



BLUE MOUNTAIN LAKE CLUB

FALL 2017

# Courier



**2017 Fall Festival**  
Saturday,  
October 21, 2017  
12:00pm to 4:00pm  
Lakeside Gazebo

MUSIC, RIDES, GAMES, CONTESTS,  
FACE PAINTING, FOOD and FUN!

**CHILI COOK-OFF (see page 7...)**

Go to [bluemountainlakeclub.com](http://bluemountainlakeclub.com) for more information

THIS IS A FREE EVENT - BADGES REQUIRED

## President's Message

by Steve Melnick, BMLC Board President

The summer season has ended and the BMLC pool season was a great success. Our new photo ID badge system was implemented and worked well. The utilization of lifeguards at our pool was well received, as was the on-site food truck. Once again, our pool staff (mostly kids from Blue Mountain Lake) did a fine job keeping our pools clean, safe and running smooth all season.

BML completed its first phase of major roadwork this past summer. This was part of the master capital plan developed to ensure that the infrastructure within the BMLC remains structurally sound and aesthetically pleasing. Our Reserve and Capital Improvement accounts remain at healthy balances and the Board is currently working to finalize the 2017 capital budget.

As the season's change, I hope that everyone takes some time to enjoy the beautiful area that we live in. Before you know it, we will be surrounded by fall colors. Hold the date (Saturday October, 21st) for our annual Fall Festival. Last year's attendance was record-setting and we expect another great turn-out this year.

The strength of our community comes from our membership. I encourage all members to get involved. Run for a Board seat, join a committee or bring suggestions to your Board and management team. Together, we will continue to enjoy living in one of the most desirable communities in the Poconos.

## Annual Meeting Notice

**Saturday, November 18, 2017**

**Time: 1:00pm**

**Blue Mountain Lake Clubhouse**

The President will call the Annual Meeting to order and provide a brief report on the state of the Association. Since this year was an uncontested election, meaning there were less candidates than the total number of vacancies, there was no need for a formal vote by ballot and the election results will be decided by acclamation. These results will be announced and the new Board will be seated.

We will also be voting on new Bylaws, specifically the proposed Amended and Restated Bylaws that were mailed to all members. Since the Bylaws of the Blue Mountain Lake Club were written in 1993, there have been many changes not only within the Association but in the laws that govern Community Associations.

With that said, the BMLC Board of Directors, along with the BMLC Association's attorney have drafted an Amended & Restated set of Bylaws. Your vote to approve this amended and restated version will bring the Blue Mountain Lake Club Bylaws into compliance with current PA laws governing Community Associations and those of non-profit Pennsylvania corporations.

Further, doing so will ensure that the new Bylaws for BMLC reflect current practices that are clearly defined; correct inconsistencies and outdated provisions; as well as provide for operational improvements. For example:

- There are no longer different classes of voting membership.
- Definitions to Capitalized Terms have been added.
- Due to the 911 re-addressing project, the principal address of the Association has changed.
- Allow for Open Board of Directors meetings.
- Provide for no compensation to a member of the Board of Directors.
- Tightens the procedure for amending the Bylaws to reflect current best practices and standards.
- Election procedures are now included in the Bylaws rather than being established by resolution of the Board.
- Voting, Proxies, Balloting, Mail Balloting now comply with laws governing PA Non-Profit Corporation Law and are clearly defined.
- Member in Good Standing is now clearly defined.
- A provision was added that Management shall not have other contracts with BMLC (i.e. Landscaping and/or Snow Removal).

A Quorum, in person or by proxy, of at least 20% of members entitled to cast a vote (Members in Good Standing) is required to conduct business (VOTE) at the Annual Meeting.

If you are unable to attend the Annual Meeting to vote in person, **PLEASE fill out the Ballot/Proxy that was mailed to all members.** It can be used to cast your vote and will count toward quorum. Return to: The Blue Mountain Lake Club, c/o Preferred Management Associates LLC, 121 Pocahontas Rd., East Stroudsburg, PA 18301. For your convenience, a postage paid return envelope was included in the mailing. **We must receive your Ballot/Proxy no later than November 17, 2017.**

The Board of Directors is grateful to have the opportunity to serve this wonderful community and we look forward to seeing you on November 18, 2017.



Blue Mountain Lake Club  
121 Pocahontas Rd.  
East Stroudsburg, PA 18301



## Fitness & Wellness Group Schedule

Time	Date	Class
9am-10am	Saturday, Sept 30, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Oct 1, 2017	Zumba
7:45am-12pm	Saturday, Oct 7, 2017	Group Hike (weather permitting)
9am-10am	Sunday, Oct 8, 2017	Zumba
9am-10am	Saturday, Oct 14, 2017	Zumba
9am-10am	Sunday, Oct 15, 2017	NO CLASS TODAY
9am-10am	Saturday, Oct 21, 2017	NO CLASS TODAY
9am-10am	Sunday, Oct 22, 2017	NO CLASS TODAY
9am-10am	Saturday, Oct 28, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Oct 29, 2017	Zumba
7:45am-12pm	Saturday, Nov 4, 2017	Group Hike (weather permitting)
9am-10am	Sunday, Nov 5, 2017	Zumba
9am-10am	Saturday, Nov 11, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Nov 12, 2017	Zumba
9am-10am	Saturday, Nov 18, 2017	NO CLASS TODAY
9am-10am	Sunday, Nov 19, 2017	Zumba
9am-10am	Saturday, Nov 25, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Nov 26, 2017	Zumba
9am-10am	Saturday, Dec 2, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Dec 3, 2017	Zumba
9am-10am	Saturday, Dec 9, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Dec 10, 2017	Zumba
9am-10am	Saturday, Dec 16, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Dec 17, 2017	Zumba
9am-10am	Saturday, Dec 23, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Dec 24, 2017	NO CLASS TODAY
9am-10am	Saturday, Dec 30, 2017	Zumba Toning and\or Core Workout
9am-10am	Sunday, Dec 31, 2017	NO CLASS TODAY

*Class dates and times are subject to change;  
please check the BML Facebook page for updates.*



## BML Fitness & Wellness Group

The BML Fitness & Wellness Group provides the community with fitness and wellness activities to support a healthy lifestyle. The classes are free to all BML residents who are in good standing, and they usually take place every weekend in the BML Clubhouse. Some of the activities currently offered are: Zumba®, Zumba Toning®, Zumba Gold®, hiking, and meditation.

This Group was initiated by Lisa D'Arrigo, a 19+ year resident of the BML Community. She began taking Zumba® classes in 2010 to improve her own health and wellbeing, and because of Zumba®, she was able to lose 20



lbs. As a personal challenge, she became a licensed Zumba® Fitness Instructor.

Lisa's been teaching Zumba® for four years and is currently a volunteer in our community. She works with BML Management to organize and coordinate the BML Fitness & Wellness Group activities.

The schedule for the remainder of 2017 is included in this edition of the BML Courier. Come join the BML Fitness and Wellness Group! Everyone is welcome – no experience necessary!

If you are a licensed fitness instructor living in BML and would like to periodically volunteer an hour or two of your time to provide a fitness activity to your friends and neighbors in our community that may help them improve upon their health and wellbeing, please reach out to the BML Management Office at (570) 421-2129.

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# Outdoor Safety

by Bruce Dunlop, BML Safety Committee

Many of us chose to live in Blue Mountain Lake because of its rural location. It may sound like a no-brainer, but living in the woods means sharing our space with wildlife, where encounters may be potentially hazardous. Awareness of surroundings and knowing what types of hazards exist is vital for your safety. Internet links for some are provided for reference.

There are a few basics regarding the outdoors, such as being able to identify poison ivy (<https://www.facebook.com/NationwideChildrensHospital/posts/10155538282170135>), staying away from stinging insect nests (<http://www.pestworld.org/news-hub/pest-articles/stinging-insects-101/>), and knowing there is a chance of running into a bear, a snake (<http://www.whatsnakeisthat.com/>), or possibly a rabid critter like a raccoon (<https://www.cdc.gov/rabiesandkids/amy.htm>). The Safety Committee suggests researching additional information on such hazards.

Even walking through the neighborhood or its paths warrants awareness. Dead branches may fall unexpectedly, so look up occasionally for them. Somebody backing a car or truck out of a driveway or turning a corner may not see you. Where possible, make eye contact with an approaching driver.

According to State Farm Insurance records for 2015-2016, Pennsylvania ranked 3rd in the US where drivers are likely to collide with a deer, causing injury to the driver and significant vehicle damage. Damage is also likely from striking a bear or turkey, or if a driver swerves to avoid hitting anything—including kids. Obeying a low speed limit gives drivers a better chance to circumvent an accident.

Despite the wet summer, top layers of leaves on the ground dry quickly and can ignite from a carelessly dropped cigarette. Brush fires in areas like the Poconos may not turn into the deadly wildfires we hear of in the Western US, but are nevertheless hazardous. Keep in mind the words of Smokey the Bear: "Only YOU can prevent forest fires."

Forest fires can, of course, be ignited by lightning. This, too, is a long shot in the Poconos, but does remind us of the dangers of being outdoors during a thunderstorm. In an area where "pop-up" storms happen, planning activities like hiking or boating should include how quickly one can get to shelter if necessary.

Finally, having a basic first aid kit handy can improve one's chances of keeping a minor injury from becoming worse. You are probably aware of these things, but it helps to revisit basics, and keeping them in mind should lend to making outdoor activity enjoyable.

## A Friendly Reminder...

Dues payments are due no later than the 15<sup>th</sup> of each month. We accept checks and money orders or the following cards: MasterCard, Visa and Discover.



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# Election 2017

By Laurie Gonzalez CMCA, AMS, Community Manager

I regret to announce that we will not have a ballot election this year. There will be three (3) vacancies on the Board of Directors in November. Only one (1) resident returned the candidate packet by the September 15, 2017 deadline.

Per the Election Policy Resolution, an election shall not be required when it is not contested, meaning, there are less candidates than the number of vacancies that exist. In such an uncontested election, there is no need for a formal vote by ballot and the election will be decided by acclamation (electoral victory without opposition).

Since three (3) seats are open and only one (1) candidate submitted their packet, the two (2) remaining seats will be filled by appointment by the Board.

The candidate that submitted his packet and whom will be automatically seated at the November 18, 2017 Annual Meeting is Steve Melnick. I feel it is important for the community to know Steve's background and platform by providing you with his personal statement.

## Steve Melnick

*My name is Steve Melnick. I have been a full-time resident of Blue Mountain Lake since April, 2005. I have been honored to be a Board Director in our community since 2014. I have had the privilege of raising my two sons with my wife Melanie in beautiful Blue Mountain Lake.*



*My work experiences have always been those of management and leadership roles. I am currently the Executive VP of Operations for a Design/Manufacturing company in Bucks County PA. Prior to that, I held many positions over a 24 year period with A&P including Store Manager, Director of Community Relations and Senior Director of Marketing and Advertising. I know how to manage, how to budget, how to negotiate and how to get things done.*

*I am currently the BMLC Board President. I have consistently worked to improve the quality of life in Blue Mountain Lake as well as analyze and manage our budget and planning. I believe in constant improvement and strive to make decisions that always serve the best interest of the community (now and in the future).*

*BMLC Board accomplishments in the past 4 years include:*

- Open Board meetings every quarter so all members can have access to the Board
- Competitive Bidding / Cost Reductions
- Financial Transparency
- Owner-Only private website with access to community financial records
- Aggressive Capital Expenditure plan to ensure that our community assets hold their value
- Multi-year Reserve planning
- Steering the BMLC toward becoming a "Gold Star Community"

*I will continue to help drive the Board in its current direction – maintaining BML as one of the premier communities in the Pocono region, enhancing the "community" feeling of BML and continuing to ensure the future financial security of the BMLC.*

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# Volunteer Spotlight

By Laurie Gonzalez, Community Manager

## Livia Marga

Volunteerism takes a special kind of person. A person who is willing to give of their time freely, always there to lend a helping hand and willing to go above and beyond for the betterment of their community.

Please join me in recognizing Livia Marga, a 12-year resident of Blue Mountain Lake and a senior at Stroudsburg High School, for all she has given to the BML community. Many of you may recognize Livia from the pool this past summer, where she held the very important position of Lead Guard. Livia's strive for excellence and joy of helping people makes her a great leader and an invaluable member of our seasonal staff team.

Livia spearheaded the Language Classes (German & Spanish) offered this summer to children 5 years and older (which was a great success); gives her time to help at Kidz Club events (Easter Egg Hunt, Holiday Party, etc.) and not only volunteers her own time at the BML Annual Fall Festival but recruits her



peers from the National Honor Society to volunteer at the event as well. Her desire to bring people together isn't just astounding but infectious (for a person just 17 years young).

Livia is a member of the National Honors Society, a member of the SASD Cross Country and Swim teams, Model Congress and Peer Tutoring.

### Laurie: What contribution or achievement are you most proud of?

Livia: "I love animals and volunteer at AWSOM on a regular basis. Recently I raised \$400 for AWSOM. Participating in this fundraiser was not only rewarding but a great learning experience. I learned about balancing expenses to profits and how to reach people to contribute."

### Laurie: What would you tell someone who is thinking about volunteering?

Livia: "Do it! To know that you can make an impact on someone's life and expect nothing in return is such a rewarding experience. I have grown so much as a person through helping people."

*I can no other answer make but, thanks, thanks, thanks.*

—William Shakespeare.



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Head Life Guard Alex Trezza with a couple young BMLC residents

## 2017 Pool Season

By Yvonne Teta, Assistant Community Manager

Being a Lifeguard is a very important job. Please join me in thanking our 2017 Lifeguard Staff for a job very well done: Alex Trezza, Livia Marga, Olyvia Ulmer, Tyler Sweppenhiser, Jennifer Baez, Dina Welliver and Andrew Lopes.

- A Member's guest jumped in & hit her head on the side of the pool. When she didn't come back up, the Lifeguard on the nearest stand immediately sprang into action by jumping in, pulling her out of the water, and administering first aid.
- A 5-year-old, who was never around a large swimming pool, impulsively decided to jump into the 5-foot section without wearing any sort of floatation device. Since he didn't know how to swim and was flailing in the water, the Lifeguard nearest to him jumped in to save his life.
- An unsupervised 2-year-old who wasn't wearing a floatation device fell into one of the pools and one of our Lifeguards came to the rescue.
- Many children that couldn't swim, or who were uncomfortable in deeper water, found themselves in areas of the pools where they panicked & needed assistance either getting back into shallower water or out of the pool completely.
- Administering first aid was also a large part of the Lifeguards duties. There were many instances where Members or their Guests had cuts, scrapes, nosebleeds, or insect bites that needed attention.

I would also like to recognize our Pool Attendants, who worked hard at keeping the pool and pool area clean, organized and safe for everyone: Veronica Lukaszewski, Nina Morales, Nylah Safford, Marta Kasica-Soltan, Michael Trezza and Latrell Barnes.

A very special thank you to Stacy Slizewicz, our Pool Manager, for an excellent job of managing all the staff and for her professionalism, at all times.

And, last, but not least, a big shout out to Greg Decker, our Facilities Maintenance Manager, for an outstanding job of keeping the Pools and Spray Park spotless and for keeping all the equipment running smoothly for the entire season!



Do you have what it takes to claim  
**“The Best Chili in BML?”**

**ENTER THE BLUE MOUNTAIN LAKE**



**Saturday, October 21st**

— During the BML Fall Festival —

**Sign-Up at the Management Office  
by Wednesday, October 19, 2017**

*(In order to hold this competition, we need a minimum of 3 entries)*

**Set-Up: 12:30pm**

*(Bring your crockpot of chili and ingredient list)*

**Tasting & Voting:**

**1:00-2:00pm at the Gazebo**



Steve Harper, BMLC Basketball Fundamentals Leader and Volunteer Coach  
 Bill White at the 2017 Basketball Fundamentals Award Ceremony.

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# Emergency Preparedness Check List

by Vince Ricci, BML Safety Committee

In the wake of recent Hurricanes Harvey and Irma, we thought no long story would be needed.

Disasters, in most cases, come without notice. Being prepared could make a difference. The American Red Cross has an Emergency Preparedness Check List which is available online ([www.redcross.org](http://www.redcross.org)). The Safety Committee has also prepared copies of this list, which are available at the BML Office.

Disasters do not wait, nor should you. **MAKE A PLAN NOW!**

Did you know that if you register for an online account at [www.bluemountainlake.org](http://www.bluemountainlake.org), you will receive informational email blasts (i.e. necessary storm updates, school closings, road closings, community events and more.)



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## Common Area Rules

*All Common Areas of the Blue Mountain Lake Club are subject to private property laws.*

- Common Areas of Blue Mountain Lake (i.e. Lake, Gazebo, Boat Launch, Clubhouse, Playgrounds, Mail Pod, Clubhouse, Basketball Courts, Tennis Courts, Recreational Field, Pools, Spray Park, and Walking Trails) are for use by BMLC Members in Good Standing and their guests.
- A valid BMLC I.D. badge is required at all times when using any common area. All guests must be accompanied by the BMLC Member when using the BMLC Common Areas.
- You must present your valid BMLC I.D. to security or management when requested.
- Should you fail to present your valid BMLC I.D. when requested, you will be asked to leave the premises. Should you fail to comply, local authorities may be contacted.
- Posted hours of operation for all BMLC Common areas must be followed.
- Music is prohibited on BMLC common areas (except for community events and/or private party rentals).
- Littering is prohibited and those that are caught will be subject to a fine per the BMLC Rules & Regulations.
- Abusive or threatening behavior towards management or security, by BMLC residents and/or their guests is prohibited and violators will be subject to a fine per the BMLC Rules and Regulations.

As a Member of The Blue Mountain Lake Club, you are obligated to abide by these predetermined Rules and Regulations as found in the Associations governing documents. Your cooperation is appreciated by your neighbors and ensures that Blue Mountain Lake continues to be a premier community in the Poconos.

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# School Bus Safety

Just a reminder that school is back in session. Please take a moment to review the following information and follow the link provided for additional information.

Safety should be the first and foremost on everyone’s mind while driving during bus pickup and drop off times. If your schedule has you leaving or arriving in the community during school bus pickup and drop off, please allow yourself the extra few minutes that it will take to follow the Bus Stop Laws and keep the children, parents (and yourself) safe.

A copy of the PA School Bus Stopping Law can be accessed via the following link: <http://www.penndot.gov/TravelInPA/Safety/TrafficSafetyAndDriverTopics/Documents/School-Bus-Stopping-Law-Fact-Sheet.pdf>

Please remember that passing a bus or doing anything aggressive near a bus with its flashing lights on is a violation of Commonwealth Law as well as BMLC Rules & Regulations. Ignorance of the law is not an acceptable alibi.

## SCHOOL BUS SAFETY

School bus safety is a high priority in Pennsylvania. Students, parents, teachers, administrators, transportation personnel and the motoring public all play important roles in keeping our children safe while on or around the school bus.

## SCHOOL BUS STOPPING LAW

- Motorists must stop at least 10 feet away from school buses that have their red lights flashing and stop arm extended.
- Motorists must stop when they are behind a bus, meeting the bus or approaching an intersection where the bus is stopped.
- Motorists following or traveling alongside a school bus must also stop until the red lights have stopped flashing, the stop arm is withdrawn and all children have reached safety.
- If physical barriers such as grassy medians, guide rails or concrete median barriers separate oncoming traffic from the bus, motorists in the opposing lanes may proceed without stopping.
- Do not proceed until all of the children have reached a place of safety.

On a final note, please be sure that as a parent and a student, you also show courtesy to the vehicles on the roadway. While waiting for the bus, please keep the roadway clear for vehicles to get by.

# Did You Know...

- **Blue Mountain Lake Club Rules & Regulations #26:** Passing a school bus, which is stopped to pick up or discharge children, is prohibited and carries a fine of \$300. This violation will also be reported to the local authorities.
- **Blue Mountain Lake Club Rules & Regulations #27:** All bus stop parking shall be in the designated parking area or as directed by BMLC Security. All vehicles shall be parked at least ten (10) feet behind bus stop signs and shall be parked on the same roadside. Failure to properly park or follow the directions of BMLC Security and/or Management will result in a \$100 fine.
- Pets are not allowed at Bus Stops.
- BLMC Security will be on patrol during all school bus stop hours.

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# Slow Down and Stop...

We know that life can be hectic and sometimes it seems like going a little bit faster or not coming to a complete stop at that stop sign is not that big of a deal, but it only takes a split second for an accident to happen. We would like to remind all of our residents to please be considerate of your neighbors and take that little bit of extra time to be a safe driver!

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The Blue Mountain Lake Club Office is proud to be a Toys for Tots Collection Site. We will be sending out an email blast to advise when the Toys for Tots Collection Box will be available.

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We offer customized facials for all skin types

**SPECIALS** (by appointment only):

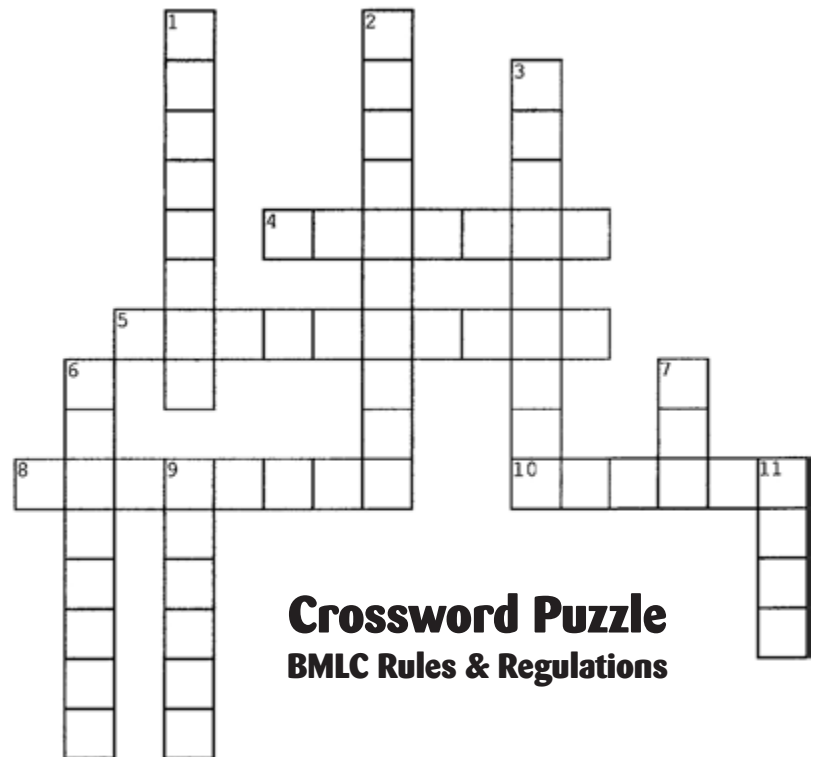
- ✓ Tuesday & Wednesday - **30% off facials**
- ✓ Saturday and Sunday - **\$45 mini facial**

**We also offer...**

Full body waxing  
Hair restoration (free consultation)



The Long family cashing in their prizes from the July 22, 2017 Pool Party!



## Crossword Puzzle

### BMLC Rules & Regulations

#### Across

4. Blue Mountain Lake is a \_\_\_\_\_ residential community
5. Garbage \_\_\_\_\_ shall not be left at the curbside for more than a 24-hour period
8. All pet droppings shall be picked up and \_\_\_\_\_ of property
10. \_\_\_\_\_ must be accompanied by the owner at all times in all BMLC Common Areas.

#### Down

1. \_\_\_\_\_ shall be kept neatly stacked toward the rear of the property
2. Parking at the road edge is \_\_\_\_\_
3. \_\_\_\_\_ is defined as improper disposal of any waste material by owners, residents and/or guests and is prohibited
6. Owners shall \_\_\_\_\_ their driveway culverts and keep their swales free of trash, debris, weeds and trees.
7. Passing a school \_\_\_\_\_, which is stopped to pick up or discharge children is prohibited.
9. A \_\_\_\_\_ is required when installing a fence, building, improvement or other structure
11. No \_\_\_\_\_ or billboard of any kind shall be displayed on any property

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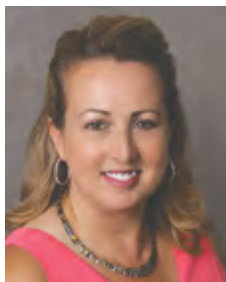
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Buyer's Specialist

### Did you know:

- 18 homes are presently for sale in Blue Mountain Lake.
- 39 homes sold in Blue Mountain Lake year to date.
- The highest-priced home sold for \$276,000 year to date.  
(Information provided through Pocono Mountain Assoc. of Realtors MLS Service)
- 90% of buyers start their search on the Internet.
- The average age of today's buyer is 25 years old.

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THE TEAM YOU CAN TRUST.**

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