



Courier

BLUE MOUNTAIN LAKE CLUB

WINTER 2017/2018

2018 Budget

Your Board of Directors and Management team worked hard to hold the line on expenses this year, which resulted in no dues increase for 2018!

On September 9, 2017 your Board of Directors approved and adopted the 2018 Operating and Capital budget. For a detailed copy of these budgets please logon to the Blue Mountain Lake website (www.bluemountainlake.org).

The 2018 Annual Billing will be mailed the week of December 4, 2017. As in the past, there are three ways you can pay your 2018 dues:

1. Pay in full by January 15, 2018 and receive a 3% discount.
2. Two installments (January 15th and July 15th). A 2% discount will be applied to the second payment.
3. Twelve-month payment plan. The first payment is due no later than January 15th and then no later than the 15th every month thereafter. In our ongoing efforts to save on expenses, we have not mailed payment coupons to everyone as most owners do not include them with their payments. If you wish to receive coupons for the 2018 dues payments, please contact the office at 570-421-2129 or by sending an email to: laurieg@preferredmanagement.org

Please note: Your 2018 invoice may show a prior balance if you were on the 12-month payment plan as your December payment may not have been recorded when the invoices were printed.

If your contact information has changed, please submit an updated Owner Information Form to the office. This form may be downloaded from the website or you may pick one up from the office.

On behalf of Preferred Management Associates and the Blue Mountain Lake Club Board of Directors, we wish you a safe, healthy and happy holiday season!



2017-2018 Board of Directors

Per our Election Policy Resolution, an election shall not be required when it is not contested; meaning, there are less candidates than the number of vacancies. 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).

There were three seats open and only one candidate submitted their packet. The two remaining seats will be filled by appointment by the Board.

The candidate that submitted his packet and whom is automatically seated today is Steve Melnick.

Please join me in welcoming your 2017-2018 Board of Directors:

- Michelle Pinnock-Harper
- Steve Melnick
- Vincent Ricci
- Robert Temple
- Penny Welliver

President's Message

By Steve Melnick, BMLC Board President

With 2017 coming to an end, I am happy to report that the Blue Mountain Lake Club (BMLC) is in a very sound fiscal position. Our newly established collections process, emphasis on expense controls and multi-year capital planning put into place over the past two years have allowed the BMLC to complete over \$300,000 of capital expense projects this past year.

The Board has adopted and published the 2018 Operation budget as well as the 2018 Capital budget. We will continue to replace, repair and upgrade the BMLC infrastructure in 2018. This work will include roadwork, a new clubhouse roof and work on our large pool as well as many other projects.

The BMLC has just been awarded "Gold Star" status by the Community Associations Institute (CAI). The "Gold Star" status is earned by Homeowner Associations (HOAs) based on many criteria including but not limited to fiscal well being, management practices, policies, quality of life and year-end audit results.

I would like to recognize and thank Lynn Ball and Gary Smith for their huge contributions and tireless effort over the past 4 years serving as Board Directors. Their dedication and commitment to the BMLC are directly correlated to the healthy fiscal position that we are currently enjoying.

I wish everyone in our community a happy, healthy and safe holiday season.

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.

A Friendly Reminder...

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



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

We Have Our Gold Star!

The Blue Mountain Lake Club has been named a CAI Gold Star Community. CAI’s Gold Star program recognizes those communities that work hard to develop and maintain standards, encourage community participation, maintain fiscal stability and positively impact the quality of life for residents.

Going back to January 2016, the Blue Mountain Lake Club did not meet the strict criteria set by CAI to apply for the Gold Star distinction. However, after almost two years of hard work by your Board of Directors and the Preferred Management Associates team, the Blue Mountain Lake Club was ready to submit its Gold Star Community Application.

We were officially notified on October 21, 2017 that we earned our Gold Star!



About CAI

CAI (Community Associations Institute) is an international organization dedicated to building better communities by providing members with access to information in this rapidly changing industry with practical knowledge and insights from leaders in the field, best practices, research and tools you can use every day. CAI provides information, resources and education programs to help Managers and Boards keep current on the latest news, laws and issues affecting community associations, and the homeowners who call them home. CAI advocates on behalf of common-interest communities and industry professionals before legislatures, regulatory bodies and the courts. CAI conducts research and serves as an international clearinghouse for information, innovations and best practices in community association development, governance and management.

Fitness & Wellness Group

Time	Date	Class
9am-10am	Sunday, Jan 6, 2018	Zumba Toning and\or Core Workout
9am-10am	Monday, Jan 7, 2018	Zumba
9am-10am	Saturday, Jan 13, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Jan 14, 2018	Zumba
9am-10am	Saturday, Jan 20, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Jan 21, 2018	Zumba
9am-10am	Saturday, Jan 27, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Jan 28, 2018	Zumba
9am-10am	Saturday, Feb 3, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Feb 4, 2018	Zumba
9am-10am	Saturday, Feb 10, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Feb 11, 2018	Zumba
9am-10am	Saturday, Feb 17, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Feb 18, 2018	Zumba
9am-10am	Saturday, Feb 24, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Feb 25, 2018	Zumba
9am-10am	Saturday, Mar 3, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Mar 4, 2018	Zumba
9am-10am	Saturday, Mar 10, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Mar 11, 2018	Zumba
9am-10am	Saturday, Mar 17, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Mar 18, 2018	Zumba
9am-10am	Saturday, Mar 24, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, Mar 25, 2018	Zumba
9am-10am	Saturday, Mar 31, 2018	Zumba Toning and\or Core Workout
9am-10am	Sunday, April 1, 2018	Zumba

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

Sweet 16
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The speed limit on ALL Blue Mountain Lake roads is 25 MPH, except where otherwise posted.

Life can be hectic. 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 our residents to please be considerate of your neighbor and take that little bit of extra time to slow down and be a safe driver.

BLUE MOUNTAIN LAKE CLUB

CONTACT INFORMATION

Operations Office 570-421-2129
 FAX 570-420-7881
 Public Safety Guardhouse 570-420-9507
 Public Safety cell phone 570-242-4504
 Emergency (Police/Fire/Ambulance)..... 9-1-1

COMMUNITY WEBSITE: www.bluemountainlakeclub.com

RESIDENT WEBSITE: www.bluemountainlake.org

Blue Mountain Onsite Management Team

Laurie Gonzalez CMCA, AMS; Community Manager
 <laurieg@preferredmanagement.org>

Yvonne Teta, Assistant Community Manager
 <yvonnnet@preferredmanagement.org>

Greg Decker, Facilities Maintenance Manager
 <bmlcmaint@preferredmanagement.org>

Senior Managing Partner

Amy Janiszewski, PCAM, CMCA, AMS
 Preferred Management Associates, AAMC
 Po Box 687
 Moscow, PA 18444
 Phone: 570-266-5190 ext 212
 Fax: 570-843-4758

BOARD of DIRECTORS

PresidentSteve Melnick
 Vice President Michelle Pinnock-Harper
 Secretary Vince Ricci
 Treasurer Penny Welliver
 Director Rob Temple

BMLC Committees

Beautification Committee
 Budget & Finance Committee
 Design Review Committee
 Events Committee
 Safety Committee

BMLC Clubs

Kids Club
 Garden Club
 Stitch & B_tch
 Fitness & Wellness

*If you are interested in
 becoming a committee
 member or joining a club,
 please give the operations
 office a call.*

STROUDSBURG AREA INFORMATION

School Districts Stroudsburg Area 570-421-1990
 East Stroudsburg Area 570-424-8500

County & Townships Stroud Township 570-421-3362
 Smithfield Township..... 570-223-5082
 Monroe County..... 570-517-3102

STATE ELECTED OFFICIALS

State Representative 115th District

Maureen Madden
 18 South 9th Street
 Stroudsburg, PA 18360
 570-420-2850
 570-420-2854 fax

State Rep. 189th District

Rosemary Brown
 143 Seven Bridges Road
 East Stroudsburg, PA 18301
 570-420-8301
 570-420-8304 fax

State Senator

Mario Scavello
 Monroe County Office
 2989 Rt. 611, Suite 103
 Tannersville, PA 18372
 570-620-4326
 570-620-4379 Fax

UTILITIES

Pennsylvania American Water
 1-800-565-7292

Met-Ed

To report power outage: 1-888-544-4877


PLEASE DON'T LITTER!

**Take Pride in
 Your Community**

**The fine for littering
 in Blue Mountain
 Lake is \$200**

Thank you!





Courier

The official publication of the Blue Mountain Lake Club

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Community Newspaper Publishers

237 Phyllis Court, Stroudsburg PA 18360

FOR ADVERTISING INFORMATION:

EMAIL: mail@cnpnet.com
 PHONE: (570) 476-3103

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Let Our Family Serve Your Family

Your Central Air Unit's Filter

By Bruce Dunlop, BML Safety Committee



Even for those reluctant to try a DIY project, changing the filter in your furnace/central air unit is a relatively easy job. Unlike the oil filter in a car, which should be changed regularly to avert engine damage, this filter isn't quite as critical to the furnace's inner parts. It will, however, trap and reduce dust in the air you breathe in your home.

We have the luxury of seeing projects done on YouTube to help decide whether to tackle something like this, but expect to see work done on a unit different than yours. Just

typing "Change Furnace Filter" in the search will bring up several videos.

Our townhouse in Blue Mountain Lake has a Carrier propane furnace that uses a XX X XX filter (here, too, check the filter size your unit requires). Have the new filter on hand before removing the old one.

When changing the filter, be sure to turn off the red "Emergency" furnace switch near the basement's light switch. There is another switch on the side of the unit, which, as a precaution, should also be turned off, and be sure to turn both back on when done. For this unit, the front panel is removed by pulling it out. Then there is another smaller panel at the bottom, held in place with two sheet metal screws at the top.

Remove the screws, and notice how this panel fits in place before removing it. The filter is to the right side of the unit, with a thin bar that secures it. It slides out (perhaps not easily), and any dust that falls out or has accumulated can be vacuumed from the bottom of the furnace before installing the new one. Replace the panel and sheet metal screws, then snap the large panel on and turn both switches back on. There, you're done! Breathe easier.

Time To Change My Smoke Detectors?

By Vincent Ricci, BML Safety Committee

We all hear public service reminders to change the batteries in our smoke detectors, but should we change the smoke detectors themselves? The answer is YES, especially if they are 10 years old and in some case sooner.

Over time smoke detectors can become more sensitive creating a situation where you can get false readings and in some cases may not work at all.

Did you ever wake up to chirping at 2 AM and you know there were new batteries installed just a short time ago? That's letting you know that it is probably time to change all of your smoke detectors.

Searching online, I found many articles and all are consistent in their message that the life expectancy of a smoke detector is 87,000 hours or about 10 years. Normal environmental conditions in the home can have an impact on the performance of your smoke detector.

At BMLC most of our homes were built over 10 years ago - and if your smoke detectors were never changed, change them. If you're a second owner and are unsure, carefully remove one and check the manufacturers date.

My experience in changing them was very simple and cost effective. At the manufacture's website I found my model number for about \$20 each. Having eight units in my home, I hoped to find them for less - and I did. I got all eight for \$12 each delivered; however, they were manufactured a year earlier so I'll get nine years out of them.

My installation was simply unplugging the old and plugging in the new on the original mounting plate. Since then I haven't had a single false reading. (When ordering, especially from a third party, confirm the manufactured date).

The cost of not changing them could impact the rest of your life.

The information in this article is supported by the US Fire Administration, The National Fire Protection Assn., The Red Cross, Consumers Report and personal experience.

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Christmas Tree Recycling

This holiday season help Mother Nature by recycling your Christmas Tree.

Please follow these simple steps:

- Remove all ornaments, tinsel, wire, etc. and the tree stand.
- Cut trees over six feet tall in half.
- Drop off your tree at the BMLC Christmas Tree Recycling Site located at the Maintenance Facility off Brushy Mountain Road. *Artificial trees not accepted.*



Directions to Site: Pocahontas Road to Brushy Mountain Road – turn left onto Brushy Mountain Road – the Maintenance Facility is immediately on your right. Security will be on site to guide you to the location.

Drop off times for Christmas Trees:

Sunday, December 31 12:00pm to 3:00pm
 Sat & Sun, January 6 & 7 12:00pm to 3:00pm

If you miss these drop off dates, please call the office.



Any and all dogs must be leashed and under control at all times.

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Fall Festival 2017

The Blue Mountain Lake Club hosted its Annual Fall Festival on Saturday, October 21, 2017 and welcomed over 500 attendees. It was a beautiful day packed with fun for all.

The day included a DJ, Pumpkin Painting Patch, Trackless Train, Inflatable Slide, Bounce House,



Face Painter, Games, Donut on a String, Chili Cook off, Pie Eating contest and a Costume Contest. And let's not forget about the delicious grilled all beef hot dogs!

The Garden Club was busy at their table providing all kinds of gardening information. Officers Kenny Palmer and Jerome Taylor of SARPD provided treats for the kids (and some bee sting treatment for a few).

We all had a great time and are looking forward to next year! A special thank you to the over 25 volunteers that made this such a great community event!



Beautification Committee

The BML Beautification Committee was formed this year by residents of the community with a common shared interest in gardening and a desire to enhance the standard flora and fauna that has been in place for years. Our members have been meeting to discuss long range plans for highly visible areas within the community in need of sprucing up.

The first major project this year was the office gardens and surrounding area. Since this is usually the first stop for potential buyers, the committee members have been busy removing



overgrown bushes and shrubs and replacing them with perennials and bulbs that will come alive in the spring. This work coincided with the paving of the office parking lot that occurred this summer. Window boxes were added for seasonal decorations.

Work will continue next spring and the Beautification Committee would like to invite anyone interested in joining the group to contact the office and speak with either Laurie Gonzalez, Community Manager or Yvonne Teta, Assistant Community Manager.

Blue Mountain Lake Club Beautification Committee —
Maggie Sulaiman,
Veronica Litras,
Ingrid Young, Jana Aspray
and Cynthia Smith



Seasons Greetings!

Best wishes for a happy holiday season.
 May the new year bring peace and prosperity.

Melanie Melnick, Realtor
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Cell 570-856-3554
mmelnick@remax.net



Kevin Melnick, Realtor
570-421-2345 Office
570-872-4937 Cell
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Home Improvements

Permits and Approval Required

The Blue Mountain Lake Club requires permits (or approval) for the following. Forms are available on our website or can be picked up at the Office.

- Roof repair/replacement (more than 25% of roof)
- Sheds
- Fences
- Decks (new or extensions)
- Driveway paving or enhancements
- Large landscaping projects
- In-ground pools
- Tree Removal
- Retaining Walls or other exterior structures
- Alteration of exterior color or siding
- Enlargement of dwelling (attached garage, addition, etc.)



Last year your Board of Directors removed all home improvement permitting fees. Permits for the above are still required, but you will not be charged a fee!

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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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Winter Safety Tips

from the American Red Cross

As temperatures drop this winter, the American Red Cross offers ten steps people can take to stay safe during the cold weather:

1. Layer up! Wear layers of lightweight clothing to stay warm. Gloves and a hat will help prevent losing your body heat.
2. Don't forget your furry friends. Bring pets indoors. If they can't come inside, make sure they have enough shelter to keep them warm and that they can get to unfrozen water.
3. Remember the three feet rule. If you are using a space heater, place it on a level, hard surface and keep anything flammable at least three feet away – things such as paper, clothing, bedding, curtains or rugs.
4. Requires supervision – Turn off space heaters and make sure fireplace embers are out before leaving the room or going to bed.
5. Don't catch fire! If you are using a fireplace, use a glass or metal fire screen large enough to catch sparks and rolling logs.
6. Protect your pipes. Run water, even at a trickle, to help prevent your pipes from freezing. Open the kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals out of the reach of children. Keep the garage doors closed if there are water lines in the garage.
7. Better safe than sorry. Keep the thermostat at the same temperature day and night. Your heating bill may be a little higher, but you could avoid a costlier repair job if your pipes freeze and burst.
8. The kitchen is for cooking. Never use a stove or oven to heat your home.
9. Use generators outside. Never operate a generator inside the home, including in the basement or garage.
10. Knowledge is power. Don't hook a generator up to the home's wiring. The safest thing to do is to connect the equipment you want to power directly to the outlets on the generator.

For more information on how to stay safe during the cold weather visit <http://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/winter-storm>

Wildlife Management

Please Don't Feed the Deer

The Association understands you have a soft heart and good intentions, but feeding deer is not in their best interest, or yours.

Depending on what you feed them, deer may actually be harmed by your feeding. Some foods will kill them within a few days or debilitate them enough to be easy targets for predators and automobiles.

Feeding is a way of domesticating deer. Tame deer create a host of problems. Because they no longer fear people, they become vulnerable to hunters. They are emboldened to eat the shrubs in your vicinity.

Feeding them will bring more deer into your yard and more deer ticks. And, concentrations of deer attract coyotes and wolves—which will kill your pets along with the deer.

Deer adapt very easily to people, but they don't need to be fed by them. They survive fine on their own. Better, in fact.

Usually the weather controls deer populations, but deer fed by people increase regardless of the weather. This leads to overpopulation and disease.

Deer browsing in the back yard may be charming, but Lyme disease and road kill are not.

Please don't feed the deer; let nature do its job!



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Winter Storm Response Guidelines and Enforcement Policy

www.bluemountainlakeclub.com

For a better understanding of what services are provided during winter storm events, and how to best prepare for them, please read the following guidelines and policy for enforcement

Snow – Main Roads (Township) are plowed once accumulation reaches approximately 2 inches, or as determined by Stroud Township in accordance with predicted snowfall amounts. Cinders, salt or other ice melting materials are applied as deemed necessary by the Township. Brushy Mountain Road and Poca-hontas Road are maintained by Stroud Township. Community roads are plowed and treated after accumulated snowfall, similar to the Township.

Ice – Ice, freezing rain, and sleet present different problems for travelers and service providers dealing with winter road treatment. When freezing rain or sleet/ice is forecast or imminent, the timing and forecast including temperature, duration and weather following the event will dictate the specific services before, during and/or after the event. When significant icing events are forecast, presalting of roads will help mitigate road surface freeze up. Additional treatment will be applied as needed. Regardless, icing conditions are very hazardous and despite best efforts, roads will become treacherous. Even experienced drivers are **STRONGLY RECOMMENDED** to not travel during these conditions.

Service – The order of servicing community roads is periodically rotated to ensure fair service to all areas of the community. Bus routes and main roads (BML Drive, BML X-ing, etc.) always receive priority. Cul-de-sacs will be opened to allow entry and egress only, final cleanup of shoulders and cul-de-sacs will not occur until after the storm ends. The Mail Center area and Clubhouse will be shoveled and plowed prior to mail delivery and school bus service, unless storm timing, duration or intensity prevents.

Manorhome and Patio Home Owners – Driveways and walkways will be plowed and shoveled after the storm ends, if occurring during normal operating hours. Initial treatment should be expected during the first full eight hours of normal operating hours (8:30 A.M. until 5:00 P.M.) following a snow event. (Final clean up may take longer.) During storm events with significant snow amounts, every effort will be made to keep Manorhome and Patio home

driveways accessible. Vehicles must be moved when snow removal crews and plows are working in your area. Failure to remove vehicles will result in poor and delayed service. Owners are responsible for spot treatment of slippery areas – keep a bag of Quik Joe or similar material on hand.

Parking – Failure to remove vehicles from community roadways (including shoulder areas) presents a hazard to other motorists and may result in poor and delayed service to all community members. Vehicles parked on community roadways and/or road shoulders where snow must be piled, will be subject to towing and default assessments starting with a \$100 minimum fine. Violators (which will be posted with a notice) not moved from common area roadways/shoulders within thirty-six (36) hours will be towed, all charges for towing and storage will be at the vehicle owners expense. (Deed Book 1895 Page 756 – Section 4.17 Abandoned, Inoperable or Oversized Vehicles) This includes access/auxiliary roads.

Private Plowing Contractors – Contracted snowplows are not permitted to plow snow onto Club maintained roadways or neighboring property. Home-owners are responsible to advise their contractors and will be subject to fines if their private contractor fails to remove snow from roadways and road shoulders.

Dealing with winter storm events is a daunting task. Snow and ice treatment can only mitigate dangerous conditions created by bad weather. Despite the greatest of efforts, roads will become slippery and dangerous. Those who choose to drive in the community do so at their own risk, and should exercise extreme caution.

The community speed limit under normal conditions is 25 MPH. As road conditions deteriorate, driving speeds should be reduced accordingly. Ensure your vehicle is equipped for winter driving, including snow tires with good tread, proper tire pressure and extra weight if necessary. When possible, avoid travel until final cleanup measures have been performed. Listen to local radio and weather stations for road conditions, business and school closings. For emergencies, call 911.

REV 10/22/2014 – Policy Changes Adopted October 25, 2014 – Modified January 22, 2015
BMLC Board of Directors

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