



WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 39 No. 2

March/April 2023

Calling All Candidates!

Nine (9) Open Seats for 2023

Serving on the board of directors is an enormous responsibility. It requires time, dedication and attendance at Board meetings, committee meetings and emergency meetings. It is also a thankless job. You will be responsible to vote for and carry out enforcing the rules and regulations, bylaws and procedures put in place. Despite the fact it is a volunteer position, you will be a critical part of the association. We welcome applicants who wish to bring their integrity, knowledge, experience and work ethic to the table to help shape the future of Wild Acres!

Section 3.2 - NUMBER OF DIRECTORS: TERMS: QUALIFICATIONS

There shall be eleven (11) Directors who shall be elected at the annual meeting of the membership and shall serve in such capacity without compensation. Their term shall commence at the next regular meeting of the Board of Directors after the meeting of membership at which time the Board of Directors are elected. Each Director shall hold office until his/her successor is elected or appointed as provided for in the bylaws unless he/she sooner dies, resigns or is removed from office. Each Director shall be over the age of eighteen (18), shall be member in good standing of the association and shall be free of any conflict of interest, as provided for in Section 3.6 of these bylaws. All Directors shall be elected for three (3) years. All members of the Board must pass a criminal history check.

Section 3.5 - NOMINATIONS FOR BOARD OF DIRECTORS

Nomination for candidates to be members of the Board of Directors shall be made either by a nominating committee to be appointed by the Chairperson or by written petition signed by at least ten (10) owners in good standing. The nominating committee shall consist of a chairperson, who shall not be a member of the Board of Directors, and two (2) or more additional members in good standing of the Association, provided that a majority of the committee shall not be members of the Board of Directors. A Board member may act as a silent observer at all committee meetings. Non-committee members may only be present at the request of the committee. The nominating committee shall make as many nominations for election to the Board of Directors as shall in its discretion determine, but not less than the number of directors to be elected. Prior to submitting a candidate's name for nomination, his or her approval shall be received by the Nominating Committee.

What to Submit - If you would like to be a candidate, you will need to prepare the following two-page submission:

PAGE 1: Name, address and phone number.

PAGE 2: Written statement – 250 words max. State your qualifications and your reason(s) for wanting to serve on the Board. Your statement will be printed as it is typed; we will not alter/edit it before it appears in Wild Acres World. Your statement must be typed and in English. A photo of yourself is optional.

**Submissions must be received no later than
4:00pm on Wednesday, April 5, 2023**

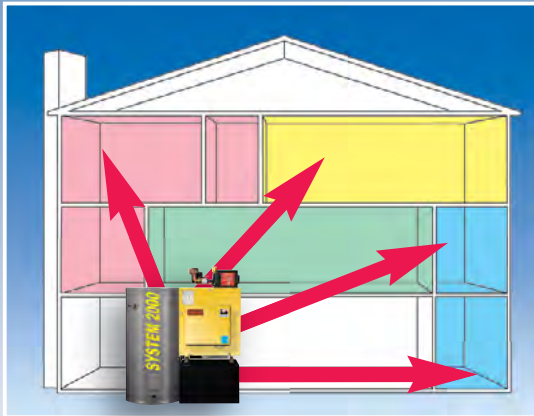
If you do not meet the submission guidelines, only your name will be published in Wild Acres World. Submit your statement to: WALPOA Nominating Committee, 116 Wild Acres Lakes, Dingmans Ferry PA 18328.



WALPOA
116 Wild Acres Drive
Dingmans Ferry PA 18328

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Community Corner

Happy Birthday!

MAR 1..... Mike Montague
 MAR 2..... Emili Laboy
 MAR 5..... Alina Hans
 MAR 6..... Angelo Cardona
 MAR 6..... Felicia Rey
 MAR 9..... Kierrya Engels
 MAR 11..... Jaquelynn Farkas
 MAR 18..... Janel Llewelyn
 MAR 19 Ed Anderson Jr.
 MAR 21..... Mary Marsilia
 MAR 23..... Kristen Gillan
 MAR 24..... Mark Silverstein
 MAR 25 Trish Dorner
 MAR 26..... Candice Holliday
 MAR 27..... Al Casale
 MAR 28..... Rocco Giannini
 MAR 28..... Jackie Marsilia
 MAR 28..... Bailey Ryan
 MAR 29..... Melissa Llewelyn
 MAR 29..... Kenny Ryan
 MAR 30 Logan Ryan
 MAR 31..... Kathy Banz

APR 1 APR Cielinski
 APR 3 Samantha Opalka
 APR 3 Clayton Miller
 APR 5 Christina Rey
 APR 6 Frank McElrath
 APR 6 Kennedy Wright
 APR 8 Errol Ernstrom
 APR 9 Sean Panasuik
 APR 9 Debbie Ferraro
 APR 10 Dylan Engels
 APR 19 Ed Banz
 APR 21 Elaine Fulgieri
 APR 21 Ellen Kowalski
 APR 22 Louie Shultz
 APR 23 Robert D. Farkas
 APR 28 Vanessa Smith

Anniversaries

APR 8 Errol & Carole Ernstrom
 APR 11 Greg & Vanessa Smith
 APR 11 Mike & Jamie Montague

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

2023 Board Meetings

- March 18, 2023
- April 15, 2023
- May 20, 2023
- June 10, 2023
Annual Board Election
- June 17, 2023
- July 15, 2023
- August 19, 2023
- September 16, 2023
- October 7th, 2023
Annual Membership Meeting
- October 21, 2023
- November 18, 2023
- December 16, 2023

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 105 Wheatfield Drive
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 570-296-5138

Good Health Pharmacy
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 570-828-7494

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2023/2024 Annual Dues

This is a friendly reminder that we will be mailing the 2023/2024 dues statements at the end of February. **Dues are payable to WALPOA on or before May 31, 2023.** After that date, interest in the amount of 1.25% will be posted to your account on the first of every month.

It is especially important to keep your information up to date. Please complete the Membership Registration Form that will be enclosed with your invoice.

If you do not receive your invoice by mid-March, please contact the office at 570-828-7511 and another can be mailed out.

The approved budget can be found on our website www.wildacreslakes.org; or pick up a copy at the Administration Office.

Dues Increase - There is an increase to the 2023/2024 HOA Dues in the amount of \$30 per improved, unimproved, adjoined or adjacent lot. Per the Preservation Program, preserve lots will increase by 10% of the dues increase, which amounts to \$3 per preserve lot.

The Budget and Finance Committee worked tirelessly with the Administration Office to try and limit the need for a dues increase. Unfortunately, we under budgeted for the association's insurance costs last year - and this year there was a substantial increase in the rates. We had to increase this line by nearly \$30,000. The cost of goods and services, as everyone knows, has also significantly increased. It was important to add funds to supplies and other operating lines to ensure we can cover the costs of these new inflated prices.

Dam Assessment – Good news! We have completed the dam assessment and there will be no dam assessment on the 2023/2024 invoice.

Important Information:

- Payments must be mailed to the following address: 116 Wild Acres Drive, Dingmans Ferry PA 18328. If you use Bill Pay online through your bank or credit card, please confirm this address and update if necessary. You can also pay by cash, check, money order or credit/debit card.
- It is the responsibility of each and every member to inform the Administration Office of any changes to contact information.
- We have switched our operating system over to AppFolio. One of the great features of this new system is "Resident Portals." Through your portal, you are able to update your information, make payments and send correspondences to the office.

To set up your account, please follow these instructions:

1. Go to wildacreslakes.appfolio.com/connect
2. Click the "Need to set up account?" link.
3. Use an email address you have access to; you will receive a confirmation email to complete the process.
4. You're all set! If you have any questions, please reach out to the office.

Wild Acres Lakes POA 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



The official publication of the Wild Acres Lakes Property Owners Association

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Community Newspaper Publishers

237 Phyllis Court, Stroudsburg PA 18360

FOR ADVERTISING INFORMATION:

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AHA Scavenger Hunt

February is American Heart Month, and isn't just for lovers. February also reminds us to take care of our hearts and consider our risk factors. So, with that in mind, we held a Valentine's Day Scavenger Hunt in honor of the American Heart Association.

Our Recreation Director, Lynn Blair, organized the event, and the Maintenance Department lent a helping hand by cutting out hearts that were made into the scavenger hunt clues.

The event was held on February 12, 2023, and started at the Gazebo in Memorial Park. From there, clues lead the hunters to Pool 2, Pool 1, North Lake Beach, Fawn Lake and then ended at the bus stop parking lot.

Our winner was Marvel [photo at right]; he received a medal and a \$25 gift card to Sister's Deli & Convenience Store. Congratulations, Marvel!

All participants received a Valentine's Day goody bag. We will be making a \$150 donation to the American Heart Association in honor of the event.

Everyone had so much fun they requested we do another scavenger hunt in the future - which we absolutely plan on doing!



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Operations Update

by John Sivick, Director of Operations

Positive steps forward is the direction your board is taking our community; improving our quality of life here in Wild Acres Lakes!

- A public notice was issued requesting bids for road paving, Pool #2 resurfacing and Tennis Court #2 resurfacing - *see reprint below.*
- Public Safety is working with the school district with regards to the bus stop.
- Our accountant is working on the first two quarter compilations for the 2022-2023 fiscal year.
- Colonial Court - Maintenance is taking action and addressing the problem.
- Upper Fawn Lake and Wild Acres Lake has received their permit from the state and can move forward.
- Marluca's is the vendor that will be operating the concession stand at the pools this year.

We are moving forward as a Board, staff and community members to make sure Wild Acres Lakes continues to shine as the beautiful community it is.

Public Bid Notice

The following notice of bid was published in the Pike County Dispatch on 2/9/23:

PUBLIC NOTICE - BID NOTICE FOR THE FOLLOWING PROJECTS:

Resurfacing Pool 2, Resurfacing Pool 2 tennis court, Road paving and Lake Treatment.

NOTICE IS HERE BY GIVEN that sealed bids will be received by Wild Acres Lakes POA, within Delaware Township, Pike County PA, for complete resurfacing of Pool 2 swimming pool, Complete resurfacing of Pool 2 tennis court, Road paving of specific roads within community, and lake treatment for the 2023 summer season.

A pre-bid meeting will be required, please contact the office to schedule a meeting with John the DOO, at your convenience. Sealed bids must be received no later than 4:00pm on 3/16/23. Bids will be opened publicly on 3/18/23.

All bid envelopes must be clearly marked with the project name - Ex. "Resurfacing Pool 2 tennis court bid enclosed" and addressed to the secretary of the BoD.

Successful bidder will be required to provide a COI showing proof of coverage, as well as other information as specified in the bidding documents. An award of a bid is conditioned upon the parties entering into contract satisfactory with WALPOA.

Upcoming Recreation Events

The following events are tentatively scheduled and are subjected to change.

- March 18..... St Patrick's Day Breakfast
 - April 8..... Easter Egg Hunt
 - May 27 Pool #2 Opens
 - May 29 Memorial Day Park Picnic
 - June 10 Yard Sale (bus stop)
 - June 24 & 25 House Yard Sale
 - July 4 Carnival BBQ
 - July 15 Dog Show
 - July 29 Luau
 - August [date TBD] Concert
 - September 2 End of Year Party
- We also plan to have Movie Nights – keep a watch out for more information!



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Wilson Hill Road

Times: 8am to 4pm on these days:

- March 4, 2023
- April 1 and 15, 2023
- May 6 and 20, 2023
- June 3 and 17, 2023
- July 1 and 15, 2023
- August 5 and 19, 2023
- September 2 and 16, 2023
- October 7 and 21, 2023
- November 4, 2023
- December 2, 2023

**PLEASE NOTE:
Dogs must be leashed and under control at all times.**

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.

Food Pantries and Programs in the Area

Agape Food Pantry
300 Ave H, Matamoras
845-722-0218
Tuesday 5-6 pm

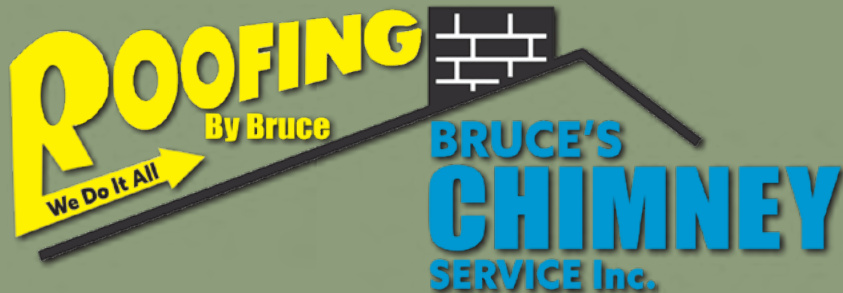
Holy Trinity Lutheran Church
103 Delaware Crest, Dingmans Ferry
570-828-7411
Mon-Fri 9am-noon by appt.

Hands of Hope
Lords Valley Community Church
(behind Ryans Deli)- Rte. 739
570-503-6644
Second Thurs of the month 2-6pm

Ecumenical Food Pantry
321 5th Street, Milford
570-618-1568
Friday noon-1pm & 6:30-7:30pm

Bushkill Outreach
168 Lehman Park Rd., Bushkill
570-588-0660
Tues thru Thurs 9am-noon

Blooming Grove Pantry
St. John Neumann Good Shepard Church
705 Rte. 739, Lords Valley
570-775-6791
Third Thurs of the month



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Wild Acres Lakes POA - Board of Directors Meeting Minutes

November 19, 2022 [Delaware Township Municipal Building]

Meeting opens at 10:11am.

Roll Call: Jeff Dembiak, James Paddock, Joe Jala, Stephen Rose, Steve Tarquini, Terasa Tarquini, Bill Sarro, Christopher Koch

Absent: Floyd Lee

Motion by Jim Paddock (2nd by Stephen Rose) to approve 10/15/22 Minutes

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch:

MOTION PASSES

Announcement of open BOD seats.

Welcome Christopher Koch to the BOD.

Motion by Jim Paddock (2nd by Terasa Tarquini) to accept the Treasurers Report

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Readings:

DOO Report

Public Safety Report

Recreation Report

Committee Reports

Environmental Meeting Mins

Motion by Terasa Tarquini (2nd Jeff Dembiak) to accept minutes from 9/14/22 meeting

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Capital Improvement and Maintenance mins:

Motion by Terasa Tarquini (2nd Jim Paddock) to accept minutes from 10/27/22 meeting

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala:

Terasa Tarquini: YES Bill Sarro: ABS Jeff Dembiak: YES S. Rose: absent

Christopher Koch: YES

MOTION PASSES

Bylaws - No meeting

Budget & Finance mins:

Motion by Jim Paddock (2nd Jeff Dembiak) to accept minutes from 10/27 & 11/8 meetings

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Unfinished Business:

Dam project - Still waiting for a response on waiver from one lake-front resident.

New Business:

Adding another check signer - Stephen Rose and Jeff Dembiak volunteered.

Motion by Bill Sarro (2nd by Jim Paddock) to add Jeff Dembiak as a check signer.

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Motion by Jim Paddock (2nd by Chris Koch) to add Stephen Rose as a check signer.

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Discussion on further Fawn Lake Boring sampling - tabled until next meeting.

Discussion on speed bumps on WA Drive.

Discussion on speed cameras.

Collections.

Discussion on concerns of Rentals under 1 year - Rules and Regulations committee to discuss at next meeting.

Discussion on Burning and burn permits - Rules and Regulations committee to discuss at next meeting.

Motion by Jim Paddock (2nd by Bill Sarro) to write off Block 1106 lot 15/16 in the amount of \$23,737.37 which was purchased from out of repository sale.

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Operating Expense Budget:

Recommendation to increase the Dues by \$30, with no assessment in 2023/2024.

Motion by Bill Sarro (2nd by Jeff Dembiak) to approve \$30 dues increase

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Public Discussion: Banking, website update with events, new website, debit cards, bylaws, Air BNBs, Zoom meetings, potholes on Fairview, dam, selling lots vs not selling, check signers, invoices, budget

Motion by Jeff Dembiak (2nd by Jim Paddock) to close meeting

Steve Tarquini: Floyd Lee: absent Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Meeting closes at 12:10pm

December 17, 2022 [Delaware Township Municipal Building]

Meeting opens

Roll Call: Terasa Tarquini, Floyd Lee, Jeff Dembiak, Joe Jala, Steven Tarquini, Jim Paddock, Stephen Rose, Bill Sarro, Chris Koch

Also present: Jackie Giannini, COB

Absent: John Sivick [emergency]

Motion by Chris Koch (2nd by Joe Jala) to approve 11/19/22 Minutes.

Steve Tarquini: Floyd Lee: ABS Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Motion by Floyd Lee (2nd Jeff Dembiak) to approve/appoint Terasa Tarquini to Secretary.

Steve Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Announcements:

Welcome Steven Demo and Elaine Farkas to the BOD filling two vacant seats.

Readings:

Treasurers Report

Motion by Bill Sarro (2nd by Floyd Lee) to change 11/30/22 Treasurer's Report to "Office Financial Report" as written. > Motion Tabled after discussion.

Motion by Bill Sarro (2nd by Floyd Lee) to table the 11/30/22 Treasurer's Report

Steve Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Readings:

DOO Report [read by COB due to emergency absence of DOO] - Ad hoc meeting date, Collections, PS Stats

Public Safety Report

Recreation Report

Committee Reports

Motion by Stephen Rose (2nd by Jeff Dembiak) to appoint Chris Koch as PS chair

Steve Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES

Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES

Christopher Koch: YES

MOTION PASSES

Clubhouse Ad hoc meeting date set for 1/9/23 at 6pm.

(Minutes continued on next page)

December 17, 2022 cont.

Motion by Floyd Lee (2nd by Jim Paddock) to require 3 sealed bids from Engineer RKR Hess for Fawn Lake Boring project. > Motion tabled after discussion.

Motion by Floyd Lee (2nd by Jim Paddock) to have office set up meeting with RKR Hess to discuss Fawn Lake Boring/Dam project

Steve Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
Terasa Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	S. Rose: YES
Christopher Koch: YES			

MOTION PASSES

Motion by Floyd Lee (2nd by Jim Paddock) to write off Block 1801 lot 37A sold at Tax sale in the amount of \$12,925.03

Steve Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
Terasa Tarquini: YES	Bill Sarro: YES	Jeff Dembiak: YES	S. Rose: YES
Christopher Koch: YES			

MOTION PASSES

Motion by Jim Paddock (2nd Jeff Dembiak) to transfer funds between Public Safety line items 50101-300 to 65000 to cover motor replacement on 2017 Ford Interceptor.

Steve Tarquini:	Floyd Lee: YES	Jim Paddock: YES	Joe Jala: YES
Terasa Tarquini: YES	Bill Sarro: NO	Jeff Dembiak: YES	S. Rose: YES
Christopher Koch: YES			

MOTION PASSES

(Minutes continued on next page)

The Board of Directors and the entire Wild Acres Lakes staff wish each of our



members a great St. Patrick's Day and a very Happy Easter!



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December 17, 2022 cont.

Discussion on Public Safety at bus stop.

Motion by Stephen Rose (2nd by Jim Paddock) to require Public Safety presence at Main Bus Stop for Morning and Afternoon bus runs unless there is an emergency situation.

Steve Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
 Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES
 Christopher Koch: YES

MOTION PASSES

Open Discussion/Membership Q&A

- Reserve Account
- Quarterly Inspection on Dams being done?
- Collection Policy
- AppFolio cost (monthly)
- Updating programs AppFolio/Topps
- Updating computers in Admin office cost?
- PS Vehicle

Motion by Stephen Rose (2nd by Floyd Lee) to appoint Steven Tarquini as chair of Rules and Regulations Committee.

Steve Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
 Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES
 Christopher Koch: YES

MOTION PASSES

Motion by Teresa Tarquini (2nd by Stephen Rose) to close meeting.

Steve Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
 Terasa Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES S. Rose: YES
 Christopher Koch: YES

MOTION PASSES

Meeting closes at 1:37pm

Public Safety Report

November 2022 Activity Report

Incident	Warnings	Citations	Total
Animal Complaint	0	1	6
Animal Complaint	0	1	6
Alarm: Car/House.....	0	0	5
Co2 Alarm.....	0	0	0
ATV/Dirtbike Issue.....	0	0	0
Break In/Burglary	0	0	2
Bus Stop Rule Violation.....	0	1	1
Tresspass/Vandalism.....	0	0	1
Commercial Vehicle Issue	0	0	0
Construction Issue	0	0	0
Dispute/Domestic	0	0	4
DUI	0	1	1
Eluding Public Safety.....	0	0	0
Failure to Comply	0	4	4
Garbage / Garbage Cans	1	3	4
Gate Issue.....	1	0	3
Gunshots.....	0	0	0
Illegal Burning	1	0	3
Illegal Dumping	0	0	0
Illegal Rental.....	0	0	2
Medical	0	0	6
Noise Complaint.....	1	0	1
Obsenities toward staff	0	5	5
Obstructed View (over grown property).....	0	0	0
Officer Assist PSP	0	0	0
Officer Assist Resident	0	0	2
Parking Violation.....	4	8	14
Property Check	0	0	0
Property Theft	0	0	0
Suspicious Activity	0	0	1
Person/Vehicle Accident.....	0	0	1
Traffic Violation.....	22	4	29
Tree Issue	0	0	0
Untidy Lot.....	1	0	1
Vehicle Not Registered	3	4	7
Welfare/Wellness Check.....	0	0	4
Speeding	19	6	25
Illegal Pool.....	0	0	0
Misc.....	0	2	4
TOTAL.....	53	39	136

Public Safety Report

December 2022 Activity Report

Incident	Warnings	Citations	Total
Animal Complaint	0	1	6
Animal Complaint	0	2	3
Alarm: Car/House.....	0	0	5
Co2 Alarm.....	0	0	0
ATV/Dirtbike Issue.....	0	0	0
Break In/Burglary	0	0	1
Bus Stop Rule Violation.....	0	4	4
Tresspass/Vandalism.....	0	1	1
Commercial Vehicle Issue	0	0	0
Construction Issue	0	0	0
Dispute/Domestic	0	0	7
DUI	0	0	1
Eluding Public Safety.....	0	1	1
Failure to Comply	0	1	1
Garbage / Garbage Cans	0	1	1
Gate Issue.....	0	0	4
Gunshots.....	0	0	1
Illegal Burning	0	4	4
Illegal Dumping	0	0	0
Illegal Rental.....	0	3	3
Medical	0	0	18
Noise Complaint.....	0	0	2
Obsenities toward staff	0	2	2
Obstructed View (over grown property).....	0	0	0
Officer Assist PSP	0	0	7
Officer Assist Resident	0	0	13
Parking Violation.....	8	6	14
Property Check	0	0	5
Property Theft	0	0	0
Suspicious Activity	0	0	5
Person/Vehicle Accident.....	0	0	2
Traffic Violation.....	36	14	50
Tree Issue	0	7	1
Untidy Lot.....	2	0	2
Vehicle Not Registered	2	3	5
Welfare/Wellness Check.....	0	0	3
Speeding (highest speed 63mph)	14	3	__
Illegal Pool.....	0	0	0
Misc.....	4	3	7
TOTAL.....	66	55	189

WALPOA Balance Sheet as of 11/30/2022

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	18,033.93
10601-000	WELLS FARGO ESCROW ACCT	82,382.36
10651-000	NBT BANK OPERATIING	39,670.07
10710-000	DIME BANK PAYROLL ACCOUNT	10,778.04
10740-000	DIME BANK BUILDERS ACCOUNT	3,000.00
10750-000	DIME BANK OPERATING ACCOUNT	99,539.22
10760-000	DIME BANK OPERATING CDARS #1	500,600.00
10762-000	DIME BANK CDARS #2	400,000.00
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	1,171,576.19
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
20002-000	ACCRUED EXPENSES	34,566.44
20021-000	MISC W/H	5.46
20600-000	REFUNDABLE DEPOSITS	551.50
20720-000	ESCROW RENTAL DEPOSITS	82,716.17
20800-000	SALES TAX PAYABLE	(6.75)
28005-000	CAPITAL TRANSFER FEES	11,805.00
28010-000	DAM ASSESSMENTS	336.35
29000-000	PREPAID OWNER ASSESSMENTS	25,799.37
29008-000	DEFERRED REVENUE REC RAFFLE	330.40
	Subtotal Current Liab.	156,103.94
RESERVES		
	Subtotal Reserves	0.00
EQUITY		
39000-000	Retained Earnings	689,147.39
39001-000	UNRESERVED FUND BALANCE	67,359.30
39002-000	SURPLUS TRANSFER	(386,512.00)
	Current Year Net Income/(Loss)	645,475.26
	Subtotal Equity	1,015,469.95
	TOTAL LIABILITIES & EQUITY	1,171,573.89

WALPOA Balance Sheet as of 12/31/2022

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	18,033.93
10601-000	WELLS FARGO ESCROW ACCT	82,882.36
10651-000	NBT BANK OPERATIING	39,671.75
10710-000	DIME BANK PAYROLL ACCOUNT	10,475.84
10740-000	DIME BANK BUILDERS ACCOUNT	3,000.00
10750-000	DIME BANK OPERATING ACCOUNT	109,111.19
10760-000	DIME BANK OPERATING CDARS #1	400,600.00
10762-000	DIME BANK CDARS #2	400,000.00
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	1,081,347.64
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
20002-000	ACCRUED EXPENSES	34,566.44
20021-000	MISC W/H	5.46
20600-000	REFUNDABLE DEPOSITS	551.50
20720-000	ESCROW RENTAL DEPOSITS	83,216.17
20800-000	SALES TAX PAYABLE	(6.75)
28005-000	CAPITAL TRANSFER FEES	16,725.00
28010-000	DAM ASSESSMENTS	1,644.85
29000-000	PREPAID OWNER ASSESSMENTS	27,594.37
29008-000	DEFERRED REVENUE REC RAFFLE	330.40
	Subtotal Current Liab.	164,627.44
RESERVES		
	Subtotal Reserves	0.00
EQUITY		
39000-000	Retained Earnings	689,147.39
39001-000	UNRESERVED FUND BALANCE	67,359.30
39002-000	SURPLUS TRANSFER	(386,512.00)
	Current Year Net Income/(Loss)	546,723.21
	Subtotal Equity	916,717.90
	TOTAL LIABILITIES & EQUITY	1,081,345.34

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