

# WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 40 No. 6

November/December 2024

**The Board of Directors  
and the entire staff of Wild  
Acres wish each and every  
one of our members a happy  
and healthy holiday season  
and a fantastic new year!**



## Recreation Committee

At our October 9<sup>th</sup> meeting, we were discussing having a 20K/10K/5K walk/run event in our community in the month of June. Ed Zorz will be heading this event and setting up a Facebook page/group. Anyone with positive input would be greatly appreciated, we will be working on the logistics!

Veterans Day - November 11<sup>th</sup>. We will be serving beverages and desserts in our Gazebo at 6:00 pm.

Christmas/Hanukkah Celebration - December 14<sup>th</sup> at 3:00 pm at the Delaware Township Building following the community meeting. We will be having a cookie exchange so please bring your favorite dessert to share! There will be crafts, hot cocoa, fried jelly donuts and of course potato pancakes for everyone to enjoy. Santa will be making an appearance also! Any volunteers would be greatly appreciated.

## Upcoming WALPOA Board of Directors Meetings

Nov 16, 2024 10:00am Delaware Twp Building

Dec 14, 2024 10:00am Delaware Twp Building



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# Upcoming Events

- NOV 11 Veterans Day** - We will be serving beverages and desserts in our Gazebo at 6:00 pm.
- DEC 14 Christmas/Hanukkah Celebration** - 3:00 pm at the Delaware Township Building [following the community meeting]. Cookie exchange (bring your favorite dessert to share). Crafts, hot cocoa, jelly donuts, potato pancakes. Santa will be making an appearance.

## 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!



## Important Contact Information

Wild Acres Administration Office .....	570-828-7511
Wild Acres Public Safety (Non-Emergency) .....	570-828-9052
Wild Acres Public Safety (EMERGENCY) .....	570-828-9700
Wild Acres Website.....	www.wildacreslakes.org
Wild Acres Administration Email.....	admin@wildacreslakes.org
Delaware Township Volunteer Ambulance .....	570-828-2345
Delaware Township Fire Department.....	570-828-2223
Delaware Township Offices .....	570-828-2347
Dingmans Ferry Post Office .....	570-828-2812
Verizon .....	800-483-5000
Met-Ed Electric.....	800-545-7741
Penn American Water Company .....	800-565-7292
Blue Ridge Cable Company .....	570-296-8200

## Community Corner

### Happy Birthday!

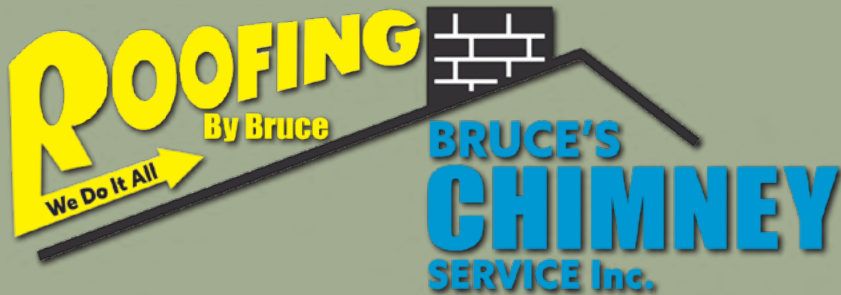
- NOV 7 ..... Bernice Jala  
*Happy 80<sup>th</sup> Bernice!*
- NOV 7 ..... Marguerite Nemeth
- NOV 8 ..... Carol Raikakos
- NOV 10 ..... Bob Tracy
- NOV 10 ..... Jason Milleer
- NOV 16 ..... Kathleen Johnston
- NOV 24 ..... Jordan Cassimore
- NOV 24 ..... Greg Smith
- NOV 26 ..... Matthew Triplett
- NOV 30 ..... Geralyn Panasuik
- DEC 2 ..... Billy Triplett
- DEC 6 ..... Floyd Lee

- DEC 7 ..... Matt Heerey
- DEC 7 ..... Elaine Farkas
- DEC 15 ..... Steve Tarquini
- DEC 21 ..... Jennifer Miller
- DEC 25 ..... George Gill
- DEC 29 ..... Amanda Henderson

### Happy Anniversary!

- NOV 3 ..... Jimmy & Jackie
- NOV 30 ..... Dave & Jen Miller

Send your birthday and anniversary dates to [admin@wildacreslakes.org](mailto:admin@wildacreslakes.org)



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WILLIAM E. OWENS, CPA  
ANNE WEAVER, CPA, CFE  
EDWARD P. ANDERSON, CPA

October 5, 2024

To the Board of Directors  
Wild Acres Property Owners' Association, Inc.  
Dingman's Ferry, Pennsylvania

The following schedule lists the votes reflected on the mail-in/dropped off ballots received at the Associations office and the in-person ballots received at the meeting:

**2024 Capital Budget Ballot:**

**1. Disposition of vehicles**

	<u>Mail-in Votes</u>	<u>In-Person Votes</u>	<u>Total Votes</u>
• Yes	366	20	386
• No	41	2	43

**2. Purchase of Cluster Mailboxes**

	<u>Mail-in Votes</u>	<u>In-Person Votes</u>	<u>Total Votes</u>
• Yes	276	18	294
• No	132	4	136

**3. Allocate additional funding to the Wild Acres Reserve Fund**

	<u>Mail-in Votes</u>	<u>In-Person Votes</u>	<u>Total Votes</u>
• Yes	309	20	329
• No	99	2	101

**4. Purchase of a one-ton pickup truck with a plow mount.**

	<u>Mail-in Votes</u>	<u>In-Person Votes</u>	<u>Total Votes</u>
• Yes	258	11	269
• No	152	11	163

**5. Allocate additional funding to the Wild Acres New Club House Project Fund.**

	<u>Mail-in Votes</u>	<u>In-Person Votes</u>	<u>Total Votes</u>
• Yes	286	19	305
• No	125	3	128

**6. Approve an Annual Capital Reserves Contribution Fee**

	<u>Mail-in Votes</u>	<u>In-Person Votes</u>	<u>Total Votes</u>
• Yes	208	8	216
• No	204	13	217

Thank you for the opportunity to provide this service and we look forward to working with you in the future.

Sincerely,

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**PLEASE TAKE NOTE**

**Planning to Rent Your Home?**

Please be advised that you must notify the office of your intent to rent your property. Once your property is occupied by a renter, your account will be charged rental dues, and you must provide a rental bond. Both charges increased in July of 2023; the rental bond increased from \$500 to \$1000 (one time fee and refundable at the end of the rental) and the rental dues from \$365 to \$500 (charged per year).

In our rules and regulations, Article XII - Rental of Property states: "The bond must be replenished within (10) days. You also must post the bond within 60 days from the date the bond is due". This violation carries a \$500 fine if not corrected as soon as possible. If you still owe us the balance due on your rental bond, please pay it as soon as possible!

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## Merry Christmas

**Christmas Day** is a widely celebrated annual festival that commemorates the birth of Jesus Christ, the central figure of Christianity. Observed on December 25th each year, Christmas is not only a religious holiday but has also become a cultural and secular celebration world-wide. While the religious significance of Christmas revolves around the nativity story, where Jesus was born in Bethlehem, the modern celebration has evolved to include various traditions, customs, and festivities.

The roots of Christmas can be traced back to the early Christian traditions, which chose December 25th to coincide with the Roman festival of Saturnalia, a time of feasting and gift-giving. Over the centuries, Christmas has absorbed and adapted customs from different cultures, making it a diverse and joyous occasion celebrated by people of various backgrounds.



One of the central themes of Christmas is the spirit of giving and generosity. Many cultures exchange gifts as a symbol of love and goodwill, echoing the biblical story of the three wise men presenting gifts to the newborn Jesus. The tradition of gift-giving has extended beyond religious boundaries, becoming a universal way to express affection and appreciation for loved ones.

Decorations also play a significant role in the festive atmosphere of Christmas. Homes and public spaces are adorned with lights, ornaments, and Christmas trees, symbolizing joy and the hope of a bright future. The tradition of decorating a Christmas tree has its roots in both pagan and Christian traditions, with the evergreen tree representing eternal life.

## Happy Hanukkah

The Jewish festival of lights, called Hanukkah, is celebrated around the world today. But the inspiration for the holiday dates back thousands of years in what is today the country of Israel.



In 175 B.C., King Antiochus, whose ancient kingdom included Judea (located in present-day Israel), made it against the law for people who lived there to practice their religion, called Judaism. Instead, he wanted Jews to worship Greek gods. When they refused, he ordered his troops to destroy the Temple of Jerusalem, an important place of worship for Jews. He replaced the Jewish symbols with an altar dedicated to Zeus, the king of the Greek gods.

The Jews, led by Judah the Maccabee, rebelled against King Antiochus. Many historians believe that they battled for about three years to become an independent region so they could practice their religion. Finally, around 164 B.C., the Maccabees, as they were called, defeated King Antiochus and his troops.

When the Maccabees returned to their ransacked temple, they found only one jar of oil—just enough to light the temple’s candles for one day. But according to the Talmud (one of Judaism’s holy texts), the oil miraculously burned for eight days—enough time for the victorious Maccabees to find more oil for their sacred candles.

Restoring the temple and driving out King Antiochus didn’t end the conflict. His followers continued to battle with the Jews for more than 22 years. Finally, in the year 142, the warring groups signed a peace treaty, and the Jews formed their own independent region.

# Kwanzaa

Celebrated every year from December 26 through January 1, Kwanzaa is a week of festivities honoring African American culture and heritage. Friends and family gather each day to give thanks, exchange gifts, and share feasts.

Kwanzaa means “first fruits” in Swahili, a language spoken in Africa, and refers to the joy and unity many Africans have when celebrating the harvest season. The holiday encourages people to honor seven principles: unity, self-determination (helping yourself succeed), collective work and responsibility (teamwork), cooperative economics (sharing), purpose, creativity, and faith.

Kwanzaa is not an African holiday, but it’s inspired by many African cultural practices. Symbols of African heritage decorate homes during Kwanzaa. For instance, families place a traditional woven mat, called a *mkeka* (muh-KAY-kuh), on tables to represent the traditions—like sharing and faith—that the holiday is based on.

Meaningful items are arranged on the mat, such as a basket filled with fruits and vegetables to represent the harvest, and one ear of corn for each child in the family. A unity cup, called *kikombe cha umoja* (kee-KOHM-bee cha oo-MOH-jah), is also placed on the mkeka.

A big part of celebrating Kwanzaa is lighting a candle each night. First, an adult pours a little water or juice from the unity cup onto the ground to remember the family’s ancestors. Then the cup is passed to each family member, who sips while everyone chants *harambee* (Swahili for «let’s pull together» and pronounced hah-RAHM-beh) seven times.

The *kinara* (kee-NAH-ruh) holds seven candles: one black, three red, and three green. The black candle in the middle represents unity among people of African descent; the red candles on the left represent the past, and the green candles on the right stand for the future.

Each day, family and friends gather to light a special candle that represents one of the seven principles of Kwanzaa. On the first night, celebrants light the black unity candle. Each night a different candle is lit to reflect on the other six principles.



# Craft Day





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*World*

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Wild Acres Lakes Property Owners Association

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# Board of Directors Meeting Minutes

## August 17, 2024

Delaware Twp Building

[Amended at the 09/28/2024 Board Meeting]

Meeting Called to order 10:15am

**Present:** Steve Demmo acting chair, Jeff Dembiak, Joe Jala, Rich Bailo, William Sarro, Chris Koch acting secretary, William Fells, Elaine Farkas (via phone).

**Absent:** Steve Tarquini, Terasa Tarquini, Rebecca Gray.

Approval of Minutes

**Motion by W. Sarro, 2<sup>nd</sup> by J. Jala to approve the Open meeting minutes from 07/20/2024**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, E. Farkas, W. Fells

Nay: None

Abstain: C. Koch

**Motion Passes**

Announcement of open Board seat(s) – None

Director of Operations Report

DOO Report discussed disposing of old vehicles, quorum change, road paving, chairlift, clubhouse parking variance, clubhouse demo, N. Lake Dam, St. Patrick's Church for October General Membership Meeting

Collections discussed how many properties this year vs last year

Maintenance read by DOO

Public Safety S. Demmo discussed still reviewing the gate pass policy

Recreation J. Jala it was a good season

Treasurer's Report

**Motion by R. Bailo, 2<sup>nd</sup> C. Koch to table the Treasurer's report until next board meeting.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Committee Reports**

Budget & Finance - B. Fells submitted proposed 25/26 operating budget

Public Safety - S. Demmo reviewing gate pass policy

Recreation - J. Jala it was a good year

Environmental/Architectural - J. Dembiak reviewing Gypsy Moth plan

Capital Improvements/Maintenance - R. Bailo

Bylaws Committee

Communications Committee

Beautification Committee

Rules & Regulations Committee

Capital Budget Motions as proposed by Capital Improvement Committee, to be placed on the October 2024 ballot:

**Motion by R. Bailo, 2<sup>nd</sup> by J. Jala to dispose of/remarket the 2017 Jeep Patriot, 2007 Subaru Outback, 2012 Ford F350, 2004 Ford F350.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, 2<sup>nd</sup> by W. Sarro to purchase two postal cluster mailboxes not to exceed \$6,000.00 and any surplus, unspent balance be returned to the undesignated capital balance.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, no 2<sup>nd</sup>, to dedicate \$150,000.00 to Upper Fawn Lake spillway repairs. Upon completion of the spillway, any residual monies will be designated to the existing Fawn Lake Beach repair project for playground and/or recreation items, or the posting of bids for Fawn Lake Beach and Playground planning.**

**Motion Withdrawn**

**Motion by R. Bailo, 2<sup>nd</sup> by W. Sarro to dedicate \$25,000.00 to the Wild Acres Reserve Fund to be in compliance with the WALPOA bylaws.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch

Nay: W. Fells

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, 2<sup>nd</sup> by J. Jala to dedicate \$80,000.00 for the purchase of a one-ton truck with plow. any surplus, unspent balance be returned to the undesignated capital balance.**

Yay: R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: J. Dembiak, J. Jala,

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Motion by R. Bailo, 2<sup>nd</sup> by J. Jala to dedicate \$200,000.00 from surplus to the new Clubhouse Project.**

Yay: J. Dembiak, R. Bailo, J. Jala, S. Demmo- tie breaker

Nay: W. Sarro, C. Koch, W. Fells

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

Bylaw change motion presented by W. Sarro to be placed on the October 2024 ballot:

**Motion by W. Sarro, 2<sup>nd</sup> by R. Bailo to change the number of quorum of directors from 3 to 5 to call for an emergency meeting.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells

Nay: None

Abstain: None

E. Farkas did not respond to request to vote, call dropped.

**Motion Passes**

**Amended 09/28/2024 to strike the motion. Motion was withdrawn. This is to be removed from the October Membership Meeting Ballot:**

**Motion by W. Sarro, 2<sup>nd</sup> by C. Koch to add the language to the bylaws that the presence**

(continued on next page)

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# Board of Directors Meeting Minutes

## August 17, 2024 cont.

in person, or by mail-in ballots, of 150 members in good standing shall constitute a quorum for the purpose of the Annual or General Membership Meetings.

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**Motion-Passes WITHDRAWN**

**Motion by W. Sarro, 2<sup>nd</sup> by C. Koch to place on the October ballot, the two approved bylaw changes scheduled for the June ballot that were not voted on due to a failure to meet quorum.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**Motion Passes**

Awarding of Contracts/Bids (0)

Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading (0)

Other Unfinished Business

New Business

Amendment of 7/20/2024 Motion to award Wayco Bid

**Motion by C. Koch, 2<sup>nd</sup> by J. Dembiak to amend the WayCo bid to strike the phrase "Option B"; that option was an add-on to Option A. The amendment should strike "Option B", choosing "Option A", not to exceed \$607,167.00**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**Motion Passes**

Amendment of 7/20/2024 Motion to approve purchase of the portable chairlift.

**Motion by C. Koch, 2<sup>nd</sup> by J. Dembiak to amend the motion of July 20, 2024, to purchase the portable chairlift not to exceed \$11,500.00. The amendment is to allocate to GL 73300-000, building Repairs & Maintenance and amend the total to \$11,627.14**

Yay: J. Dembiak, J. Jala, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: R. Bailo

Abstain: None

**Motion Passes**

Motion to approve venue for the October General Membership Meeting

**Motion by C. Koch, 2<sup>nd</sup> by W. Sarro, to approve renting St. Patrick's Church in Milford for the October General Membership Meeting. The meeting must be ended by 1:00pm due to another event at this venue.**

Yay: J. Dembiak, J. Jala, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: R. Bailo

Abstain: None

**Motion Passes**

Motion to approve 2025-2026 Operating Budget

**Motion by R. Bailo, 2<sup>nd</sup> by B. Fells, to add the Budget & Finance Committee's recommended 2025/2026 operating budget of the \$1,901,852 to the ballot for the October General Membership Meeting.**

Yay: R. Bailo

Nay: J. Dembiak, J. Jala, W. Sarro, C. Koch

Abstain: W. Fells, E. Farkas

**Motion Failed**

**Motion by J. Dembiak, 2<sup>nd</sup> by W. Sarro, to approve the Treasurer's recommended 2025/2026 operating budget of \$1,907,137, striking the capital funding.**

Yay: J. Dembiak, J. Jala, W. Sarro, C. Koch, W. Fells,

Nay: R. Bailo

Abstain: E. Farkas

**Motion Passes**

Discussion on funding the Capital Reserve

**Motion by W. Sarro, 2<sup>nd</sup> by C. Koch, to add to the ballot for the 2024 General Membership Meeting, to collect \$145 per property to be allocated to the Capital Reserve Fund for the 2025/206 fiscal year.**

Yay: J. Dembiak, J. Jala, R. Bailo, W. Sarro, C. Koch, W. Fells, E. Farkas (back on the phone)

Nay: None

Abstain: None

**Motion Passes**

Proposed changes to the R&R and policies on first reading (0)

Communications (a) written and (b) oral petitions, hearing, and comments by members. (0)

Membership Q&A

Joanie P. requested the Board disregard E. Farkas' votes because she was not in attendance for the entire meeting.

S. Rose would like it added for the record, his assertion that the Budget & Finance Committee's recommended budget has been hijacked for two years in a row.

Adjournment 2:15pm

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# Board of Directors Meeting Minutes

## September 28, 2024

Delaware Twp Building

**Present:** Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro, Jeff Dembiak, Elaine Farkas, Steve Demmo (via phone at 10:09), Rich Bailo, Bill Fells, Chris Koch

**Absent:** Elaine Farkas (medically excused)

Meeting is called to order at 10:09

Steve Demmo arrived in person at 10:15

Motion by Bill Sarro (2<sup>nd</sup> by Chris Koch) to approve the Open meeting minutes from August 17, 2024 with corrections to remove: "Motion by W Sarro 2<sup>nd</sup> by C Koch to add the language to the Bylaws that the presence in person, or by mail-in ballots, of 150 members in good standing shall constitute a quorum for the purpose of the Annual or General Membership Meetings" due to the motion being withdrawn.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: ABS	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to approve the 9/19/24 Special Meeting Minutes.

S. Tarquini:	Rich Bailo: ABS	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: ABS	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to Accept Rebecca Gray's resignation from the Board dated 8/8/24.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Announcement of open Board seat(s) - 1

### Director of Operations Report

DOO Report - Read by DOO

Collections

Maintenance

Public Safety

Recreation

*Rich Bailo steps out at 10:32*

*Rich Bailo returns at 10:39*

### Treasurer's Report

July 2024 Financial report - Tabled 8/17/24

August 2024 Financial report

Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to accept the July 2024 Financial report.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: ABS	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to accept the August 2024 Financial report.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

### Committee Report

Budget & Finance - Bill Fells

Public Safety - Steven Demmo Meeting set for 10/2 @ 6 pm

Recreation - Joe Jala

Environmental/Architectural- Jeff Dembiak

Capital Improvements/Maintenance - Rich Bailo

Emergency Management - Rich Bailo

Bylaws Committee - Bill Sarro Meeting set for 10/16 @ 6:30 pm

Communications Committee - Chris Koch

Beautification Committee

Rules & Regulations Committee - Steve Tarquini Meeting set for 10/8 @ 6:00 pm

### Awarding of Contracts/Bids

Awarding of the bid for demolition services of the Clubhouse building

Motion by Chris Koch (2<sup>nd</sup> by Steven Demmo) to accept the bid from Leeward Construction for the Clubhouse demolition in the amount of \$127,700.

S. Tarquini: NO	Rich Bailo: NO	OPEN	Joe Jala: YES
T. Tarquini: NO	Wm. Sarro: NO	Jeff Dembiak: NO	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion FAILS

Motion by Jeff Dembiak (2<sup>nd</sup> by Joe Jala) to accept the bid from Wayco Inc for the Clubhouse demolition in the amount of \$73,760.

S. Tarquini:	Rich Bailo: NO	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: NO	Elaine Farkas: absent	

Motion PASSES

### Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading-0

#### Unfinished Business

Status of North Lake Dam Project and funding plan

Status of the Clubhouse project

Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to approve the Spongy (Gypsy) Moth Egg Mass Survey conducted with a cop of \$1,000.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: NO
Chris Koch: YES	S. Demmo: NO	Elaine Farkas: absent	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to have the DOO put out the Spongy (Gypsy) Moth Spray Treatment for bid.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: NO	Elaine Farkas: absent	

Motion PASSES

Motion by (2<sup>nd</sup> by) to ratify Emergency motion by Bill fells 2<sup>nd</sup> by Jeff Dembiak via email on 9.5.24 to move all funds from Citizens Bank to NBT Bank- voting is as follows Jeff D Yes C Koch Yes Elaine F Yes, Bill Sarro, Yes Bill Fells Yes, Terasa Tarquini Yes, Rich Bailo Abstain, Steve Demmo Abstain

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

#### New Business

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to replace Public Safety Vehicle with the insurance reimbursement funds of \$25,875.

S. Tarquini:	Rich Bailo: NO	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to accept Deed in Lieu in the amount of \$66,057.38

S. Tarquini:	Rich Bailo: NO	OPEN	Joe Jala: YES
T. Tarquini: NO	Wm. Sarro: NO	Jeff Dembiak: NO	Bill Fells: NO
Chris Koch: NO	S. Demmo: NO	Elaine Farkas: absent	

Motion FAILS

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to move \$300.00 from Admin G/L 54300 Appreciation Day to G/L 51101 Vehicle Fuel and Mileage.

S. Tarquini:	Rich Bailo: NO	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> by Bill Sarro) to move \$10,059.00 from Admin G/L 51300 Computers to G/L 52696 credit card charges.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to move \$1,475.00 from Admin G/L 52600 Advertising to G/L 52697 Collection fees.

S. Tarquini:	Rich Bailo: YES	OPEN	Joe Jala: YES
T. Tarquini: YES	Wm. Sarro: YES	Jeff Dembiak: YES	Bill Fells: YES
Chris Koch: YES	S. Demmo: YES	Elaine Farkas: absent	

Motion PASSES

(continued on page 11)

## Wild Acres POA Balance Sheet as of 8/31/2024

### ASSETS

<b>Cash</b>	
DIME BANK S. POND DAM CD .....	30,000.00
DIME BANK NTH LK DAM CD .....	50,014.39
Wells Fargo Renters Escrow Acct.....	98,611.20
NBT Dam Assessment .....	-100.00
NBT SWEEP- DAM ASSESS.....	717,137.90
(DNU) CITIZENS CAPITAL ACCOUNT .....	-7,129.69
(DNU) CITIZENS DAM ASSESS SWEEP .....	1,156,259.59
(DNU) CITIZENS CAPITAL SWEEP .....	1,383,950.45
Dime Bank Payroll Account .....	10,058.59
NBT OPERATING ACCT- SWEEP .....	501,303.01
Dime Bank Operating Account .....	45,281.04
DIME BANK ICS SWEEP .....	1,172,146.69
<b>Total Cash .....</b>	<b>5,157,533.17</b>
Petty Cash Front Desk .....	500.00
P2 Concession Bank .....	250.00
Accounts Receivable .....	3,102,337.10
Reserve For Uncollectable.....	-3,102,337.10
Prepaid Expenses .....	15,504.84
<b>TOTAL ASSETS .....</b>	<b>5,173,788.01</b>

### LIABILITIES & CAPITAL

#### Liabilities

DUE TO/FROM OPERATING .....	-13,072.31
Accrued Expenses.....	66,526.87
ACCOUNTS PAYABLE.....	18,756.43
Escrow Rental Deposits.....	98,505.01
Prepaid Owner Assessments .....	15,959.27
Capital Transfer Fees .....	11,313.50
Dam Assessments.....	2,724.35
Suspense .....	3,559.75
<b>Total Liabilities .....</b>	<b>204,272.87</b>

#### Capital

Retained Earnings.....	-1,345.00
RETAINED EARNINGS.....	3,285,287.46
Surplus Transfer .....	-298,276.00
SURPLUS TRANSFER .....	298,276.00
SUSPENSE .....	-3,759.75
Calculated Retained Earnings .....	1,230,597.10
Calculated Prior Years Retained Earnings.....	458,735.33
<b>Total Capital .....</b>	<b>4,969,515.14</b>
<b>TOTAL LIABILITIES &amp; CAPITAL.....</b>	<b>5,173,788.01</b>

## Wild Acres POA Balance Sheet as of 9/30/2024

### ASSETS

<b>Cash</b>	
DIME BANK S. POND DAM CD .....	30,000.00
DIME BANK NTH LK DAM CD .....	50,014.39
Wells Fargo Renters Escrow Acct.....	97,671.20
NBT Dam Assessment .....	-2,100.00
NBT SWEEP- DAM ASSESS.....	1,887,102.14
(DNU) CITIZENS DAM ASSESSMENT .....	-152.80
(DNU) CITIZENS CAPITAL ACCOUNT .....	-221.17
Dime Bank Payroll Account .....	9,907.33
NBT OPERATING ACCT .....	-100.00
NBT OPERATING ACCT- SWEEP .....	503,644.89
Dime Bank Operating Account .....	68,120.07
DIME BANK ICS SWEEP .....	1,067,233.76
NBT CAPITAL ACCT .....	50,000.00
NBT CAPITAL- SWEEP ACCT .....	1,337,745.65
<b>Total Cash .....</b>	<b>5,098,865.46</b>
Petty Cash Front Desk .....	500.00
Accounts Receivable .....	3,102,337.10
Reserve For Uncollectable.....	-3,102,337.10
Prepaid Expenses .....	15,504.84
<b>TOTAL ASSETS .....</b>	<b>5,114,870.30</b>

### LIABILITIES & CAPITAL

#### Liabilities

DUE TO/FROM OPERATING .....	-13,072.31
Accrued Expenses.....	66,526.87
ACCOUNTS PAYABLE.....	18,756.43
Escrow Rental Deposits.....	98,005.01
Prepaid Owner Assessments .....	19,346.46
Capital Transfer Fees .....	4,099.25
Dam Assessments.....	1,292.10
Suspense .....	3,559.75
<b>Total Liabilities .....</b>	<b>198,513.56</b>

#### Capital

Retained Earnings.....	-1,345.00
RETAINED EARNINGS.....	3,285,287.46
Surplus Transfer .....	-298,276.00
SURPLUS TRANSFER .....	298,276.00
SUSPENSE .....	-3,759.75
Calculated Retained Earnings .....	1,177,438.70
Calculated Prior Years Retained Earnings.....	458,735.33
<b>Total Capital .....</b>	<b>4,916,356.74</b>
<b>TOTAL LIABILITIES &amp; CAPITAL.....</b>	<b>5,114,870.30</b>

# DRIVING IN INCLEMENT WEATHER

Preparedness goes a long way when driving in the snow. Thinking about it now is a good way to start the winter off on a good note, rather than stranded in the cold, or even worse, crash. I want to take this opportunity to share some best practices when it comes to winter driving.

First and foremost, slow down. Give yourself plenty of time to get where you are going. If you don't make it safely then what's the point of going in the first place? Leave plenty of distance between you and the car in front of you and if you do not need to drive, then don't.

Another important driving habit which everyone should develop is, drive with your headlights on. Some adopt the "if your wipers are on then your light should be on." That's not totally accurate. Pennsylvania driving code says if a driver cannot identify that there is a person standing 2/10<sup>th</sup> of a mile away then they need to have their headlights on. This applies to snow, rain, fog, and low light conditions like dawn and dusk.

Know your driving skills and your car's capabilities. An example would be, do not attempt to drive through 6 inches of snow if your car is 3 inches off the ground. This point leads to tires.

A good set of tires is a must; it's your most important tool when driving in the snow. All season tires are ok but the best tire for winter is a snow and ice tire. The rubber is different and remains soft in cold temperatures, also their tread is much more aggressive. Lastly, they have more cuts in them to shed the snow and keep the tread clean allowing them to grip much better than a regular tire. Good tires can be the difference between getting where you're going and not.

Being stranded is terrible but if you do find yourself stuck somewhere, again preparedness is key. Here are a few things to think about keeping with you in the car during winter. A blanket, snacks, bottled water, a small shovel, if you can, a small amount of stone/anti-skid, flares, and a tow strap.

Keep your washer fluid topped off and try not to let your car go below a half a tank of gas. You never know when you'll need to keep it running to stay warm. If you find yourself needing to do this at some point, make sure the tail pipe is not blocked with snow.

Finally, while driving in the snow, be cautious and courteous to the snowplow drivers. Whether it's a state, a township, or a Wild Acres truck, let them do their job and do not crowd them.

# Board of Directors Meeting Minutes

September 28, 2024 cont.

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to move \$3,327.38 from Rec G/L 82501 Pool Chemicals to G/L 80101-500 Payroll taxes.

S. Tarquini:	Rich Bailo:	OPEN	Joe Jala:
T. Tarquini:	Wm. Sarro:	Jeff Dembiak:	Bill Fells:
Chris Koch:	S. Demmo:	Elaine Farkas: absent	

Motion TABLED after discussion

Motion by (2<sup>nd</sup> by) to move \$1,569.18 from Rec G/L 82501 Pool Chemicals to G/L 86502 Carnival.

S. Tarquini:	Rich Bailo:	OPEN	Joe Jala:
T. Tarquini:	Wm. Sarro:	Jeff Dembiak:	Bill Fells:
Chris Koch:	S. Demmo:	Elaine Farkas: absent	

Motion TABLED

Motion by Rich Bailo (2<sup>nd</sup> by Bill Fells) to move \$248.45 from Rec G/L 82501 Pool Chemicals to G/L 88100 Continuing education.

S. Tarquini:  
Rich Bailo:  
OPEN  
Joe Jala:  
T. Tarquini:  
Wm. Sarro:  
Jeff Dembiak:  
Bill Fells:  
Chris Koch:  
S. Demmo:  
Elaine Farkas: absent

Motion TABLED after discussion

Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to approve Write Offs for August 2024 in the amount of \$78,617.41

S. Tarquini:  
Rich Bailo: YES  
OPEN  
Joe Jala: YES  
T. Tarquini: YES  
Wm. Sarro: YES  
Jeff Dembiak: YES  
Bill Fells: YES  
Chris Koch: YES  
S. Demmo: NO  
Elaine Farkas: absent

Motion PASSES

Proposed changes to the R&R and policies on first reading - 0  
Communications (a) written and (b) oral petitions, hearing, and comments by members - 0  
Membership Q&A

Motion by Jeff Dembiak (2<sup>nd</sup> by Chris Koch) to close the meeting at 1:59 pm

S. Tarquini:  
Rich Bailo: YES  
OPEN  
Joe Jala: YES  
T. Tarquini: YES  
Wm. Sarro: YES  
Jeff Dembiak: YES  
Bill Fells: YES  
Chris Koch: YES  
S. Demmo: YES  
Elaine Farkas: absent

Motion PASSES

# More Harm than Good

While feeding deer may enhance wildlife viewing, decades of research has clearly shown that supplemental feeding leads to increased disease risk, long-term habitat destruction, increased vehicle collisions, habituation to humans and alteration of other deer behavioral patterns and, ultimately, the demise of the value of deer and deer-related recreation.



With CWD approaching our borders, the increased potential for disease transmission and outbreak is perhaps our greatest and most immediate concern, but habitat degradation, resulting in loss of wildlife diversity and abundance, and the introduction and invasion of exotic plants are consequences of feed that have been documented throughout North America - a concern for Pennsylvania.

## THANKSGIVING

### Search and Find

This table is loaded with treats! Can you find all the items listed below?

<b>4 Pumpkins</b>	<b>2 Slices of Cake</b>	<b>2 Loaves of Bread</b>	<b>2 Forks</b>	<b>1 Pear</b>
<b>3 Pies</b>	<b>2 Apples</b>	<b>3 Cups of Cider</b>	<b>3 Spoons</b>	<b>1 Ear of Corn</b>

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