



WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 40 No. 2

March/April 2024

WE WANT YOU TO RUN FOR OFFICE IN 2024



For 2024, Wild Acres Lakes has one (1) seat up for election

Think you have what it takes to run for the Board? Serving on the Board of Directors is an enormous responsibility. It requires time, dedication, attendance at Board meetings, workshops, committee meetings and emergency meetings.

Despite the fact it is a volunteer position, the Board of Directors act as the leaders and decision makers for Wild Acres Lakes. Voting and carrying out the enforcement of the rules and regulations of the Association is a critical part of the job. It's not something to take lightly!

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 these By-Laws unless he/she sooner dies, resigns or is removed from office. Each Director shall be over the age of eighteen (18), shall be a 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 By-Laws. 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 – no more than 250 words. State your qualifications and your reason(s) for wanting to serve on the Board of Directors. 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
4:00 PM on Wednesday, April 10, 2024**

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

Community Corner

Happy Birthday!

FEB 9..... Conner DiPillo
 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 Dornier
 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

2024/2025 Annual Dues

This is a friendly reminder that we will be mailing the 2024/2025 dues statements at the end of February. **Dues are payable to WALPOA on or before May 31, 2024.** 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 2024/2025 HOA Dues in the amount of \$105 per improved, unimproved, adjoined or adjacent lot. Per the Preservation Program, preserve lots will increase by 10% of the dues increase, which amounts to \$10.50 per preserve lot.

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.

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 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.
- Payments can be made through your AppFolio portal. You can make a one-time payment or set up auto pay. And you CAN pre-pay your dues! If you haven't set up your account, please call the office and provide us with an email address so we can send you a link. (Processing fees may apply based on payment method).
- For your convenience, we also accept credit/debit cards in person or over the phone. Our card processing fees are now much lower, with a max of 3% for credit cards and there are no processing fees for debit cards.



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- Anyone not obeying our bus stop protocol is subject to a fine.



Wild Acres POA Balance Sheet as of 11/30/2023

ASSETS

Cash

| | |
|------------------------------------|------------|
| Wells Fargo Bank Operating | 18,056.40 |
| Wells Fargo Escrow Acct | 84,382.45 |
| Nbt Bank Operatiing | 39,690.47 |
| Dime Bank Payroll Account..... | 18,962.03 |
| Dime Bank Builders Account | 4,607.64 |
| Dime Bank Operating Account | 52,817.30 |
| DIME BANK ICS SWEEP | 525,297.61 |
| Dime Bank Operating Cdars #1 | 551,372.97 |
| Dime Bank Cdars-Bldrs Acct | 16,000.00 |

Total Cash **1,311,186.87**

| | |
|---------------------------------|---------------|
| 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..... **1,321,536.97**

LIABILITIES & CAPITAL

Liabilities

| | |
|----------------------------------|-----------|
| Accrued Expenses | 57,133.65 |
| Medical Withheld..... | 130.00 |
| Misc W/H | 8.01 |
| Refundable Deposits..... | 551.50 |
| Escrow Rental Deposits..... | 84,216.26 |
| Sales Tax Payable..... | -6.75 |
| Prepaid Owner Assessments | 36,955.32 |
| Clearing Account | -999.74 |
| Capital Transfer Fees..... | 5,653.00 |
| Dam Assessments | 1,584.33 |
| Deferred Revenue Rec Raffle..... | 330.40 |

Total Liabilities..... **185,555.98**

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 | 828,423.90 |
| Calculated Prior Years Retained Earnings..... | 307,557.62 |

Total Capital **1,135,980.99**

TOTAL LIABILITIES & CAPITAL **1,321,536.97**

Wild Acres POA Balance Sheet as of 12/31/2023

ASSETS

Cash

| | |
|------------------------------------|------------|
| Wells Fargo Bank Operating | 00,000.00 |
| Wells Fargo Bank Operating | 18,058.70 |
| Wells Fargo Escrow Acct | 88,882.45 |
| Nbt Bank Operatiing | 39,692.16 |
| Dime Bank Payroll Account..... | 18,660.05 |
| Dime Bank Builders Account | 4,607.64 |
| Dime Bank Operating Account | 50,664.20 |
| DIME BANK ICS SWEEP | 178,986.80 |
| Dime Bank Operating Cdars #1 | 551,372.97 |
| Dime Bank Cdars-Bldrs Acct | 16,000.00 |

Total Cash **966,924.97**

| | |
|---------------------------------|---------------|
| 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..... **967,827.07**

LIABILITIES & CAPITAL

Liabilities

| | |
|----------------------------------|------------|
| Accrued Expenses | 31,845.96 |
| Medical Withheld..... | 130.00 |
| Misc W/H | 8.01 |
| Refundable Deposits..... | 551.50 |
| Escrow Rental Deposits..... | 88,716.26 |
| Sales Tax Payable..... | -6.75 |
| Prepaid Owner Assessments | 27,154.22 |
| Clearing Account | -999.74 |
| Due To/From Capital Fund..... | -73,488.31 |
| Capital Transfer Fees..... | 10,853.00 |
| Dam Assessments | 13,660.08 |
| Deferred Revenue Rec Raffle..... | 330.40 |

Total Liabilities..... **98,754.63**

Capital

| | |
|---|-------------|
| Retained Earnings..... | 284,382.70 |
| Unreserved Fund Balance..... | 134,718.30 |
| Surplus Transfer..... | -665,974.00 |
| Appfolio Opening Balance Equity | -0.22 |
| Calculated Retained Earnings | 795,628.04 |
| Calculated Prior Years Retained Earnings..... | 320,317.62 |

Total Capital **869,072.44**

TOTAL LIABILITIES & CAPITAL **967,827.07**



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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Upcoming Recreation Events

March 16.....Saint Patrick's Day

March 23.....Easter Egg Hunt

Contact the office for more information about these events.
Stay tuned for more events to be announced!

2024 Board Meetings

Unfortunately, we were unable to secure the Delaware Township Building for all of our upcoming meetings, so we will announce time or location changes in the next issue of Wild Acres World.

- February 17, 2024 - 10:00am, Dingmans Ferry UM Church, 115 Myck Rd.
- March 16, 2024 - 10:00am, Delaware Township Bld., 116 Wilson Hill
- April 20, 2024 - Time/location TBA
- May 18, 2024 - 10:00am, Delaware Township Bld., 116 Wilson Hill
- June 8, 2024 - Annual Meeting/Election, 11:00am (doors open 10:00am) Delaware Township Bld., 116 Wilson Hill
- June 22, 2024 - Reorganizational Meeting, 10:00am, Delaware Township Bld., 116 Wilson Hill
- July 20, 2024 - 10:00am, Delaware Township Bld., 116 Wilson Hill
- August 17, 2024 - 10:00am, Delaware Township Bld., 116 Wilson Hill
- September 21, 2024 - Time/location TBA
- October 5, 2024 - Membership Meeting/Capital, Time/location TBA
- October 19, 2024 - 10:00am, Delaware Township Bld., 116 Wilson Hill
- November 16, 2024 - 10:00am, Delaware Township Bld., 116 Wilson Hill
- December 21, 2024 - 10:00am, Delaware Township Bld., 116 Wilson Hill

Recipe: Savory Winter Soup

<https://www.tasteofhome.com/recipes/savory-winter-soup/>

Time: Prep 20 minutes
Cook 6 hours

Makes: 14 servings (3-1/2 quarts)

Ingredients

- 2 pounds ground beef
- 3 medium onions, chopped
- 1 garlic clove, minced
- 3 cans (10-1/2 ounces each) condensed beef broth, undiluted
- 1 can (28 ounces) diced tomatoes, undrained
- 3 cups water
- 1 cup each diced carrots and celery
- 1 cup fresh or frozen cut green beans
- 1 cup cubed peeled potatoes
- 2 tablespoons minced fresh parsley or 2 teaspoons dried parsley flakes
- 1 teaspoon dried basil
- 1/2 teaspoon dried thyme
- Salt and pepper to taste



Directions

1. In a large skillet, cook beef and onions over medium heat until meat is no longer pink.
2. Add garlic; cook 1 minute longer. Drain.
3. Transfer to a 5-qt. slow cooker. Stir in remaining ingredients.
4. Cover and cook on low until vegetables are tender, 6-8 hours.

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DYE EASTER EGGS WITHOUT A KIT

Here's an easy way to create your own Easter egg dyes using a couple pantry essentials. No kit required.

Total Time: 20 minutes (plus dying time)
Yield: Varies

INGREDIENTS

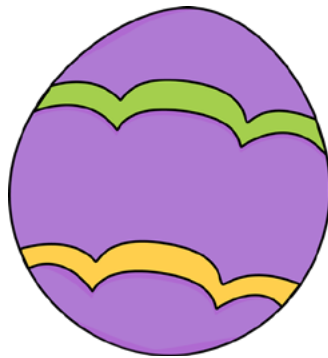
- Hard-boiled eggs
- Food coloring
- White vinegar (see notes for options, if you don't have vinegar)

INSTRUCTIONS

1. Bring a large pot of water to a boil.
2. Measure 1/2 cup of boiling water into a canning jar or another heat-safe container. Then, add one teaspoon of vinegar and 10-20 drops of food coloring. Repeat to create additional colors. If you're dying eggs with kids, allow the dyes to cool before proceeding.
3. Soak the eggs in the dye for around five minutes. Flip the eggs halfway through, to ensure both sides are well coated.
4. Place the dyed eggs back in their carton, and allow them to dry before handling.

NOTES

- If you don't have vinegar, use lemon juice, instead, or just leave it out. Eggs dyed without vinegar will be pastel colored.
- Place stickers on the eggs before you dye them to create two-toned designs. Remove the stickers once the eggs have dried to reveal the designs.



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Wild Acres Christmas Party

Our community Christmas Party was December 16, 2023. The kids got to take pictures with Santa and enjoyed making crafts. We had a "Goodies" exchange, where everyone brought in cookies, candies and other yummy treats and got to take home what every they wanted!



Spring Word Search

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| N | Q | F | I | P | F | S | D | R | I | B | L | S | B | F | Z | R |
| J | V | P | X | X | O | X | S | B | G | P | I | S | R | E | P | S |
| T | D | X | M | R | A | W | S | N | P | T | R | R | F | S | Q | E |
| N | M | Z | B | G | T | E | A | E | O | Z | P | E | N | J | M | O |
| Y | D | B | M | P | G | A | R | N | I | X | A | W | A | J | E | U |
| G | S | Y | C | T | X | S | G | I | U | R | V | O | T | N | V | V |
| G | I | S | N | Q | E | T | X | H | V | U | L | H | Q | X | Q | C |
| E | V | P | F | J | V | E | K | S | Y | U | S | S | Z | B | Y | L |
| V | D | T | L | C | P | R | E | N | A | P | R | E | E | Q | M | I |
| K | D | W | O | R | Y | D | R | U | M | B | R | E | L | L | A | W |
| M | R | G | W | D | Z | B | A | S | E | B | A | L | L | L | R | Q |
| R | R | T | E | Q | W | Q | Y | V | T | J | D | L | A | H | C | E |
| M | B | H | R | M | W | D | Q | T | W | W | Q | R | Q | X | H | U |
| M | F | M | S | E | R | J | F | N | O | T | T | A | G | S | H | E |
| N | G | N | I | R | P | S | X | X | B | G | A | I | S | I | V | W |
| E | R | H | I | I | I | L | M | G | R | E | E | N | Y | L | T | R |
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Board of Directors Meeting Minutes

November 18, 2023

Delaware Township Building

Meeting called to order: 10:21 am

Present: Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas via phone, Steve Demmo, Susanna Dubinskaya via Zoom, Rich Bailo

Absent: Stephen Rose unexcused, Steve Tarquini

Motion by Rich Bailo (2nd by Bill Sarro) to approve the Open meeting minutes from October 21, 2023.

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

Motion PASSES

Announcement of open board seats

Reports

DOO Report - Read by Laura
Collections - Read by Jackie
Maintenance - Read by Laura
Public Safety - Read by Laura
Recreation - Read by Laura

Treasurer's Report

Treasurer absent; month to month and year to date expenses read by DOO Laura
Financials
September Report
October Report

Committee Reports

Budget & Finance - Stephen Rose Absent
Public Safety - Steven Demmo
Recreation - Joe Jala
Environmental/Architectural - Jeff Dembiak
Capital Improvements/Maintenance - Rich Bailo
Bylaws Committee - Susanna Dubinskaya
Communications Committee - Chris Koch
Beautification Committee - Terasa Tarquini; House decorating contest Dec. 22nd
Rules & Regulations Committee - Steve Tarquini Absent

Awarding of Contracts/Bids - None

Motion by Chris Koch (no 2nd) to move Undesignated Capital funds from The Dime bank to MBT /ICS Money market account.

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

Motion TABLED - no second (pending recommendation from Budget/Finance Committee)

Hearing upon, adoption or amendment of proposed changes to R&R or

policies on second reading - None

Other unfinished business - None

Status of Clubhouse project - Update read

Open FDIC account for capital and dam assessment accounts

New Business

24/25 Operating Budget
Special payment plan and policy
Deed back request and policy
Dam project update
Vehicle maintenance proposal

Motion by Terasa Tarquini (2nd by Elaine Farkas) to approve the 2022/2023 Audit Draft

| | | | |
|---------------------|----------------|--------------------|--------------------|
| S. Tarquini: absent | Rich Bailo: NO | S. Dubinskaya: NO | Joseph Jala: ABS |
| 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 Terasa Tarquini (2nd by Bill Sarro) to accept the Proposed Special payment plan policy dated 11/18/2023 striking the UPCA language from the policy.

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

Motion PASSES

Motion by Terasa Tarquini (2nd by Bill Sarro) to accept the Proposed Deedback in Lieu/ Deedback of Assessments Policy dated 11/18/2023.

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

Motion PASSES

Motion by Terasa Tarquini (2nd by Jeff Dembiak) to approve the write off from acct #1303-35 in the amount of \$11,048.86 due to foreclosure.

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

Motion PASSES

Motion by Chris Koch (2nd by Terasa Tarquini) to approve the write off from acct #1210-13 in the amount of \$20,774.03 due to foreclosure.

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

Motion PASSES

Proposed changes to R&R and policies on first reading

Motion by Bill Sarro (2nd by Jeff Dembiak) to accept the Vehicle Maintenance proposal from Velocity Automotive Mobile Mechanic.

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

Motion FAILS

Motion by Chris Koch (2nd by Bill Sarro) to approve 2024/2025 Operating budget at 10.5% dues increase for a total operating budget of \$1,978,848.

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

Motion PASSES

Communication (a) written and (b) oral petitions, hearing and comments by members Q&A

Closed BOD meeting discussion topics

Committee Reports in board packets

Treasurer Rose has missed 3 meetings

Operating budget / Preserved lots increase

Budget & Finance Committee concerns / Payment plan (dues increase concern)

Cut backs needed in spending / Income source

Culvert pipe clearing

Recreation shed / Permits needed

Dam - last signature still needed

Maintenance - Plow truck drivers

Bid notice is in the paper for new truck

Marlucas contract for concession

Treasurer's Report missing/Balance sheet by DOO

Zoom mic

Motion by Bill Sarro (2nd by Terasa Tarquini) to close the meeting at 1:00

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

Motion PASSES

Public Safety Department - November 2023

| Incident | Warnings | Citations | Total Calls |
|---------------------------------------|------------|-----------|-------------|
| Abandoned Vehicle | 7 | 0 | 7 |
| Animal Complaint | 1 | 0 | 1 |
| Alarm: Car/House | 3 | 0 | 3 |
| Co2 / Fire Alarm | 1 | 0 | 1 |
| Break In/Burglary | 5 | 0 | 5 |
| Bus Stop Rule Violation | 0 | 0 | 0 |
| Trespass/Vandalism | 1 | 0 | 1 |
| Construction Issue | 0 | 0 | 0 |
| Dispute/Domestic | 2 | 0 | 2 |
| Eluding Public Safety | 1 | 0 | 1 |
| Gate Issue | 2 | 0 | 2 |
| Gunshots | 1 | 0 | 1 |
| Illegal Burning | 0 | 0 | 0 |
| Illegal Dumping | 0 | 0 | 0 |
| Illegal Rental | 0 | 0 | 0 |
| Medical | 12 | 0 | 12 |
| Obstructed View (Over Grown Property) | 0 | 0 | 0 |
| Officer Assist PSP | 1 | 0 | 1 |
| Officer Assist Resident | 4 | 0 | 4 |
| Parking Violation | 0 | 0 | 0 |
| Property Check | 2 | 0 | 2 |
| Suspicious Activity | 3 | 0 | 3 |
| Person/Vehicle Accident | 1 | 0 | 1 |
| Traffic Violation | 4 | 0 | 4 |
| Untidy Lot | 2 | 0 | 2 |
| Vehicle Not Registered | 0 | 0 | 0 |
| Welfare/Wellness Check | 5 | 0 | 5 |
| Speeding | 0 | 0 | 0 |
| Illegal Pool | 0 | 0 | 0 |
| Misc | 12 | 0 | 12 |
| Fire | 1 | 0 | 1 |
| Gun | 1 | 0 | 1 |
| Blocked Culverts | 90 | 90 | 90 |
| Total | 162 | 90 | 162 |

Public Safety Department - December 2023

| Incident | Warnings | Citations | Total Calls |
|--------------------------------------|-----------|-----------|-------------|
| Abandoned Vehicle | 4 | | 4 |
| Animal Complaint | | | 10 |
| Alarm: Car/House | | | |
| Co2 /Fire Alarm | | | 2 |
| ATV/Dirt bike issue | | | |
| Break In/Burglary | | | 1 |
| Trespass/Vandalism | | | 2 |
| Dispute/Domestic | | | 3 |
| DUI | | | |
| Eluding Public Safety | | 1 | 1 |
| Failure to Comply | | 1 | 1 |
| Garbage/ Garbage Cans | | | |
| Gate Issue | | | 3 |
| Gunshots | | | |
| Medical | | | 11 |
| Noise Complaint | 1 | | 1 |
| Obscenities toward staff | | | |
| Obstructed View (overgrown property) | | | |
| Officer Assist PSP | 2 | | 2 |
| Officer Assist Resident | | | |
| Parking Violation | 4 | | 4 |
| Property Check | | | 2 |
| Property Theft | | | |
| Suspicious Activity | | | 2 |
| Person/Vehicle Accident | | | 2 |
| Traffic Violation | 2 | | 2 |
| Tree Issue | 3 | 2 | 5 |
| Untidy Lot | 17 | 5 | 22 |
| Welfare/Wellness Check | | | |
| Speeding | 4 | | 4 |
| Illegal Pool | | | |
| Misc | | | |
| Assault | | | 2 |
| Total | 37 | 9 | 86 |

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Board of Directors Meeting Minutes

December 16, 2023

Delaware Township Building

Meeting called to order: 10:16am

Present: Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Chris Koch, Elaine Farkas via phone, Steve Demmo, Susanna Dubinskaya via Zoom

Absent: Steven Rose [3rd unexcused absence], Rich Bailo [2nd unexcused absence]

Motion by Chris Koch (2nd by Jeff Dembiak) to approve the Open meeting minutes from November 18, 2023.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: YES | 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

Announcement of open board seats - none

Reports

DOO Report - Bus stop ice buildup, update Clubhouse project septic (design plan in progress which is part of the application process), Strand Pool contract renegotiated, Marluucas Collections - Payment plans/past due collections

Maintenance - No bids have come in for Maintenance truck as of the deadline, pothole repairs, tree limb removal

Public Safety

Recreation - Recreation storage shed request, Festival of lights, Bingo license

Treasurer's Report

Financial statements provided by DOO in the absence of Treasurer

September Report

October Report

November Report read by DOO/copies provided to members of the audience

Motion by Chris Koch (2nd by Steve Demmo) to acknowledge the receipt of the November Financial report prepared and presented by the DOO in the absence of the BOD Treasurer.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: ABS | 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

Committee Reports

Budget & Finance - Stephen Rose Absent

Public Safety - Steven Demmo

Recreation - Joe Jala

Environmental/Architectural - Jeff Dembiak

Capital Improvements/Maintenance - Rich Bailo absent

Bylaws Committee - Susanna Dubinskaya

Communications Committee - Chris Koch

Beautification Committee - Terasa Tarquini; House Decorating Contest 12/22 (judging 7pm)

Rules & Regulations Committee - Steve Tarquini

Motion by Steve Demmo (2nd by Susanna Dubinskaya) to accept the recommendation of Motion 1 of the November 30th Budget and Finance Committee: The Budget and Finance Committee makes the recommendation to the Board of Directors that the following shall be included in the monthly board packets, bank reconciliations shall be attached to the Operating and Capital balance sheets and income/expense statements to verify accuracy. Furthermore, both the Treasurer and DOO should sign the bank reconciliations and balance sheets to indicate their review and approval.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: YES | 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 Steve Demmo (2nd by Joe Jala) to accept the recommendation of Motion 2 of the November 30th Budget & Finance Committee: Budget & Finance Committee makes a recommendation to the Board that the Capital Dam Assessment money be moved from Dime Bank to the managed NBT Bank ICS Deposit account. This action will achieve diversity of funds, keep within the FDIC limit, and should produce higher interest earnings.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: YES | 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 Terasa Tarquini (2nd by Jeff Dembiak) to accept the recommendation of Motion 3 of the November 30th Budget and Finance Committee: Budget and Finance Committee makes a recommendation to the Board of Directors to close the dormant Wells Fargo Operating account and transfer the monies to Dime Bank operating account to consolidate all operating money into one bank.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: YES | 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 accept the recommendation of the Bylaws Committee dated November 9, Motion 1, article 3 section 3.2 Number of directors term limits.

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

Motion FAILS

Motion by Steve Demmo (2nd by Bill Sarro) to accept the recommendation of the Bylaws Committee dated 11/9, Motion 2 section 3.10 Directors meeting quorum section E to change the number of BODs needed to hold emergency meetings from three (3) to five (5) BOD members.

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

Motion PASSES

Motion by Chris Koch (2nd by Bill Sarro) to accept the recommendation of the Bylaws Committee dated 11/9, Motion 3, section 3.11 standing committees to amend the wording for committee volunteers.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: YES | 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

Other Unfinished Business

Status of Clubhouse project

Open FDIC account for capital and dam assessment accounts

Status of handicap lift chair approved August 2023

Status of Colonial Ct dumpster

New Business

Write off uncollectable accumulated debt.

Motion by Chris Koch (2nd by Jeff Dembiak) to write off uncollectable accumulated debt in the amount of \$1,180,816.46 due to Repository sales.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: ABS | 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

Request for Recreation dept shed purchase - Denied as a non-approved expense

Proposed changes to the R&R and policies

Proposed Committee policy upon first reading Bylaws 3.12 Powers, articles 1-4

Proposed Write off Policy

Proposed Amendment to R&R Article XXI, School bus stop first reading deferred to Public Safety Committee

Proposed Amendment to R&R Article XXII, Procedures for Enforcement first reading deferred to R&R Committee

Bylaws Committee Proposed Amendments

Motion by Bill Sarro (2nd by Jeff Dembiak) to accept the Proposed Committee policy upon first reading under Bylaws 3.12 - Powers, articles 1-4 striking article #4 - Committee Minutes.

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

Motion TABLED [further discussion on wording needed]

(continued on next page)

Board of Directors Meeting Minutes

December 16, 2023

(continued from previous page)

Motion by Chris Koch (2nd by Bill Sarro) to adopt the write-off/request for reduction of Accounts Receivable Policy.

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

Motion PASSES

Communications (a) written and (b) oral petitions, hearing and comments by members.

Q&A

Sandspring Lake vegetation growing
 BOD members attending in person
 Handicap pool chair lift
 Untidy lots
 Sewer system on the SOS lots that the water company took over
 Members/visitors gate being opened before members
 E. Castro comments on his 7/12/23 court decision. DOO will research the matter Monday 12/18
 Stroud Ct. culvert pipe/request for paving of road complaint originally dated August 8, 2022
 Operating budget - Sweep acct.
 Capital - 6-month CD matured in September
 Bylaws Committee 3 out of 5 motions presented
 Status of Clubhouse Adhoc Committee
 Is there video/audio in the conference room/Need for office staff present during committee meetings? Answer: There is video only, no audio in conference room.

Motion by Bill Sarro (2nd by Chris Koch) to close the meeting at 1:32 pm.

| | | | |
|------------------|--------------------|--------------------|--------------------|
| S. Tarquini: | Rich Bailo: absent | S. Dubinskaya: YES | 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

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 email admin@wildacreslakes.org or drop your thoughts and ideas off at the office. Thank you!

Please Do Not Feed Wild Animals!

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 |
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