



WILD ACRES World

WILD ACRES LAKES PROPERTY AND HOMEOWNERS ASSOCIATION

Vol. 41 No. 3

May/June 2025

MEMORIAL DAY PICNIC

Saturday, May 24, 2025
11:00 AM in Memorial Park



Residents: \$3 each (refunded when you attend the event. If you do not attend, the deposit will *not* be refunded)

Guests: \$5 each (non-refundable)

Price includes hamburger *or* hotdog, salad, chips, soda and dessert.

There will be music and games.

SIGN UP: You must sign up and pay by May 20 at the Administration Office.

Registered service animals only.

ANNUAL ELECTION

Saturday, June 14, 2025
11:00 am

Delaware Township Building

**116 Wilson Hill Road,
Dingmans Ferry PA 18328**
[Doors open at 10:00 am]

2025/2026 Amenity Badges required to VOTE

In accordance with our by-laws, notice is hereby given.

The WALPOA Annual Membership Meeting will take place at 11:00am at the Delaware Township Building on June 14, 2025.

At this meeting, the membership shall conduct the election of the Board of Directors and vote for a Special Clubhouse Assessment.

Mail-in Ballot

If you are unable attend this meeting, you can vote by Mail-in Ballot. Mail-in Ballots must be received at the Administration Office no later than June 11, 2025, at 4:00pm EST. A Mail-in Ballot will be sent directly to your home from Wild Acres via US Postal Service, First Class Mail.

Section 2.10 - Voting Rights of Members

(A) Voting by Proxy. No voting by proxy allowed.

(B) Voting by Absentee Ballot. Every Official Absentee Ballot shall be executed by the member and filed with the WALPOA Office. To be filed and considered valid, an Official Absentee Ballot(s) shall be delivered, in person or by a deeded member of that property or via US Mail to the WALPOA Office. An Official Absentee Ballot will be delivered no later than 4 p.m. EST of the Wednesday before the meeting, at which the vote will be cast. Official Absentee Ballots may not be counted as constituting an amendment to the bylaws pursuant to section 8.2 of the bylaws.

WALPOA
116 Wild Acres Drive
Dingmans Ferry PA 18328

PRESORTED
FIRST CLASS
US POSTAGE
PAID
SCRANTON PA
PERMIT #168



Rinker Inc.

Generator / Ductless / Electrical

Automatic Generators Battery Storage Systems Ductless Heating & Cooling Electrical Services

570.698.9696

GoRinkerInc.com

"Where comfort and peace of mind are more affordable than you think."



Community Corner

Happy Birthday!

MAY 4 Troy Stoughton
 MAY 5 Argy Bonzo
 MAY 7 David Miller
 MAY 8 Robert Defour
 MAY 8 Lincoln Miller
 MAY 13 Joyce Snadecky
 MAY 15 Ashley Luna
 MAY 16 Jimmy Marsilia
 MAY 16 Dot Sladicka
 MAY 17 Ann Sarchapone
 MAY 22 Devin Cielinski
 MAY 22 Jacqueline Giannini
 MAY 23 Chelsea Opalka
 MAY 24 Leo Silverstein
 MAY 30 Tina Myers
 JUNE 1 Jeanna Mascia
 JUNE 4 Jeff Dorner
 JUNE 6 Taylor Tracy
 JUNE 6 Mike Carr

JUNE 11 Michele Di Pillo
 JUNE 12 Melanie Cimiluca
 JUNE 15 Lucas Pauley
 JUNE 17 Allyson Dorner
 JUNE 20 Taylor Miller
 JUNE 20 Katie Sladicka
 JUNE 20 Linny Luna
 JUNE 21 Vincent Evers
 JUNE 23 Fernando Suarez
 JUNE 26 Cindy Luna

Happy Anniversary

MAY 5 Rich & Kelly Rivera
 MAY 16 John & Dot Sladicka
 MAY 24 Joe & Bernice Jala (55th)
 JUNE 5 Joe Jr. & Cindy Luna
 JUNE 12 Jackie & David Giannini

Send your birthday and anniversary dates to admin@wildacreslakes.org



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

ROOFING

By Bruce

BRUCE'S CHIMNEY SERVICE Inc.

"Enhancing the Poconos One Home at a Time Since 1985"

WE REPAIR & REPLACE ALL TYPES OF ROOFING SYSTEMS

Lifetime Shingles • Metal • Low Slope
 Rubber • Slate • Flashing • Ice and Water Shield
 Skylights and Windows • Chimney Repairs and Rebuilds
 Gutters and Gutter Covers • Siding

Member of Pocono Mountains Chamber of Commerce



100% FINANCING AVAILABLE

**TO QUALIFIED BUYERS*

ON THE SPOT REPAIRS to COMPLETE REPLACEMENTS
ALL WORK GUARANTEED | Locally Owned & Operated



570-424-8891
 2070 Milford Road | East Stroudsburg, PA

www.RoofingByBruce.com

MAIL-IN BALLOT - 2025 ANNUAL BOARD OF DIRECTORS ELECTION

MEETING DATE: JUNE 14, 2025

LOCATION: 116 WILSON HILL RD DINGMANS FERRY, PA 18328

TIME: DOORS OPEN AT 10AM - MEETING BEGINS AT 11AM

This is your official Mail-in Ballot. In accordance with the By-laws, no more than two members (legal deeded members) in good standing may vote regardless of the number of names that appear on the recorded deed.

For a ballot to be valid:

1. Check mark your vote for up to FOUR (4) candidates, who shall be elected to a three (3) year term.
2. Place one (1) Mail-in Ballot in each "Ballot Enclosed" envelope and seal.
3. Place all "Ballot Enclosed" envelopes in the envelope marked "WALPOA Voting Judge."
4. Clearly write name, block and lot # on envelope where provided and seal.
5. Send by mail (postage required) or bring to the WALPOA Administration Office.
6. Mail-in Ballots must be received in the office no later than **4:00pm on Wednesday, June 11, 2025.**

YOU MAY ONLY VOTE ONE WAY – BY MAIL OR IN PERSON. Any deviations from the above instructions will void this ballot. Resumes can be found in the May/June 2025 edition of Wild Acres World.

A: William Sarro (incumbent) ☐

B: Liberty Buccello (incumbent) ☐

C: Jennifer Cittadino ☐

D: Dawn Babcock ☐

E: Andrea Kostopolus ☐

K: Edward Castro ☐

L: Rekha Kurikoti ☐

M: Broderick Williams ☐

N: Audra Muscari ☐

-----**(COMPLETE OTHER SIDE)**-----

MAIL-IN BALLOT - A Special Clubhouse Assessment Proposal

MEETING DATE: JUNE 14, 2025

LOCATION: 116 WILSON HILL RD DINGMANS FERRY, PA 18328

TIME: DOORS OPEN AT 10AM - MEETING BEGINS AT 11AM

This is your official Mail-in Ballot. In accordance with the By-laws, no more than two members (legal deeded members) in good standing may vote regardless of the number of names that appear on the recorded deed.

For a ballot to be valid:

1. Check mark your vote for either YES or NO.
2. Place one (1) Mail-in Ballot in each "Ballot Enclosed" envelope and seal.
3. Place all "Ballot Enclosed" envelopes in the envelope marked "WALPOA Voting Judge."
4. Clearly write name, block & lot on envelope where provided and seal.
5. Send by mail (postage required) or bring to the WALPOA Administration Office.
6. Mail-In Ballots must be received in the office no later than **4:00pm on Wednesday, June 11, 2025.**

WALPOA Treasurer, Bill Fells, has been pouring over the community budget challenge of building our new clubhouse as is currently planned. Based upon a liberal estimated total cost of \$4 million dollars, the community will need to meet lender requirements by providing a downpayment of 20% of the mortgage which is \$800,000.

Our current Clubhouse Capital Project balance as of 03/31/2025 is \$523,120. Pending expenses that will be deducted from this balance include demolition and Township fees totaling \$112,510, reducing the Project's available balance to \$410,610. This balance leaves us short by \$389,390 (\$800,000 - \$410,610) for the 20% down payment.

Therefore, the Board Treasurer is proposing a *ONE-TIME* Special Assessment of \$265 per property which will provide for the purpose of meeting the down payment requirement with a small cushion ($1,500 \times \$265 = \$397,500$).

The membership should understand that the new clubhouse will add an estimated additional \$380K to our annual operating budget, resulting in a dues increase of approximately \$250 per property until the mortgage is paid and a forever dues increase for the future cost of maintaining and operating a 10,000 sq. ft. building with an indoor pool

Anyone interested in proceeding with the new clubhouse building should vote YES on the proposed ONE-TIME Special Assessment of \$265, which will be billed upon approval of this ballot and due by August 1, 2025.

Without the funds for the 20% mortgage downpayment provided by this assessment, the clubhouse project CANNOT PROCEED as currently planned.

☐ **YES**

☐ **NO**

Springtime Alert - Do Not Disturb Young Wildlife

<http://www.media.pa.gov/Pages/Game-Commission-Details.aspx?newsid=41>

Whether in their backyards or high on a mountain, it's almost certain Pennsylvanians will encounter young wildlife this time of year.

While some young animals might appear to be abandoned, usually they are not. It's likely their mothers are watching over them from somewhere nearby. So, when encountering young deer, birds, raccoons or other young wildlife, the best thing people can do is leave the animals alone.

"Most people want to do what they can to help wildlife, and when they see a young animal that appears to be abandoned, they want to intervene," said Wayne Laroche, the Game Commission wildlife management director. "What they don't realize is that, in all likelihood, they're doing more harm than good.

"Those young animals probably aren't abandoned at all, meaning that anyone stepping in to try to help not only is taking that youngster away from its mother, but also destroying its chances to grow up as it was intended," he said.

Adult animals often leave their young while they forage for food, but they don't go far, and they do return. Wildlife also often relies on a natural defensive tactic called the "hider strategy," where young animals will remain motionless and "hide" in surrounding cover while adults draw the attention of potential predators or other intruders away from their young. Deer employ this strategy, and fawns sometimes are assumed to be abandoned when, in fact, their mothers are nearby.

The Game Commission urges Pennsylvanians to resist the urge to interfere with young wildlife or remove any wild animal from its natural setting.

Such contact can be harmful to both people and wildlife. Wild animals can lose their natural fear of humans, making it difficult, even impossible, for them to ever again live normally in the wild. And anytime wildlife is handled, there's always a risk people could contract diseases or parasites such as fleas, ticks and lice.

Wildlife that becomes habituated to humans also can pose a public-safety risk. A few years ago, a yearling, six-point buck attacked and severely injured two people. The investigation into the incident revealed that a neighboring family had illegally taken the deer into their home and fed it as a fawn, and they continued to feed the deer right up until the time of the attack.

It is illegal to take or possess wildlife from the wild. Under state law, the penalty for such a violation is a fine of up to \$1,500 per animal. Under no circumstances will anyone who illegally takes wildlife into captivity be allowed to keep that animal, and under a working agreement with state health officials, any "high risk"

rabies vector species confiscated after human contact must be euthanized and tested; it cannot be returned to the wild because the risk of spreading disease is high.

Animals infected with rabies might not show obvious symptoms, but still might be able to transmit the disease. Though any mammal might carry rabies, the rabies vector species identified in the agreement are: skunks, raccoons, foxes, bats, coyotes and groundhogs.

People can get rabies from the saliva of a rabid animal if they are bitten or scratched, or if the saliva gets into the person's eyes, mouth or a fresh wound.

Only wildlife rehabilitators, who are licensed by the Game Commission, are permitted to care for injured or orphaned wildlife for the purposes of eventual release back into the wild. For those who find wildlife that truly is in need of assistance, a listing of licensed wildlife rehabilitators can be found on the Pennsylvania Association of Wildlife Rehabilitators website, www.pawr.com.

If you are unable to identify a wildlife rehabilitator in your area, contact the Game Commission region office that serves the county in which the animal is found so that you can be referred to the appropriate licensed wildlife rehabilitator. Region office contact information can be found through the "Connect with Us" tab on the agency's website, www.pgc.pa.gov.

OFFICIAL NOTICE

Letter of Credit / Dime Bank

Per the bylaws, we are required to notify the general membership in the next official publication if we borrow money, enter into contracts, issue notes or other evidences of debt, for money or labor done or money or property actually received, and to secure any of its obligations by mortgage, pledge security agreement or deed of trust of its property, franchises and income.

We obtained a Commercial Commitment for a Letter of Credit with The Dime Bank, for the purpose of the Land Development escrow, required by the Township for the purpose of Land Development of the Clubhouse property in the amount of \$304,081.85.

No loan was entered into with this Agreement. The cost of the Letter of Credit is \$4,000 for an 18-month term, plus a \$250 filing fee. At the completion of the clubhouse project, the letter of credit will be relinquished.



FINANCING AVAILABLE



PEACE OF MIND CONTRACTING



CALL NOW

WHERE QUALITY, EXPERIENCE AND CUSTOMER SERVICE COME TOGETHER.

RESIDENTIAL AND COMMERCIAL REMODELING

SIDING

ROOFING

WINDOWS

DOORS

DECKS



KITCHENS

BATHROOMS

BASEMENTS

REMODELS


ADDITIONS

PA LICENSE #180768

FREE ESTIMATES (570)234-4110

ALL MAJOR CREDIT CARDS ACCEPTED

INFO@POMCONTRACTINGPA.COM WWW.POMCONTRACTINGPA.COM



WILD ACRES World

The official publication of the Wild Acres Lakes Property Owners Association

Published six times a year by

Community Newspaper Publishers

237 Phyllis Court, Stroudsburg PA 18360

FOR ADVERTISING INFORMATION:

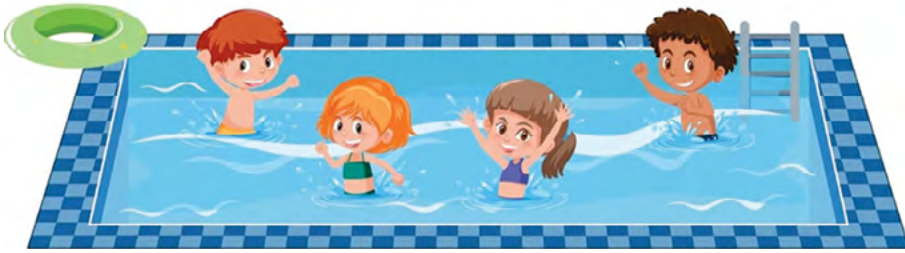
EMAIL: cnpnet@ptd.net

PHONE: (570) 476-3103

The acceptance of advertising in Wild Acres World does not constitute endorsement by the Wild Acres Lakes POA, the Board of Directors, the volunteers and staff who help put the paper together, or the publisher. Position of advertisements is not guaranteed. All advertising is subject to acceptance by the publisher. The publisher is not responsible for errors in ads or claims made by advertisers.

Meet Your BOD Candidates

Following the Board Meeting on MAY 17, 2025 — in the Delaware Township Building located at 116 Wilson Hill Road — we will give each candidate an opportunity to speak to the membership and tell you why they should be one of our next board directors. We look forward to seeing everyone there!



Pool Season is Here!

Pool 2 will be opening Memorial Day Weekend
May 24, 25 & 26
10:00am to 8:00pm

Pool Schedule:

Pool 1: 10:00am to 6:00pm / CLOSED ON WEDNESDAYS

Pool 2: 11:00am to 8:00pm

Pool hours may change if an event is planned

There will be games and crafts throughout the summer. For the most up-to-date schedule, see www.wildacreslakes.org. To sign up for events, email recreation@wildacreslakes.org or call (570) 828-7511.

Yvonne Teta Delaware Township Tax Collector

VOTE
May 20



Act 48 PA Qualified Tax Certified

A Professional Candidate with 28 years of residency who is committed to:

- ✓ Processing payments promptly
- ✓ Keeping accurate & precise records
- ✓ Being accessible to all residents

Addressing the special concerns of the Wild Acres Community

HAVE A PEST PROBLEM? CALL IN OUR "STAT" TEAM

OUR "SPECIAL TOOLS AND TACTICS" TECHNICIANS
ARE READY TO HELP YOU!

PESTS IN SEASON



MOSQUITOES



TERMITES



WASPS



TICKS



SPIDERS



CARPENTER
ANTS

10% OFF

QUOTED PRICE FOR INITIAL SERVICE

*Not valid with any other offer including Bundle Program. Coupon is only valid when presented at time of initial visit. Expires 06/30/25 WASPMJ25

SAVE MONEY!

Call about our quarterly

PEST PREVENTION PROGRAM



((☎)) 877-546-9575

WWW.MASTERSPESTCONTROL.COM

📱 LIKE US ON FACEBOOK /masterspestcontrol



ASK ABOUT OUR INNOVATIVE
In2Care MOSQUITO PROGRAM

Candidates: 2025 WALPOA Board of Directors Election

Bill Sarro

INCUMBENT

I have been a Board member for approximately 4 years. I have been a resident of Wild Acres since 1975. While my time as a Board member has been interesting and on the whole rewarding, there are some matters that have been accomplished and some that need to be completed. Since there are certain issues that need to be completed, I have decided to run again and work diligently on ensuring the completion of those issues, especially the building of our new clubhouse.

In addition, I have found one of the biggest impediments to getting things done in Wild Acres is our bylaws. Accordingly, if re-elected, I will make it a priority to work with the committee to rewrite our bylaws to help the administration accomplish the things needed to improve Wild Acres and to give the membership the ability to vote on those issues it wants to see implemented.

Accordingly, I am asking for your vote so that I can continue to work on those issues and see them completed, which will help our community grow and improve.



Liberty Buccello

INCUMBENT

Hello Friends & Neighbors,
Please allow me to introduce myself. My name is Liberty Buccello. I am asking for your support in keeping me on the Board. I was selected onto the Board in October 2024 due to an empty seat. I would like to continue serving our community and doing the very best for all homeowners.

I not only have a strong desire to help my fellow neighbors, but also have a strong desire to contribute to our community. I believe my strongest qualities are found in my ability to listen to others, my approachability and my reasoning skills when presented with varying opinions and issues. My business skills in Accounting, Income Tax, Budgeting and Customer Service will also help me evaluate the financial challenges Wild Acres is currently facing.

Wild Acres needs a makeover and fresh input from its residents. I have always been proud of this community but feel we have lost our edge as the “Jewel of the Poconos.” I want to be integral in restoring Wild Acres back to the wonderful place it once was when we had overwhelming community involvement and interaction, as well as pride and satisfaction in living here.

If given the opportunity, I promise to be approachable, listen to resident’s concerns, be transparent and do my utmost best to turn the financial condition of Wild Acres around.

Jennifer Cittadino

I am interested in serving on the Board of Directors because I want to help make a positive difference in the future of Wild Acres.

I purchased my home here almost three years ago and permanently moved here a year ago. I am a retired NYPD Sergeant. Since I am retired, I now have time to devote myself to making positive changes in Wild Acres.

I am currently the Vice President of another HOA (that I own in) and have been able to make many positive changes and impacts in that community. I hope to be able to do the same in Wild Acres, the community I live in now and hopefully for the rest of my life. I was also the secretary for the Council of PTA’s for my kids’ high schools for 2 years.

Change within our community can only happen if we get involved. I am choosing to run to serve on the Board of Directors so I can make a positive impact in our community.

Dawn Babcock

I am seeking your vote to appoint me as one of eleven elected directors who set policy and make decisions which affect every one of us in Wild Acres.
I have a BS in Accounting, 35 years’ experience as a CFO managing financial operations and budgets ranging from \$3M to \$23M. I have been attending almost every Board meeting for the past 2-3 years.

Our community faces some large amenity costs. I believe the membership needs to be informed of all projects, their costs, and how it will affect your pocketbook. Only with this information can every member as a group make decisions about what services we can afford to maintain and what projects we can afford to pursue.

- If voted in I will work to improve:
- dissemination of information - post agendas, update website, hold workshop meetings to give information and to accept member input.
 - demand transparency in all board, office and committee actions.
 - based on member input, develop a plan to accomplish improvements to our community.

I would appreciate your vote.

Andrea Kostopolus

Dear Wild Acres Homeowners,
I am privileged to submit my candidacy for the Wild Acres Board of Directors. With a professional career in operations, project, and product management, I bring extensive experience in strategic planning, problem-solving, and organizational leadership---skills essential for effective community leadership.

My husband, our dog, and I have been Pennsylvania residents for more than 30 years, but relocated to Wild Acres last year, embracing this new chapter as empty nesters. We were drawn to the area’s natural beauty, community, and quality of life. As new residents, we appreciate the work that has made Wild Acres a great place to live and are committed to preserving and enhancing what makes it special.

I have earned an AA in General Studies from Indiana University of Pennsylvania, a BA from Cedar Crest College, and an MBA from Moravian University. My education and experience inform my respect for fiscal responsibility, transparency, and data-driven decision-making.

My leadership approach is collaborative and solutions-oriented, with a focus on ensuring that decisions and initiatives reflect the needs of all residents. I want to help maintain a community that is clean, safe, family-friendly, engaging, and restful - a place where neighbors feel connected and at home.

If elected, I will work to prioritize homeowner interests, maintain the integrity of our community, and encourage open communication between the board and residents. I would be honored to serve and appreciate your consideration.

<div>Cresci Construction</div> <div>41 YEARS PA038927</div> <div>Additions • Remodeling Kitchens • Bathrooms Crawlspace Rehabilitation Roofing • Windows • Siding • Decks Custom, Log and Modular Homes www.CresciConstructionLLC.com (570) 828-2422</div>	<div>Aquarius Plumbing & Electric</div> <div>PA039128</div> <div>Well and Sewer Pumps Water Treatment Systems Hot Water Heaters Heating Systems and Service Lighting • Generators Repairs • Emergency Service (570) 828-6761</div>
---	---

Candidates: 2025 WALPOA Board of Directors Election

Edward J Castro Jr.

Dear Neighbors,

First, I would like to thank you for the opportunity to allow me to reach out to you concerning our wonderful community here in Wild Acres. My family and I have been continued supporters of the WALPOA Organization since its inception and would like to enhance day to day life here. As I have seen this community grow, I would like to think that I could bring forth fresh ideas, and a new mindset.

Please allow me to indulge you in my areas of expertise. I am a former NYC Police Officer and a 9/11 First Responder who has had many different leadership roles within the department. I have worked with a diversified staff and citizens of New York for over 20 years and learned to take into consideration other's views and opinions.

In addition to seeing Wild Acres evolve, I would like to be a part of transitioning this community into the best it can be. I have resided here permanently for about a decade and have felt now is the right time to put forth myself as a dedicated and willing board member. I pledge to work with all of my members to put forth a new normal.

In conclusion, I hope you and your family are all safe and healthy and look forward to working with you all in the near future. Let's make Wild Acres the finest community of the Poconos.

Rekha Kurikoti

Hi neighbors,

My name is Rekha Kurikoti and I'd like to introduce myself. My husband and I have been residents of WA since 2002 and split our time between NY and PA. As an Assistant Director of Admissions and Recruitment for a NY College, my position requires me to be well organized, committed, resourceful and a team player. I have a very calm demeanor and collaborate well with others. I'm willing to learn about areas in our community that need additional support or attention.

In the past, I have served as a Director at our Condominium building in NY. This has allowed me to become very versed in contract issues, setting budgets, recreation and various other aspects of running a large property. I have attended the WA monthly board meetings as well as various committee meetings and keep up to date on the issues at hand in Wild Acres. I'm able to help others understand different points of view and work well with others and I believe I will be a good asset should I be elected to the Board.

I would like to collaborate with other board members to continue the mission of keeping the community functioning and beautiful. I'm also very interested in bringing back the amenities that make this community so great.

I look forward to being part of the team and would appreciate your vote this June.

Broderick J Williams

To the residents of WALPOA,

I would like to state my intention to run for the board. I am a lifelong resident of Dingmans Ferry and a homeowner in this community since 2006. I am a retired Firefighter/EMT/Hazmat Tech having served at West Point for 28 years. I am also a life member of the Delaware Twp. Vol. Fire Co. with over 35 years of service, having been past chief and president of the organization.

Over the last year, I have been attending the monthly board meetings, emergency meetings, workshops, and various committee meetings, including the Budget/Finance Committee. This has allowed me to get up to speed on the capital projects our community is facing and the funding associated with each.

I believe my prior work experience, along with my ability to run meetings, can help facilitate a stronger and more cohesive working relationship amongst the board and the residents. Should I have the honor of becoming a board member, it is my hope to form a clear and achievable plan forward to bring the infrastructure and amenities back to their former glory. With everyone working together towards a common goal and purpose, this will not only restore our amenities, but it will also reignite a sense of community.

I look forward to serving the residents of Wild Acres. Thank you for your consideration.

Audra Muscari

Hi neighbors. Allow me to introduce myself. My name is Audra Muscari. My husband Vinny and I have been residents for 13 years. I am the owner and operator of a local insurance company, The Muscari Group, LLC.

I not only have a strong desire to help my fellow neighbors, but also have a strong desire to contribute to our community. I believe my strongest qualities are found in my ability to listen to others, my approachability and my reasoning skills when presented with varying opinions and issues.

My business skills in the insurance arena, I believe, will also help me evaluate the financial challenges Wild Acres is currently facing. I have sat on numerous committees, and have served on our hearing board for 6 years. I also attend the monthly board meetings, educating myself on the issues at hand.

Wild Acres needs a makeover and fresh input from its residents. That's why I'm running for a board position. I have always been proud of this community but feel we have lost our edge as the "Jewel of Poconos." I want to be integral in restoring Wild Acres back to the wonderful place it once was when we had overwhelming community involvement and interaction, as well as pride and satisfaction in living here.

If given the opportunity, I promise to be approachable, listen to resident's concerns, be transparent and do my utmost best to turn the financial condition of Wild Acres around.



**Gouldsboro Chimney
& Furnace Cleaning**
(570) 676-5253

\$10 OFF
Chimney repairs
and cleaning
with this ad

Stainless Steel Liners and Caps • Woodstove and Fireplace Inserts Installed
Wooden Chase Chimneys Repaired/Rebuilt
Masonry Chimneys Repaired • Stainless Steel Chase Caps Replaced
Gas or Oil Chimney & Furnace Cleaning • Fireplaces • Wood & Coal Stoves
Animals and Other Blockages Removed

DINGMANS FERRY STONE INC.

Open
Sundays
on Rt. 739
by appointment

CRUSHED STONE • DIRT BERM FILL

COLORED MULCH — RED, BLACK, OR BROWN

THE BEST PRICES AROUND — PREMIUM TOPSOIL

We Deliver! • **(570) 828-2617**

Visit Us At Our 2 Locations
432 Park Road, Dingmans Ferry • 1527 Route 739, Dingmans Ferry

Board of Directors Meeting Minutes

February 15, 2025

Delaware Township Building

Present: Steve Tarquini, Terasa Tarquini, Joe Jala, Jeff Dembiak, Chris Koch, Elaine Farkas (via phone), Steve Demmo, Liberty Buccello, Bill Fells
Absent: Rich Bailo (Work), William Sarro (family emergency)
Meeting is called to order: 10:09 am

Motion by Chris Koch (2nd by Jeff Dembiak) to approve the Open meeting minutes from 1/18/2025.

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

Motion PASSES

Motion by Chris Koch (2nd by Liberty Buccello) to approve the Emergency meeting minutes from 1/27/2025.

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

Motion PASSES

Announcement of open board seat(s) - 0

Director of Operations Report
Doo Report - read by DOO
Collections - read by DOO
Maintenance - read by DOO
Public Safety- Stats read by DOO
Recreation - No report

Treasurer’s Report
January 2025 Financial Report read by B. Fells

Motion by Chris Koch (2nd by Joe Jala) to accept the January 31, 2025 Financial Report.

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

Motion PASSES

Committee Reports
Budget & Finance - Bill Fells No report. Next meeting date TBA
Public Safety - Steven Demmo No report. Next meeting date TBA
Recreation - Joe Jala No report
Environmental/Architectural - Jeff Dembiak Next meeting TBA
Capital Improvements/Maintenance - Rich Bailo
Bylaws Committee - Bill Sarro Next meeting TBA
Communications Committee - Chris Koch
Beautification Committee - Liberty Buccello
Rules & Regulations Committee - Steve Tarquini

Old Business
Status of North Lake Dam Project and Funding plan
Status of Clubhouse Project
Maintenance Truck Bid requalification

Motion by Chris Koch (2nd Jeff Dembiak) to reject the Maintenance Truck requalification bids and to allow the DOO to send it back out to rebid to meet the ballot requirements.

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

Motion PASSES

Motion by Chris Koch (2nd by Bill Fells) to ratify the vote taken via email on 2/6/2025 which reads:

Motion by Terasa Tarquini (2nd by Jeff Dembiak) to accept the additional cost of \$30,000 to RKR Hess/UTRS for Bid Administration and Construction Observation
*with correction that Bill Fells voted YES. (Motion passed via email on 2/6/2025).
Discussion: The original contract signed in 2021 was to perform the dam rehabilitation at the same time as the culvert replacements; \$85,000 for the dam and \$55,000 for the culverts. The cost increase is to perform the same scope of work as two separate projects which increases the cost for the culverts to the 2021 cost of \$85,000 plus approved, reimbursable expenses.

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

Motion PASSES

New Business
Clubhouse Roof

Motion by Chris Koch (2nd by Bill Fells) to approve the Architects’ current design plan recommendation to build a pre-engineered structured roof over the indoor pool.

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

Motion PASSES

Motion by Chris Koch (2nd by Bill Fells) to allow the DOO to put out for bid the Clubhouse kitchen equipment when necessary.

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

Motion PASSES

Awarding of Contracts/Bids (0)
Hearing upon, adoption or amendment of proposed changes to R&R or policies on second reading
Proposed changes to the R&R and policies on first reading – none
Communications (a) written and (b) oral petitions, hearing, and comments by members

Membership Q&A

Motion by Chris Koch (2nd by Terasa Tarquini) to close the meeting at 12:45 pm.

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

Motion PASSES

SEPTIC TANK CLEANING

Protecting the Environment Since 1960



K O B E R L E I N
ENVIRONMENTAL SERVICES

WIND RIVER
ENVIRONMENTAL

A Wind River Environmental Company

Septic Tank Cleaning

Sewer Rooter Service | Frozen Lines Thawed

Line and Drainfield Jetting

Pump Repair Service and Sales



*Call Koberlein
for all your
Septic needs!*



PA007281

www.koberlein.com

570-253-3660

Important Contact Information

Wild Acres Administration Office570-828-7511
 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 Offices570-828-2347
 Dingmans Ferry Post Office570-828-2812
 Verizon..... 800-483-5000
 Met-Ed Electric800-545-7741
 Penn American Water Company 800-565-7292
 Blue Ridge Cable Company..... 570-296-8200



THE GIRL BEHIND THE GUN

"AWARE AND PREPARED"

**BEGINNER and DEFENSIVE
FIREARMS TRAINING and WORKSHOPS**

PRIVATE LESSONS • GROUP EVENTS
 PERSONAL & HOME PROTECTION
 CONCEALED CARRY • LADIES' CLASSES • CHILDREN'S LESSONS

www.THEGIRLBEHINDTHEGUN.com
 570-656-9563 • The.Girl.Behind.The.Gun@gmail.com

Ciarelli & Grandkids

HOME IMPROVEMENTS

"Turn your nightmares into dreams"

Roofing, Siding, Painting, Decking
6 Generations of Roofers

Licensed and Insured / Serving NY, NJ and PA - PA031150

717-406-0069

- Certified Mold Remediation
- Basement and Crawlspace Waterproofing
- 24/7 Water Damage Services & Structural Drying

GOT MOLD?

www.integracleanpa.com

PA179070
 Licensed and Insured

Local References

A+ Better Business Bureau Rating

Lifetime Guarantee on Custom Tailored Waterproofing

Family Owned And Operated

24 HOURS

7 DAYS

INTEGRA-CLEAN & DRY
1-877-DRY-U-NOW
EMERGENCY WATER & MOLD EXPERTS

1-877-379-8669

For your **FREE** estimate



WATCH YOUR SAVINGS GROW!

Grow your savings with our 5-month CD special!

5-MONTH CD SPECIAL

4.20% APY*

Stop by any of our branches or scan the dime for more information and to open your CD today!



THE DIME BANK
 MEMBER FDIC

570-253-1970

www.thedime.bank/cds

*APY = Annual Percentage Yield, accurate as of 4/10/2025. \$2,500 minimum deposit required to open this Certificate of Deposit (CD) and earn the stated APY. Limited time offer. Penalty for early withdrawal.

Board of Directors Meeting Minutes

March 15, 2025

Delaware Twp Building

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

Absent: Jeff Dembiak

Meeting is called to order at 10:02

Motion by Chris Koch (2nd by Liberty Buccello) to approve the open meeting minutes from 2/15/2025.

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

Motion PASSES

Announcement of open Board seat(s) - 1 seat vacancy announced.
Letters of interest encouraged.

Director of Operations Report

Doo Report - read by DOO

Collections

Maintenance

Public Safety

Recreation

Treasurer’s Report - February 2025 Financial report read by Bill Fells

Motion by Chris Koch (2nd by Joe Jala) to accept the February 18, 2025 Financial report.

S. Tarquini:	Vacant	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

Committee Reports

Budget & Finance - Bill Fells; announcement of next meeting 3/20

Public Safety - Steven Demmo

Recreation - Joe Jala; announcement of next meeting 4/2

Environmental/Architectural - Jeff Dembiak

Capital Improvements/Maintenance - Steve Demmo; appointed by Chairman 3/15

Emergency Management

Bylaws Committee - Bill Sarro

Communications Committee - Chris Koch

Beautification Committee - Liberty Buccello

Rules & Regulations Committee - Steve Tarquini

Awarding of Contracts/Bids

Awarding of North Lake Dam Culvert Project Bid - A bid opening meeting was held at the Admin Building on 3/7 (tabled).

Seasonal Landscaping Bid - 1 bid received and read (tabled to be vetted).

Motion by Liberty Buccello (2nd by Chris Koch) to create a search committee to find an Environmental Attorney.

S. Tarquini:	Vacant	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 Chris Koch (2nd Liberty Buccello) to table the North Lake Dam Culvert project.

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

Motion PASSES

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

Old Business

Status of North Lake Dam Project and funding plan.

Status of the Clubhouse project.

New Business

Letter of Credit for Clubhouse Land Development.

February 2025 Write offs in the amount of \$778.14.

Motion by Liberty Buccello (2nd by Bill Fells) to allow The Dime bank to issue a Letter of Credit to Delaware Township for the Clubhouse Land Development project.

S. Tarquini:	Vacant	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

Motion by Chris Koch (2nd by Bill Fells) to approve the February 2025 Write-Offs in the amount of \$778.14 for a Special Payment Plan paid in full.

S. Tarquini:	Vacant	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 Chris Koch (2nd by Terasa Tarquini) to continue the Goose remediation program in the amount of \$7,499.89.

S. Tarquini:	Vacant	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 Chris Koch (2nd by Liberty Buccello) to accept the request for Applicant 1 and 2 for the Preservation Program.

S. Tarquini:	Vacant	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

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

Membership Q&A

Motion by Terasa Tarquini (2nd by Chris Koch) to close the meeting at 1:05 pm.

S. Tarquini:	Vacant	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

Speeding...it’s a problem!

by Chief Villarroel

I appeal to all residents and their guests to please obey the speed limits. There are far too many variables and unforeseen obstacles to remain safe when you’re speeding. Deer; children; joggers; bicyclist and small running animals all pose hazards and risks when driving. The limits are posted for driver’s safety and all others around them.

This is a link to an article that explains the likelihood of death and injury to a pedestrian colliding with a vehicle at various speeds. “Twenty’s Plenty” is a campaign started in the U.K because most pedestrians will have significant but survivable injuries at speeds of 20mph or less; speeds of 30mph or more result in catastrophic injury and death.

<https://usa.streetsblog.org/2016/05/31/3-graphs-that-explain-why-20-mph-should-be-the-limit-on-city-streets>

The speed limits throughout the community, weather and road conditions permitting, are 30mph on portions of Wild Acres Drive. From Park Road to the entrance and from the exit of Wild Acres to Park Road, the speed limit is 15mph, all other roads are 20mph unless otherwise posted.

As the weather gets warmer and our friends and neighbors start walking and playing outdoors, please take extra caution especially when approaching areas such as the pools and playgrounds. Excited children may be running without looking.

As per page 27 of the WALPOA Rules and Regulations, Schedule of Fines, speeding is a Tier 2 Offense with fines as much as \$350.

WALPOA doesn’t want money, we want everyone to be safe! Please be cautious and slow down.

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 dis-

eases 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.

Wild Acres POA Balance Sheet as of 2/28/2025

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.....	(10.00)
NBT Dam Assessment	(2,300.00)
NBT SWEEP- DAM ASSESS	1,933,592.88
(DNU) CITIZENS DAM ASSESSMENT	917.10
(DNU) CITIZENS CAPITAL ACCOUNT.....	769.26
Dime Bank Payroll Account.....	9,086.49
NBT ESCROW RENTAL ACCOUNT.....	122,782.45
NBT OPERATING ACCT	(100.00)
NBT OPERATING ACCT- SWEEP	511,808.07
Dime Bank Operating Account	61,147.41
DIME BANK ICS SWEEP	261,509.54
NBT CAPITAL ACCT	(36,036.11)
NBT CAPITAL- SWEEP ACCT	1,555,087.15
Total Cash	4,498,268.63
Petty Cash Front Desk.....	500.00
Accounts Receivable.....	1,977,357.32
Reserve For Uncollectable.....	(1,977,357.32)
Prepaid Expenses.....	11,043.22
DUE TO/FROM OPERATING	13,072.31
TOTAL ASSETS.....	4,522,884.16
LIABILITIES & CAPITAL	
Liabilities	
Accrued Expenses	66,526.87
ACCOUNTS PAYABLE	18,756.43
Escrow Rental Deposits.....	124,616.26
Sales Tax Payable.....	(639.58)
Prepaid Owner Assessments	42,479.47
Capital Transfer Fees.....	3,315.00
Dam Assessments	747.75
Suspense	3,759.75
Total Liabilities.....	259,561.95
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	532,394.17
Calculated Prior Years Retained Earnings.....	450,745.33
Total Capital.....	4,263,322.21
TOTAL LIABILITIES & CAPITAL.....	4,522,884.16

Wild Acres POA Balance Sheet as of 3/31/2025

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.....	490.00
NBT Dam Assessment	(2,100.00)
NBT SWEEP- DAM ASSESS	1,940,455.76
(DNU) CITIZENS DAM ASSESSMENT	938.20
(DNU) CITIZENS CAPITAL ACCOUNT.....	769.26
Dime Bank Payroll Account.....	6,090.64
NBT ESCROW RENTAL ACCOUNT.....	122,332.45
NBT OPERATING ACCT	(100.00)
NBT OPERATING ACCT- SWEEP	513,405.69
Dime Bank Operating Account	83,102.79
DIME BANK ICS SWEEP	375,550.93
NBT CAPITAL ACCT	(2,271.25)
NBT CAPITAL- SWEEP ACCT	1,529,918.08
Total Cash	4,648,596.94
Petty Cash Front Desk.....	500.00
Accounts Receivable.....	1,977,357.32
Reserve For Uncollectable.....	(1,977,357.32)
Prepaid Expenses.....	10,354.22
DUE TO/FROM OPERATING	13,072.31
TOTAL ASSETS.....	4,672,523.47
LIABILITIES & CAPITAL	
Liabilities	
Accrued Expenses	66,526.87
ACCOUNTS PAYABLE	18,756.43
Escrow Rental Deposits.....	125,666.26
Sales Tax Payable.....	(639.58)
Prepaid Owner Assessments	283,860.41
Capital Transfer Fees.....	5,688.50
Dam Assessments	183.20
Suspense	3,759.75
Total Liabilities.....	503,801.84
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	437,793.59
Calculated Prior Years Retained Earnings.....	450,745.33
Total Capital.....	4,168,721.63
TOTAL LIABILITIES & CAPITAL.....	4,672,523.47

TASHLIK

REAL ESTATE

www.tashlik.com

570-493-1950
1506 Route 739
Dingmans Ferry PA 18328

All Listings Get
VIRTUAL TOURS
by Matterport



Sold for Andrew Lescinsky



Sold for the Meystelmans



Sold for the Kraminskiys



Sold for the Sperandios



Sold for the Devires



Sold for the Kraminskiys



Sold for Ruth Theilmeier



Sold for the McKeons



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

TASHLIK
REAL ESTATE
www.tashlik.com

MAKE TASHLIK A
HOUSE Sold
WORD

LET OUR 40 YEARS
EXPERIENCE
WORK FOR YOU