

SUMMER  
2020



# the courier

Official community newspaper of the BLUE MOUNTAIN LAKE CLUB

# WE WANT YOU TO RUN FOR OFFICE IN 2020



## For 2020, Blue Mountain Lake has four (4) seats up for election

*The Blue Mountain Lake Club (BMLC, BML or the Association) is a non-profit corporation governed by a seven-person Board of Directors.*

This year's annual election will be held **November 14, 2020**. There will be four (4) Director positions to fill. Each will serve for a two-year term.

Candidates for the Board of Directors must be at least 21 years of age, a deeded property owner in Good Standing, and able to carry out the duties of Director.

- Levy the annual assessments, maintenance fee, other fees, and collect monies owed to BMLC.
- Maintain an adequate capital reserve fund.
- Enter into contracts on BMLC's behalf.
- Maintain and improve BMLC's buildings, roads and other property.
- Hire and provide oversight of the management of the Association (i.e. management company, Community Manager).
- Appoint and remove members of the BMLC committees.

### What Qualifications Should a Director Possess?

In order to perform their duties, Directors need to be familiar with, and understand, the various laws and legal documents that apply to community associations in general and specifically to BMLC.

Directors need to devote anywhere from 10 to 30 hours per month of their time, and possibly more if serving as an Officer. Attending monthly Board meetings is only the tip of the iceberg. Time will also be spent acting as a liaison to committees; responding to Board and committee emails and phone calls; preparing and presenting resolutions and reports; and attending Annual and Special Association meetings, quarterly Open Meetings, and other community events (such as the annual Fall Festival).

Directors must keep certain information confidential, including from spouses, until such time as the Board takes formal action.

### What Abilities Should a Director Possess?

- Be able to commit to projects and see them through, start to finish.
- The ability to listen, keep an open mind, and not rush to judgement.
- The ability to put your personal agenda aside and work only in the best interests of the Association.
- The ability to articulate your viewpoint and respectfully disagree with other viewpoints.
- The ability to always support majority decisions of the Board, even in those situations where you voted in the minority.

Prior participation on one or more of BML committees is very helpful for Directors but it is not a requirement to serve on the Board.

Directors do not receive any compensation.

### How Do I Run for a Seat on the Board?

If you are interested in running for the Board of Directors, you may apply by filling out an application that can be obtained from the Operations Office **beginning August 14, 2020**.

**Completed applications must be submitted to the Operations Office no later than 4:00pm on Tuesday, September 15, 2020.**

### What are the Board's Responsibilities?

The Board of Directors is responsible for the governance of the Association. Here are some examples:

- Act in good faith, in a manner they reasonably believe to be in the best interests of the Association.
- Act in accordance with the Articles of Incorporation, Declaration of Covenants, Bylaws; Fair Housing Act, Uniformed Planned Communities Act and Non-Profit Corporation laws.

### A Partial List of Specific Board Responsibilities:

- Enforce BMLC's Declaration of Covenants, Bylaws, Rules & Regulations, and Policies.
- Approve additions and revisions to the BMLC's Rules & Regulations and Policies.
- Approve the annual operating and capital budgets.

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# President's Message

by Odell Jones Jr, BMLC Board President

Over the past several months COVID-19 has created many unique and unforeseen challenges for our community. From commuting, working remote, home schooling, and in some cases unemployment. Life in the center of COVID-19 can spark frustration and anxiety all around.

As the nation shut down to reduce the number of cases of COVID-19, the Blue Mountain Lake community followed suit. We shut down all of our amenities to include the tennis court, basketball court, lake parking area, and the clubhouse. Additionally, we postponed all upcoming events. We followed all the proper guidelines according to the CDC to protect our community.

The country is now beginning to reopen, albeit slowly. It is important for us to continue observing all the recommendations recommended by the CDC. We want to make sure everyone is safe in the community. Be sure that once it is safe,

we will begin having community events and activities again.

We want to thank all members of the Community for doing their part in staying at home. This has helped our community stay safe and the virus contained.

To all of our community first responders, thank you for your sacrifice and keeping our nation safe!

## Please Help Keep Our Community Looking Good!

We need everyone's help in keeping our community looking its best.

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.



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# Community Pools and Spray Park to Remain Closed

The Board of Directors and Management have made the very difficult decision to *not* open the Blue Mountain Lake pools and Spray Park for the 2020 Summer Season due to the restrictions of the aquatic venue guidelines of the CDC, the restrictions of the PA Governor's Re-Opening process (of the upcoming Green Phase) and most importantly for the safety and wellbeing of our members, guests and staff.

Since COVID-19 began its rapid spread across the U.S. in late February 2020, the BML Board and your Preferred Management team have had to make many difficult decisions in order to protect the association, our residents, and staff members and the decision to close the BML pools and Spray Park for the 2020 Summer season did not come easy.

After reviewing the CDC, PA Department of Health, PA Parks & Recreation Aquatic Venue Guidelines, as well as an in-depth review of a risk vs. benefit analysis (in partner with the association's legal counsel and risk management consultant), the Board and management determined that these guidelines were overwhelming to execute effectively and safely and the risk to the health and safety to our community members was just too great.

We appreciate your patience and understanding and wish everyone continued good health!

Please review the following links to the CDC Guidelines for parks and recreation, as well as the Governor's process to re-open Pennsylvania for the detailed information on the restrictions:

- <https://www.cdc.gov/coronavirus/2019-ncov/community/parks-rec/aquatic-venues.html>
- <https://www.governor.pa.gov/process-to-reopen-pennsylvania>

# Stop the Spread of Germs

Help prevent the spread of respiratory diseases like COVID-19.



**6 ft**

Stay at least 6 feet (about 2 arms' length) from other people.



Cover your cough or sneeze with a tissue, then throw the tissue in the trash and wash your hands.



When in public, wear a cloth face covering over your nose and mouth.



Do not touch your eyes, nose, and mouth.



Clean and disinfect frequently touched objects and surfaces.



Stay home when you are sick, except to get medical care.



Wash your hands often with soap and water for at least 20 seconds.



[cdc.gov/coronavirus](https://cdc.gov/coronavirus)



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# Architectural Controls Approval Promotes Property Values

The Blue Mountain Lake Club governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of property values. The value of your home is directly related to the condition, appearances and aesthetics of the community as a whole.

By regulating the kind and types of architectural changes that can be done, the Association is better able to maintain property values. Getting the Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement!

**A BML issued permit is required and may be applied for and obtained from the Operations Office for the following:** *(Please note: No work may commence until approval has been received and a permit has been issued).*

- New Construction
- Tree removals (dead or live trees larger than 2" in diameter)
- In-ground pool (above ground pools are prohibited)
- Additions and enclosures (i.e. sun porch)
- Solar panels
- Garages
- Driveway paving
- Decks (new addition or total replacement)
- Roof (more than 25% being repaired or replaced)
- Landscaping improvements
- Stone walls
- Concrete patio
- Sheds
- Propane tanks
- Siding
- Fencing
- Party Tent

Many of the above require a permit from Stroud Township. In such cases, a copy of the township permit is required when submitting your application for a BML issued permit.

If you have any questions, please do not hesitate to contact the BML Operations Office at 570-421-2129. Our staff would be happy to assist you.



## CONTACT INFORMATION

Operations Office ..... 570-421-2129  
 Public Safety [cell phone]..... 570-242-4504  
 Emergency - Police/Fire/Ambulance..... 9-1-1

**COMMUNITY WEBSITE:** [www.bluemountainlakeclub.com](http://www.bluemountainlakeclub.com)

**RESIDENT WEBSITE:** [www.bluemountainlake.org](http://www.bluemountainlake.org)

## Onsite Management Team

Laurie Gonzalez CMCA, AMS, PCAM; Community Manager  
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Greg Decker, Facilities Maintenance Manager  
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## Senior Managing Partner

Amy Janiszewski, PCAM, CMCA, AMS  
 Preferred Management Associates, AAMC  
 PO Box 687, Moscow PA 18444 • 570-842-2705

## 2019-2020 BMLC Board of Directors

President: Odell Jones, Jr.	Directors:
Vice Pres: Suzanne Young-Mercer	Bruce Dunlop
Secretary: Natalia Manter	Cadia Woods-Ballantyne
Treasurer: Penny Welliver	Daryl Stone



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# Art Provides an Opportunistic Win-Win During a Dark Time

by Tom Neiman, BML resident

The past few months have been incredibly tough. There is so much sadness in our world, it feels almost palpable to me as I am sure it does to so many neighbors and friends. We have seen such a horrific loss of life and such a raw sense of disunity and discord within our nation it is very disheartening. This experience is exacerbated by the fact that we are less distracted than normal. Fewer scheduled daily activities leaves us no choice but to sit with the pain and despair that permeates our culture right now.

Several weeks prior to the emergence of the COVID-19 Pandemic, we started buying art supplies solely for the discounted prices offered during the surprise closure of AC Moore. We always have had family paint nights a few times per year and we try to embrace creative pursuits as a means of stress relief and escape from the normal concerns of life.

Little did we know at the time that stocking up on art supplies would help us get through such a tough time. We also were unaware of how our creative pursuits



would intersect with our efforts to support families undergoing treatment at Children's Hospital of Philadelphia.

As a family, we have not been touched directly by COVID-19 currently. We have had some colleagues and friends who have suffered some significant losses. Only some were COVID related. We have also adjusted to the idea of existing in a world without activities like team sports and group activities. We know we are not alone in our disappointment related to the cancellation of events and activities. Early on we invested time in cleaning up long neglected aspects of our yard. We expanded our vegetable garden and tried to stay active by incorporating more exercise into our days.

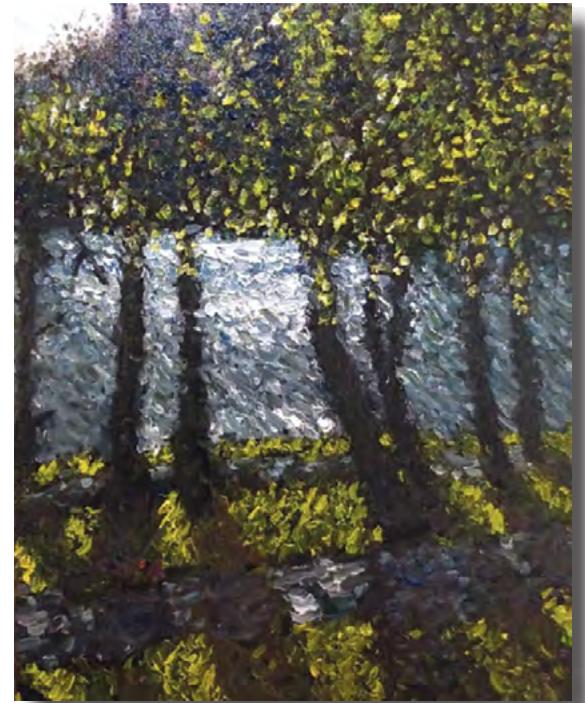
Just prior to the initial shelter-in-place announcements, I found some motivation to start painting early in the morning and occasional during Friday evening family time. Friends and family quickly became interested in the art that was created during these early sessions. Coincidentally, the same week I attended District meeting presentation with the Rotary of the Stroudsburgs and met fellow Rotarian George Lewis. He is a retired former Major League Baseball Player who paints pet portraits for various Rotary based causes. I immediately shared with my network that I would do the same in support of Children's Hospital of Philadelphia (CHOP). The only difference is that I would tend to focus on landscape paintings. Some request for paintings came in within a short time.

Meanwhile, CHOP had recently informed us that they had to temporarily stop accepting in-kind gifts including our LIV Care Bags and they asked if we could pivot to support their efforts to stockpile masks. They expect that there will be a long-term need for masks and are asking all partners to help. We naturally said yes and offered to what we could to help. We had to cancel several events this year, so we knew we needed to get creative if we were going to help. The team at the LIV Foundation agreed to let me start a campaign whereby I'd take commissions and sell finished work in exchange for donations to the LIV Foundation COVID Response Fund

Since this time, I have had the good fortune to paint eighteen paintings and several more are underway. Friends, neighbors and total strangers have asked me to do paintings for them. Some have purchased paintings I never had intended to sell. Part of the interest in my paintings rests in the cause we are donating all the proceeds to. I've asked that any proceeds be directed to the LIV Foundation COVID Response Fund. These funds will be used to procure child-sized face masks for patients and visiting siblings at Children's Hospital of Philadelphia.

Most have been purchased or commissioned by members of our community. Some works were intended as Father's Day gifts, gifts for medical workers, decoration for empty walls in need art and a few were remembrances. In one case we bartered for homemade masks. We had one neighbor ask if they could direct their donation to Awesome and we were happy to do that for them. The turnout has been very enthusiastic, and we are very grateful.

If you are interested in learning more, you should know representational paintings and drawings of landscapes are what I enjoy creating the most. I also enjoy portraits of people and animals! You can check out some of my work on my site at <https://tmichaelniemanart.wixsite.com/mysite>. All proceeds for the remainder of 2020 will go to the LIV Foundation COVID Response Fund. Our hope is that we can make a meaningful contribution to the safety of patients and families undergoing care at Children's Hospital of Philadelphia as we work through the COVID-19 Pandemic. Regardless of what we accomplish in this regard, the time spent creating art has been a healthy respite from all the sadness in the news at this time.



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# Happy Summer, Neighbors!

“Summertime, and the livin’ is easy...” Well, not really. This was another year where we seemed to jump into summer from winter (with a few warm “teaser days” sprinkled in from March to May), but lack of a typical spring has certainly been overshadowed by the COVID-19 outbreak and other events.

Despite this, there is no question in my mind about how fortunate we are here in Blue Mountain Lake. Many of us have moved here from urban areas, and I wonder what city living must be like now. BML’s rural locale makes freedom of movement with social distancing much easier than in a city environment. Walking my dogs in the neighborhood is no different than it has been, except for seeing many more people out walking, running, or cycling.

Despite the necessity to cancel activities and close some amenities for the health and well-being of BML’s members during this pandemic, the lake, trails, and soccer field accommodate many without crowding. Our maintenance, security, and landscaping services are basically unaffected; road improvements were completed with no delays; and new signs were put up throughout the neighborhood. Laurie, Yvonne, and Stacy continued all essential management functions working from their homes, as did Amy at Preferred Management.

For the question of whether one is a glass-half-full or glass-half-empty type,



pour what you have into a smaller glass and you have a full one. Good fortune, despite adversity, is recognized when one takes the time to look around. And here are some pictures of what surrounds us to enjoy.





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# Short-Term Rentals: Stroud Township & BML

by Laurie Gonzalez CMCA, AMS, PCAM, Community Manager

The first thing that is important to understand regarding short-term or vacation rentals within BML is that the governing documents (specifically the Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to Blue Mountain Lake – Section 4.12 (b)) allow for rentals with a term of one month or less. This governing document was registered and recorded with Monroe County on June 7, 1993. The governing document that I have referenced is available on both of the Blue Mountain Lake websites ([www.bluemountainlake.org](http://www.bluemountainlake.org) and [www.bluemountainlakeclub.com](http://www.bluemountainlakeclub.com)).

Since 1998 a conflict existed between the BML governing documents and a Stroud Township ordinance (Tourist Home Ordinance), which restricted the rentals of properties on a short-term or transient basis that were located in an R-1/S-1 zoning district (short term rentals are allowed in C-1, C-2 and C-3 districts).

Blue Mountain Lake is in an R-1 district. The Township's Zoning Ordinance defines a Tourist Home (2.414) as a dwelling in which at least one but no more than six rooms are offered for overnight accommodations for transient guests for compensation.

When I began as the onsite Community Manager (January 1, 2016), I was aware that the BML governing documents allowed for rentals for a period of 30 days or less, but I was also aware of the township's tourist home ordinance and that many residents were not in favor of short-term rentals.

During my first month on site, I received several calls of complaint regarding a property on Snapdragon Point that was renting their home on a short-term basis. While the BML governing documents did allow for such rentals, I looked to the township's tourist home ordinance and on February 9, 2016, I contacted the Stroud Township Codes Enforcement/Assistant Zoning Officer to notify them that there was a property that was renting their home out on a nightly and weekend basis and provided the officer with the Airbnb advertisement along with the owner's address.

I was advised by the officer that this property was in violation of the township ordinance and the owners would be sent a letter for this violation. I was also advised by the officer that the letter would include a notice to the owners that they could apply for a special use with the zoning board. I thought this to be quite odd... the township has an ordinance that restricts short term rentals in an R-1 district but if you submit an application for a special exception and are approved you could do it? Providing this special exception really tied my hands in enforcing no short-term rentals in BML (especially since the BML documents allowed for them).

Everything changed on February 6, 2017, when the PA Supreme Court expressly overruled the prior holdings of the Commonwealth Court in *Shvekh v. Zoning Hearing Board of Stroud Township*, 154 A 3d 408, (Pa Commw. Ct. 2017) which upheld the right of property owners to engage in such short-term rentals while also restricting the township from shoehorning vacation homes into the tourist home definition.

This ruling had created several challenges for Stroud Township. The first being that they could no longer restrict short-term rentals through the current zoning ordinance (tourist home). Second was how would they regulate the uses of short term rentals (especially those that turn into party homes) in residential neighborhoods

(continued on next page)



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### Did you know:

- 5 homes are presently for sale in Blue Mountain Lake.
- 23 homes have been sold year to date.
- The highest-priced home sold for \$400,000 in 2020.  
(Information provided through Pocono Mountain Assoc. of Realtors MLS Service)
- 93% of buyers start their search on the Internet.
- The average age of today's buyer is 33 years old.

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## Short-Term Rentals cont.

with the increasing popularity of the short-term or vacation rental online platforms such as Airbnb, VRBO, Home Away, and Luxury Stay (which have become very popular in tourist vacation destinations, such as the Pocono Mountains). And third, most HOA's in Stroud Township (including BML, Penn Estates, etc.) allowed for short term rentals in their governing documents.

Since BML's governing documents allowed for short-term rentals and now the Association does not have the township ordinance to fall back on to not allow them, it became imperative that procedures and rules/regulations were put into place to allow us (the Association through the Board and management) to properly manage these rental properties.

For the most part, we have been successful with short-term property owners complying with our rules, registration of tenants, paying the per rental registration fees and maintaining their properties. In 2018 we did have two short-term rental properties that just refused to comply to the registration process, pay the per rental fees and follow the rules that they decided to sell their properties (one property we were able to collect over \$1,000 in fines for short-term rental violations at closing).

Shortly after the February 6, 2017 Supreme Court ruling, Stroud Township began drafting an ordinance that would create overlay districts within the R-1/S-1 as well as an ordinance that would require short-term rental properties to be licensed (similar to the STR ordinance of Monroe County). The short-term rental license applications as well as guidelines will require the short-term rental property be inspected to determine the occupancy limits and other property requirements.

It is important to understand that by the township creating the overlay districts, the communities/associations located within these overlay districts would receive the full support of the township as well as SARPD for violations of the short-term rental ordinances.

With BML, Penn Estates, and other HOA's allowing for short-term rentals in their governing documents, Stroud Township felt it was imperative to include these areas in the overlay districts and reached out to each HOA's community managers and Boards and invited them to attend a short-term rental workshop. This workshop provided the opportunity for each manager and/or Board to review the ordinance and provide comments as well as recommendations to ensure that the short-term rental ordinance addressed the problems that short-term rentals create.

Should BML not want to be included in the overlay district, the Association may request this from the Township. However, if BML is not included in the overlay district then we would be on our own so to speak in regulating the short-term properties within our rules and regulations and we would lose the support of the municipality as well as SARPD (because BML allows for short-term rentals in our governing documents).

As I am sure many of you can guess, an owner will be more apt to pay as well as abide by a municipal law than an association rule. The municipal ordinances are enforceable by the police and when a violation/citation goes unanswered and/or unpaid, the municipality then has the right to have a bench warrant for arrest of the property owner issued as well as have the ability to revoke the short-term rental licensing of the property, etc.

Stroud Township is moving forward with both the overlay zoning districts as well as the short-term rental ordinances. I would truly hate to see a few people, who do not know the facts, cause BML to lose this opportunity of enforcement from the township as well as SARPD.

# Let Me Help You and Your Family

*I care just as much as you;  
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### MARKET UPDATE:

**Currently, there are only 4 homes for sale in Blue Mountain Lake. If homes are priced correctly, they are selling very close to or above asking price. Quality listings are needed for interested buyers. Now is the time to sell!**



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## SAFETY: CHILDREN AT PLAY

Summer is in full swing, and for many of our youngest residents that means they have the freedom to play outside to their heart's content (or at least until mom or dad call them back inside). While we encourage kids to enjoy summer to the fullest, we also want everyone to stay safe. Here are a few guidelines to make sure these school-free months go smoothly:

- Make sure your children are proactive about their safety. Whether they're playing at a park, swimming at a pool or riding their bikes around the neighborhood, it's important that kids understand what types of injuries could occur during these activities and how they can best avoid them. If an injury does occur, your kids need to know what actions to take—such as alerting a trusted adult or, in the case of a true emergency, calling 911.
- **PLEASE slow down while driving through the neighborhood!** All residents should take note of this rule. With children out and about in full-force during the summer, you're more likely than ever to see a distracted kid chasing after a run-away baseball on the streets. So slow down, be extra aware of what's going on around you, and be prepared to stop suddenly if a child runs out into the road. Parents should remind kids that they have a responsibility to be aware of oncoming cars as well, and to be extra careful when they are on the street.
- Remind older kids to check in with you when they're playing without adult supervision. When kids are out on their own, it's easy for them to forget to let their parents know they're okay. So, establish a set of rules, such as

checking in every few hours or whenever they change locations, and be firm about enforcing them. If your child has a hard time remembering to give you a call every so often, it might be helpful to have them set an alarm on their cell phone or watch so they don't forget. It's a great way for kids to build a sense of independence and for you to know they're safe even when they're not within sight.

While the summer can present many hazards, there's no reason your kids can't come out of it unscathed (notwithstanding a few minor scrapes, bruises and bug bites, of course). To learn more about how you can keep your kids from getting hurt this summer, visit [www.cdc.gov/features/KidsSafety](http://www.cdc.gov/features/KidsSafety) for a list of great articles. Stay safe and enjoy this wonderful season.

**SPEED  
LIMIT  
25**

The speed limit on **ALL Blue Mountain Lake roads is 25 MPH, except where otherwise posted.**

## Selling your Home?

### Don't forget to order your Resale Packet

Blue Mountain Lake residents selling their home must purchase a resale packet/certificate from the Association to give to their buyer during the contract period. Did you know that new homeowners can cancel a contract if they do not receive an updated resale?

Obtain a Resale Request form at [www.bluemountainlakeclub.com](http://www.bluemountainlakeclub.com) or call the Administration Office at 570-421-2129. The fee is \$250 and is due and payable prior to the resale documents being released.

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# SUMMER SAFETY

## Grill Safety

The lazy days of summer can hold various fire dangers. The combination of hot, dry days and BBQs can sometimes have a lethal outcome. Awareness can help to protect both the people and land around you. Here are some grill safety tips:

- Keep grills far enough away from your home, or other combustibles, so that an adequate amount of air can circulate (15 feet).
- Charcoal must be kept dry, as wet charcoal can spontaneously ignite. Spare propane bottles should be stored outside and away from your home.
- Keep children away from the grill. Grills continue to give off heat long after the cooking has stopped.
- When finishing with your cookout, be sure to dispose grill ashes and/or charcoal in a safe fashion. NEVER place hot ashes in paper or plastic bags or containers. Only use metal containers for hot ashes.
- It's always a good idea to have a backup plan – keep a fire extinguisher in your kitchen.

## Hot Weather Safety Tips

As temperatures increase, sunny days are the perfect time to be outdoors. Here are a few safety tips to protect you from overeating and overexposure to the sun's rays. Enjoy the summer and stay cool and safe!

- Limit your time in the sun. When there, remember to wear a hat, use sunscreen and wear light-colored clothing. An umbrella will provide shade.
- Do errands in the cooler time of the day.
- Eat light meals and snacks that don't require use of oven or stove.
- Drink plenty of fluids to stay hydrated. Avoid caffeinated and alcoholic drinks.
- Be aware of air quality readings.
- Check with friends, family and neighbors during extremely hot weather. Too Much Sun Could Mean 9-1-1

## Thunderstorms

Thunderstorms produce lightning and have potential for danger.

- Keep an eye on the sky. Look for darkening skies, flashes of light or increasing wind
- Listen for the sound of thunder. When it roars, go indoors and stay there until 30 minutes after the last clap of thunder
- Don't wait for the rain to start before seeking shelter.
- Thunderstorms can also bring flooding. Do not drive on flooded roads. Two feet of swift water can move or float most vehicles, including SUVs and pickup trucks.

## Take Your Time, Slow Down

Many of us complain about it, and we tend to think it's the taxis, or the pizza deliverers, or even our kids' friends, but the reality is, it's also many of us. We're talking about cars speeding through the community. You have probably witnessed many cars driving way too fast (and over the BML speed limit).

For a trivial time-savings, a speeder is significantly increasing the risk that he or she won't be able to stop in time should a child, a pet, or wildlife run out in front of the car. Compared to driving the speed limit of 25 mph, the distance required to stop a car driving 40 mph rises from 59 to 126 feet, and the time needed to stop increases from about two seconds to about four seconds.

Four seconds may not seem long, but here's a good experiment to try – the next time you are in your car, picture a child taking a spill on his/her bike three houses in front of you. Now count out four seconds and see how far you travel.

So, when you're in your car and feeling stressed or pressured, as we all invariably do, instead of pushing down the gas pedal, ease your tension by taking a deep breath and enjoying our beautiful neighborhood. This will not only improve community safety for all, but also help preserve the peace and tranquility which moved many of us to BML.

## 2020 Summer Selling/Renting Season is SIZZLING HOT!!!

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# Garden Club

by Susan Koenigsberg

Good day to you all. Allow me to shed some light on a little hidden spot that is highly visible in the Blue Mountain Lake community. The BML community garden, across from the lake on the hill. We, as members of the community garden, grow all out own vegetables in a pesticide-free environment. This was started many years ago before I was even a resident, and there are still a few seasoned gardeners, but we have grown into a newer group of all ages and all backgrounds.



The pandemic has thrown many curves into our plans. Meeting has been by chance, planting has been done on a personal level, but we have still managed to create a fruitful area in our small community. We bleach the community tools and wear masks when more than one family is attending to the garden. We reach out in emails, on Facebook and Pinterest for ideas, but if you glance around you can definitely see that things are growing, being harvested and enjoyed.

For some, this is an outlet in which they can enjoy the fruits of their labor. For others it is a supplement to their food supply. We learn by asking questions, we work together to enhance the "communal" side of the garden for the sharing of crops, looking out for each other, touching base to see if anyone may need help.

There is always room for more people. We can build on with the help from fellow gardeners that may be interested. Working together with someone you may never have known, who may have lived here for ten years and you didn't even notice each other, creating a new friendship is quite rewarding. Now that the rules have eased a little, I look forward to seeing my fellow gardeners at gatherings and meeting to discuss the future of our little green growing community.



## ATTENTION: TWO VERY IMPORTANT QUESTIONS!!

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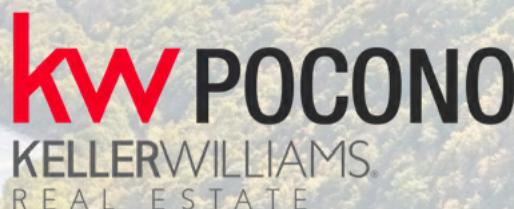
Sellers are in short supply and buyers are shoulder to shoulder, more than ready to purchase!

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The local market is hot, homes sell fast -- everyone wants to be here, regardless of the season!

If you answered 'Yes!' to either of those questions, then we are the people you need to contact **ASAP**.

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