



# WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 41 No. 1

January/February 2025



## Rules & Regulations Amendment

Approved 12/14/2024

### Article XIV RECREATIONAL AND OTHER MOTOR VEHICLES

#### SECTION 3:

**Add A to Section 3:** All visitors not registered on a permanent guest list must be called in to the Public Safety Booth before the visitor is allowed entry into the community.

#### Current Rule:

**3.** Guests must obtain a pass from the Public Safety booth before entering WALPOA and guest passes must be visibly displayed on the dashboard of their vehicles at all times. This includes contractors.

#### New Rule:

**3.** Guests must obtain a pass from the Public Safety booth before entering WALPOA and guest passes must be visibly displayed on the dashboard of their vehicles at all times. This includes contractors.

**A.** All visitors not registered on a permanent guest list must be called in to the Public Safety Booth before the visitor is allowed entry into the community.

## WALPOA Clubhouse Project Timeline 2006-2024

UPDATED December 2024

- 2006 The Board hired James Wilson, structural engineer, to inspect the building. The report issued to the Board noted that structural repairs were needed at that time due to the building's age.
- 2014 The Board hired James Wilson, structural engineer, to re-inspect the building. The report issued to the Board noted that more intensive structural repairs were needed at that time due to the building's age and lack of maintenance other than surface repairs and painting.
- 2019 August Delaware Township deemed the building unsafe and ordered the building to be vacated until further notice unless repairs were made to current code standards
- 2019 November - The Board hired James Wilson, structural engineer, to re-inspect the building again. The report issued to noted that due to age and lack of maintenance, failure to perform maintenance and structural deviations in the foundation, walls and roof, the building was no longer viable. It could not be saved.
- 2020 March - The Board distributed Requests for Proposals for architects and engineers to plan and design a new clubhouse building.  
August - Bids were accepted and plans for the new building began.  
November - All hazardous materials were professionally removed from the existing building.
- 2021 Changes in staff and management and ongoing Covid-19 restrictions delayed the project.
- 2022 Land development plans began.  
Change in the DOO created additional project delays.
- 2023 Land development plans were submitted to the Board for review and signatures to begin the permit process.  
October - Plans rejected by the Board because they were drafted incorrectly. The prior DOO incorrectly stated to the engineers and on the permit application citing the lot as being tied into a public sewer system when it is, in fact, a private septic system.  
Inspection of the septic system by the engineers reported that the existing system was no longer viable and required full replacement. The Board contracted with the engineer to draft sewer design plans.  
October - Perk testing, flow rates and design plans were completed and submitted to the Board.  
November - Draft Land Development Plans with the sewer design plans were completed and submitted to the Board.

(continued on page 4)



WALPOA  
116 Wild Acres Drive  
Dingmans Ferry PA 18328

# Bettye White

March 12, 1956 - November 9, 2024

## Remembering Bettye White

by Jacqueline Giannini, WALPOA Office Manager

In the stillness left behind, we find ourselves reflecting on the remarkable life and dedication of Bettye White. A volunteer of exceptional dedication, compassion, and generosity, she served on the Board of Directors and many committees through her years at Wild Acres Lakes. She touched the lives of many and will be truly missed.

## Bettye White Obituary

We are sad to announce that on November 9, 2024, at the age of 68, Bettye White of Seymour, Indiana, born in Monroe, Louisiana passed away. Family and friends are welcome to leave their condolences on this memorial page and share them with the family.

In the quiet moments of reflection, amidst the gentle rustle of leaves and the whispered song of the stars, we shall carry Bettye's memory with us, a guiding light illuminating the path ahead. May Bettye's journey be filled with peace and serenity, as her find rest in the embrace of eternity.

She was loved and cherished by many people including: her grandchildren, Brooke Griffith, Hazel Zareaie and Greta Zareaie; her children, Melaad Zareaie (Jana) of Seymour and Bushrah Griffith (Stefan) of Stroudsburg; and her parents, Robert White and Bettie White (Lafler).

**PLEASE DON'T LITTER.  
LET'S KEEP WILD ACRES CLEAN!**

## 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!



## 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 9 ..... Conner DiPillo  
 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:  
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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,

*William Owens & Co, CPA's*

William Owens and Company  
Certified Public Accountants



Take Pride in  
your Community!  
**PLEASE DON'T LITTER**  
*Violators will be fined.*

**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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# BE SMART

*when it's time to shovel*



-  Warm up your muscles for 10 minutes with light exercise.
-  Protect yourself by lifting a smaller amount on a smaller shovel
-  Take frequent breaks to minimize stress on your heart, and drink plenty of fluids.

# EXERCISE

is a great way to beat the *Winter Blues.*

For your outdoor adventures, protect your extremities to prevent frostbite.

-  Wear a hat to retain up to 90% of your body heat.
-  Mittens are warmer than gloves.
-  Don't forget a scarf and water-resistant boots.



# WEAR LAYERS

*when you head outside*

LAYERS HELP PROTECT YOUR BODY FROM CONDITIONS LIKE HYPOTHERMIA AND FROST BITE.

- Inner layers of wool, silk or polypropylene hold body heat.
- Top off your outfit with a tightly woven, wind-resistant jacket.
- Sweating increases heat loss, so remove extra layers when you're too warm.



## WALPOA Clubhouse Project Timeline cont.

- 2024 April - Land Development Plans submitted to the Township Planning Commission.
- August - A variance request to reduce the number of required parking spaces from 45 to 39 to allow total land development to remain under one acre was approved by the Planning Commission.
- September - The Board accepted a bid for the demolition of the existing building to include site preparation for future building and development.
- October - Preliminary Land Development Plans were reviewed by the Planning Commission. Additions and amendments to the draft plans were requested.
- November - Final Land Development Plans were reviewed, final approval by the Planning Commission is still pending.
- November - Permit application submitted by WAYCO to Delaware Township for site demolition
- December - The Board held a meeting with the design team to approve the final architectural plans for the new building.
- December - The Board is researching funding options and resources to present to the Membership for a special assessment in a special meeting called for that purpose, in 2025 before the bidding process can begin.

## Your Dues at Work

- New maintenance truck is pending bid submission [due January 2025]. Available funds as approved on the 2024 capital ballot is \$80,000.
- Replacement of Public Safety vehicle is in progress. Available funds are \$25,875.00.
- Tennis courts are still a work in progress. Pool 2 courts were completed for \$32,973. Remaining balance in the tennis court repairs line is \$17,027.
- Pool 2 resurfacing is complete. Total funds spent were \$120,000.
- 2024 road maintenance is complete. Total funds spent were \$306,606.
- Two (2) new Cluster Mailboxes have been purchased totaling \$5,409

## Pre-Registering Holiday Visitors

With the upcoming holiday season and the updated gate rule being impressed on all residents to call in guests and deliveries in advance, for those residents having holiday gatherings, I'm recommending that a list be provided to the admin office or the gate staff to assist the gate staff to register guests with as little wait time as possible. Guest list may be emailed to [admin@wildacreslakes.org](mailto:admin@wildacreslakes.org) or dropped off to the gate staff at your convenience.

## Holiday Hours

Administration Office and Maintenance Department

- DEC 24 Christmas Eve, Tuesday .....8:30am to 12:00pm
- DEC 25 Christmas Day, Wednesday .....Closed
- DEC 26 Thursday .....reopen @ 8:30am
- DEC 31 New Years Eve, Tuesday .....8:30am to 12:00pm
- JAN 1 New Year's Day, Wednesday .....Closed
- JAN 2 Thursday.....reopen @ 8:30am

# Safety Hazard: Remove snow and ice from your vehicle

by WALPOA Administration Office

Driving with snow and ice on your vehicle is considered a hazard as it can become dangerous if the snow and ice dislodge during transit.

**Dangers include:**

- Snow or ice sliding from the vehicle’s roof onto the windshield may block visibility which can make it impossible for the driver to see.
- Snow or ice loosening while the vehicle is moving can fly off the car and onto other vehicles or pedestrians. This can cause accident or injury.



**REMOVE ICE AND SNOW BEFORE YOU GO!**



If you don’t have the ability to park your vehicle in a garage or carport during a snow or ice storm, you can decrease the clean-up time by:

- Covering the car.
- Applying a de-icer spray to the windows.
- Placing a sock or bag over the wipers and mirrors, which can prevent them from freezing.

**Tips on cleaning your vehicle:**

- Make sure the tailpipe is clear and not covered by snow or ice, as this can cause a carbon monoxide buildup inside the vehicle.
- Clean off the headlights so your lights are visible.
- Warm up your car, as turning on the heat can help speed up the de-frosting.
- Clear snow from the whole vehicle. It is always best to have a brush with a long handle to make it easier to reach the roof. The foam brushes work great and are non-abrasive.
- Clear snow from the wipers. During these conditions, you want the wipers in good working condition.

Pennsylvania law states that if snow or ice falls off a moving vehicle hitting another vehicle or pedestrian and causing injury or death, the driver can be held responsible. Be a responsible, safe driver and clean the snow or ice from your car, a few extra minutes of snow removal is better than having a serious accident.

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World

The official publication of the  
Wild Acres Lakes Property Owners Association

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# Pepperoni Pizza Rolls

Pepperoni pizza rolls are such a fun way to prepare pizza! These take just 25 minutes to make and are packed with so much flavor and cheesy goodness!

Prep time: 10 min Cook time: 15 min Total time: 25 min Servings: 12 people

Course: Appetizer Cuisine: American Calories: 184 kcal Author: Tania

## Equipment

- Rolling Pin
- Parchment paper
- Large sheet pan

## Ingredients

- 14 ounces refrigerated pizza dough - see note
- ¼ cup marinara sauce or pizza sauce
- 12 slices pepperoni
- 6 slices deli ham roughly cut into squares
- ¾ cup shredded mozzarella cheese
- Dipping sauce of your choice - I use marinara

## For the garlic butter

- 4 tablespoons unsalted butter, melted
- ½ teaspoon Italian seasoning
- ½ teaspoon garlic powder
- Salt and pepper to taste

## Instructions

1. Preheat oven to 400°F. Line a large sheet pan with parchment paper.
2. Roll out dough into a rectangle approximately 12x10 inches, or about ¼ inch thick. Don't roll the dough too thin, otherwise they won't hold their shape.
3. Spoon the marinara sauce over the dough, leaving about ½ inch around the edges intact. Evenly top with pepperoni, ham, and mozzarella cheese to form a uniform and thin layer. Tip: Don't overstuff, otherwise they may be too heavy and collapse in the oven.

4. Roll it up tightly starting from the longer side - it needs to be snug. Pinch the dough to seal the seams. Cut into 12 equal pieces using a serrated knife. Arrange the individual rolls on the lined sheet pan, about 3 to 4 inches apart.
5. Make the garlic butter: Mix all the garlic butter ingredients in a bowl.
6. Lightly brush the tops and edges of the pepperoni rolls with some of the prepared garlic butter. Save some to brush at the end too.
7. Bake for about 15 minutes until puffed up golden brown. Once they come out of the oven, brush with the remaining garlic butter. Serve warm with your favorite dipping sauce. Enjoy!



## Notes

- Pizza dough: I use refrigerated pizza dough that comes in sealed tubes, which usually come in 12-14 ounces. Homemade pizza dough is fine too.
- Reheating: Reheat in the oven at 350°F until warm. Microwaving can make them soggy.
- Make ahead: Assemble and cut into individual pieces, and then refrigerate for up to 1 day. When ready to make, brush with garlic butter and bake as directed, giving them an extra 2 or 3 minutes of bake time.
- Freezing baked rolls: Freeze for up to 3 months. Reheat in the oven (350F) for about 20-25 in the oven until heated through. Brush with garlic butter 10 minutes before the time is up.
- Freezing unbaked rolls: Freeze the cut unbaked pizza rolls for up to 3 months. Bake from frozen, adding a few extra minutes as needed. Brush with garlic butter 10 minutes before the time is up.

# Addressing the special concerns of the Wild Acres Community

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# Board of Directors Meeting Minutes

**October 18, 2024**

Delaware Twp Building

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

**Absent:** Rich Bailo Unexcused Absence

Meeting is called to order at: 10:14 am

Flag Salute

Motion by Chris Koch (2<sup>nd</sup> by Bill Sarro) to approve the Open meeting minutes from September 28, 2024

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

Motion PASSES

Motion by Bill Sarro (2<sup>nd</sup> by Bill Fells) to approve the Record of Votes from the General Membership Meeting on October 5, 2024

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

Motion PASSES

Announcement of open Board seat(s) - Welcome announcement of new BOD member Liberty Buccello

Liberty Buccello joined the BOD at the table

**Director of Operations Report**

Doo Report - Read by DOO

Collections

Maintenance

Public Safety - code enforcement notices

Recreation

**Treasurer's Report**

September 30, 2024 Financial report read by the Treasurer

Motion by Bill Sarro (2<sup>nd</sup> by Chris Koch) to accept the September 30, 2024 Treasurers report

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

Motion PASSES

**Committee Report**

Budget & Finance - Bill Fell

Public Safety - Steven Demmo

Recreation - Joe Jala

Environmental/Architectural - Jeff Dembiak

Capital Improvements/Maintenance - Rich Bailo

Emergency Management - Rich Bailo

Bylaws Committee - Bill Sarro Next Meeting 11/13/24

Communications Committee - Chris Koch

Beautification Committee

Rules & Regulations Committee - Steve Tarquini Next Meeting 10/22/24

**Awarding of Contracts/Bids-0**

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

**Other Unfinished Business**

Status of North Lake Dam Project and Funding plan

Status of Clubhouse project

Motion by (2<sup>nd</sup> by ) to move \$3,327.38 from Rec G/L 82501 Pool Chemicals to G/L 80101-500

Payroll taxes

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

Motion TABLED

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: absent	L. Buccello:	Joe Jala:
T. Tarquini:	Wm. Sarro:	Jeff Dembiak:	Bill Fells:
Chris Koch:	S. Demmo:	Elaine Farkas:	

Motion TABLED

Motion by (2<sup>nd</sup> by ) to move \$248.45 from Rec G/L 82501 Pool Chemicals to G/L 88100 Continuing Education

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

Motion TABLED

**New Business**

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve the MKSD Pool Consultant Fee Proposal for \$25,000

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

Motion PASSES

Motion by (2<sup>nd</sup> by ) to approve an Operating Budget Increase

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

Motion TABLED

Motion by (2<sup>nd</sup> by ) to terminate Construct Engineering Agreement

*(continued on next page)*

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# Board of Directors Meeting Minutes

## October 18, 2024 cont.

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

Motion TABLED

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve Write offs for September 2024 in the amount of \$38,582.73

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

Motion PASSES

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

#### Membership Q&A

Road paving, Visitors/Gate Procedure/Safety, Audit

Motion by Steve Demmo (2<sup>nd</sup> by Jeff Dembiak) to update the SOP to state that visitors that are not called in and that are not on a permanent guest list will not be admitted

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

Motion TABLED

Motion by Terasa Tarquini (2<sup>nd</sup> by Joe Jala) to close the meeting at 12:46

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

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.

### Spreading Feed Spreads Disease

Supplemental feeding congregates deer in unnatural densities. Gathering large numbers of deer into small areas creates a serious risk for spreading terminal diseases such as chronic wasting disease and tuberculosis. Mange is another disease that spreads between animals in close contact. The spread of disease within and among species is encouraged by repeated and prolonged contact at feeding sites.

### Eaten Out of House and Home

Feeding can cause more deer to survive than the natural habitat can support, leading to long-term degradation of the habitat and diminishing the carrying capacity of the area. This is not new. A 1944 study reported, “feeding serves to concentrate deer in small areas year after year where animals do serious and possibly irreparable damage to native forage species, which in turn further reduces the carrying capacity of the range and makes deer increasingly dependent upon supplements.”

Over years, the composition of the plant and animal communities can change markedly – diversity is reduced and less desirable plant species [found up to a mile from feeding locations] increase.

The forest understory declines and ground cover disappears, trees become larger and the number of dead trees increases. With less nesting cover available and nest predators such as raccoons and skunks being drawn to feeding sites, ground-nesting bird populations such as wild turkeys decline in feeding areas.

# Please Don't Feed the Deer



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## Planning to Rent Your Home?

(On your own or through a Realtor)



If so, please stop by the Administration Office to fill out the proper forms. This information not only assists us in identifying non-property owners on your property, it also protects you against unlawful use of or entry to your home in your absence. These forms help save us, you and your renters unnecessary embarrassment, frustration and the conducting of unlawful acts within our community.



# Board of Directors Meeting Minutes

**November 18, 2024**

Delaware Twp Building

**Present:** Steve Tarquini, Terasa Tarquini, Joe Jala, William Sarro (via phone), Steve Demmo, Bill Fells, Chris Koch, Rich Bailo, Liberty Buccello Elaine Farkas (Via phone)

**Absent:** Jeff Dembiak

Meeting is called to order at: 10:13 am

Flag Salute

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve the Open meeting minutes from October 19, 2024.

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

Motion PASSES

Announcement of open Board seat(s) - 0

**Director of Operations Report**

Doo Report - Read by DOO

- Collections
- Maintenance
- Public Safety
- Recreation

**Treasurer's Report**

October 2024 Financial Report

Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to accept the October 31, 2024 Treasurers report.

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

Motion PASSES

**Committee Report**

Budget & Finance- Bill Fells 11/21 Meeting date set

Public Safety- Steven Demmo

Recreation- Joe Jala

Environmental/Architectural- Jeff Dembiak

Capital Improvements/Maintenance- Rich Bailo

Emergency Management- Rich Bailo

Bylaws Committee- Bill Sarro 11/20 Meeting date set

Communications Committee- Chris Koch

Beautification Committee- Liberty Buccello appointed Committee Chair

Rules & Regulations Committee- Steve Tarquini

**Awarding of Contracts/Bids-1**

Ariel Spray Treatment for Spongy Moth Caterpillar (Tabled pending results of Egg Mass Survey)

Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to table bids pending results of egg mass survey.

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

Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> by Chris Koch) to waive the 3-bid requirement for Ariel Spraying of the Spongy Moth Caterpillars.

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

Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> by Chris Koch) to remove (C) and (D) under Unfinished Business.

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

Motion PASSES

Motion by Rich Bailo (2<sup>nd</sup> by Bill Fells) to increase the Dues by 12% for the 2025/2026 year to meet the 10% Contingency Coverage as per our Bylaws.

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

Motion TABLED

**Proposed changes to the R&R and policies on first reading - 1**

Motion to Amend the WALPOA Rules & Regulations

**Article XIV Recreational and Other Motor Vehicles Section 3:**

**Add (A) to Section 3: All visitors not registered on a permanent guest list must be called in to the Public Safety Booth before the visitor is allowed entry into the community.**

**Current Rule:**

**3. Guests must obtain a pass from the Public Safety booth before entering WALPOA and guest passes must be visibly displayed on the dashboard of their vehicles at all times. This includes contractors.**

**Proposed Amendment:**

**3. Guests must obtain a pass from the public safety booth before entering WALPOA and guest passes must be visibly displayed on the dashboard of their vehicles at all times. This includes contractors.**

**A. All visitors not registered on a permanent guest list must be called in to the Public Safety Booth before the visitor is allowed entry into the community.**

Motion by Rich Bailo (2<sup>nd</sup> by Chris Koch) to accept the First Reading of the Proposed changes to R&R with 1 spelling correction (\*GUEST).

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

Motion PASSES

**Other Unfinished Business**

Status of North Lake Dam Project and Funding plan

Status of Clubhouse project

Motion to move \$3,327.38 from Rec G/L 82501 Pool Chemicals to G/L 80101-500 Payroll taxes

Motion to move \$1,569.18 from Rec G/L 86502 Pool Chemicals to G/L 88100 Continuing Education

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

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

Motion REMOVED

Motion by (2<sup>nd</sup> by) to move \$1,569.18 from Rec G/L 86502 Pool Chemicals to G/L 88100 Continuing Education.

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

Motion REMOVED

**New Business**

Motion by Chris Koch (2<sup>nd</sup> by Rich Bailo) to approve the October 2024 Write Offs in the amount of \$64,578.11.

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

Motion PASSES

## Wild Acres POA Balance Sheet as of 10/31/2024

### 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 .....	104,337.20
NBT Dam Assessment .....	-2,100.00
NBT SWEEP- DAM ASSESS .....	1,890,855.61
(DNU) CITIZENS DAM ASSESSMENT .....	756.25
(DNU) CITIZENS CAPITAL ACCOUNT .....	769.26
Dime Bank Payroll Account .....	9,616.47
NBT OPERATING ACCT .....	-100.00
NBT OPERATING ACCT- SWEEP .....	505,430.00
Dime Bank Operating Account .....	62,026.72
DIME BANK ICS SWEEP .....	1,052,447.02
NBT CAPITAL ACCT .....	49,200.00
NBT CAPITAL- SWEEP ACCT .....	1,343,354.69
<b>Total Cash .....</b>	<b>5,096,607.61</b>
Petty Cash Front Desk .....	500.00
Accounts Receivable .....	2,042,736.02
Reserve For Uncollectable .....	-2,042,736.02
Prepaid Expenses .....	9,325.70
DUE TO/FROM OPERATING .....	13,072.31
<b>TOTAL ASSETS .....</b>	<b>5,119,505.62</b>

### LIABILITIES & CAPITAL

#### Liabilities

Accrued Expenses .....	66,526.87
ACCOUNTS PAYABLE .....	18,756.43
Escrow Rental Deposits .....	106,171.01
Prepaid Owner Assessments .....	15,229.07
Capital Transfer Fees .....	8,614.50
Dam Assessments .....	18,696.30
Suspense .....	3,759.75
<b>Total Liabilities .....</b>	<b>237,753.93</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 .....	1,150,828.65
Calculated Prior Years Retained Earnings .....	450,740.33
<b>Total Capital .....</b>	<b>4,881,751.69</b>
<b>TOTAL LIABILITIES &amp; CAPITAL .....</b>	<b>5,119,505.62</b>

## Wild Acres POA Balance Sheet as of 11/30/2024

### 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 .....	114,937.20
NBT Dam Assessment .....	565.00
NBT SWEEP- DAM ASSESS .....	1,913,502.61
(DNU) CITIZENS DAM ASSESSMENT .....	779.62
(DNU) CITIZENS CAPITAL ACCOUNT .....	769.26
Dime Bank Payroll Account .....	9,492.52
NBT OPERATING ACCT .....	-100.00
NBT OPERATING ACCT- SWEEP .....	507,119.02
Dime Bank Operating Account .....	70,022.51
DIME BANK ICS SWEEP .....	958,199.14
NBT CAPITAL ACCT .....	-271,384.68
NBT CAPITAL- SWEEP ACCT .....	1,347,707.00
<b>Total Cash .....</b>	<b>4,731,623.59</b>
Petty Cash Front Desk .....	500.00
Accounts Receivable .....	1,977,357.32
Reserve For Uncollectable .....	-1,977,357.32
Prepaid Expenses .....	9,325.70
DUE TO/FROM OPERATING .....	13,072.31
<b>TOTAL ASSETS .....</b>	<b>4,754,521.60</b>

### LIABILITIES & CAPITAL

#### Liabilities

Accrued Expenses .....	66,526.87
ACCOUNTS PAYABLE .....	18,756.43
Escrow Rental Deposits .....	116,271.01
Prepaid Owner Assessments .....	18,335.82
Capital Transfer Fees .....	11,566.50
Dam Assessments .....	2,209.00
Suspense .....	3,759.75
<b>Total Liabilities .....</b>	<b>237,425.38</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 .....	786,173.18
Calculated Prior Years Retained Earnings .....	450,740.33
<b>Total Capital .....</b>	<b>4,517,096.22</b>
<b>TOTAL LIABILITIES &amp; CAPITAL .....</b>	<b>4,754,521.60</b>

## 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

## Board of Directors Meeting Minutes

### November 18, 2024 cont.

Motion by Chris Koch (2<sup>nd</sup> by Rich Bailo) to approve the Deed back of lot 404-84.

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

Motion PASSES

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

#### Membership Q&A

Motion by Rich Bailo (2<sup>nd</sup> by Terasa Tarquini) to close the meeting at 12:51 pm

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

Motion PASSES

# Happy Valentine's Day!

Name: \_\_\_\_\_

A large heart-shaped grid containing a word search puzzle. The words to be found are listed in smaller hearts at the bottom:

- BE MINE
- BOYFRIEND
- CANDY
- CARDS
- CHOCOLATE
- CUPID
- DATE
- FEBRUARY
- FLOWERS
- GIRLFRIEND
- HEARTS
- HUGS
- KISSES
- LOVE
- PINK
- POEM
- RED
- ROSES
- SWEETHEART
- VALENTINES

The word search grid contains the following letters:

M C D F R Z G R  
T Q F J G L U F M I U L  
O D J R Y N S Q E D E C R V D T  
F L O M U R C W Q H X U P B X L A Y O X  
K I S S E S U E P Q A M F O R Y F L C R F  
F T H I A R E E D C C E L E U I R E H Q Q  
S S T C Z Y C T G N A X O M A R I N E F F  
M N R F X X H H C H R M W T R O E T A M Z  
D G E L C H O E Y T D S E M Y S N I R N P  
V D A U Z C A N F S L R T M E D N T H  
A O P P P O R D W H V S B M S Y E S N  
Q I I Z L T E K W D E O H U G S L  
N N D I A I B V Z B E M I N E E Q  
K L W T T B O Y F R I E N D L  
J G E A A L O V E L E N S  
J L D A T E H O Z H V  
L V B Y S S B Q N  
X K C A N D Y  
H Q P S Z  
W U S  
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Sold for Ruth Theilmeier



Sold for the McKeons



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Sold for Ruth Theilmeier



Sold for Benjamin & Campbell



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Sold for Olga Tymoshenko



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