

WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 40 No. 1

January/February 2024



We had our Veterans Day event on November 11 followed by brunch. Thank you to all that came!

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Approved Changes to the Rules and Regulations

9/16/23

ARTICLE XIX – OFFENSES AGAINST ASSOCIATION PERSONNEL

Change From:

1. Physical or verbal obscenities directed towards any Association employee will not be tolerated.

Change To:

1. Physical harassment or verbal obscenities directed towards any Association employee will not be tolerated.

ARTICLE XXIII – QUALITY OF LIFE

Add:

No public indecency, as defined by Pennsylvania State Statute #3127, is permitted.

SCHEDULE OF FINES/ASSESSMENTS

Add:

ARTICLE XXIII – QUALITY OF LIFE as a Tier 2 fine schedule.

ARTICLE XVII – BURNING

Change From:

DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES in ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA where air contaminants, including smoke and or odor, are emitted to the open air, and are not directed thereto though a flue.

Change To:

DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES in ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA.

(Balance of Article XVII remains unedited)

10/21/23

ARTICLE 1 – DEFINITIONS

Add:

9. Firearm - Any device which will, or is designated to, expel a projectile, ball slug, pellet, missile, or bullet; excluding Nerf Guns and/or Airsoft Guns.

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New Alert System

Your input is requested...

Recently, the association began using a new alert system. We are trying to identify the community members who prefer to receive updates, news and alerts by phone call, rather than text message or email.

The program we are using is included at no additional cost with our new operating system; however, it only gives an option to send alerts via text or email. A new program would need to be purchased to send out calls.

Please contact the office at 570-828-7511 by 2/1/23 and let us know if you would prefer an automated phone call. It's important for us to identify how many residents would like this option so we can gauge the necessity.

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!



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

Updated Office Hours

Monday through Friday – 8:30am to 4:30pm
1st and 3rd Saturday of each month – 8:30am to 12:30pm
Sunday – closed

Garbage Dumpster Hours

Sunday 11:00am to 5:00pm

School Bus Stop Safety

- Vehicles must park in a parking spot when dropping off children.
- 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.

Community Corner

Happy Birthday!

JAN 1 Anthony Marsilia
 JAN 1 Melissa Sheehan
 JAN 4 Ryan Giannini
 JAN 10 Jack Spencer
 JAN 17 Lilly Walsh
 JAN 19 Tom Montague
 JAN 27 Jack Sheehan
 JAN 28 Jasmine Glaster
 FEB 1 Vanessa Danese
 FEB 10 Chuck Segar

FEB 16 Victoria Vario
 FEB 24 Vincent Danese
 FEB 24 Kyle Stoughton
 FEB 25 Landon Tarquini
 FEB 25 Kendall Glaster
 FEB 25 Cody Middleton
 FEB 26 Linda Fescine
 FEB 27 Pam Riddlehoover
 FEB 27 Lillian Licitra

Send birthday and anniversary dates to: officemanager@wildacreslakes.org

Wild Acres POA Balance Sheet as of 9/30/2023

ASSETS

Cash

Wells Fargo Bank Operating	18,051.88
Wells Fargo Escrow Acct	83,782.45
Nbt Bank Operating	39,422.99
Dime Bank Payroll Account.....	19,595.22
Wells Fargo Renter.....	100.00
Dime Bank Builders Account.....	4,607.64
Dime Bank Operating Account	510,040.80
Dime Bank Operating Cdars #1.....	821,372.97
Dime Bank Cdars-Bldrs Acct	16,000.00

Total Cash.....1,512,973.95

Petty Cash Front Desk	484.00
Concession Bank P1.....	185.50
P2 Concession Bank.....	232.60
Accounts Receivable.....	3,102,337.10
Reserve For Uncollectable.....	(3,102,337.10)
Prepaid Expenses	9,448.00

TOTAL ASSETS 1,523,324.05

LIABILITIES & CAPITAL

Liabilities

Accrued Expenses.....	57,133.65
Medical Withheld	70.00
Misc W/H	8.01
Refundable Deposits.....	551.50
Escrow Rental Deposits	83,716.26
Sales Tax Payable	(6.75)
Prepaid Owner Assessments	31,725.76
Clearing Account.....	(999.74)
Capital Transfer Fees	7,306.00
Dam Assessments.....	5,664.10
Deferred Revenue Rec Raffle	330.40

Total Liabilities 185,499.19

Capital

Retained Earnings.....	232,979.39
Unreserved Fund Balance.....	134,718.30
Surplus Transfer	(367,698.00)
Appfolio Opening Balance Equity	(0.22)
Calculated Retained Earnings	1,030,267.77
Calculated Prior Years Retained Earnings	307,557.62

Total Capital1,337,824.86

TOTAL LIABILITIES & CAPITAL..... 1,523,324.05

Wild Acres POA Balance Sheet as of 10/31/2023

ASSETS

Cash

Wells Fargo Bank Operating	18,054.18
Wells Fargo Escrow Acct	83,382.45
Nbt Bank Operating	39,688.84
Dime Bank Payroll Account.....	46,735.12
Dime Bank Builders Account.....	4,607.64
Dime Bank Operating Account	205,062.90
DIME BANK ICS SWEEP	458,848.62
Dime Bank Operating Cdars #1.....	551,372.97
Dime Bank Cdars-Bldrs Acct	16,000.00

Total Cash.....1,423,752.72

Petty Cash Front Desk	484.00
Concession Bank P1.....	185.50
P2 Concession Bank.....	232.60
Accounts Receivable.....	3,102,337.10
Reserve For Uncollectable.....	(3,102,337.10)

TOTAL ASSETS 1,424,654.82

LIABILITIES & CAPITAL

Liabilities

Accrued Expenses.....	36,940.65
Medical Withheld	130.00
Misc W/H	8.01
Refundable Deposits.....	551.50
Escrow Rental Deposits	83,216.26
Sales Tax Payable	(6.75)
Prepaid Owner Assessments	33,705.04
Clearing Account.....	7,180.26
Due To/From Capital Fund.....	(367,698.00)
Capital Transfer Fees	5,153.00
Dam Assessments.....	1,749.85
Deferred Revenue Rec Raffle	330.40

Total Liabilities (198,739.78)

Capital

Retained Earnings.....	689,147.39
Unreserved Fund Balance.....	67,359.30
Surplus Transfer	(386,512.00)
Appfolio Opening Balance Equity	42,032.78
Calculated Retained Earnings	944,943.82
Calculated Prior Years Retained Earnings	266,423.31

Total Capital 1,623,394.60

TOTAL LIABILITIES & CAPITAL..... 1,424,654.82



The official publication of the Wild Acres Lakes Property Owners Association

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237 Phyllis Court, Stroudsburg PA 18360

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FRENCH TOAST CASSEROLE

Make your mornings special with this easy **French Toast Casserole**. It has everything you love about traditional French Toast, and is baked all in one pan!

Author Ashlyn Edwards, Belle of the Kitchen

Ingredients

- ½ a loaf of French bread, (about 8 oz) cut into cubes
- ½ cup butter
- 1 cup packed brown sugar
- 6 Eggs
- 2 cups milk
- 2 teaspoons vanilla extract
- 2 teaspoons cinnamon, divided
- 1 Tablespoon brown sugar, for topping
- powdered sugar for topping, optional

Instructions

1. Preheat oven to 425 degrees. Butter a 13x9 inch baking pan and set aside.
2. In a small sauce pan, melt butter over medium heat. Once butter has melted, stir in brown sugar until dissolved and mixture is smooth. Pour mixture into the bottom of a 9x13 pan and spread evenly.
3. Add bread cubes to the pan, spreading over the top of the brown sugar/butter mixture.
4. In a medium sized bowl, whisk together the eggs, milk, vanilla, and 1 tsp of cinnamon. Pour egg mixture over the top of bread cubes, ensuring that all pieces of bread are saturated. Sprinkle with remaining 1 teaspoon of cinnamon and 1 tablespoon of brown sugar.
5. Bake in preheated oven for 25-30 minutes until top is golden brown. Remove from oven and sprinkle with powdered sugar if desired. Enjoy

Notes

- **Best Bread to Use:** I prefer to use french bread, and it's best if the bread is dry and not too soft. This allows it to soak up the yummy sauce from the casserole better and prevents the french toast from becoming too soggy. If time allows, cut your french bread into cubes and place in a single layer on a cookie sheet over-night or for around 12 hours to help the bread dry out before baking.
- **Freezer Option:** Make the casserole in a freezer safe baking dish (such as a disposable aluminum foil pan) and bake as directed, then allow it to cool completely. Wrap in both plastic wrap and aluminum foil and freeze for up to three months. Allow the casserole to defrost completely in the refrigerator for roughly 24 hours before baking. Reheat the casserole, uncovered, at 350 degrees for 30 minutes.
- **Make Ahead Option:** This recipe can be made in advance and makes a great holiday breakfast or a great option for busy mornings. Simply prepare as directed up until the final baking step. Cover the unbaked casserole with plastic wrap and place in the refrigerator overnight, then bake as directed in the morning.



Nutrition Calories: 382kcal | Carbohydrates: 48g | Protein: 9g | Fat: 17g
Saturated Fat: 9g | Cholesterol: 159mg | Sodium: 328mg | Potassium: 198mg
Sugar: 32g | Vitamin A: 630IU | Calcium: 131mg | Iron: 1.8mg

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MONSTER COOKIE RECIPE

In high school, monster cookies were one of my best friends' favorite cookies to make... and more importantly, eat! Seeing this recipe made me think of her, hopefully they come out as good as I remember! If you happen to make them this year, post pictures on our Facebook page and let us know what you think!

Yield: 24 Cookies

Ingredients

- ¾ cup plus 2 tablespoons (125 g/4.4 oz) all-purpose flour
- ½ teaspoon baking soda
- ¼ teaspoon salt
- ½ cup (1 stick/115 g) unsalted butter, at room temperature
- ½ cup (100 g/3.5 oz) light brown sugar (dark is fine, too)
- ¼ cup (50 g/1.7 oz) granulated sugar
- ½ cup (125 g/4.4 oz) creamy peanut butter
- 1 large egg, at room temperature
- 1 teaspoon pure vanilla extract
- 1 and ¼ cups (120 g/4 oz) old-fashioned rolled oats
- ¾ cup multi-colored candies, such as M&M's
- ½ cup (85 g/3 oz) bittersweet or semi-sweet chocolate chips, optional

Instructions

1. Preheat oven to 350° F/180° C. Line two baking sheets with parchment paper and set aside.
2. In a large bowl, sift together flour, baking soda, and salt. Set aside. In a standing mixer fitted with the paddle attachment, beat butter and sugars for 2-3 minutes, until fluffy. Beat in peanut butter, vanilla, and egg, and beat well until combined. Add flour mixture and beat on low speed just until combined. Don't over mix. Add in oatmeal, candies, and chocolate chips, and keep mixing on low just until combined. The less you mix, the softer the cookies will be.

3. Drop rounded balls of dough onto prepared baking sheets, the size of 2 tablespoons each (I use an ice cream scoop), spacing them 2 inches apart. Bake for 9-12 minutes, until cookies just begin to brown at the edges and center is still soft. Cookies will appear undone and moist in the center, but will continue to bake on the warm baking sheet. Leave to cool for 10 minutes, then transfer to a wire rack to cool completely.
4. Store cookies in an airtight container at room temperature up to 4 days, or freeze up to 2 months. To thaw, leave covered on counter or overnight in the fridge.



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KELLERWILLIAMS.

New Budget Approved

Dear Members,

At the Meeting of the Board of Directors held November 18, 2023, Board Members approved the 2024-2025 Annual Operating Budget with a 10.5% increase. The increase is \$105 for Improved Properties (house), Unimproved Properties (lot) and Adjoined Properties. The increase for Preservation lots is 10% of the dues increase amount, \$10.50 and for Preservation Half Lots, \$5.25.

The Board of Directors thanks the Budget and Finance Committee for their diligence, hard work and dedication to the Community. The Committee submitted a proposed budget to the Board, and after careful review with the Director of Operations and consideration of recommendations from individual directors, the Board is firm in the conviction that a dues increase of 10.5% was in the best interest of the Association.

This was not an easy decision. The Board of Directors is required to meet their fiduciary responsibility to ensure that there is adequate insurance coverages, materials for roads maintenance, utilities to common areas, and a professional level of skilled labor to render the services necessary to run and maintain a large community. Recognizing the rate of inflation and the significant increase in the cost of goods and services, including employment costs, the Board of Directors remained as conservative as possible without risking a budget deficit.

The 2024-2025 Operating Budget has a total projected income of \$1,911,065.00 and total projected expenses of \$1,911,065.00 with any surplus over expenses to be designated to Capital Reserves.

SEE THE APPROVED BUDGET ON PAGES 10 AND 11.

Income

Dues Income	\$ 1,721,599.00
Non-Dues Income	\$ 152,466.00
Total Income	\$ 1,911,065.00

Expenses

Administration	\$ 640,541.00
Maintenance	\$ 658,933.00
Public Safety.....	\$ 391,316.00
Recreation.....	\$ 220,275.00
Total Expenses	\$ 1,911,065.00

Annual Dues

Improved properties (house).....	\$ 1,105.00
Unimproved properties (lot)	\$ 1,105.00
Adjoined properties.....	\$ 1,105.00
Preservation Lots	\$ 163.50
Preservation Half Lots.....	\$ 81.75
SOS lots	\$ 100.00

It is critical to the welfare of Wild Acres Lakes that every member meets the financial obligation of membership. Paying dues directly impacts the ability to financially maintain the community.

- > Payments by check can be mailed to WALPOA, 116 Wild Acres Drive, Dingmans Ferry, PA 18328. Credit/debit card payments may be made in person at the Administration Office, by phone, or online through Bill Pay or the AppFolio Portal. There is up to a 3% fee for credit transactions; no fees on debits.

Any Member that finds themselves in financial hardship may apply for a payment plan. Please contact the Administration Office to schedule an appointment to review your account and payment options.

Respectfully,
WALPOA Administration

Any Ideas for Wild Acres World?

If any of our members have ideas or suggestions, we would like to hear about them. We are always looking for ways to improve our publication and make it the best it can be. Please call the office at 570-828-7511 or drop your thoughts and ideas off at the office.

Thank you!



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WILD ACRES LAKES POA

2024-2025 Operating Budget

Income

Dues Income.....	\$1,721,598.00
Prior Dues.....	\$37,001.00
Rental Fee Income.....	\$46,500.00
Gate Card Fee Income.....	\$4,500.00
ATV Registration.....	\$125.00
Interest Income on Dues.....	\$15,000.00
Credit Card Fee Income.....	\$3,000.00
Collection Fee Income.....	\$2,280.00
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
Concessions Income- Taxable.....	\$5,600.00
P2 Concessions Taxable.....	\$0.00
Court Costs Recovered Income.....	\$0.00
Interest Income on Bank Accounts.....	\$3,750.00
Kids Camp Income.....	\$0.00
Mailbox Income.....	\$0.00
Marquee Income.....	\$200.00
Raffle Ticket Income.....	\$0.00
Recreation Income.....	\$3,000.00
Resale Certificate Fee Income.....	\$10,000.00
Swim Lessons Income.....	\$0.00
Trash Tickets Sale Income.....	\$22,500.00
Vending Proceeds Income.....	\$0.00
Violations Fees Recovered Income.....	\$18,011.00
Miscellaneous Income.....	\$1,000.00
TOTAL INCOME.....	\$1,911,065.00

Expenses

ADMINISTRATIVE EXPENSES

Wages.....	\$253,900.00
Payroll Taxes.....	\$21,581.00
Benefits.....	\$29,525.00
Accounting Fees.....	\$18,000.00
Advertising.....	\$2,730.00
Appreciation Day.....	\$1,200.00
Badges- Membership.....	\$3,630.00
Bank and Finance Charges (overdrafts).....	\$550.00
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.....	\$2,000.00
Bottled Water for Office.....	\$1,320.00
Charitable Contributions.....	\$550.00
Collection Court Costs.....	\$8,000.00
Computer Expenses.....	\$16,000.00
Computer Repairs and Maintenance.....	\$3,500.00
Continuing Education.....	\$1,000.00
Copier Maintenance.....	\$4,800.00
Dues and membership.....	\$385.00
Employee Screening Fees.....	\$400.00
Exterminator.....	\$110.00
Income & Property Tax.....	\$1,000.00
Insurance - Commercial.....	\$160,000.00
Insurance/Workers Comp.....	\$25,500.00
Internet Access.....	\$1,960.00
Late Fee Expenses.....	\$260.00
Legal Fees.....	\$28,000.00

Legal Judgements.....	\$3,000.00
Newsletter Costs.....	\$5,625.00
Payroll Services.....	\$6,050.00
Postage.....	\$7,420.00
Postage Equipment Rental.....	\$2,575.00
Printing.....	\$3,850.00
Rental, Tools & Equipment.....	\$60.00
Supplies.....	\$7,150.00
Telephone.....	\$5,500.00
Telephone - Cellular.....	\$0.00
Utilities.....	\$7,500.00
Vehicle Fuel & Mileage.....	\$500.00
Vehicle Repairs and Maintenance.....	\$0.00
Vehicle Registration.....	\$110.00
Website Service.....	\$1,300.00
TOTAL ADMINISTRATIVE EXPENSES:.....	\$640,541.00

PUBLIC SAFETY EXPENSES

Wages.....	\$275,000.00
Overtime- Security.....	\$5,600.00
Payroll Taxes.....	\$23,851.00
Benefits.....	\$29,525.00
Utilities.....	\$3,000.00
Supplies.....	\$3,780.00
Telephone.....	\$3,290.00
Telephone- Cellular.....	\$550.00
Camera Repairs and Maintenance.....	\$4,000.00
Computer Repairs and Maintenance.....	\$1,500.00
Continuing Education.....	\$1,000.00
Equipment Repair and Maintenance.....	\$2,000.00
Gate Supply and Repair.....	\$10,000.00
Uniforms.....	\$3,000.00
Vehicle Fuel & Mileage.....	\$15,000.00
Vehicle Repairs and Maintenance.....	\$10,000.00
Vehicle Registration.....	\$220.00
TOTAL PUBLIC SAFETY EXPENSES:.....	\$391,316.00

MAINTENANCE EXPENSES

Wages.....	\$231,550.00
Overtime- Maintenance.....	\$12,000.00
Payroll Taxes.....	\$21,213.00
Benefits.....	\$29,525.00
Utilities.....	\$19,000.00
Supplies.....	\$6,500.00
Telephone.....	\$1,200.00
Telephone- Cellular.....	\$550.00
Building Repairs and Maintenance.....	\$20,000.00
Permits.....	\$1,000.00
Continuing Education.....	\$1,000.00
Contract Services.....	\$15,000.00
Dam Inspections.....	\$3,500.00
Dam Maintenance.....	\$8,000.00
Road Repairs.....	\$100,000.00
Drainage Repairs.....	\$4,000.00
Sanitation.....	\$22,000.00
Signs/ Other.....	\$1,100.00
Snow Removal.....	\$50,000.00
Uniforms.....	\$2,000.00
Rentals / Tools & Equipment.....	\$9,750.00
Vehicle Fuel & Mileage.....	\$25,000.00
Vehicle Repairs and Maintenance.....	\$10,000.00
Vehicle Registration.....	\$1,900.00
Exterminator.....	\$1,100.00
Enviornmental.....	\$1,200.00
Equipment and Small Tools.....	\$8,000.00

2024-2025 Operating Budget cont.

Grounds/ Fields / Courts Maintenance	\$10,000.00
Lake and Beaches Maintenance	\$2,345.00
Lake Treatments	\$40,500.00
TOTAL MAINTENANCE EXPENSES.....	\$658,933.00

RECREATION EXPENSES

Wages - Recreation	\$95,850.00
Wages - Concession.....	\$0.00
Wages - Pool.....	\$0.00
Payroll Taxes - Recreation.....	\$8,147.00
Payroll Taxes - Concession.....	
Payroll Taxes - Pool.....	
Utilities	\$5,000.00
Utilites - Pool.....	\$26,400.00
Supplies	\$4,500.00
Telephone.....	\$1,200.00
Beautification	\$1,430.00
Carnival.....	\$6,450.00
Pool Chairs.....	\$1,200.00
Pool Chemicals	\$5,200.00
Pool Maintenance	\$37,098.00
Pool and Lake Testing.....	\$6,100.00
Recreation Functions.....	\$5,500.00
Swim Team	\$1,000.00
Uniforms.....	\$2,000.00
Concession Expenses.....	\$12,000.00
Equipment Repair and Maintenance.....	\$1,200.00
TOTAL RECREATION EXPENSES	\$220,275.00
TOTAL EXPENSES.....	\$1,911,065.00

Keep Culverts Clear

We have been working on clearing the culvert systems in the community. We are finding many residents have not maintained theirs through the years. Please make sure you're keeping the culvert, ditches and swales in front of your property clear from debris! Citations are being issued for those in violation of this rule. Storm water must be able to flow freely through this system; otherwise, it will cause our roads to deteriorate due to flooding and ice buildup in the winter. Thank you for your attention to this matter.

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
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Addressing the special concerns of the Wild Acres Community

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Board of Directors Meeting Minutes

September 16, 2023

Delaware Township Building

Meeting called to order: 10:22 am

Present: Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas, Steve Demmo

Absent: Susanna Dubinskaya (religious exemption), Rich Bailo, Stephen Rose

Motion by Bill Sarro (2nd Joe Jala) to approve the prior open meeting minutes from 8/12/23.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: ABS	Steve Rose: absent
Chris Koch: ABS	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Announcement of Open Board seats - none

Reports

DOO Report read by Chairman

Collections Report read by DOO

Maintenance Report read by Chairman

Public Safety Report read by Chairman

Recreation Report read by Chairman

Treasurers Report

Financials - Treasurer absent

Motion by Bill Sarro (2nd Terasa Tarquini) to table July 2023 Treasurer's Report.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Committee Reports

Budget & Finance - no report

Public Safety - Stephen Demmo

Recreation - Joe Jala

Environmental/Architectural - Jeff Dembiak need to schedule meeting date

Capital Improvements/Maintenance - Rich Bailo [absent]

Bylaws - Susanna Dubinskaya [absent]

Communications - Chris Koch

Beautification - Terasa Tarquini

Rules & Regulations - Steve Tarquini

Motion by Chris Koch (no 2nd) to vote that committee meeting discussion and activities be limited to individuals who have formally signed up to participate in the committee

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala:
T. Tarquini:	Wm. Sarro:	Jeff Dembiak:	Steve Rose: absent
Chris Koch:	S. Demmo:	Elaine Farkas:	

Motion TABLED without 2nd

Motion by Chris Koch (2nd by Stephen Demmo) to vote to allow members who are not in good standing to attend and participate in discussion only at committee meetings

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: NO
T. Tarquini: NO	Wm. Sarro: ABS	Jeff Dembiak: NO	Steve Rose: absent
Chris Koch: NO	S. Demmo: NO	Elaine Farkas: NO	

Motion FAILS

Motion by Chris Koch (2nd by Jeff Dembiak) to vote on allowing renters to be allowed to attend and participate in discussion only at committee meetings

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: NO
T. Tarquini: ABS	Wm. Sarro: NO	Jeff Dembiak: NO	Steve Rose: absent
Chris Koch: YES	S. Demmo: NO	Elaine Farkas: NO	

Motion FAILS

Motion by Chris Koch (2nd by Stephen Demmo) to allow members in good standing who are attending committee meetings remotely to be allowed to vote.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: NO
T. Tarquini: NO	Wm. Sarro: NO	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: NO	S. Demmo: YES	Elaine Farkas: NO	

Motion FAILS

Awarding of Contracts/Bids:

Pool 2 Tennis Court Resurfacing - 2 Bids received

AstroTurf Corporation Bid \$31,106.50 (option: additional \$15,000 to add pickleball)

Parker Management and Coating LLC Bid \$40,000

Motion by Bill Sarro (2nd by Jeff Dembiak) to waive the 3-bid requirement for the Pool 2 Tennis court resurfacing project.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Chris Koch (2nd by Jeff Dembiak) to award the Pool 2 Tennis Court resurfacing contract to AstroTurf Corporation in the amount of \$31,106.50.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Awarding of Contracts/Bids (Continued):

Pool 2 Resurfacing - 2 Bids received

Strand Pool \$129,022.00

WFH Enterprises Incorporated \$59,200.00

Motion by Bill Sarro (2nd Chris Koch) to table awarding the bid for the Pool 2 resurfacing pending further review.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Chris Koch (2nd Jeff Dembiak) to waive 3-bid requirement for Pool 2 resurfacing.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading

Motion by Terasa Tarquini (2nd by Chris Koch) to add ARTICLE I - DEFINITIONS

Add to Article

9. Firearm - Any device which will, or is designated to, expel a projectile, ball, slug, pellet, missile, or bullet; excluding Nerf Guns and/or Airsoft Guns.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

Motion PASSES

Motion by Chris Koch (2nd by Steven Demmo) to redact the previous vote to add to Article 1 due to missing wording.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Chris Koch (2nd by Bill Sarro) to change ARTICLE XIX - OFFENSES AGAINST ASSOCIATION PERSONNEL.

Change 1. From: Physical or verbal obscenities directed towards any Association employee will not be tolerated.

Change 1. To: Physical harassment or verbal obscenities directed towards any Association employee will not be tolerated.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Chris Koch (2nd by Bill Sarro) to ARTICLE XXIII – QUALITY OF LIFE.

Add to Article XXIII

No public indecency, as defined by Pennsylvania State Statute #3127, is permitted.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by Chris Koch (2nd by Bill Sarro) to add SCHEDULE OF FINES/ASSESSMENTS.

Add to Schedule of Fines/Assessments

ARTICLE XXIII QUALITY OF LIFE as a Tier 2 fine schedule.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Board Minutes cont.

Motion by (2nd by) to remove ARTICLE IX – NOISE

Remove from Article IX Section 2A. in its entirety

2A. During the hours from 8:00am to 10:00pm any excessive, unnecessary loud noise that is considered a nuisance will not be permitted.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: NO
T. Tarquini: NO	Wm. Sarro: NO	Jeff Dembiak: ABS	Steve Rose: absent
Chris Koch: NO	S. Demmo: YES	Elaine Farkas: NO	

Motion FAILS

Motion by Chris Koch (2nd by Bill Sarro) to change ARTICLE XVII – BURNING.

Change From: DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES in ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA where air contaminants, including smoke and or odor, are emitted to the open air, and are not directed thereto through a flue.

Change To: DEFINITION – Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES in ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA.

(Balance of Article XVII remains unedited)

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: ABS	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: ABS	

Motion PASSES

Unfinished Business

Clubhouse will not go over 1 Acre disturbance and can move further.

Motion by Chris Koch (2nd by Bill Sarro) to allow Administration office to enter into a contract for septic design for up to \$10,000 for the Clubhouse project.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

New Business

Capital Ballot volunteers needed

Exit gate - Temporary speed bump?

More lake treatments are needed next year. Ask Aqualink to come to October meeting

Calling system

Emergency Exit strategies

Committee/Zoom procedures

Motion by Joe Jala (2nd by Jeff Dembiak) to write off \$15,218.94 from account number 121015 due to foreclosure.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Motion by (2nd by) to write off \$34,173.14 from account number 80608 due to Judicial sale.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion TABLED

Verizon Plan for PS iPad

Motion by Chris Koch (2nd by Jeff Dembiak) to add data plan to PS iPad.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES

Proposed changes to the R&R and policies on first reading – none

Membership Q&A:

Emotional support vs. service animals in pool area - ESA letters from state? Register in office?

Pool 1 status update

Planned Community Act

Emergency calls for those that don't get text alerts

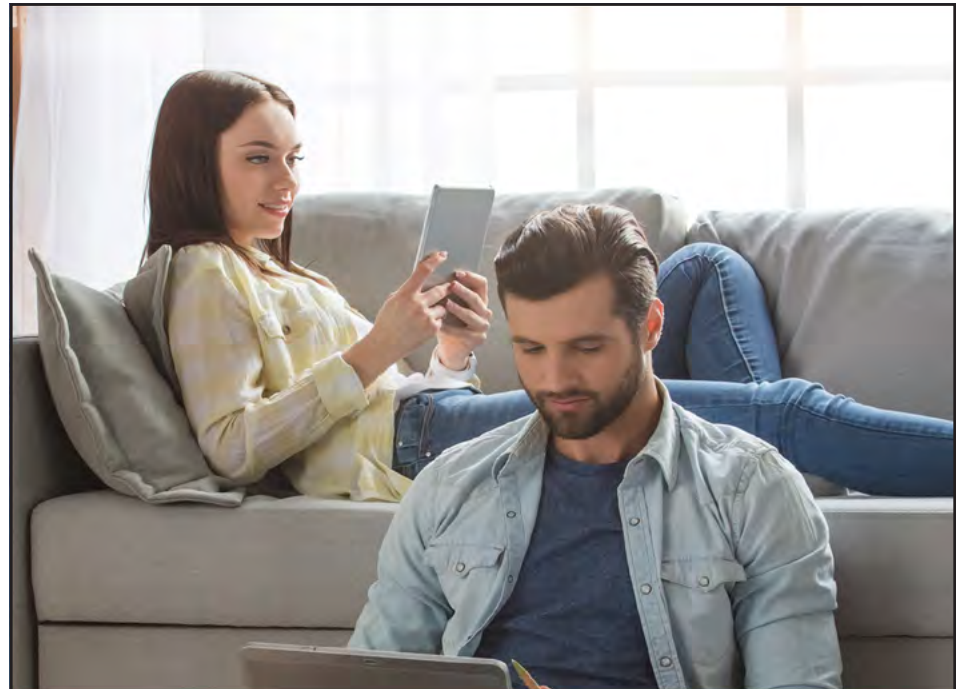
Rescheduling Meetings

Speeding

Motion by Terasa Tarquini (2nd by Bill Sarro) to close meeting at 2:32 pm.

S. Tarquini:	Rich Bailo: absent	S. Dubinskaya: absent	Joseph Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Steve Rose: absent
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: YES	

Motion PASSES



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