



Volume 18 Issue 1

THE PREMIER COMMUNITY OF THE POCONOS

Blue Mountain Lake

Blue Mountain Lake Club Happenings

2014 began with below average temperatures, record snowfall and a feeling that winter would never end. Thankfully, things have changed dramatically – warm (but not oppressive) temperatures, moderate rainfall, and a summer that has been quite nice. This cooperative weather has helped with the completion of many projects benefitting the BML community.

Noteworthy projects under way or recently completed include: surface repairs, repainting and striping the tennis courts; improvements to the pool and spray park; repair of paver patio behind Clubhouse; roads - storm water swale repairs, roadside cutting, sight line improvements at the intersection of Brushy Mountain Road and Pocahontas Road, Brushy Mt Road repaving; repainting of Clubhouse interior; completion of the fenced garden area. And more work is scheduled.

The Board held an open meeting for the entire community on June 21, 2014, and a separate open meeting was held for the Cornerstone owners on July 19, 2014. In addition to the above mentioned projects, a new boat registration policy and the DRC review of the Rules and Regulations for updating were discussed. The Board also explained the procedure that has been established for addressing abandoned houses and unmaintained properties. Also discussed, was a committee that will be formed to address long term planning for the community with the Board encouraging community members to volunteer. Finally, Cornerstone Conservancy residents were happy to

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**Blue Mountain Lake Club
Board and Committees**

2014 Club Board

Vincent Ricci - President
Gary Smith - Vice President
Steve Melnick - Secretary
Lynn Ball - Treasurer
John Gumina
Antoinette "Chip" Callori
Mark Sowers

Finance Committee

Lynn Ball
Ernie Hayfield
Gary Smith

BML "BINGO" Committee

Antoinette (Chip) Callori]
Jill Kulesa
Jennifer Dougherty
Muriel Tittle
Sandy Vedus

BML Craft Club

Antoinette (Chip) Callori
Lucia Baena
Alice Fredholm
Katie McNulty
Maryann Milewski
Angeline Murphy
Muriel Tittle
Nancy Volsario
Sandy Vedus

BML DRC

Lynn Ball
Ed Cron
John Gumina

BML Gardening Club

Ed Cron
Michelle Durand
Iliana Lao
Melissa Lao
Veronica Litras
Cynthia Smith
Gary Smith
Mark Sowers

BML Kids Club

Michelle Harper
Janine Nieman
Bernadette Schussler

BML Safety Committee

Antoinette (Chip) Callori
Jennifer Dougherty
Michelle Harper
Steve Harper

BML Communications Committee

Steve Melnick
Mark Sowers
Vince Ricci

Pocono Management Associates, LLC

Patrick Briegel - General Manager
Mary Ann Freeby - Operations Manager

Blue Mountain Lake Club Is On Line!

Log on to the Blue Mountain Lake Club website at **www.bluemountainlakeclub.com**. You can find community forms such as Design Review Applications and Owner Registration, Budget, Board Meeting highlights, Governing documents, newsletters and links to local, state and federal services and representation, and information on what is happening in the community now and in the future.

The website also provided information on upcoming events, activities, and community volunteer opportunities. See the list of community committees and clubs always looking for participants.

Community member and volunteer, Mark Sowers is the Webmaster and has done a wonderful job of putting together a site packed with valuable owner information. Log on to **www.bluemountainlakeclub.com**.



PET OWNERS PLEASE -

- Please remember to pick up after your pet. Pet waste carries bacteria.
- Do not take pets into the recreation areas (Gazebo area, Club House, recreation field and play areas.)
- Always leash your pet. Even small dogs should not be outside the residence unless they are leashed or within a fenced in area.
- Pets must not be left unattended outside the home.
- ***"Leash Your Pet Every Time, Because You Love Them"***

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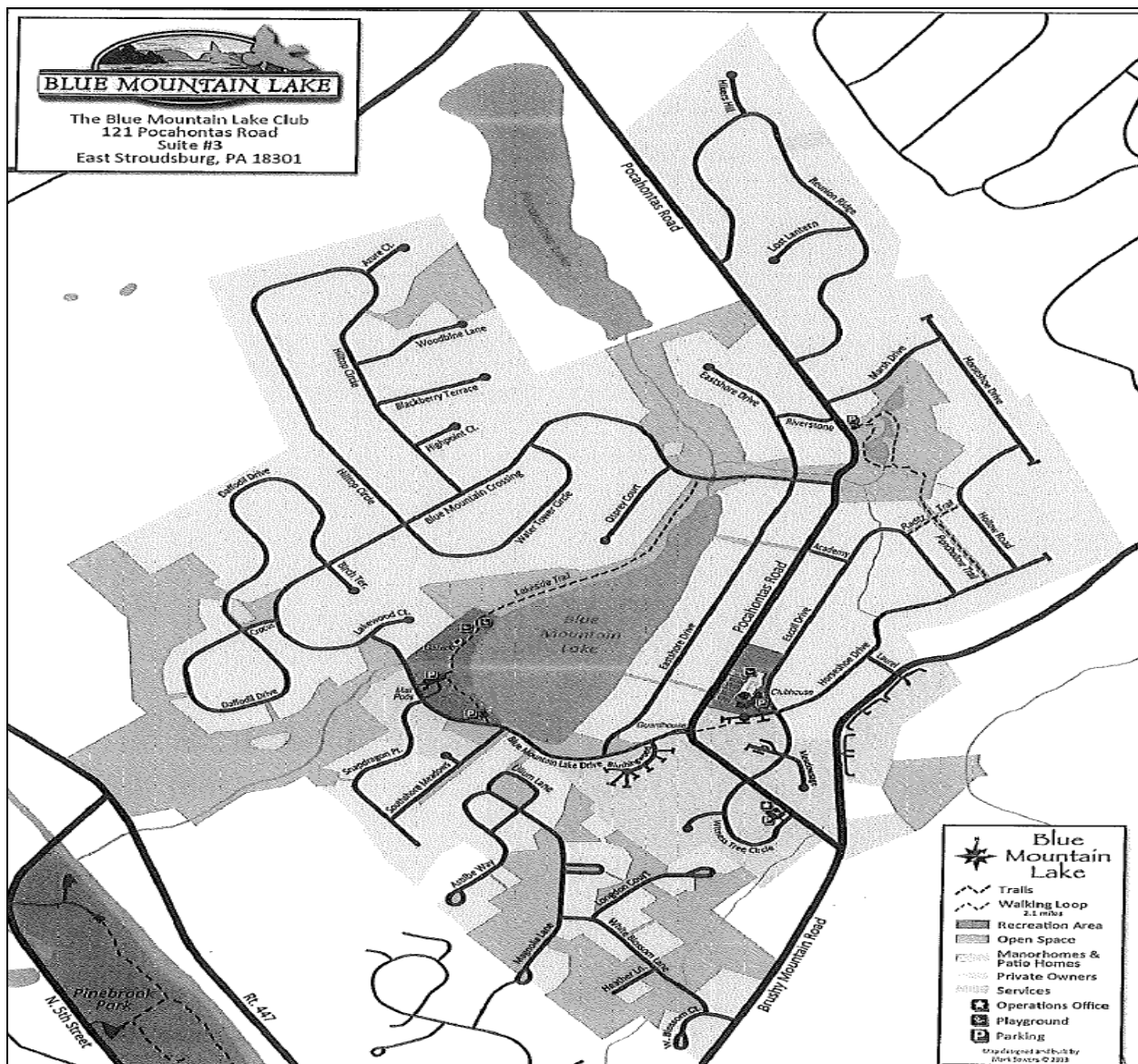
learn that the completion of the roads and other infrastructure serving their section of BML development is nearing completion.

The various community clubs have been active this year. The Garden Club has continues their efforts, expanding their growing area, now with fenced in plots, thanks to the volunteer efforts of PMA. Owners who have not seen the garden area should take a peak. You can visit the garden located across the street from the boat launch and it can also be accessed from the Bowwood Court off of Southshore Meadows. If you would like to join the club or just enjoy some fresh grown herbs and vegetables, call the Operations Office. Pictures are also posted to the website at

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Community Map

Below find the Blue Mountain Lake Club community map. This is map is available in color and in a larger printable version at the bluemountainlakeclub.com website.



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bluemountainlakeclub.com. Please visit the community website regularly. Board member Mark Sowers working with Management and other Board members has been doing a great job keeping it updated with the latest information for BML residents!

Kids Club has also been very busy providing fun events for BML families. One recent well attended event was Mad Science, held at the Club House. This educational program was enjoyed by parents and children alike. Future Mad Science events will be scheduled, so please keep your eye on the website and bulletin board! Kids Club has also organized swim lessons at BML provided by the YMCA and will again try to organize tennis lessons on our newly refurbished courts. Another Kids Club Event that was enjoyed by both parents and children was a hike to the community ponds, led by Mark Sowers. To find out more about Kids Club events contact the Operations Office, go on the BML website, Kids Club Face Book Page, or keep your eye on the mail pod for more event postings.

Last but not least, BINGO has been tons of fun for all who have tried out the hottest BML game of chance. Those who have won the big cover all loved it but just as thrilled were individual game and special winners. Keep your eyes open for the next game day.

BML Club Pool Information

(A bluemountainlakeclub.com website article by Mark Sowers)

Club Attendants (not Lifeguards)

The staff you see working at the pool are Club Attendants, not Lifeguards. Their job is to make sure pool rules are followed and to maintain the pool area. It is not their job to keep surveillance of the pool for potential drowning, or to intervene in a life-threatening situation. The pool is a **'swim at your own risk'** pool.

Parents, you are expected to monitor and protect your children. The pool staff will not do this for you.

The Clubhouse

While the pool is open, the Clubhouse (but not the kitchen area) is available to adults and families visiting the pool. The doors to the Clubhouse are kept locked, so if you wish to access the Clubhouse, just ask one of the Club Attendants. While you are in the Clubhouse, you are

(Continued on page 5)



responsible for using it appropriately, and ensuring that others use it appropriately as well. When you leave, please clean up and then let the Club Attendant know you are done so that the doors may be locked again.

At no time will anyone under the age of 18 be permitted in the Clubhouse without their parent or guardian present for the duration.

The Spray Park

To reduce water and chlorine loss, the spray park is operated only upon request. If you would like to use the spray park and it is not currently turned on, please ask one of the Club Attendants and they will turn it on for you.

Water Quality

The BML pools and spray park are regulated by the PA Department of Health, which issues permits for their operation. For BML to be allowed to operate facilities like these, stringent health and safety requirements must be followed.

The two pools and the spray park each have their own filtration 'system'. Water from one pool (or the spray park) is not mixed with water from another. This means that if there is a water quality issue in one system, the others are not affected and can remain open.

A computerized system continually tests and adjusts the chlorine levels for each pool and spray park. It is able to compensate for temperature, the amount of sunlight, and number of swimmers, all of which can affect chlorine levels. To ensure accuracy the pool staff manually tests the water in each system 3 times each day. Then once each week a certified independent laboratory tests the water quality and reports their results to both BML and to the Pennsylvania Department of Health.

If any of these tests find an issue with water quality, the affected system is temporarily closed and the water is treated (usually, shocking with chlorine or other chemical). That system will remain closed until subsequent tests verify that the water quality has returned to healthy levels. BML *did not* experience any closings due to water quality issues last year (2013).

BML engages a professional pool management company that provides professional advice in the operation of the pools, including the proper application of chemicals used to treat the water and keep the pool clean.

Through these measures, BML takes great efforts to maintain the water quality to conform to the PA Department of Health requirements.

But we need your help as well.

Good chlorine levels do not guarantee complete safety. Chlorine is less effective against parasites than against bacteria. Across the U.S., parasites were responsible for approximately 20-times more cases of pool-related health issues than bacteria. Outbreaks can occur even in facilities that are well-maintained.

So for the health and safety of all users, all swimmers should practice good hygiene. Any person (including pool staff) who has experienced diarrhea within the past 24 hours is not permitted to enter the pool or spray park. Any person who appears to have an infectious disease, open wound, or other health hazards will be asked to leave the pool area. All diaper age children must wear swim diapers available at your local drug and grocery stores. By looking out for one another, we can all enjoy a healthy and safe summer at the pool.

AmeriGas Agreement Provides Owners Another Option

After receiving a letter (see page 7), from AmeriGas addressed to Board President Vincent Ricci, the majority of the Board agreed that each home owner should be given the opportunity to choose for themselves whether to opt for the community pricing offer by AmeriGas. What AmeriGas is offering is the opportunity for Blue Mountain Lake Club Owners to enroll by phoning AmeriGas directly, to obtain a community rate, which is \$1.15 over the area index, which will fluctuate during the season.

The price for those choosing to opt in will never during the next year exceed the area index plus the \$1.15 rate quoted in the agreement although the area index can change. To take advantage of this plan you must enroll by phone, between September 1, 2014 through October 31, 2014.

Board Members Vincent Ricci, Gary Smith and Mark Sowers went to AmeriGas and were advised of other options that are not related to the community pricing offer. Some other options that owners have that may be considered are current price options offered by AmeriGas, which are not covered or part of the community pricing offer are:

Option 2 - AmeriGuard - a guaranteed price program, terms are: Pay your propane bill monthly based on a fixed price per gallon (an average monthly billing plan).

Option 3 - AmeriLock - a guaranteed Price Program, with terms that you pay your propane bill in full for each delivery.

Option 4. Pre Buy - Terms you Pre-purchase specific number of gallons and pay in advance.

If you own your tank, you may still participate in the above mentioned programs.

When you discuss with AmeriGas the several plans they offer and compare them, you will likely find that the community pricing offer may result in lower propane pricing from them.

The agreement signed does not require owners to participate in the community pricing offer or any other option offered by AmeriGas. The choice is yours. Owners choosing "Community Pricing" must contact AmeriGas by phone after September 1, 2014 and no later than October 31, 2014, to enroll.

The Blue Mountain Lake Club Board of Directors, Pocono Management Associates, LLC (PMA) and or it's agents are not responsible for any AmeriGas pricing or programs. The above information is provided by AmeriGas and is being presented for informational use only. All AmeriGas customers should inquire on their own behalf as to services and pricing available upon enrollment in any program.



July 7, 2014

Blue Mountain Lakes
Attn: Vincent Ricci
121 Pocahontas Rd Suite 3
East Stroudsburg, PA 18301

Dear Mr. Ricci;

We are reaching out to you, as the President of the Home Owners Association for Blue Mountain Lakes. This year (from September 1, 2014 through August 31, 2015) we are proposing a contract for your homeowners and residents within the community of \$1.15 over our Area Index. However, in order to qualify for this pricing, each owner or resident must contact us by phone and accept by October 31, 2014. Any owner or resident who does not call will be placed on the community tier rate, and we will not be able to make any adjustments to that pricing.

By signing and returning the enclosed pricing agreement you will be enrolling all the homeowners and residents within your community for the opportunity to accept this special pricing program. They will not have to sign individual contracts, as was the process this past year; they will simply have to call and let us know that they are in this Community and wish to enroll in the program.

If you choose to accept this Program for the Community, we ask that the Home Owners Association notify all homeowner and residents in the Community of the special terms and that if they choose not to enroll, they will remain on the community tier rate.

Please review and sign the enclosed contract and mail it back in the enclosed envelope no later than July 24, 2014. If you have any questions or concerns please contact me at the local office or via e-mail, that information is listed below.

Thank you for your business,

Candy Bortz
Operations Manager
AmeriGas Propane
Stroudsburg, PA
570-424-5901
570-424-8674 fax
candy.bortz@amerigas.com

Friendly Reminder

General information about Blue Mountain Lake and/or the local community of Monroe County is just a phone call away.

Call the Operations Office at 570-421-2129 and we will be happy to assist you. Or log on to www.bluemountainlakeclub.com.

Operating hours are Monday thru Friday 9:00 AM until 4:30 PM.

Stay Connected...The Pocono Record Offers Text Alerts

Pocono Record Text Alerts reach you immediately on your mobile device with breaking news, traffic alerts, weather updates and school closings and early dismissals. You pick the category of news and they will send you an instant message when something happens. **Please note:** Most alerts are delivered regularly Monday through Friday and on weekends only when there is a major news event. However, severe weather advisories and warnings are delivered instantly 24/7 when issued by the National Weather Service.

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ATTENTION NEW OWNERS

Welcome to the community! Don't hesitate to contact the Operations Office if you need assistance, simply call **570-421-2129** Monday through Friday from 8:30 AM until 4:30 PM.

- Please ensure you furnish the Operations Office with an Owner Registration Form. It is important to provide updated vehicle information, your mailing address and emergency contacts. Upon completing the form, you will receive a welcome package, safety manual, parking permits and required amenity passes.
- Security is on site during School Bus Operating Hours and after 4:30 PM Monday through Friday until 1:00AM. Saturday and Sunday Security is available from 8:00 AM until 1:00 AM. Security can be reached by calling **570-420-9507** at the Guard House or by cell phone by dialing **570-242-4504**.
For any police, ambulance or fire emergency always dial 911 first.
- Before having any exterior contract work performed, please contact the Operations Office for an Accessory Building Application Permit. This form provides the community guidelines governing any home or property modifications such as sheds, grading, driveway paving, in ground pools, additions, etc. There are associated fees with property improvements and these fees are indicated on the form. Some improvements made require township permitting.
- **Please note there is no tree cutting permitted within the community without prior authorization.** Please contact the Operations Office at 570-421-2129, for inspection prior to any cutting of trees that are more than 2 inches in diameter at breast height.
- Please ensure your **911 house number is displayed on your home** and in accordance with 911 instructions so it is visible from the street. If you have questions or need clarification please contact the **Stroud Township 570-421-3362**
- Information on community events is posted at the Mail Pod bulletin boards and/or at the Operations Office and on the Blue Mountain Lake Club website at **www.bluemountainlakeclub.com**.



SARP benefactor honored for his generosity



John Gumina, left, of Stroud Township has a chat with SARP Sgt. James Wielgus, who is also president of Stroud Lodge 75 Fraternal Order of Police, outside of Stroud Area Regional Police headquarters. The police organization gave the award to Gumina.

**By Chris Reber,
Pocono Record Writer
July 24, 2014**

Private communities in Monroe County rely heavily on ordinary citizens to support police in preventing crime.

And in the Blue Mountain Lake development in Stroud Township, residents rely on Dr. John Gumina.

Gumina, a New Jersey physician who has lived part time in the Poconos for 17 years, is the man to call when residents have issues in the community.

He's also donated tens of thousands of dollars from his own pocket to local law enforcement.

On Tuesday, the Monroe Lodge of the Fraternal Order of Police recognized Gumina for his dedication to keeping his part-time home safe.

"You don't see that generosity and selflessness all the time," said Sgt. James Wielgus, president FOP Stroud Lodge 75.

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Gumina thanked officers and said he would love to do more to help local law enforcement.

"I love the police force. They've been great up at Blue Mountain Lake, and it's nice to do something to help," Gumina said.

Gumina is an avid supporter of Stroud Area Regional Police Department. Each year, he donates to the department's Officer of the Year Award.

He recently enabled the department to update its mobile data terminals — the laptops inside police cruisers — through a \$17,000 donation. The computers save officers valuable time when looking up information during a traffic stop.

"The information you get is faster, which makes it a lot safer for the officer," Officer Chris Shelly said. "You don't know if you're pulling over a friendly or someone with a gang history."

Shelly said Gumina is a model of what a private resident can do to help community policing. Among his contributions, Gumina established an official liaison from SARP for Blue Mountain Lake, and arranged for police to have access to the community's surveillance cameras.

"It's really great, this relationship between us and the community," Shelly said. "If you talk about community policing, this is the pinnacle."

Patrick Briegel, Blue Mountain Lake's community manager, said Gumina's relationship with police has helped keep crime down in the community.

In one recent case, the community and SARP identified some teens who vandalized a new addition to the community's clubhouse. Employees discovered the graffiti in the morning, found the perpetrators on video, and provided it to SARP.

That afternoon, officers were waiting when the vandals got off their bus, still wearing the same jackets as in the video.

"That kind of act made such a message to the community, they knew this was not going to be tolerated," Briegel said.

Gumina, who is licensed to practice medicine in Pennsylvania as well as New Jersey, also steps in when community residents have minor medical issues.

"My staff in New Jersey say, 'Why don't you open an office in the Poconos?' I say 'I have one, my house,' which is fine. The people up here are great."

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Cynthia Lopez

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at 570-421-2129.

The ads must comply with the following:

- ◆ 1/2 page ads only
- ◆ Black and white only
- ◆ Print ready
- ◆ Ads must be emailed to pma4@ptd.net in subject line please indicate "Newsletter Ad"
- ◆ \$75.00 is due when you submit your ad
- ◆ \$24.00 for BML residents
- ◆ Checks are made payable to 'Blue Mountain Lake Club'
- ◆ Please call for ad deadlines.
- ◆ All contractors must present proof of PA Contractor Registration

Our mailing address is:
121 Pocahontas Road Suite 3
East Stroudsburg, PA 18301
www.bluemountainlakeclub.com



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