



# WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 41 No. 2

March/April 2025

## WE WANT YOU TO RUN FOR OFFICE IN 2025



### For 2025, Wild Acres Lakes has three (3) seats 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.

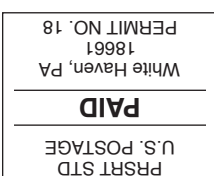
**What to Submit** - If you would like to be a candidate, you will need to prepare the following two-page submission:

**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 9, 2025**

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

# James Paddock

September 21, 1951 - January 29, 2025

The Wild Acres community is extremely saddened by the loss of our former Chief of Public Safety, Board member and beloved friend, James Paddock. James spent many years of his life dedicated to making Wild Acres the great community that it has become. We send our condolences to his family; he will be sorely missed. Our thoughts are with you all.

## Obituary of James R Paddock III

James R. Paddock III, 73, of Dingmans Ferry, PA, formerly of Mahwah, NJ, passed away on Wednesday, January 29, 2025, at Newton Medical Center in Newton, NJ. As a young man, James honorably served in the United States Navy. James was the Director of Facilities Management at Barnert Hospital in Paterson, NJ, where he dedicated many years of service and hard work.

Born on September 21, 1951, in Ridgewood, NJ, James was the son of the late James R. Paddock II and Patricia (Hauck) Paddock. He was married to Joanne Paddock (Carr) for 46 years, with whom he shared a life full of love and adventure.

Jim found joy in the simple pleasures of life—spending time with his daughters and grandchildren, watching an old movie, casting a fishing line, hunting, and riding his motorcycle with Joanne on the back. He had a kind heart and his love for his family was unwavering.

James is survived by his loving wife, Joanne Paddock; his daughters, Rachel Dunne and her husband James, Kelly Paddock Ashmawy and her husband Omar, Jamie Walk and her husband Eric, and Erin Opacic and her partner John; 14 cherished grandchildren Kayla, McKaela, Jacob, Vanessa, Ava, Brady, Lucas, Lilah, James, Sabrina, Stefan, Marissa, Tristan, & Alanna; one great-grandchild Iliana; his beloved sister, Sharon MacRoy and her husband Charles.

James was predeceased by his parents and his brother George Paddock.

## Community Corner

### Happy Birthday!

- |                              |                              |
|------------------------------|------------------------------|
| MAR 1..... Mike Montague     | APR 1..... APR Cielinski     |
| MAR 2..... Emili Laboy       | APR 3..... Samantha Opalka   |
| MAR 5..... Alina Hans        | APR 3..... Clayton Miller    |
| MAR 6..... Angelo Cardona    | APR 5..... Christina Rey     |
| MAR 6..... Felicia Rey       | APR 6..... Frank McElrath    |
| MAR 9..... Kierrya Engels    | APR 6..... Kennedy Wright    |
| MAR 11..... Jaquelynn Farkas | APR 8..... Errol Ernstrom    |
| MAR 18..... Janel Llewelyn   | APR 9..... Sean Panasuik     |
| MAR 19..... Ed Anderson Jr.  | APR 9..... Debbie Ferraro    |
| MAR 21..... Mary Marsilia    | APR 10..... Dylan Engels     |
| MAR 23..... Kristen Gillan   | APR 19..... Ed Banz          |
| MAR 24..... Mark Silverstein | APR 21..... Elaine Fulgieri  |
| MAR 25..... Trish Dorner     | APR 21..... Ellen Kowalski   |
| MAR 26..... Candice Holliday | APR 22..... Louie Shultz     |
| MAR 27..... Al Casale        | APR 23..... Robert D. Farkas |
| MAR 28..... Rocco Giannini   | APR 28..... Vanessa Smith    |
| MAR 28..... Jackie Marsilia  |                              |
| MAR 28..... Bailey Ryan      |                              |
| MAR 29..... Melissa Llewelyn |                              |
| MAR 29..... Kenny Ryan       |                              |
| MAR 30..... Logan Ryan       |                              |
| MAR 31..... Kathy Banz       |                              |

### Anniversaries

- APR 8 - Errol & Carole Ernstrom
- APR 11 - Greg & Vanessa Smith
- APR 11 - Mike & Jamie Montague

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



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# Annual Association Dues

February 28, 2025

Dear Members,

**At the meeting of the Board of Directors held August 17, 2024, Board Members approved the 2025-2026 Annual Operating Budget with no increase.**

Payment is due, in full, on or before May 1, 2025. As of June 1, interest will begin to accrue on all outstanding balances at a rate of 1.25% per month. It is critical to the welfare of Wild Acres Lakes that every Member meets the financial obligation of membership; paying dues directly impacts the financial ability to maintain the Community.

Payments by check may be mailed to WALPOA, 116 Wild Acres Dr, Dingmans Ferry, PA 18328. Credit/Debit card payments may be made in person at the Administration Office, by phone, or online through Bill Pay or the AppFolio Portal. There is a 4 % fee for credit/debit transactions.

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

In an effort to save money and reduce our carbon footprint, upon paying your dues in full this year, **each member will be issued 2 new, reusable, Member Amenity Badge Cards and 2, new, reusable, Guest Amenity Badge Cards.** Each card allows up to 3 people, the card holder and two additional. Member Amenity Badge Cards have homeowner account numbers printed on each card; **Tenants will receive separate cards.** All cards are non-transferable and may not be used by any person other than whom they were issued to. Do not dispose of these cards; replacement for lost, stolen or destroyed cards is \$5 each.

The 2025-2026 Operating Budget has a total projected income of \$1,907,137.00 and total projected expenses of \$1,907,137.00.

<b>Income</b>	
Dues Income .....	\$ 1,720,137
Non-Dues Income .....	\$ 187,000
<b>Total Income .....</b>	<b>\$ 1,907,137</b>

<b>Expenses</b>	
Administration .....	\$ 638,074
Maintenance .....	\$ 603,341
Public Safety .....	\$ 401,728
Recreation .....	\$ 263,994
<b>Total Expenses .....</b>	<b>\$ 1,907,137</b>

<b>Annual Dues</b>	
Improved properties (house).....	\$1,105.00
Unimproved properties (lot).....	\$1,105.00
Adjoined properties .....	\$1,105.00
Preservation Lots .....	\$ 163.50
Preservation Half Lots .....	\$ 81.75
SOS lots .....	\$ 100.00

Warm regards,  
**WALPOA**

WILD ACRES LAKES PROPERTY & HOMEOWNERS ASSOCIATION  
116 Wild Acres Drive • Dingmans Ferry, PA 18328  
(570) 828-7511

# What is this Thing Called Fiduciary Duty?

*Community Associations Institute Copyright Free Newsletter Volume 31*

From time to time you may hear that the board of the association operates in a fiduciary capacity for the homeowners. Or you may read about the board's fiduciary responsibility in the governing documents. Just exactly what does this mean?

Fiduciary duty simply means the board has an ethical and legal obligation to make decisions in the best interests of the entire association. That's a small explanation for a very big responsibility.

Fiduciary duty includes a duty of loyalty to the association, which means that board members should never use their position to take advantage of the association. They should never make decisions for the association that benefit themselves at the expense of the association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means board members must perform their duties in good faith and in a manner they believe to be in the best interest of the association, with such care as an ordinary prudent person in a similar position under similar circumstances would use.

In short, boards must act in the best interests of the association and act reasonably. Board members fulfill their fiduciary duty by:

- Developing and using a formal budgeting process.
- Establishing and adhering to budgetary guidelines.
- Making sure the budgeting process reflects the wishes of the association members.
- Promoting understanding and acceptance of the reserve accounts among the members.
- Collecting sufficient fees to adequately operate the association.
- Soliciting bids and negotiating appropriate contracts.
- Authorizing expenditures.

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# The Time and Work it Takes to Prepare the Annual Budget

## How the Budget is Prepared

A lot of work goes into preparing the budget. It's a complex activity that has to start early so the budget can be finalized and approved prior to the beginning of the new fiscal year. Here's how we do it:

1. The Board appoints the Budget & Finance Committee for all of the following tasks.
2. The Manager and Budget & Finance Committee work together to gather all the financial information needed to project expenses for the coming year. This could be a reserve analysis, bids for contracts, projections for utility or service increases, comparisons of past years' budget trends and many other details.
3. The Budget & Finance Committee also examines all sources of income, assessments, interest on investments, proceeds from concession or club operation and other types of miscellaneous income.
4. The Manager creates a working draft by adjusting the expenses and income until they balance. This may be accomplished by foregoing certain expenses to avoid raising assessments. Or it may be necessary to raise assessments to cover increased expenses such as utilities that the board cannot control.
5. When the Budget & Finance Committee has developed the best possible draft budget, it's submitted to the Board for review and approval. If necessary, the Board revises the draft budget as needed.
6. The Board approves the Final Budget in each year.

## How the Budget & Finance Committee Works

The Budget & Finance Committee comprises members of our community association, which enables residents to have a say in how their money is spent. How does the Budget & Finance Committee work and who serves on it?

## Who Should Be on the Committee?

The owners who serve on the Budget & Finance Committee represent a cross-section of the community. When it comes to size, a good general guideline is that the committee shouldn't be so large that it becomes unwieldy.

## What the Committee Does

The treasurer will make sure that all committee members understand the three basic components of the budget:

- Funds needed for daily operation of the community, such as common electricity and water, grounds maintenance, management, insurance, and general maintenance. These expenses are either contractual or can be reasonably estimated based on experience.
- Funds needed to maintain our reserves at sufficient levels. Reserve funds provide money for the repair and replacement of the community's assets—such as the pool, roofs, pavement, etc.
- Funds for additions or enhancements to the existing property. This is a function of what members of the community want and are willing to pay for. The community should provide input and approval for this component.

Armed with this knowledge, the committee will estimate total expenses for the coming year and compare that sum to the association's potential revenue (assessments, interest on investments, concession income, and so on).

If expenses are greater than revenue, the committee will look for ways to lower expenses without compromising service. If that doesn't balance the budget, the committee may have to make a tough decision—whether to increase assessments or levy a one-time special assessment.

# Spongy Moth Spraying

The Board approved the funding for the aerial spray treatment at an emergency meeting called for that purpose on January 27, 2025. As we approach spring, an entomologist hired by the spray treatment contractor will periodically survey the egg masses for hatch stages to determine the best time for treatment. Weather plays a key role in the hatch and life stages; therefore, treatment will be anywhere from late March through mid-May. I'll keep the Board and membership updated as I receive the information.

# Status of Current Projects

## New Club House

- WAYCO received the building demolition permit. Demolition is scheduled for March 2025.
- The final submission of the land development plans were approved by Delaware Township Planning Commission on January 8, 2025.
- The Planning Commission requires an escrow of \$304,000 for Land Development. The Treasurer is currently working with the staff to acquire quotes from our banks on the cost and fees to obtain a Letter of Credit to meet the escrow requirement.
- Pending permits and final design plans, this project will be prepared to go out for bid June 2025. A special meeting for funding approval will be announced at a future date.

## North Lake Dam

- At the January 18<sup>th</sup> Board Meeting, the Board motioned to start the culvert replacement project separately from the dam rehabilitation. RKR Hess posted this to PennBid; they provided a bid notice copy to be published as per bylaws. As per bylaws, all bids will be directed to the WALPOA Secretary. Public bid opening: Friday March 7, 2025.
- The project is tentatively scheduled to begin by or before May 1. Any road effected during construction will be announced via Appfolio alerts, WALPOA's website and social media pages.
- The dam rehabilitation will take place at a later date to be determined by the Board of Directors.
- The application for the 2026 PA Dam Assurance Funding Program, a grant and low-cost loan program through the Department of Economic Development, was submitted on October 3, 2024. Notice of awards for either a grant or low-cost loan will be announced in March 2025.

# 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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Met-Ed Electric .....	800-545-7741
Penn American Water Company .....	800-565-7292
Blue Ridge Cable Company.....	570-296-8200

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# Easter Bread

Easter Bread with a colorful egg in the middle. Look at how cute these bread rings are! They are EASY to make.

Servings: 4 pieces

## Ingredients

### For the Dough

- 4 cups all-purpose flour divided (2 cups and 2 cups)
- 2¼ teaspoons rapid rise instant yeast (1 package)
- 1 cup whole milk
- ¼ cup butter
- ½ cup granulated sugar
- Zest of 1 lemon
- Zest of 1 orange
- 2 eggs
- 1 teaspoon vanilla extract

### For the Egg Wash

- 1 egg
- 1 teaspoon milk

### Decorations

- Dyed Easter eggs (uncooked)
- Colorful sprinkles



## Instructions

1. In a large mixing bowl combine two cups flour with the sugar, yeast, salt if using, and lemon and orange zest. Mix together with a spoon; set aside.
2. Place butter and milk in a microwave-safe bowl or measuring cup. Warm the milk and butter mixture in the microwave while stirring. Heat it for 1 minute, then stir, and continue heating it in 10 second-intervals until warm (not boiling hot).

3. Add the eggs, vanilla, and warmed milk mixture to the mixing bowl with the dry ingredients. Use the dough hook of a stand mixer to mix the ingredients (1 minute). The mixture should look like cake batter.
4. Slowly add the remaining flour to the mixer and continue mixing with the dough hook until it is smooth. The dough should not stick to the bottom of the bowl, if this is happening add a tablespoon of flour and continue mixing. Continue kneading with the dough hook for about 8 minutes.
5. Place dough on a lightly floured surface or a silpat mat and knead by hand a few times to bring it together into a ball. Try to use as little flour as possible to prevent the dough from sticking.
6. Place the dough in a clean bowl and cover with plastic wrap; let rest for 15 minutes.
7. Remove the dough from the bowl and punch down to remove any air. Divide into 8 equal pieces. Roll the dough into ropes about 11" long.
8. Pinch two ropes together at the top and then braid the two pieces together. Form the braid into a ring and pinch the ends together.
9. Place the braided rings on a parchment-lined baking sheet and cover with plastic wrap.
10. Let the dough rings rise in a warm place for about thirty minutes to an hour or until the ring doubles in size.
11. Preheat oven to 375°F while the dough is rising.
12. Make an egg wash by combining a large egg and milk into a small bowl. Use a fork to beat the egg and milk together.
13. Once the dough has finished rising, use a pastry brush to brush the surface of the dough with an egg wash.
14. Nestle an uncooked decorated Easter egg into the middle of the ring, and add colorful sprinkles. After baking, the egg will be equivalently cooked to a soft-boiled egg.
15. Bake for 20 minutes rotating the baking sheet halfway through to achieve even baking. Let the bread cool on a cooling rack. Easter Bread is best served warm!

# Addressing the special concerns of the Wild Acres Community

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# Board of Directors Meeting Minutes

## December 14, 2024

Delaware Twp Building

Meeting Called to order 10:07am

Flag Salute

**Present:** S. Demmo, Acting Chair; C. Koch, Acting Secretary; B. Fells; J. Dembiak; J. Jala; L. Buccello; B. Sarro; R. Bailo.

By phone: S. Tarquini; T. Tarquini; E. Farkas.

Motion to approve Meeting Minutes of November 16, 2024

C. Koch Motioned, L. Buccello 2<sup>nd</sup>

Yea: B. Sarro, B. Fells, C. Koch, J. Jala, L. Buccello, R. Bailo, S. Tarquini, T. Tarquini, and E. Farkas

Nay: None

Abstain: J. Dembiak

Motion passes.

Director of Operations Report, DOO Report, Collections, Maintenance, Public Safety, Recreation reports read.

Discussion on Spongy Moth egg mass survey recommends spraying and discussion of possible reimbursement from Pike County grant.

### November 2024 Financial Report

Motion to accept Treasurers Report by S. Tarquini, B. Sarro 2<sup>nd</sup>

Yea: B. Sarro, B. Fells, C. Koch, J. Dembiak, J. Jala, L. Buccello, S. Tarquini, T. Tarquini, and E. Farkas

Nay: None

Abstain: R. Bailo

Motion passes.

### Committee Reports

Budget & Finance - minutes in board meeting documents.

Public Safety - conversation about drones.

Recreation - 12/21 Community Christmas Party, 12/23 Decorating Contest judging.

Environmental/Architectural

Capital Improvements/Maintenance

Emergency Management - discussion to meet with local officials to create an SOP for emergency responses and possibility of asking maintenance staff to join volunteer Fire Department for community related fire calls.

By Laws - productive meeting reviewing mail-in ballot options and quorum changes.

Communications

Beautification

Rules & Regulations - second reading of rule ammendment .

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

Motion to Amend WALPOA Rules & Regulations as read, made by R. Bailo, L. Buccello 2<sup>nd</sup>

Yea: B. Sarro, B. Fells, C. Koch, J. Dembiak, J. Jala, R. Bailo, L. Buccello, S. Tarquini, T. Tarquini, and E. Farkas

Nay: None

Abstain: None

Motion passes.

### 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 to award bid for Aerial Spray Treatment for Spongy Moth Caterpillar to Bruce's Flying Services as recommended for Option 2, Forway76B for +500 acres at \$34.35 per acre made by C. Koch, R. Bailo 2<sup>nd</sup>.

Yea: B. Sarro, B. Fells, J. Dembiak, J. Jala, L. Buccello, R. Bailo, S. Tarquini, T. Tarquini, and E. Farkas

Nay: C. Koch

Abstain: None

Motion passes.

Motion to increase the operating expense budget by 10% for fiscal years 2024-2025 and 2025-2026 to be added to a G/L for Clubhouse expenses made by B. Sarro, L. Buccello 2<sup>nd</sup>.

Yea: B. Sarro, B. Fells, C. Koch, J. Dembiak, J. Jala, and L. Buccello

Nay: S. Tarquini, T. Tarquini, and E. Farkas

Absent: R. Bailo

Motion passes.

Motion to approve Write Offs for November 2024 made by C. Koch, B. Fells 2<sup>nd</sup>

Yea: B. Sarro, B. Fells, J. Dembiak, C. Koch, J. Jala, S. Tarquini, T. Tarquini, and E. Farkas

Nay: none

Absent: L. Buccello, R. Bailo

Motion passes.

Motion to approve ending quarterly audits/comps by CPA made by C. Koch, B. Sarro 2<sup>nd</sup>

Yea: B. Fells, J. Dembiak, C. Koch, J. Jala, L. Buccello, S. Tarquini, T. Tarquini, and E. Farkas

Nay: B. Sarro

Abstain: none

Absent: R. Bailo

Motion passes.

*(continued on next page)*

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**570-253-3660**

# Board of Directors Meeting Minutes

## December 14, 2024 cont.

Motion to close Wells Fargo escrow account and move funds to NBT Bank made by B. Fells, S. Tarquini 2<sup>nd</sup>

Yea: B. Sarro, B. Fells, J. Dembiak, C. Koch, J. Jala, S. Tarquini, T. Tarquini, and E. Farkas  
Nay: None  
Abstain: L. Buccello  
Absent: R. Bailo  
Motion passes.

Motion to approve the Fiscal Year 2023-2024 Audit made by B. Fells, J. Dembiak 2<sup>nd</sup>

Yea: B. Sarro, B. Fells, J. Dembiak, C. Koch, J. Jala, L. Buccello S. Tarquini, T. Tarquini, and E. Farkas  
Nay: None  
Abstain: None  
Absent: R. Bailo  
Motion passes.

Motion to reopen close meeting made by B. Sarro, J. Dembiak 2<sup>nd</sup>

Motion passes.

### Membership Q&A

A recommendation to honor the memory of past volunteer, Betty White with a plaque in memorial park was made. The board agreed.

Closed meeting readjourned at 12:36pm

Meetings adjourned at 1:00pm

# Board of Directors Meeting Minutes

## January 18, 2025

Delaware Twp Building

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

**Absent:** Rich Bailo

Meeting is called to order at 10:14

Joe Jala notifies Chairman that he has to leave at 11:30

Flag Salute

Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to approve the Open meeting minutes from 12/14/2024 with correction that Bill Sarro voted No on motion.

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 Bill Sarro (2<sup>nd</sup> by Joe Jala) to approve the Emergency meeting minutes from 12/30/2024.

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 Liberty Buccello (2<sup>nd</sup> by Terasa Tarquini) to approve the Bid Opening minutes from 1/09/2025.

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

Motion PASSES

Announcement of open Board seat(s): 0

### Director of Operations Report

- DOO Report - Read by DOO Write-Offs for 12/2024
- Spongy Moth Ariel Spray treatment grant application
- Outsourcing Landscaping
- PS Vehicle
- Capitol Reserve Study
- CH Land Development approved
- North Lake Dam Project
- Upcoming storm/cold weather/plowing
- Collections - Read by DOO
- Maintenance - Read by DOO
- Public Safety - Read by DOO
- Recreation

### Treasurer's Report

December 2024 Financial report

Motion by Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to accept the December 31, 2024 Financial report.

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

### Committee Report

- Budget & Finance - Bill Fells
- Public Safety - Steven Demmo
- Recreation - Joe Jala
- Environmental/Architectural - Jeff Dembiak
- Capital Improvements/Maintenance - Rich Bailo
- Emergency Management - Rich Bailo
- Bylaws Committee - Bill Sarro
- Communications Committee - Chris Koch
- Beautification Committee - Liberty Buccello
- Rules & Regulations Committee - Steve Tarquini

(continued on next page)



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# Board of Directors Meeting Minutes

## January 18, 2025 cont.

### Awarding of Contracts/Bids

Maintenance Truck Bid (2 Bids received)

Motion by Steve Demmo (2<sup>nd</sup> by Liberty Buccello) to table the Maintenance Truck Bids and send them back out for requalification.

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

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 Terasa Tarquini (2<sup>nd</sup> by Liberty Buccello) to remove the request for a 2025-2026 Operating Dues Increase.

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

### New Business

Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to approve the December 2024 write offs in the amount of \$3,829.09 for special payment plans paid in full.

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 Chris Koch (2<sup>nd</sup> by Jeff Dembiak) to accepting the Capital Reserve Study.

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

Motion by Steve Demmo (2<sup>nd</sup> by Bill Fells) to allow DOO to contact RKR Hess regarding allowing them to bid out for the Culvert replacement of North Lake.

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

Joe Jala leaves at 11:30 am

Motion by Chris Koch (2<sup>nd</sup> by Terasa Tarquini) to allow the DOO to put the WALPOA landscaping out for bid for lawn mowing.

S. Tarquini:	Rich Bailo: absent	L. Buccello: YES	Joe Jala: absent
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 Chris Koch (2<sup>nd</sup> by Bill Sarro) to increase the Maintenance expense budget by \$51,937.20 creating a g/l item for the purpose of Spongy Moth Spraying from the Operating Budget.

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

Motion FAILS

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

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

### Membership Q&A

New mailboxes, front gate operations, disorderly conduct at committee meetings, wellness check procedures, Maintenance truck bid, Budget and Finance recommendations, line painting, accessing meeting minutes, Spongy moths, communications committee look into the Owl for FB live/YouTube, Chairman of committees should be responsible for controlling conduct at committee meetings, PS Patrol, Suggestion to add "Comments on Agenda" to beginning of each agenda.

Motion by Liberty Buccello (2<sup>nd</sup> by Jeff Dembiak) to close the meeting at 1:27 pm.

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

Motion PASSES

# Board of Directors Meeting Minutes

## January 27, 2025

### WALPOA EMERGENCY MEETING

**Present:** Terasa Tarquini, Jeff Dembiak, Steve Tarquini, Chris Koch, Bill Fells, Joe Jala, Steve Demmo, Liberty Buccello; via phone: Rich Bailo, Elaine Farkas, Bill Sarro

Meeting opens at 6:00 pm.

### New Business

Spongy Moth Spraying

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve a line-item transfer within the 2024-2025 Maintenance Department Budget to reallocate funds from General Ledger (G/L) line item 76000-000 Road Repairs to G/L line item 78000-000 Contract Services Maintenance in the amount of \$52,000.

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

Motion PASSES

Motion by Chris Koch (2<sup>nd</sup> by Bill Fells) to approve the Chairman of the Board to execute the contract agreement for Bruce's Flying Services striking #9 on the contract.

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

Motion PASSES

Motion by Steve Demmo (2<sup>nd</sup> by Liberty Buccello) to close the meeting at 6:44 pm.

S. Tarquini:	Rich Bailo: YES	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

# Ciarelli & Grandkids

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# Rules. Rules. Rules.

## What Gives the Association the Right to Tell Me What to Do?

*Community Associations Institute Copy Right Free Newsletter Volume 37*

In a nutshell, the association declaration and state law give the association the authority to regulate some of what you can do in our community.

Community associations have a governmental component. Like a city or county government, a community association has a *charter*—called the declaration. The declaration encompasses bylaws, covenants and other documents that give community associations their legal foundation.

These governing documents obligate the association to preserve and protect the assets of the community. To enable the board to meet this obligation, association governing documents also empower the board to make rules and define the process for adopting and enforcing them—within limits. Governing documents also establish parameters for the nature and type of rules the board can make.

State law gives associations the authority to make rules. These are called common interest community statutes, and they apply to condominiums, cooperatives, and property owners associations.

Remember, however, that the board can't make or enforce any rule that is contrary to the governing documents, local ordinances, state law or federal regulations. Remember also that the board makes rules on your behalf—to protect your investment, your home.

## Why Do We Have Rules?

Every association, including ours, has rules we all need to know about. For instance, where can we park, and where may our guests park? Are we allowed to park campers or trucks in our driveways? What are the limitations on the size and number of pets we may keep in our homes? Is there a designated dog-walking area within the community? And what choices—color, styles, landscaping—do we have regarding the décor of our homes' exteriors?

Our association's rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So, it's important to know the rules and do our best to abide by them. To keep up to date on what the rules are, and what the consequences can be for not complying, look for the association's rules on the community website or contact the Administration Office for a copy.

## Wild Acres POA Balance Sheet as of 12/31/2024

### ASSETS

#### Cash

DIME BANK S. POND DAM CD .....	30,000.00
DIME BANK NTH LK DAM CD .....	50,014.39
(DNU) Wells Fargo Renters Escrow Acct.....	234.00
NBT Dam Assessment .....	(2,100.00)
NBT SWEEP- DAM ASSESS .....	1,915,354.33
(DNU) CITIZENS DAM ASSESSMENT .....	802.23
(DNU) CITIZENS CAPITAL ACCOUNT.....	769.26
Dime Bank Payroll Account.....	9,270.33
NBT ESCROW RENTAL ACCOUNT.....	117,937.20
NBT OPERATING ACCT .....	(100.00)
NBT OPERATING ACCT- SWEEP .....	508,791.68
Dime Bank Operating Account .....	62,270.87
DIME BANK ICS SWEEP .....	447,177.52
NBT CAPITAL ACCT .....	(11,925.53)
NBT CAPITAL- SWEEP ACCT.....	1,569,420.96
<b>Total Cash .....</b>	<b>4,697,917.24</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>4,720,815.25</b>

### LIABILITIES & CAPITAL

#### Liabilities.....

Accrued Expenses .....	66,526.87
ACCOUNTS PAYABLE .....	18,756.43
Escrow Rental Deposits.....	119,005.01
Sales Tax Payable.....	(639.58)
Prepaid Owner Assessments .....	21,857.57
Capital Transfer Fees.....	15,394.60
Dam Assessments .....	5,920.00
Suspense .....	3,759.75
<b>Total Liabilities.....</b>	<b>250,580.65</b>

#### Capital .....

Retained Earnings .....	(1,345.00)
RETAINED EARNINGS .....	3,285,287.46
Surplus Transfer .....	(769,622.00)
SURPLUS TRANSFER .....	769,622.00
SUSPENSE .....	(3,759.75)
Calculated Retained Earnings .....	739,306.56
Calculated Prior Years Retained Earnings.....	450,745.33
<b>Total Capital.....</b>	<b>4,470,234.60</b>
<b>TOTAL LIABILITIES &amp; CAPITAL.....</b>	<b>4,720,815.25</b>

## Wild Acres POA Balance Sheet as of 1/31/2025

### ASSETS

#### Cash

DIME BANK S. POND DAM CD.....	30,000.00
DIME BANK NTH LK DAM CD .....	50,014.39
NBT Dam Assessment .....	(2,100.00)
NBT SWEEP- DAM ASSESS.....	1,926,884.58
(DNU) CITIZENS DAM ASSESSMENT.....	893.73
(DNU) CITIZENS CAPITAL ACCOUNT.....	769.26
Dime Bank Payroll Account.....	39,552.82
NBT ESCROW RENTAL ACCOUNT .....	122,282.45
NBT OPERATING ACCT .....	(100.00)
NBT OPERATING ACCT- SWEEP .....	510,379.27
Dime Bank Operating Account.....	33,780.74
DIME BANK ICS SWEEP .....	348,983.71
NBT CAPITAL ACCT .....	(1,980.68)
NBT CAPITAL- SWEEP ACCT .....	1,548,963.59
<b>Total Cash .....</b>	<b>4,608,323.86</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>4,631,221.87</b>

### LIABILITIES & CAPITAL

#### Liabilities

Accrued Expenses .....	66,526.87
ACCOUNTS PAYABLE.....	18,756.43
Escrow Rental Deposits.....	124,116.26
Sales Tax Payable.....	(639.58)
Prepaid Owner Assessments .....	28,795.02
Capital Transfer Fees.....	3,465.00
Dam Assessments .....	1,035.00
Suspense.....	3,759.75
<b>Total Liabilities.....</b>	<b>245,814.75</b>

#### Capital .....

Retained Earnings.....	(1,345.00)
RETAINED EARNINGS.....	3,285,287.46
Surplus Transfer.....	(769,622.00)
SURPLUS TRANSFER .....	769,622.00
SUSPENSE .....	(3,759.75)
Calculated Retained Earnings .....	654,479.08
Calculated Prior Years Retained Earnings.....	450,745.33
<b>Total Capital.....</b>	<b>4,385,407.12</b>
<b>TOTAL LIABILITIES &amp; CAPITAL.....</b>	<b>4,631,221.87</b>

# Saint Patrick's Day

## Wordsearch



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



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 CELTIC  
 COINS  
 DANCE  
 FIDDLE

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 GREEN  
 HARP  
 HORSESHOE  
 IRELAND

IRISH FLAG  
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Sold for Kevoian Trust



Sold for Alex Lantsman



Sold for Ruth Theilmeier



Sold for Benjamin & Campbell



Sold for the Estate of Cattone



Sold for the Fulgeris



Sold for Olga Tymoshenko



Sold for Inessa Kaminer

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