

The 2024 Annual Meeting

The WHP annual meeting is scheduled for May 25, 2024 at 10 AM. The purpose of the meeting is to elect directors and discuss our WHP business. The directors running for re-election are Joe Paskill, Steve Solarek and Ron Pierce. If you are interested in serving as a director, please submit your letter of intention by May 18th to P.O. Box 36 White Haven, Pa 18661 or by email to info@whp-hoa.com. Directors are elected to serve a three-year term.

Information can be obtained about WHP at our website www.whp-hoa.com, and www.facebook.com/whitehavenpoconosownersassociation, and the bulletin board on the bathhouse.

Current Board Members

The WHP Board is a volunteer position. These men and women freely give their time to meet, maintain, plan upgrades and oversee operations of our Lake and Beach area. Thank you!!

- Bob Fraley President
- Joe Paskill Vice President 570-443-2347
- Joe Fazio 570-401-6441
- Rich Rogan 570-401-9946
- Kristy Piccolotti Beach Master 303-519-2507
- Rich Kresge
- Pete Daly Secretary
- Steve Solarek
- Ron Pierce

Welcome New Members

- Brandy & Mark Ralston 2073 Mt Ash Lane
- Mark & Brittany Sakowski 315 Old Ford Road
- Cruz Ramon Pons Lot 806 Mt Ash Lane
- Greg & Kelly Gueiss Lot 907-908 Promontory Dr
- Craig Champi Lot 736 Aspen Road

Fish Stocking

There was a successful spring trout stocking at Sunrise Lake of 331 mixed trout in March. 311 fish that measured between 9 - 13 inches, 15 fish that were 15 - 16 inches long, and 5 fish at 18 - 19 inches long. As always, catch and release is encouraged with a two fish per day limit. All members and guests fishing at the lake will be required to have proper identification for lake access. Watch the website for updates on stocking dates.



Beach News

Pavilion Reservations

We have a new pavilion reservation process beginning this year. Reservations can be made by members in good standing on or after February 1 by contacting Kristy or Rich Piccolotti at 303-519-2507.

A fee of \$25 and a deposit of \$50 must be paid at the time the reservation is made. The deposit check will be shredded if the renter complies with the terms of the rental agreement.

The seasons dues must be paid at least three weeks before the reservation date or the reservation will be forfeited.

Only one reservation per family is allowed until after July 1st.

Complete beach and pavilion regulations may be found at www.whp-hoa.com and are posted on the bathhouse bulletin board.

Lifeguards:

This year's lifeguards are Kayla Kresge, Cam Belisle & Gianni Piccolotti

Beach Hours:

The official opening of the beach is Memorial Day weekend, weekends only, through the second or third week in June. The beach will open daily after the end of the school year subject to the availability of lifeguards.

Water Safety Testing:

Will be performed weekly throughout the summer months. Results will be posted on the bulletin board at the bath house.

Lake and Beach Water Treatment

We continue to utilize Ecological Solutions, Inc. to manage various lake and beach weeds as needed throughout the season.

We have been treating the swimming area with Muckaway in order to reduce the buildup of detritus (muck) and brown sediment on the sand in the swimming area. We saw a reduction in muck throughout last season and we will continue to treat for muck throughout this year.

Wristbands

Anyone using the beach or lake is required to display a wristband to identify themselves as an active member of WHP or the guest of an active member. This is an effort to prevent the unauthorized use of our facilities. Wristbands, three per family, will be distributed to active members at the general meeting or can be obtained from any Board member. Active members are those who have paid the current year's dues and have no balance past due. Wristbands are BLUE for the 2024-2025 season.

Dues Payment Option

Payments for homeowners fees can be made through PayPal (with a fee) and through Zelle. You can also pay by check or money order to PO Box 36. Instructions for payment options are attached to your bill.



Annual Beach Clean Up

Our Annual Beach Clean-up Day is Saturday May 18, 2024, starting at 10:00 a.m. There are number of projects which must

be completed. We request that you and your family join us to help with the following tasks. In case of rain, please check the web site for a rain date.

- ✚ Leaf and Brush Removal – rakes, blowers and tarps are needed
- ✚ Inspect and repair picnic tables – hammer, saw, screw gun and hardware are needed.
- ✚ Clean grills and distribute around beach
- ✚ Inspect and repair playground equipment.
- ✚ Clean bath house – supplies provided by WHP

The better the turnout the shorter the workday! Kids are welcome to participate. Any help is appreciated.

Hamburgers and hotdogs will be served at Noon. Next year's Beach Clean Up date is May 17, 2025 with a rain date of May 24, 2025.

White Haven Poconos Website

Remember to access the White Haven Poconos Association website for updates and current information about association activities. Remember, the website is yours to use. To contact the webmaster (a current board member) send an e-mail with your comments, questions, or concerns to info@whp-hoa.com. The website is www.whp-hoa.com.

State of White Haven Poconos 2024

This past year several unforeseen issues arose which had an impact on many of the Board's plans.

The first of these was the potential sale of the storage property and building on Mountain Ash Lane. At the last annual meeting approval was given by the members to pursue the sale of this asset. The building has fallen into disrepair and the expense of repairs outweighed the usable value. Upon inspection, it was found that an insecticide used in mosquito foggers was stored in a deteriorating 35-gallon metal drum. This material was safely contained, and with much time and effort, a hazardous waste company was found to dispose of this material properly and safely.

This led to the second problem with selling the property, obtaining a deed for the sale. No deed could be found, and a title company turned up a single deed that encompassed all the property owned by the Association. We are currently consulting with a lawyer to discuss how to obtain a separate title to enable the sale of this property.

The next main issue is the condition of the septic drain field for the bathhouse. Effluence was noted, at times, running into the lake around the boat launch and the boat docks. This area is directly below the area of the septic field. A dye test was performed, and the run-off was tested several times this fall with all tests showing low, safe levels of bacteria. This also led to discovering a faulty septic pump. To date, we have had the pump replaced, the tanks emptied and are working to have a consultant evaluate the system. We will also continue to test any run-off that continues. Please be aware that if the field is failing it will be a major expense, undertaking, and inconvenience to replace.

These new issues have been on top of the usual repairs, replacements, maintenance, and activities. These include: the sluice valve of the dam was serviced by Kraken Diving. Additional sand was obtained and spread to refresh the beach. The annual picnic was well attended and a great success. Trout from Zion Grove Hatchery were stocked prior to Mentor's fishing day and the opening day of trout season.

We still need ongoing repairs of Sunrise Lake Drive and the basketball court surface and hope to move forward on these issues this season. There will also be the expense of obtaining a new lawyer for the Association and for obtaining a deed for the storage building property. Additional projects will likely arise during the 2024-25 season.

A \$25 annual dues increase is necessary in 2024-25 to address these ongoing and additional expenses. It is hoped that this allows us to maintain, improve, and plan for an even better future for White Haven Poconos.

Truly,
The Board of Directors, White Haven Poconos

Our Community Says Goodbye

It is with great sadness that we note the passing of member Marie Etris. The residents of White Haven Pocono's extend our sincere sympathies to her family and friends.



Please Be Courteous

Please be courteous to your neighbors. Bear Creek Township has leash laws for dogs. Please keep your furry friend always leashed. We have many children playing as well as people walking and running through our beautiful neighborhood. Please be courteous and keep your dog on a leash so no one gets hurt.



Also, please be kind and do not allow your dog to bark early in the morning or late at night or even all day long. We have many retirees attempting to "sleep in" as well as young ones that need to get to bed early for school and those of us who need to get up early for work the next day!! Thank you!!

Dog Warden - Jim Spencer - 570-350-9392
SPCA of Luzerne County - 570-825-4111 ext. 103 to report the situation

Boats



Boats are required to be removed from the beach for the winter to avoid damage, vandalism, and theft. Please remember that when boats are returned to the lake, they must be labeled with your name and address.

Burn Ordinance

There is a burning ordinance in Bear Creek Township. Burning is only allowed in an enclosed area such as a burn barrel or fire pit. Please do not burn Styrofoam, plastics or building supplies such as plywood and laminates. Burning such items causes toxic fumes. Please be considerate of your neighbors. When in doubt, you can go to the Bear Creek township website at www.bearcreektownship.org



Snow and Road Maintenance

As many of you know, our roads are maintained, and snow removal is done by Bear Creek Township. The number to reach the Bear Creek Municipal Building is 570-825-9077.

Outstanding Dues

Please be advised that all property owners and renters are responsible to have their dues paid up to date. We are requesting all delinquent payments be submitted with this year's dues payment. Our fiscal year starts June 1st and any member not in good standing will be denied access to WHP Association amenities.

Members that remain in arrears after August 31st may be turned over to a collection agency and processed for legal action. **Remember, the annual dues are a requirement of your property deed whether you use the facilities of White Haven Poconos or not!** Thank you in advance for your timely payment. **Please mail your Association dues to our PO Box 36 White Haven, Pa 18661. Dues may be paid by check, PayPal or Zelle. Please see the note attached to your bill.**



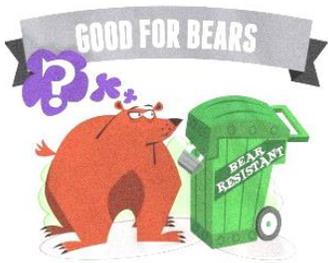
CASELLA'S TRASH - (888) 485-1469 will pick up regular recycling items curbside!!! They also have a good price for trash pick-up. <https://www.casella.com>



Disabled Motor Vehicles

Bear Creek Township has an Ordinance Prohibiting the storage of Disabled Motor Vehicles. Any motor vehicle possessing one or more of the following characteristics is in violation of this ordinance and is subject to removal:

- A. It is inoperable and has been stored in a residentially zoned area within Bear Creek Township for more than seven days.
- B. It lacks an engine, one or more tires or other essential part.
- C. It is kept in such a condition as to become a haven for vermin.
- D. It is maintained in a precarious or dangerous position of location.
- E. It has broken glass or other sharp edges.
- F. It presents a threat to the health, safety, or welfare of the public.



We Have Bears

There are bears in White Haven Poconos. They love the neighborhood trash that you may put out the night before for your trash pickup. Please be mindful that they may get into your trash and drag it across the street or into someone else's yard. **Please clean up your trash if this happens. Thank you!**

Sunrise Lake Regulations

There are rules and regulations which have been developed to ensure all our safety while enjoying our beautiful lake and beach. If you need a refresher on the rules, please see the copy posted at the bathhouse or ask the lifeguard or a BOD member. They are also posted on the website. Please be respectful of our lifeguards as they are there for the safety of our community.

Newsletter

If you have births or deaths, you would like acknowledged in the newsletter or any information you would like included in the next newsletter, please contact Gerri Rogan at 570-436-5477, or submit them to: WHP Owners Assoc., P.O. Box 36, White Haven, PA 18661 or by email to info@whp-hoa.com.

Special Shout Out

Thank you to Cami and Ronnie Pierce for running the Annual picnic the last few years! This year, Dana Trauger volunteered to run the picnic with help from Mary and Mike Duplessis. Contact Dana on Facebook Friends and Family if you can volunteer to help.

Thank You,
Thank You,



On behalf of the association, we would like to extend a special thanks to all the people who volunteered to help get things done. We do not want to mention names in fear we will forget someone. Sooooo, **THANK YOU** to:

- Those who did beach clean-up this year!!
- Those who ran and helped with the picnic and made it a success.
- Those who pick up the trash around the neighborhood, the lake, and the entrance road.
- Those who helped with the fish stocking and patrolling the lake.
- Those who do neighborhood watch.
- The directors for their time and to all those who are more than willing to help when asked.
- Those who donate the coffee pot for the annual meeting!
- Thank you to any one we forgot!!



REMEMBER STOP SIGNS ARE THERE FOR A REASON! ALSO, PLEASE ABIDE BY THE POSTED SPEED LIMITS. IT'S THE LAW!

- ✚ Remember, bus stops may be at each corner. Please watch for children, especially early in the morning.
- ✚ **No unregistered motorized vehicles such as ATV's, dirt bikes, snowmobiles, golf carts or scooters are permitted on association property. This includes Sunrise Lake road, Sunrise Lake Beach or Sunrise Lake Parking lot and property adjacent to the lake!! According to Pennsylvania state law, these vehicles are not permitted on neighborhood roads as well. If you see someone violating this, please call the Pennsylvania state police.**

- ✚ There has been a large amount of garbage dumping on the entrance road. Please take your garbage with you or get a garbage service.
- ✚ If you see someone speeding, talk to your neighbor or contact a board member with the license number!
- ✚ Please be aware the dumpster and trash cans at the lake are **NOT** for household trash. Anybody caught breaking WHPHOA rules will lose association privileges for the year.



Recycling

For information on what and where, reference the following websites:

<https://search.earth911.com/>

<https://www.recyclingcenternear.me/>

<https://bearcreektownship.org/recycling/>

<https://www.luzernecounty.org/324/Recycling-Department>

RECYCLING CENTER FOR BEAR CREEK TOWNSHIP RESIDENTS ONLY – per the BCT Website

Single Stream Recycling

Location: Recreation Road by the Township Salt Shed
Hours: Every Saturday from 9 a.m. to 1 p.m. or until the dumpster are full.

Important Township Phone Numbers

Garage Phone: 570-825-9077

Road Crew: Robert Kachinko

Road Crew: Brian Hontz

E-Mail: roadmaster@bearcreektownship.org

Fire Department, Ambulance, Police 911

Board of Supervisors – Verified per BCT website

Chairman	Ruth Ann Koval	
Vice Chair	Robert Suchocki	
Board Member	John Ondich	
Board Member	Mark Petlock	
Board Member	Ryan O'Hara	
Solicitor	William E. Vinsko, Jr.	
Secretary	Paula Weihbrecht	570-822-2260
Tax Collector	Berkheimer	570-824-2409
Tax Collector	Tracey O'Day	570-704-4664

State Police, Non-Emergency	570- 697-2000
Sewage Enforcement - Steve Egenski	570-239-7086
Metrocast Cable Service	800-633-8578
PADCNR Turn in the poacher	1-888-PGC-8001

WHP Annual Meeting Minutes 5-27-2023 10:00 AM

In attendance – Bob Fraley, Joe Paskill, Rich Rogan, Pete Daly, Rich Kresge, Kristy Piccolotti and Steve Solarek. Absent Joe Fazio, Ron Pierce and Treasurer Terri Quinn.

Updates

Motion to approve minutes from last year's annual meeting was approved.

New members were introduced.

Motion was made to deny beach access to members not in current with their dues payment.

Dues increase was put in place, the Reserve Study outlined preservation of assets. Dues increase will help us to follow plan.

New boat docks in place.

Lake treatment started with Muck Away.

Trout stocking was completed earlier this year, it's still catch and release.

Beach cleanup was completed, had great turnout.

New sand on the beach this year, \$4,400 or so and \$480 to spread.

A member mentioned that someone volunteered, it was suggested we decided to use a professional company to do the work.

Board asked for volunteers to do entrance road cleanup.

Road work on Sunrise Lake Drive completed last year included digging a channel to divert water from the roadway. Repairs are planned to be done one section at a time.

Basketball court repair-spot repairs are planned. Plans to include filling a sinkhole and possibly sealing the entire surface.

Storage building on Mountain Ash is in disrepair. Reserve study estimates repairs at \$40,000. Joe Paskill asked if the association would like to repair, demolish or sell the building.

A member asked if we sell the building, what do we do with the boats.

Discussion continued about the building and a member mentioned he cuts the grass. A suggestion was made to convert it to a dog park, community garden, etc. Concerns were expressed about the use of it should it sell, Board to determine current zoning. WHP pays no taxes on the property because we're a non-profit. One option is to sell as-is. A motion was made and approved to move to discovery of selling the property. The board agreed to keep the community informed of the progress. The board will also get estimates to make repairs so we have options.

Open Member Discussions

Discussions around themes for picnic, there are no limits on that. Just budget restraints. The picnic should be a break even for the association.

The board shared that we need more volunteers from the association.

A question was asked about open burning, this is a township issue.

Questions about lake treatment for weeds, etc., Joe Paskill explained that muck away has been used and is making a difference. Some members agreed that it is working.

Questions arose about changing the start date to reserve the pavilion for events, suggestions were made to make the sign up date earlier in the year. Suggestions were made about using an online service for the reservations of facilities, the board discussed changing the date at their last board meeting and are working on it.

Board of Directors elections, Rich Rogan, Rich Kresge and Pete Daly are up for re-election. No other members expressed interest. A motion was made to re-elect Rich Rogan, Rich Kresge and Pete Daly for another three-year term. Motion was approved.

Motion was made to adjourn the meeting and approved. The meeting ended at 10:52 AM on 5-27-2023.

Prepared by Pete Daly
Secretary

WHITE HAVEN POCONOS ANNUAL PICNIC

Saturday, July 20, 2024

The White Haven Poconos Picnic and Community Day 2024 will be held Saturday July 20 from 12 noon to 10 p.m. Planned activities include music, games, corn hole, horseshoes and raffles. All members of the White Haven Poconos Home Owners Association and friends are welcome to participate in the day's events.

For those wishing to partake in food and drink; hamburgers, hotdogs, water and juice will be available for \$6.00 per adult over 12 years old. Each family can cook their own food when they are ready to eat.

You do not need to purchase a food ticket to participate in the day's activities. So be sure to come out, meet your neighbors, and have a good time at the lake!

Everyone is encouraged to contribute to the **DESSERT TABLE**. So please bring your delicious cakes, cookies, and desserts so everyone can rave about them!

Contributions are also needed for the **BASKETS of CHEER**. Please drop off a bottle of cheer to the home of Dana Trauger - 3096 Fern Ridge Road or Mike and Maribeth Duplessis 5092 Azalea Trail. Cash donations are gladly accepted.

Tricky trays will be a new addition to the raffling fun. Any donations would be much appreciated.

Picnic tables cannot be reserved until Friday night, July 19, after 5:00 PM.

It is very difficult to estimate the food needed when reservations are late, or tickets are sold that day. Save money and help us by getting your reservations in before the deadline of July 13. There will be a price increase to \$10.00 for any reservation after July 13. Tickets will not be sold after 2:00 PM on picnic day.

WHITE HAVEN POCONOS ANNUAL PICNIC

**PLEASE RETURN THIS FORM WITH YOUR PAID RESERVATION
BY JULY 13 to:
WHP Owner's Association, PO Box 36, White Haven, PA 18661**

NAME: _____

_____ # of ADULTS @ \$6.00 \$ _____

_____ # of CHILDREN 6-12 years ***** free

_____ # of CHILDREN 5 and under ***** free

TOTAL AMOUNT DUE \$ _____

Piñata activities will be provided for children under 12 years old.

There will be a price increases to \$10.00 for any reservations after July 13.

****** Children are free with an accompanying adult. The accompanying adult needs to be the one who has paid for their own food ticket.**