



WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 39 No. 3

May/June 2023

MEMORIAL DAY PICNIC

**Saturday, May 27, 2023
11:00 AM in Memorial Park**



Residents: \$3 each (Refundable upon attendance. If you do not attend, the deposit will not be refunded)

Guests: \$5 each (non-refundable)

Price includes hamburger or hotdog, salad, chips, soda and dessert.

MUST sign up and pay by May 22nd at the Admin. Office. Registered service animals only. There will be music and games.

Bring your classic car to the bus stop parking lot (if interested send an email to: recreation@wildacreslakes.org)

ANNUAL ELECTION

**Saturday, June 10, 2023
11:00 am**

Delaware Township Building

**116 Wilson Hill Road,
Dingmans Ferry PA 18328**

[Doors open at 10:00 am]

2023/2024 Amenity Badges required to VOTE

In accordance with our by-laws, notice is hereby given. The WALPOA Annual Membership Meeting will take place at 11:00am at the Delaware Township Building on June 10, 2023.

At this meeting, the membership shall conduct the election of the Board of Directors.

Mail-In Ballot

If you are unable attend this meeting, you can vote by Mail-In Ballot.

Mail-In Ballots must be received at the Administration Office no later than June 7, 2023, at 4:00pm EST. A Mail-In Ballot will be sent directly to your home from Wild Acres via US Postal Service, First Class Mail.

Section 2.10 - Voting Rights of Members

(A) Voting by Proxy. No voting by proxy allowed.

(B) Voting by Absentee Ballot. Every Official Absentee Ballot shall be executed by the member and filed with the WALPOA Office. To be filed and considered valid, an Official Absentee Ballot(s) shall be delivered, in person or by a deeded member of that property or via US Mail to the WALPOA Office. An Official Absentee Ballot will be delivered no later than 4 p.m. EST of the Wednesday before the meeting, at which the vote will be cast. Official Absentee Ballots may not be counted as constituting an amendment to the By-Laws pursuant to section 8.2 of the By-Laws.



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Director of Operations Letter

by John Sivick, Director of Operations

Positive steps forward is the best way to describe the direction your community is headed.

- Volunteers are stepping up to sit on all the committees. The children are attending the events held by recreation and having fun.
- Communication with the residents is important. We have the notice board at the front gate, our website, or calling the office. The office is busy answering phones, handling complaints, and finding answers to the questions residents are asking.
- Your board and staff are working hard to improve the quality of life for all residents. Projects that are moving forward are: the roads, pool repairs, playgrounds, beaches, tennis courts, and clubhouse.
- We have received a few calls questions if the water level of any lake will be drawn down. The answer is not in the near future.

I hope everyone has a great summer!

RECREATION EVENTS

- We're getting ready for a **Paint & Sip** on May 12th for Mommy and Me. All are welcome! Sign up in the office or email me at recreation@wildacreslakes.org. We also created event pages.
- **Memorial Day Picnic** – May 27th at 11:00am in Memorial Park. **Residents: \$3** (refundable upon attendance; if you do not attend, the deposit will not be refunded). **Guests: \$5** (non-refundable). Price includes hamburger or hotdog, salad, chips, soda and dessert. MUST sign up and pay by May 22nd in the Admin. Office. There will be a burn barrel available (weather permitting) for old flags. Registered service animals only. There will be music and games. Bring your classic cars to the bus stop parking lot! If interested email recreation@wildacreslakes.org.

AppFolio

AppFolio is up and running! We've been working out the kinks with portal access links. Let us know if you're having issues signing in and we will reset the account and send new links. Your portal has many features you can utilize:

- Reviewing account balances and other information for accuracy
- Submitting payments
- Submitting Fence/Tree permits under the Architectural Reviews tab
- Submitting suggestions/complaints and other information or forms under the Maintenance tab
- Viewing information on the Event Calendar
- You can view shared documents under the Shared Documents tab

We are continuously updating and adding information to this and the website as time allows. If you need something specific, please let us know!

DID YOU RECEIVE YOUR DUES INVOICE?

Dues invoices were mailed at the end of February. If you did not receive yours, please contact the administration office as soon as possible.

REMINDER: Your dues payment must be received by MAY 31, 2023 to avoid monthly interest charges.

2023 Board Meetings

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



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2023 Candidates: WALPOA Board of Directors Election

JOSEPH JALA INCUMBENT

Dear Members,

If chosen to be re-elected to the Board of Directors, I will continue to dedicate myself to the betterment of our community. I have always worked for the welfare of WALPO and will continue to do my best to keep its members' best interest at heart. I have always kept family and community values as a top priority.



Keeping these standards in mind, I have reached outside of Wild Acres and met with other communities for new and fresh ideas to keep our community up to date with the ever-changing times. I have attended many seminars in surrounding communities in Pike & Monroe Counties concerning issues such as security, environment, governmental structure and general maintenance.

I make a point of attending our By-laws, Budget & Finance, and Rules & Regulation Committee meetings and I am currently on the Club House Committee.

Since I moved here in 1999, I have worked closely with my wife Bernice on important events, such as the Memorial Day Ceremony, the Veterans Day Ceremony, the Dog Show, the Christmas Decorating Contest and the 911 Memorial Service.

I will continue to dedicate myself to making our members proud to call Wild Acres home. If our community has a need, I will always be there for the best interest of you, the members of Wild Acres.

Sincerely, Joseph Jala

EDWARD J. CASTRO JR.

Dear Neighbors,

First, I would like to thank you for the opportunity to allow me to reach out to you concerning our wonderful community here in Wild Acres. My family and I have been continued supporters of the WALPOA Organization since its inception and would like to enhance day to day life here. As I have seen this community grow, I would like to think that I could bring forth fresh ideas, and a new mindset.



Please allow me to indulge you in my areas of expertise. I am a former NYC Police Officer and 9/11 First Responder who has had many different leadership roles within the department. I have worked with a diversified staff and citizens of New York for over 20 years and learned to take into consideration other's views and opinions.

In addition to seeing Wild Acres evolve, I would like to be a part of transitioning this community into the best it can be. I have resided here permanently for about a decade and have felt now is the right time to put forth myself as a dedicated and willing board member. As we move forward away from this horrific pandemic that has affected our way of life, I pledge to work with all of my members to put forth a new normal.

In conclusion, I hope you and your family are all safe and healthy and look forward to working with you all in the near future. Let's make Wild Acres the finest community of the Poconos.

Respectfully, Edward J. Castro Jr.

For 2023, there are nine (9) seats up for election on the Board of Directors and 20 candidates.

Candidate resumes are printed here in date order as received on pages 3, 4, 6, 7, 10 and 11.

CHRISTOPHER A. KOCH INCUMBENT

Greetings:

Although I have just purchased my full-time home in WA this past spring, I've been visiting since about 2004 when my brother bought a weekend home here.

Formerly from New Jersey (Montclair), having Wild Acres as a place to visit and get away from the bustle of suburbia has, at times, been nothing short of a sanity saver. Some of the most memorable times with my son and my partner, Martha, have taken place here. And during times of great stress, being able to take walks in the woods or around one of the Wild Acres lakes has provided me with moments of calm clarity that have helped me rise above crises. In short, I am truly grateful for Wild Acres.

Professionally, I have been a data analyst since the mid nineties, spending the past 18 years employed at PricewaterhouseCoopers, the global accountancy firm. I hope to retire within the next 2-3 years.

Privately, I am a father, a partner to my beloved Martha, a musician and a nature lover. I believe in living simply and as carefully as possible.

Politically, I have come to Wild Acres to be a kindly old neighbor to all regardless of politics. The wisdom of our elders - to keep religion and politics out of friendly discourse - seems more and more important. Kindness and empathy, striving to understand our common needs and wants, transcends those highly personal, ideological choices. We are all biological organisms first, before we are anything else.

If you feel that I can contribute to the quality of life here at Wild Acres, I am ready and willing to try my best.



The official publication of the Wild Acres Lakes Property Owners Association

Published six times a year by
Community Newspaper Publishers

237 Phyllis Court, Stroudsburg PA 18360

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2023 Candidates: WALPOA Board of Directors Election

ILYA KIVENSON

Dear Wild Acres Lakes residents,

Wild Acres is a beautiful community for anyone to live and enjoy life. I knew that the moment I visited our great community for the first time and now I decided to run for elections to the Wild Acres Lakes Board of Directors.

My professional life consists of decades of experience working for various financial firms in the technology sector.

To get myself up to speed with how things work here I have actively participated in different committees and general meetings. While being exposed to our community life, I realized there are many areas requiring improvements where I can help utilizing my life and work experience.

I've also been in communication with many community members and it was not difficult to realize there are many areas where transparency is in question. In part, it's due to lack of communication which has to be improved. I also believe the members are not supposed to hunt for information from the board. It's a responsibility of the Board to deliver the information to the members. This way membership can operate with correct information and cast the votes informatively at the time of voting for the board and for money allocations for the projects. This is the way to improve members' participation in community life and to make sure we are on the right path.

In addition to my main goal of taking care of my son, I have various hobbies and interests, which include roller blading, ice skating, cooking, home improvement, helping friends and people in need.

I thank you for your time and consideration for reviewing this letter!

With respect, Ilya Kivenson

LORA POLOSINA

Dear Wild Acres fellow neighbors!

My name is Lora Polosina and I have been a member of our great community for more than a decade.

My education is in healthy nutrition. I've spent most of my professional life working as a Dietitian.

Wild Acres is my home and I am extremely disappointed in how things run here lately. Pools are poorly maintained, the clubhouse where my son went for summer camps for a few years is now mismanaged to the point it's got closed due to safety issues. I strongly believe changes are long due and I can't just stand back and watch how it gets worse every year.

I started to actively participate in committee meetings, general membership meetings, and the election process for the last three years.

I'd like your support in voting for my candidature for the board of directors to help make Wild Acres a better and happy place. We owe it to our children and to ourselves.

Many thanks for your support.

Respectfully, Lora Polosina



STEPHEN ROSE

INCUMBENT

My name is Stephen Rose. I am excited to announce my candidacy for a position on the WALPOA Board of Directors. I am looking forward to working with other board members, volunteers and the WALPOA management team to make Wild Acres a great place to live in.

For those of you who don't know me. My loving wife and I have been a WALPOA homeowner for 20 years and have thoroughly enjoyed our time here. In my spare time, I enjoy dry stacking field stones; creating benches, wishing wells and walls.

WALPOA board members must know how to plan and understand budgets, manage the association's finances, deal with disputes, discuss and carry out ideas, and listen to the membership.

I believe my professional background in Materials Management makes me the best candidate for the job. I am currently the WALPOA BOD Treasurer. I know what the job entails and believe I have the necessary experience to do it well.

Supported by the Budget and Finance Committee volunteers, we have accomplished the following:

1. Completed the 2023-2024 Operating Expense budget
2. Authored a new monthly Treasurer's report
3. Created a Vendor Survey form and a WALPOA BOD Nomination Signature form
4. Led the change for FDIC and GAAP compliance

Going forward, I will continue to listen carefully to learn what you care about and what your definition of success looks like in a Board of Directors, set benchmarks for a financially healthier association and provide guidance for strategic business planning.

ALEKSANDRA GREENE

Dear Wild Acres Neighbors,

My name is Aleksandra Greene. I am running for a seat on the board of directors. My parents came to the United States in hopes of finding a better life for our family. I am a very proud American citizen. Wild Acres is where my husband, Jason, and I want to raise our 3 children. We want a better life for them as I want a better life for your children, too.



I've been on Facebook to get to know the people here to understand what they want. Basically, we all want the same things. We want to live in a safe, secure place but still want to retain our freedoms.

Previously, I worked 15 years in customer service and also volunteered in Walden Ambulance Corp. I am passionate about helping people. I want to do that here. I've read about the wonderful place Wild Acres used to be. I want to bring that back, only better.

This is **NOT** a thankless job. The reward is the happiness and joy on the residents' faces, when what they want becomes reality. As a board member, I will refrain from focusing and obsessing over one single issue, and will have an open mind to focus and address **ALL** of the issues in Wild Acres working with other board members, the administration, and the residents.

If you feel, as I do about Wild Acres, please consider giving me your vote. Thank you.

Mail-In Ballot Sample

OFFICIAL MAIL-IN BALLOT

2023 Annual Board of Directors Election - June 10, 2023

This is your official Mail-In Ballot. In accordance with the by-laws, no more than two members (legal deeded members) in good standing may vote regardless of the number of names that appear on the recorded deed.

There are nine (9) seats up for election on the Board of Directors and 20 candidates.

For a ballot to be valid:

1. Circle your vote for up to nine (9) candidates, who shall each be elected to a three-year term.
2. Place one (1) Mail-In Ballot in each "Ballot Enclosed" envelope and seal.
3. Place all "Ballot Enclosed" envelopes in the envelope marked "WALPOA Voting Judge." Clearly write name, block & lot and number of ballots enclosed on envelope where provided and seal the envelope.
4. Send by mail (postage required) or bring to the WALPOA Administration Office.
5. Mail-In Ballots must be received in the office no later than 4:00 p.m. on Wednesday, June 7, 2023.

YOU MAY ONLY VOTE ONE WAY – BY MAIL OR IN PERSON. Any deviations from the above instructions will void this ballot. Resumes can be found in the May/June 2023 edition of Wild Acres World and the wildacreslakes.org website.

A: Joseph Jala - [INCUMBENT]

B: Chris Koch - [INCUMBENT]

C: Lora Polosina

D: Aleksandra Greene

E: Rich Bailo

F: Elaine Farkas - [INCUMBENT]

G: Susanna Dubinskaya

H: Vadim Knyazev

I: Dimitri Vassiliev

J: Micheline Dolan

K: Edward Castro

L: Ilya Kivenson

M: Stephen Rose - [INCUMBENT]

N: Nicholas Marzigliano

O: Steven Demmo - [INCUMBENT]

P: Steve Tarquini - [INCUMBENT]

Q: Teresa Tarquini - [INCUMBENT]

R: William Ferguson

S: Justin Stangl

T: Sergery Arinovich

Community Corner

Happy Birthday!

MAY 4 Troy Stoughton

MAY 5 Argy Bonzo

MAY 7 David Miller

MAY 8 Robert Defour

MAY 8 Lincoln Miller

MAY 13 Joyce Snadecky

MAY 15 Ashley Luna

MAY 16 Jimmy Marsilia

MAY 16 Dot Sladicka

MAY 17 Ann Sarchapone

MAY 22 Devin Cielinski

MAY 23 Chelsea Opalka

MAY 30 Tina Myers

JUNE 1 Jeanna Mascia

JUNE 4 Jeff Dorner

JUNE 6 Taylor Tracy

JUNE 6 Mike Carr

JUNE 12 Melanie Cimiluca

JUNE 15 Lucas Pauley

JUNE 17 Allyson Dorner

JUNE 20 Taylor Miller

JUNE 20 Katie Sladicka

JUNE 20 Linny Luna

JUNE 21 Vincent Evers

JUNE 23 Fernando Suarez

JUNE 26 Cindy Luna

Happy Anniversary

MAY 5 Rich & Kelly Rivera

MAY 16 John & Dot Sladicka

MAY 24 Joe & Bernice Jala (53rd)

JUNE 5 Joe Jr. & Cindy Luna

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

54 YEARS

May the love you have for one another continue to grow and blossom with each passing year. Let the good time and treasure of the present become golden memories of tomorrow.

We are wishing Bernice and Joe Jala a very special 54th Wedding Anniversary!



2023 Candidates: WALPOA Board of Directors Election

NICHOLAS MARZIGLIANO

My name is Nicholas Marzigliano. I've been visiting Wild acres for more than twenty years and purchased a home here two years ago. As a young man, I volunteered and contributed 6 years serving in US Navy on a submarine as a navigation electronics technician.

I'm a family man. My whole family spends lots of time in Wild Acres. What happens in Wild Acres is very important to me.

Getting involved I would like to improve the amenities and work towards serving the members better at Wild Acres. I will work towards a more transparent leadership structure. I feel I had no choice but to get involved.

I am the co-chair for the Capital Improvements/Maintenance Committee. I am also a member of the Budget and Finance, Rules and Regulation, Bylaws, PS, and Clubhouse Ad hoc Committees. I have spent a lot of time trying to understand what happens here.

One of my accomplishments include being a contractor, building a hybrid timber frame home, almost the size of the future clubhouse. I also did work in the architectural metal frame and glass industry.

I have been working hard and am willing to put the time in to make the changes necessary to improve Wild Acres. I am committed to working together with the other board members to get the job done.

My hobbies and interests include woodwork, building machines and helping fellow neighbors.

My door will be always open to any and all questions concerning Wild Acres.

RICH BAILO

Dear WALPOA Residents,

I am writing this letter to share my interest in running to fill one of the nine seats up for election as a WALPOA board member.

I am familiar with the community bylaws, rules, and regulations and as a resident of 21 years and a former employee for Wild Acres, I understand some of the challenges we face as a community as well as the changes needed to move WALPOA in a better direction.

I have over 35+ years' experience in Maintenance Supervision, Management, Customer Service, and vehicles. My communication skills are sharp, and I pride myself on problem solving and thinking outside the box. Most importantly I learned to make it my business to create a positive work environment and to chase solutions while facing challenges head on.

I am diligent and work well in a team environment. I contribute with committee meetings and Board meetings, and feel we need people of action as well as people that follow the laws of the community. If given the opportunity I believe with my abilities and experience, I will step in and make an immediate contribution to WALPOA as a Board Member.

I have always had a passion to help my community and neighbors as I have shown many times in the past and look forward to meeting with you. Let's make WALPOA a better community and Vote for change.

Sincerely, Rich Bailo



STEVEN DEMMO

INCUMBENT

Hello Wild Acres Residents.

My family and I have been full time residents of Wild Acres for almost 10 years. We have 4 children and 2 grandkids. Our youngest child is in Middle School. The young ones enjoy the summers and nice weather here, especially the pools and playgrounds. I like going to the pools, playing tennis, boating, enjoying nature, and working on our home.

I've attended a few General Membership Meetings, and last summer I attended my first committee meeting, "Recreation". Since then, I've attended several other committee meetings to learn how things operate here.

This past winter I was appointed to the Board of Directors. It's been "quite an experience" to say the least. However, if I'm going to commit to something like this, I say to myself "Do it for the right reason, and to the best of your ability." I currently chair the Capital Improvement/Maintenance Committee, and I'm part of the Budget & Finance Committee.

With these experiences, and the ability to listen to different opinions on things, I'm prepared to face the challenges ahead of us. So, I am running to keep my position on the Board. I'm asking for your support and your vote. I'd be honored to serve the community we live in, and do what I can to maintain and improve the quality of life for all of us, our families and our friends.

Thank You, Steven Demmo

ELAINE FARKAS

INCUMBENT

My name is Elaine Farkas and I am running for the Board of Directors. I was appointed as a Board member in December of 2022 and I am seeking to continue holding that position in our community.

My family and I have been residents and proud owners in Wild Acres for many years having purchased our property in 1965 and building our home in the spring of 1966. We have loved this community for many years and have enjoyed numerous summer, winter and weekend activities/events since I can remember.

My background is that of administration. I am presently employed part-time as an Office Manager/Bookkeeper in a small construction company. Prior to this, I have held other long-term positions in the financial, banking and record keeping departments, including customer service and interacting with the public. Previously I was an employee of a union wherein I attended meetings in a structured "board" environment and also was the Secretary for the condominium association where I had then resided.

In my short time on the Board, I have enjoyed interacting with the community and listening to their wants and needs. It is through this input and interaction that helps the Board make decisions to benefit our community.

In closing, it would be an honor to represent our community as part of the Board of Directors to help ensure our residents are proud to call Wild Acres their home.

I thank you in advance for your time and consideration.

Respectfully, Elaine I. Farkas

2023 Candidates: WALPOA Board of Directors Election

STEVE TARQUINI INCUMBENT

My name is Steve Tarquini. I have lived here for the last 18 years. I have volunteered for a number of different committees both inside and out of Wild Acres. These include Chair of the Trustees at our local church, Recreation Committee for Delaware Township, and I am currently the Chair of the Zoning Hearing Board for Delaware Township. I also coached Odyssey of the Mind which is an out of the box problem solving team at DDMS for 12 years.

A year ago, I wouldn't have imagined myself on the WALPOA Board of Directors, but there I was at the June 2022 Annual meeting being nominated. I was honored by the support and encouragement and decided to step up to the plate.

The one thing I said was that I was in this to make the community better - but I didn't want any part of the drama. I've tried my best to focus on moving the community forward by tending to the projects and issues that needed immediate attention.

I am proud that the clubhouse project once again is moving forward. The overhaul of the Administration building was another necessary and positive change for the Community. While these changes were good progress, they are not the only areas of the community that needs and deserves attention.

I am asking for your vote so I may continue to work with the Board and residents

TERASA TARQUINI INCUMBENT

My name is Terasa Tarquini and I am running for the WALPOA Board of Directors. I am a 38 year resident of Wild Acres. I have so many fond memories of my time growing up here and couldn't imagine raising my children anywhere else.

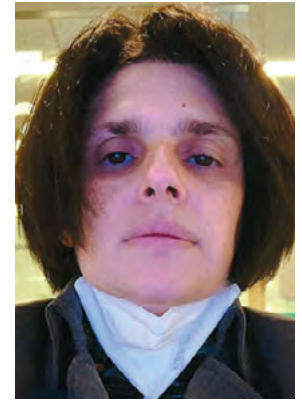
I've been an active member of our community, both in and out of the gates, for many years including working in the Administration office, volunteering at our local church where I sat on their Administrative Board as Head of the Family Ministry Committee planning free family events for the community and went on to chair the Delaware Township Recreation Comm.

Currently, I work as an Office Coordinator and use my skills to serve the community as Secretary of the board. I am the Co-Chair of the Recreation Committee as well as the Beautification Committee and have attended many of the Public Safety, Rules & Regulations and Bylaws committee meetings.

My only "agenda" is to make sure that our amenities are restored and maintained, that our children have a safe and fun environment to grow up in and to see Wild Acres become the "Jewel of the Poconos" that it once was again. I've got the heart, the willingness and the determination to see this through. Thank you for your consideration!

Sincerely,
Terasa Tarquini

SUSANNA DUBINSKAYA



I, Susanna Dubinskaya, own a house in Wild Acres since 2021 but was visiting a community for over 13 years on a regular basis. Wild Acres as a community has opportunities to offer its members a wide range of facilities as well as to ensure safe and pleasant stay.

I'm an immigrant from Ukraine. Me and my family came in USA in 1992 - cannot believe it's already 30 years. I came to the States with Bachelor degree in Math and \$300 in the pocket. This country gave me a great opportunity to continue study and establish myself as a professional. I have BB degree on Finance from Baruch College, CUNY and Master Degree in Finance from NYU. I started working full time in 1996 in the Finance industry and my latest position is in Credit Suisse Bank (to be UBS).

This position taught me many things: I can lead meetings in person and over the phone with more the 100 people, I can do presentations and clearly state and defend my point of view. I don't like long meetings. I know how to make meetings effective and to allow participants to express their point of view. I'm know as a very strong problem solver. I never come to the client with the problem. I always come to the client with the solution, even if it is tactical.

I plan to concentrate on the Public Safety situation as the safety is an important aspect of the community life. I also have several solutions on how to control HOA fees. I'm determined to contribute in to the community development and to ensure that our kids and seniors have comfortable and safe places to rest.

Together we can make a difference. There are no issues that cannot be resolved. We should communicate with each other with respect and willingness to hear each other regardless of differences in the opinions.



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KELLERWILLIAMS.

SAVE THE DATE Meet Your Candidates



Saturday May 6, 2023
11:00 am
Delaware Township Building
116 Wilson Hill Road

We have 20 candidates running for 9 open Board seats. The candidates the membership will choose will be elected for a 3-year term.

Ask them questions, test their knowledge, what are their qualifications?
Brunch and beverages will be provided. Come and meet your neighbors.

We hope to see you there!
The Election Committee

Did You Receive Your Dues Invoice?



Dues invoices were mailed in mid-February. If you did not receive yours, contact the administration office as soon as possible.

REMINDER: Your dues payment must be received by MAY 31, 2023 to avoid monthly interest charges.



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2023 Candidates: WALPOA Board of Directors Election

VADIM KNYAZEV

Dear Board of Directors,

I would like to express my interest in becoming a Board Member with Wild Acres community where I reside full-time and would like to offer my skillset and experience in order to help our community become an even better place to live.

I strongly believe that when I become one of the Directors, the community can benefit from my experiences and ideas as I have a unique background working in the corporate world for over 17 years as well as running my own construction business.

I have administrative experience and excellent leadership skills that I developed during my career in international banks where I led and managed global teams from all over the world. These projects were very demanding and fast paced which helped me hone my leadership and managerial skills that I can bring to our community in order to help with organizing multiple tasks and solve them dynamically.

Moreover, as I am also running my own real estate development firm, I can help our community with finding new ways to bring additional income that is essential for our budget as our community has a vast infrastructure that requires substantial funding to be maintained properly. If I have the privilege of being appointed as a Director, I would like to focus on developing our community's business model and strategy as I have strong business acumen to bring additional income to fund improvements to our facilities.

Sincerely, Vadim



WILLIAM FERGUSON

Hello, my name is William Ferguson and for the past 13 years I have lived here in Wild Acres full time. Since that time, I have always been, and still remain a member in good standing.

I have served on a Board of Directors in Florida for a Community similar to Wild Acres where I once resided and have the experience required for the task I am looking to serve and fulfill on the WALPOA Board.

In my past capacity there I was on the Rules and Enforcement Committee and also the Editor of the Coral Lakes Association Newspaper which was published monthly.

I feel that everyone should serve their community at some point in time, and in some capacity if for no other reason than to just realize and understand what's involved in the process. It's normally a thankless business and voluntary in nature with gratitude seldom experienced.

With that being said...

I see several areas in our Wild Acres community that are in need of revision and improvement while still retaining a smart and thrifty budget. I look forward to working with other members for the collective good of all seeking a brighter and secure future.

Thank You for your consideration.

DIMITRI VASSILIEV

Hello Wild Acres Lakes Community!

My name is Dimitri Vassiliev. I am a resident of Wild Acres Community. I like this community, and I love to spend my time here.

I have a college degree in engineering and food production. Currently, I am a manager for a medical company.

I want to make this community better for all of its members, and to improve the quality of life here. I believe, with my current skillset, that I can be useful for this cause.

Thank you.



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2023 Candidates: WALPOA Board of Directors Election

JUSTIN STANGL

My name is Justin Stangl. I grew up in WA and owned my first home here at the age of 21. I own and operate most of my business in WA.

I believe I would be a valuable asset to the BOD because my main focus is communication and transparency with the community. I have been serving members of our community, along with members of surrounding communities, for a number of years in many aspects. Not only do I put 100% focus on the job at hand, I most importantly focus on their specific needs.

My main reason for wanting to serve on the board is to ensure that EVERYTHING in our community is being managed and operated properly and efficiently. I foresee WA to be a fun, friendly, safe and family-oriented community for parents to raise their children the way others have experienced or better. WA needs to be a place where everyone has something to enjoy from the kids to the seniors.

It is most important to listen to what the residents have to say, but we need to respect everyone's thoughts and input. The role of the BOD shouldn't be to fix all of the issues that the community faces, but rather to work together with the community to find solutions.

I may be one person with my own opinions; however, I do believe I have the community's best interest in mind. If elected I promise to do my part to make sure everyone's voice is heard



MICKI DOLAN

My name is Micki Dolan. My husband Jim died of Covid in early 2020 at the beginning of the pandemic. I needed a place to start a new life and Wild Acres offered the peace, tranquility and security I needed.

I bought my house here in 2021. I spent most of my life as a teacher. I have a BA in constitutional history, and an MS in Education. I taught all grades from K-12, did teacher training for the NYC Bd of Ed, and ran a NY State reimbursable Math program in my district.

I am a person who has real world experience. I know what children need; safe, modern play and sports areas. The old joke about the roads is true: "In England, they drive on the left. In Wild Acres, we drive on what's left." This is dangerous and is wearing on our vehicles.

The community has its faults, but so much potential. I think the current board works hard. But it is disorganized. Community members don't feel informed.

Some candidates advocate raising dues to between \$1200-\$1500 a year. I can't afford that now, can you? This would be to build a clubhouse we just can't afford at this time. We see prices of everything rising. Go to Weis and pay twice as much for food this year as last year. Just as families have priorities, we must also be patient and have priorities.

Consider me to represent you, and I will be a voice for you.



SERGEY ARINOVICH

Hello Wild Acres Lakes community!

My name is Sergey Arinovich. I have been a Wild Acres Lakes resident for the last 4 years. I love this community and enjoy it every moment.

My educational background is a college degree with an electrical engineering major. I have 25 years working experience in major NYC projects as a field electrician as well as in project administration.

Looking at how Wild Acres management is struggling to normalize things in the community I have a strong feeling my experience can be utilized to make things much better.

I live in an ungated part of the community and I would like it to be represented on a board to attract more attention to things that require improvements.

Thank you and best regards,
Sergey Arinovich

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Board of Directors Meeting Minutes

January 21, 2023

Delaware Township Municipal Building

Meeting called to order by COB at 10:13 am

Present: S. Demmo, T. Tarquini, S. Rose, J. Paddock, J. Jala, J. Dembiak, F. Lee, B. Sarro (Via phone), S. Tarquini, C. Kock (Via Zoom)

Motion by Floyd Lee (2nd by Jim Paddock) to accept open BOD meeting minutes from 12/17 with corrections.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: YES S. Demmo: YES

MOTION PASSED

Announcement of open BOD seats - none

Treasurer's Report

Financials - report distributed to public at sign in.

Motion by Joe Jala (2nd by Steve Demmo) to accept Treasurers Report.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: YES S. Demmo: YES

MOTION PASSED

Budget and finance - Dime bank accts. Committee will meet with office to make sure we are FDIC compliant. Formation of revenue group to study ways to increase revenue. Clarity on open bid process, vendor survey form.

DOO Report read - CH square footage 9,700 sq feet, land development, meeting with Township, adding a gym cost approx \$400,000, acre disturbance under 1 acre, Pool 2 deck done in house to save money, Pool 2 bids for repair will be going out. Audit is done. Potholes are being filled. Next month's meeting will be at the Newman Smith American Legion in Bushkill, PA.

Collections - Payment plans collection report

Public Safety report read

Recreation report read

Environmental Meeting minutes from 9/14/22

Motion to get Colonial Court back to previous condition.

Withdrawn - Plan implemented previously

John Sivick will reach out to the Fish & Boat Commission regarding fish survey/re-stocking lakes.

Rules & Regulations Committee 12/8/22

Commercial zoning law?

Fine for not registering rentals

Add 1st reading of 90-day rental change to agenda.

Chris dropped off Zoom meeting.

Beautification Committee - Tree for Bernice Jala recognition.

Public Safety Committee - No report.

Capital Improvement & Maintenance Committee - Steve Rose resigning as Chair to focus on Financial Committee. Next meeting 1/24/23 @ 6:30 pm

Motion by Steve Rose (2nd by Teresa Tarquini) to appoint Steve Demmo as Capital Improvement & Maintenance Committee chair.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: absent S. Demmo: YES

MOTION PASSED

Brainstorm Committee - No report.

New Business

Motion by Floyd Lee (2nd Jim Paddock) to write off acct #1001-59 (abcd) sold at tax sale.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: absent S. Demmo: ABS

MOTION PASSED

Motion to write off acct 1504-11 due to bankruptcy chapter 13.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: absent S. Demmo: ABS

MOTION PASSED

Motion by Jim Paddock (2nd by Joe Jala) to accept the 21/22 Year end audit 2nd draft.

S. Tarquini: Floyd Lee: ABS Jim Paddock: YES Joe Jala: YES
T. Tarquini: ABS Bill Sarro: ABS Jeff Dembiak: ABS Steve Rose: YES
Chris Koch: absent S. Demmo: ABS

MOTION FAILED

Motion by Floyd Lee (2nd by Joe Jala) to nominate Bill Fells Chair of Election Committee.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: absent S. Demmo: YES

MOTION PASSED

Q & A

PS Vehicle purchase

Castro BOD Removal

Restrictive covenants regarding poultry

Shawnee Walker 69KW line

Snow Removal into streets

Dam Boring

Bylaws Meeting 1/26 at 6 pm announcement

Collections Questions

Sledding Hill

Boat racks - building code, engineer review

Motion by Steven Rose (2nd by Terasa Tarquini) to add to article #7 (10) Animal Cruelty to rules and regulations.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: NO Jeff Dembiak: YES Steve Rose: YES
Chris Koch: absent S. Demmo: ABS

MOTION PASSED

Motion by Jim Paddock (2nd by Joe Jala) to have 1st reading of 90 day rental rule.

S. Tarquini: Floyd Lee: NO Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: NO Jeff Dembiak: ABS Steve Rose: NO
Chris Koch: absent S. Demmo: YES

MOTION PASSED

Motion by Terasa Tarquini (2nd by Jim Paddock) to close meeting at 1:10 pm.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: YES
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: absent S. Demmo: YES

MOTION PASSED

Board of Directors Meeting Minutes

February 18, 2023

Delaware Township Municipal Building

Meeting called to order by COB at 10:05am

Present: Steve Tarquini, TerasaTarquini, Elaine Farkas, Steve Demmo, Stephen Rose, Chris Koch, James Paddock, Jeff Dembiak, Floyd Lee, Bill Sarro (via phone)
Absent: Joe Jala

Motion by Floyd Lee (2nd by Jeff Dembiak) to accept open BOD meeting minutes from 01/21/23.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: absent
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: ABS
MOTION PASSED

Announcement of open Board seats - none

DOO Report

WA Lake Divers

Public notice has gone out for bidding of roads

Pool 2 and tennis courts

Owens has started on the 1st 2 Quarter reports for 2022/2023

Colonial Court action has been taken and is ongoing

(2) positions are open in the Maintenance Dept

Public Safety Report - stats

Recreation Report - meeting scheduled for 3/15/23 at 6 pm

Treasurer's Report - Stephen Rose

Corrections have been made to report and audit is set to begin

Budget and Finance Report - Stephen Rose

Zoom meeting with lawyer in 2 weeks

Dime bank working capital balances out

Collections program

Reserve study needs to be done

PS Committee - No report

Rec Committee - Meeting on 3/15/23

Environmental/Architectural Committee - No report

Capital Improvement/Maintenance Committee - No report

Bylaws Committee - Bill Sarro disconnected from call

Communications Committee - No report

Beautification Committee - Meeting set for 3/15/23 following Recreation meeting.

Rules & Regulations Committee - (Bill Sarro disconnected from call)

Report read by COB Tarquini

Ad Hoc Clubhouse Committee - Waiting for Land Development which will meet with the Delaware Township Planning Commission in April.

Ad Hoc Brainstorm Committee - none

Contracts/Bids: None

Rules and Regulations proposed changes:

Motion to request changing Rule to make rentals a minimum of 90 days with an increased fine scale and rental bond increased to maximum allowable.

Motion by Floyd Lee (2nd by TerasaTarquini) to change Rules and Regulations article XII #8 wording of Rentals to 90 days and maximum allowable fine.

S. Tarquini: Floyd Lee: NO Jim Paddock: ABS Joe Jala: absent
T. Tarquini: NO Bill Sarro: absent Jeff Dembiak: YES Steve Rose: NO
Chris Koch: ABS S. Demmo: NO Elaine Farkas: ABS

MOTION FAILED

Unfinished Business

Fawn Lake Boring project scheduled

Community garden

Hens (Restrictive Covenants)

Dive Bids

New Business

21-22 Audit

Motion by Stephen Rose (2nd by Floyd Lee) to approve the Audit.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: absent
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: ABS

MOTION PASSED

Motion by Stephen Rose (2nd by Chris Koch) to approve the 2022/2023 First Quarter Financial Statement.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: absent
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES

MOTION PASSED

Unauthorized change of Article VI #1 - remove wording that was not approved by previous Board.

Reading of Rules and Regulations Changes to Article XII #8

- (A) Motion to change Rules and Regulations to say No rentals shorter than 60 days from 5/15-9/15 of any calendar year and 90 days from 9/16-5/14 unless due to an emergency housing situation which will require DOO approval
- (B) Motion to remove last sentence in Article I #5 "Any person who takes occupancy of any residence within the Community to the exclusion of the owners thereof for a period of 30 days or more"
- (C) Motion to change Article XII #7 to raise rental bond from \$500 to \$1,000
- (D) Motion to change Article XII #7 to additional dues from \$365 to \$500
- (E) Motion to replace Article XII #8 with "No rentals shorter than 60 days from 5/15-9/15 of any calendar year and 90 days from 9/16-5/15 unless due to an emergency housing situation which will require DOO approval (see fine schedule)"
- (F) Motion to change Article XII (D) to "Any short-term rentals less than 60 days from 5/15-9/15 and 90 days from 9/16-5/14"
- (G) Motion to change Article VI #1 to "No hunting or discharging of firearms within the boundaries of Wild Acres"
- (H) Motion to remove #2 and #3 from Article VI

Q & A Discussion

Clubhouse Ad-Hoc Committee

Unconstitutional gun rule

Public Safety Meeting

Collections

Quarterly Dam assessment

Communication Committee

69KW Line

Wild Acres World

Motion by Floyd Lee (2nd by Terasa Tarquini) to close meeting at 11:55am.

S. Tarquini: Floyd Lee: YES Jim Paddock: YES Joe Jala: absent
T. Tarquini: YES Bill Sarro: YES Jeff Dembiak: YES Steve Rose: YES
Chris Koch: YES S. Demmo: YES Elaine Farkas: YES

MOTION PASSED

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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Public Safety Statistics

JANUARY 2023

Incident	Warnings	Citations	Total
Animal Complaint	3	1	
Alarm: Car/House	0	0	4
Co2 Alarm	0	0	0
ATV/Dirtbike Issue	0	0	0
Break In/Burglary	0	0	0
Bus Stop Rule Violation	3	1	4
Tresspass/Vandalism	0	1	7
Commercial Vehicle Issue	0	0	0
Construction Issue	1	0	1
Dispute/Domestic	0	0	3
DUI	0	2	2
Eluding Public Safety	0	0	0
Failure to Comply	0	0	0
Garbage / Garbage Cans	1	0	0
Gate Issue	0	4	6
Gunshots	0	0	2
Illegal Burning	4	4	8
Illegal Dumping	1	1	2
Illegal Rental	0	0	0
Medical	0	0	10
Noise Complaint	0	0	0
Obsenities toward staff	0	0	1
Fires	0	0	3
Officer Assist PSP	0	0	5
Officer Assist Resident	0	0	6
Parking Violation	2	0	3
Property Check	0	0	4
Property Theft	0	0	0
Suspicious Activity	0	0	4
Person/Vehicle Accident	0	0	2
Traffic Violation	26	10	36
Tree Issue	0	7	1
Untidy Lot	0	0	0
Vehicle Not Registered	2	0	0
Welfare/Wellness Check	0	0	4
Speeding	9	2	11
Illegal Pool	0	0	0
Misc	3	2	10
Total	55	35	139

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 Verizon 800-483-5000
 Met-Ed Electric 800-545-7741
 Penn American Water Company 800-565-7292
 Blue Ridge Cable Company 570-296-8200

Wild Acres POA Balance Sheet as of 1/31/2023

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 OPERATING	39,673.43
10710-000	DIME BANK PAYROLL ACCOUNT	10,111.19
10740-000	DIME BANK BUILDERS ACCOUNT	3,000.00
10750-000	DIME BANK OPERATING ACCOUNT	213,212.52
10760-000	DIME BANK OPERATING CDARS #1	650,600.00
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	1,034,586.00

LIABILITIES & EQUITY

CURRENT LIABILITIES

20002-000	ACCRUED EXPENSES	58,456.60
20021-000	MISC W/H	8.01
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	22,510.00
28010-000	DAM ASSESSMENTS	4,477.58
29000-000	PREPAID OWNER ASSESSMENTS	37,775.64
29008-000	DEFERRED REVENUE REC RAFFLE	330.40
	Subtotal Current Liab.	206,819.15

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)	457,769.86
	Subtotal Equity	827,764.55
	TOTAL LIABILITIES & EQUITY	1,034,583.70

Wild Acres POA Balance Sheet as of 2/28/2023

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 OPERATING	39,673.43
10710-000	DIME BANK PAYROLL ACCOUNT	9,191.49
10740-000	DIME BANK BUILDERS ACCOUNT	3,000.00
10750-000	DIME BANK OPERATING ACCOUNT	671,033.65
10760-000	DIME BANK OPERATING CDARS #1	100,600.00
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	941,487.43

LIABILITIES & EQUITY

CURRENT LIABILITIES

20002-000	ACCRUED EXPENSES	58,456.60
20021-000	MISC W/H	8.01
20600-000	REFUNDABLE DEPOSITS	551.50
20720-000	ESCROW RENTAL DEPOSITS	81,716.17
20800-000	SALES TAX PAYABLE	(6.75)
28005-000	CAPITAL TRANSFER FEES	24,450.00
28010-000	DAM ASSESSMENTS	5,946.82
29000-000	PREPAID OWNER ASSESSMENTS	44,027.20
29008-000	DEFERRED REVENUE REC RAFFLE	330.40
	Subtotal Current Liab.	215,479.95

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)	356,010.49
	Subtotal Equity	726,005.18
	TOTAL LIABILITIES & EQUITY	941,485.13

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Sold for Giannandrea Estate



Sold for Emilia Palombit



Sold for the Brummers



Sold for Cynthia Casale



Sold for Ruisi Family Trust



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Sold for Hans Spyker



Sold for Eugene Rizov

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