at 11:50 am

1st Bill / 2nd Terasa

Yes votes: 8

Board of Directors Meeting Minutes

October 15, 2022

Roll Call: 10:10 am

Present: Steve Tarquini, Terasa Tarquini, Jeff Dembiak, Joe Jala, Jim Paddock, Bill Sarro, Floyd Lee, Stephen Rose

Motion to approve the 9/17/22 open meeting minutes.

1st Bill / 2nd Jeff

Yes: Terasa, Jeff, Joe, Jim, Bill

Abstain: Floyd

Welcome new WALPOA Board member Stephen Rose.

Welcome Steve Tarquini as WALPOA COB.

Motion to accept the Treasurers Report.

1st Jim / 2nd Terasa

Yes votes: unanimous

Discussion:

- Designated Capital \$15,000
- Quarterly Reports

(continued on next page)



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Board of Directors Meeting Minutes

October 15, 2022 cont.

DOO Report:

- Permission to scrap the Ford Explorer and Jeep Compass
- Permission to lease out Pool 2 Concession Stand

Reading of:

- Public Safety Stats
- Recreation Report
- Environmental Committee Report (need minutes)

No Reports:

- Capital Improvement
- Budget/Finance
- Rules and Regulations
- Bylaws Committee

Motion to appoint Stephen Rose as chair of Capital Improvement and Budget/ Finance Committees.

1st Terasa / 2nd Bill

Yes votes: unanimous

Motion to appoint Terasa Tarquini as co-chair of Recreation and Beautification Committees.

1st Floyd / 2nd Jim

Yes votes: unanimous

Motion to appoint Floyd Lee as chair of the Communications Committee.

1st Jeff / 2nd Bill

Yes votes: unanimous

Discussion:

Ad Hoc Clubhouse Committee needs to set a meeting date.

Motion to accept JHA's bid for the Land Development Contracts

1st Floyd / 2nd Jim

Yes votes: Terasa, Jeff, Joe, Jim, Bill, Floyd

Abstain: Stephen

Unfinished Business:

- Aeration system
- Water sampling

New Business:

- Debit card for purchases
- Invoices/inputting purchase amounts
- No ATM usage permitted
- Purchase limits as safeguards

Motion to approve opening a debit card for credit card purchases

1st Jim / 2nd Floyd

Abstain: Stephen

Yes votes: Terasa, Jeff, Joe, Jim, Bill, Floyd

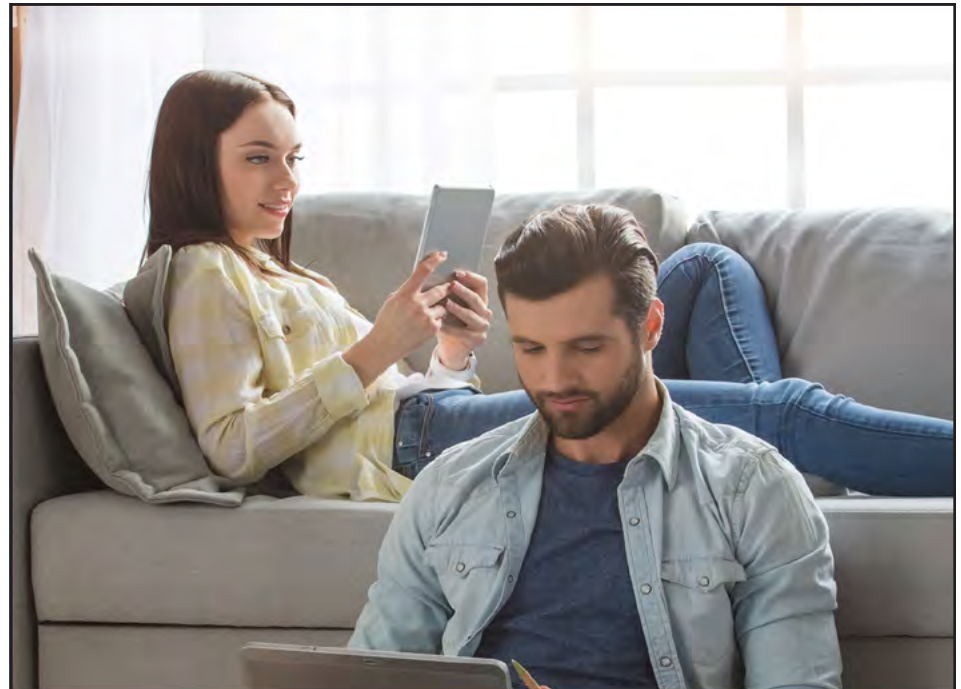
Other Discussion:

- 3 open seats - submit resumes
- Safety concern regarding speeding on Northwood
- Line painting
- Website updating
- 2019 Bylaws changes
- Domestic animals vs. farm animals
- Clubhouse progress/next step
- Colonial Court progress
- Dam assessment

Motion to close meeting at 11:55 am

1st Joe / 2nd Terasa

Yes votes: unanimous



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WILD ACRES LAKES POA

2023-2024 Operating Budget

Income

Dues Income	\$1,595,233.00
Prior Dues.....	\$37,001.00
Special Assessment Income.....	\$0.00
Gate Card Fee Income	\$3,000.00
ATV Registration	\$100.00
Interest Income on Dues	\$15,000.00
Credit Card Fee Income	\$2,500.00
Atty/Legal Fees Recoved Income.....	\$0.00
Beautification Income.....	\$0.00
Boat Rack Rental Income	\$0.00
Builders Packet Income- Admin Processing	\$2,000.00
Cable TV Income	\$15,000.00
Clubhouse Rental Income.....	\$0.00
Collections Income	\$0.00
Collections Fee Income.....	\$1,200.00
Concessions Income- Taxable	\$8,000.00
P2 Concessions Taxable	\$0.00
Court Costs Recovered Income	\$0.00
Interest Income on Bank Accounts.....	\$500.00
Kids Camp Income	\$0.00
Mailbox Initiation Fee Income	\$1,500.00
Marquee Income	\$0.00
Raffle Ticket Income	\$0.00
Recreation, Concession, and Game room	\$0.00
Recreation Income.....	\$2,000.00
Resale Certificate Fee Income	\$5,000.00
Swim Lessons Income.....	\$0.00
Trash Tickets Sale Income.....	\$15,000.00
Vending Proceeds Income	\$0.00
Violations Fees Recovered Income.....	\$18,011.00
Miscellaneous Income	\$0.00
Total Income	\$1,721,045.00

Expenses

ADMINISTRATION EXPENSES

Wages	\$180,000.00
Payroll Taxes	\$19,000.00
Benefits	\$25,000.00
Utilities	\$5,000.00
Supplies	\$6,500.00
Telephone	\$5,000.00
Telephone- Cellular	\$500.00
Accounting Fees.....	\$16,600.00
Advertising.....	\$2,100.00
Appreciation Day	\$1,200.00
Badges- Membership.....	\$3,300.00
Bank and Finance Charges (overdrafts)	\$100.00
Credit Card Bank Charges (Processing Fees)	\$2,700.00
Collection Fee and Credit Card Fees.....	\$100.00
Board Meeting Costs	\$1,200.00
Builders Packet- Engineers Fee.....	\$2,500.00
Bottled Water for Office	\$1,200.00
Charitable Contributions	\$500.00
Collection Court Costs	\$7,685.00
Computer Expenses.....	\$15,000.00
Computer Repairs and Maintenance.....	\$3,500.00
Continuing Education	\$1,000.00
Copier Maintenance	\$3,200.00
Dues and membership.....	\$350.00
Employee Screening Fees	\$400.00

Exterminator.....	\$100.00
Income & Property Tax	\$1,000.00
Insurance - Commercial	\$140,000.00
Insurance/Workers Comp.....	\$25,000.00
Internet Access	\$1,400.00
Late Fee Expenses.....	\$200.00
Legal Fees.....	\$28,000.00
Legal Judgements	\$1,000.00
Newsletter Costs.....	\$4,500.00
Payroll Services	\$5,500.00
Postage	\$7,000.00
Postage Equipment Rental.....	\$2,575.00
Printing.....	\$3,500.00
Rental, Tools & Equipment	\$60.00
Vehicle Fuel & Mileage	\$500.00
Vehicle Repairs and Maintenance	\$1,000.00
Vehicle Registration	\$100.00
Website Service	\$1,000.00
TOTAL ADMINISTRATION EXPENSES.....	\$526,070.00

PUBLIC SAFETY EXPENSES

Wages	\$285,000.00
Payroll Taxes.....	\$34,000.00
Benefits	\$52,000.00
Utilities	\$3,000.00
Supplies.....	\$3,600.00
Telephone	\$4,700.00
Telephone- Cellular.....	\$500.00
Camera Repairs and Maintenance	\$4,000.00
Computer Repairs and Maintenance.....	\$1,500.00
Continuing Education	\$500.00
Equipment Repair and Maintenance.....	\$1,600.00
Gate Supply and Repair	\$6,000.00
Uniforms	\$2,000.00
Vehicle Fuel & Mileage	\$15,000.00
Vehicle Repairs and Maintenance	\$10,000.00
Vehicle Registration	\$200.00
TOTAL PUBLIC SAFETY EXPENSES.....	\$423,600.00

MAINTENANCE EXPENSES

Wages	\$180,000.00
Payroll Taxes.....	\$20,000.00
Benefits	\$23,000.00
Utilities	\$10,000.00
Supplies.....	\$6,500.00
Telephone	\$1,200.00
Telephone- Cellular.....	\$500.00
Building Repairs and Maintenance	\$22,000.00
Permits.....	\$500.00
Continuing Education	\$500.00
Contract Services	\$15,000.00
Dam Inspections	\$2,800.00
Dam Maintenance	\$8,000.00
Road Repairs	\$100,000.00
Drainage Repairs.....	\$4,000.00
Sanitation.....	\$22,000.00
Signs/ Other	\$1,000.00
Snow Removal	\$50,000.00
Uniforms	\$1,000.00
Rentals / Tools & Equipment	\$6,500.00
Vehicle Fuel & Mileage	\$20,000.00
Vehicle Repairs and Maintenance	\$12,000.00
Vehicle Registration	\$1,900.00
Exterminator.....	\$1,000.00
Enviornmental.....	\$1,000.00
Equipment and Small Tools.....	\$8,000.00

2023-2024 Operating Budget cont.

Grounds/ Fields / Courts Maintenance	\$9,000.00
Lake and Beaches Maintenance	\$3,500.00
Lake Treatments.....	\$27,000.00
TOTAL MAINTENANCE EXPENSES	\$557,900.00

RECREATION EXPENSES

Wages - Rec Director	\$20,000.00
Wages - Concession	\$15,000.00
Wages - Pool	\$55,000.00
Payroll Taxes - Recreation Director.....	\$3,000.00
Payroll Taxes - Concession	\$2,800.00
Payroll Taxes - Pool	\$8,000.00
Utilities.....	\$10,000.00
Utilites - Pool.....	\$24,000.00
Supplies.....	\$4,500.00
Telephone	\$1,100.00
Beautification.....	\$1,300.00
Carnival	\$6,300.00
Pool Chairs	\$1,200.00
Pool Chemicals.....	\$875.00
Pool Maintenance	\$36,000.00
Pool and Lake Testing	\$4,200.00
Recreation Functions.....	\$5,000.00
Swim Team	\$1,000.00
Uniforms	\$1,000.00
Concession Expenses.....	\$12,000.00
Equipment Repair and Maintenance.....	\$1,200.00
TOTAL RECREATION EXPENSES.....	\$213,475.00

Total Expenses **\$1,721,045.00**

WILD ACRES LAKES POA

2023-2024 Billable Lots

ASSESSMENT INCOME	ASSESSMENT CHARGE	LOTS
DEVELOPED	\$1,000.00	1207
DEVELOPED - RENTING	\$1,365.00	83
UNDEVELOPED.....	\$1,000.00	226
ADJACENT	\$1,000.00	14
PRESERVATION + 1	\$1,153.00	178
PRESERVATION + 1 1/2	\$1,229.50	1
PRESERVATION + 2	\$1,306.00	23
PRESERVATION + 3.....	\$1,459.00	9
PRESERVATION + 4.....	\$1,612.00	1
RENTING + 1.....	\$1,518.00	4
RENTING + 8.....	\$2,589.00	1
SOS	\$100.00	134
SUB TOTAL	1881

Planning to Rent Your Home? (On your own or through a Realtor)



If so, please stop by the Administration Office to fill out the proper forms. This information not only assists us in identifying non-property owners on your property, it also protects you against unlawful use of or entry to your home in your absence. These forms help save us, you and your renters unnecessary embarrassment, frustration and the conducting of unlawful acts within our community.

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