

# THE ESCAPE NEWS

2020/ISSUE 1

## 2020 Board of Directors

Patty Crispino – President  
Dennis Jolly – Vice President  
Jeff Lipnichan – Treasurer  
Joanne DiBlasi – Secretary  
Jason Abbott – Director  
Jack Ellex – Director  
Kevin Keller – Director  
Ed Pellikan – Director  
Scott Powell – Director  
Ann Marie Miller - Manager

## 2020 Meeting Dates

February 8, 2020  
March 14, 2020  
April 11, 2020  
**May 23, 2020 General  
Member Meeting**  
June 13, 2020  
July 11, 2020  
August 8, 2020  
**September 5, 2020 General  
Member Meeting**  
October 10, 2020  
November 14, 2020  
December 12, 2020

## MANAGER'S MESSAGE

Good news! According to Punxsutawney Phil spring is coming early this year, so we will be having warm weather before we know it! This will be perfect for our upcoming spring and summer events. Before I get into our events, here are some more important announcements.

The board meetings are now scheduled on the 2nd Saturday of the month, with the exception of two General Membership meetings that are May 23rd and September 5th. At the May meeting we will be choosing the "Dues Raffle Winner" so get your tickets. As always, Buy 5 Get 1 Free.

All dock owners were notified about the dock assessment. The first year will be charged to your accounts in April 2020. You will have until 8/31/20 to pay the first installment.

There are some changes to the Rules and Regulations pertaining to Architectural applications and permits. Enclosed you will find new architectural rules and application. Please review carefully and get permits prior to your projects. These changes were voted on February 8 and will be in effect March 8, 2020.

Other rule changes pertain to Golf Carts and Water Conservation. Please see rules included in this newsletter.

All committees can use volunteers. Please call the office, email me, or post on Facebook and we will add your name to the committee.

We are still working with DEP for the wells. Our last meeting was on January 16, 2020 when we met with DEP new engineer Nittany Engineers. The next phase is leak detection. This is all part of the Capability Enhancement Program.

As for the building of the new sewer plant; we are finalizing some paperwork for the USDA with them, our engineer, and the attorney. We will keep you posted.

This year will be our 7th year of the Great American Clean Up. This is scheduled for April 25, 2020 at 9:00am. Dumpsters will be down by the Marina for you to use. The July 4th picnic will be on Saturday July 4th this year. The Golf Cart parade will begin the event at 10:00am line up is 9:00am at the Marina. As for the picnic we have a few new things lined up for that day.

Our 2nd annual blood drive will be held on July 24th from 1pm-6pm.

As usual, if you need to speak with me regarding anything, (kudos or complaints) my door is always open, or you can call 570-857-9090 or email me [managerattheescape@ptd.net](mailto:managerattheescape@ptd.net)

Sincerely,

Ann Marie Miller

Property Manager

## FROM JOANN, YOUR RECREATION COMMITTEE CHAIRPERSON

Welcome to 2020!

The Recreation Committee is looking forward to another exiting year! We will be planning throughout the winter season. Of course, we will have your favorite activities, such as Bingo, Breakfast with Joe and our Annual Community Independence Day Celebration, which this year will actually be on July 4<sup>th</sup>. We are also putting on our thinking caps for some new ideas, but we will be bringing back a Tricky Tray on August 15 so put that on your calendar now!

Last year we started a Book Club which meets once a month from May to November; so, if you love to read please join us! Also, we started an "Adult Swim" that we would like to continue.

If you are interested in joining the Recreation Committee or have ideas or suggestions about activities you would like to have in the Escape , please contact me at [joannedibiasi@gmail.com](mailto:joannedibiasi@gmail.com) or come to our meeting on Saturday, May 2<sup>nd</sup> at 1:00 in the Roundhouse Office.

### CAT COMMITTEE UPDATE



Hello neighbors. Here is a quick update from the Cat Committee.

Thanks to some very generous donations, we have given C Alley Cats the money to TNR 42 cats in the Escape. In coordination with The Wallenpaupack Veterinary Clinic, the trapping and neutering occurred in January. Hopefully by the time you read this, some of the cold and hungry strays will have new homes and there will be less nuisance behaviors from the newly spayed/neutered feral cats in the community. Thank you for the input on Facebook in directing us to where the most strays have been seen. This is an ongoing process and community input will continue to be needed so that we know which areas to target next.

There is a jar up at the office for monetary donations, and we also have a Facebook Auction Page where items are sold, and the money goes directly towards this TNR program. Find our Facebook Page at: ***The Escape Group for Stray and Feral Cats.*** Donations of new and/or gently used items are always appreciated. We hope that this program improves the quality of the lives of these cats as well as the lives of the property owners and residents who have been affected by the strays and ferals being on their properties. Thank You to everyone who has donated and/or participated in the auctions. The Cat Committee will reconvene in the spring to follow up on this program.

Respectfully submitted, Celine Cichinsky, Chair of The Cat Committee

### Misc. Info

Parking stickers must be updated yearly. You may pick yours up in the office during our normal business hours. In order to receive your 2020/2021 stickers, please provide us with your current, valid vehicle registration.

Pool Bracelets will be available for pick up on or after May 1, 2020 You must be a member in good standing in order to receive your bracelets.

PLEASE remember to update your mailing address and phone numbers with the office. This will allow us to contact you with any and all, important information through US mail or by phone.

## TREASURER'S MESSAGE BY JEFF LIPNICHAN

### **New Sewer Plant**

I have been working with the board on repairing and replacing our sewer system over the past 4 years. This subject has been covered in several open meetings to help prepare everyone for the coming assessments associated with a project of this size. We are close to securing financing so the sewer project could start sometime this year.

We have a system designed to replace our current 40-year-old sewer plant. The cost will be almost \$2 million dollars. KBA Engineering from Jermyn, PA has been developing the costs and timeline for us. To date, we have spent about \$30K on engineering and testing. Right now, everything has been delayed at the USDA Rural Development waiting for funding decisions. It is possible that we could obtain a low interest loan through them that would be better than going out on the open market for a loan.

The Escape has about 400 developed properties. Here is an example of how our costs would go up with an assessment. A 2-million-dollar loan at 30 years, 3% interest rate would be an increase of about \$32 a month for the 30-year term of the loan. There are a lot of factors that can impact the actual payment, but I would expect an increase of about \$300 to \$500 a year for each developed property to support this investment. Undeveloped properties would not see any assessment.

### **Water Systems Projects**

To support a proper water supply, The Escape already installed generators at each of our 4 supply wells. We are about 3 years into this assessment. Pike County can have power outages and the generators assure everyone can have water during these outages. Some of our wells do not produce enough water and when we have leaks, we can drain the storage tanks. The DEP has been working with us to provide better detection of leaks and proper volume of water from our wells. This project has been going on for over 4 years and we might have a defined scope this year. It will be similar in magnitude to the sewer system described above.

The first step of protection is to find the leaks so that an interruption caused by one home does not drain the tank in that system. The engineers and DEP are in agreement to add water meters at all developed homes. These meters will allow for monitoring of leaks so that the home with the problem can be taken offline quickly. The installation of a meter, pit, shut off and monitoring system will be about \$1000 for each home. We are firming up plans for this and should have numbers to report in the first quarter.



**EPOA 2020 MAINTENANCE/UTILITIES RAFFLE**  
Grand Prize: Maintenance/Utilities Fee Paid for One Year  
Drawing: May 23, 2020 @ General Membership Meeting

Proceeds will go to Recreation  
Winner need not be present to win.  
If sales do not exceed Grand Prize amount, money for purchased tickets will be applied to respective accounts

**\$20 per Ticket / Permit # 1186**  
See reverse for more details.

Value of Grand Prize is equal to the Maintenance/Utilities Fee ONLY for one lot  
NOT including Special Assessment.  
Special Assessment is owners Responsibility  
\*No cash will be awarded. Prize money will be applied directly to account.

**Buy 5 Get 1 Free**

www.raffleticket.com

EPOA 2020 MAINTENANCE/UTILITIES RAFFLE

**2020 DUES RAFFLE TICKETS  
ON SALE NOW!  
BUY YOURS TODAY!**

**\$20 EACH Or BUY 5 GET 1 FREE**

**Winner will get 12 months of  
Maintenance Fees paid**

**(not including Assessment)**

**See ticket for details**

1

**The Escape Property Owners Association Inc.**  
**Architectural Application**  
**All applications are to be filled out & signed by the homeowner**

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

ESCAPE ADDRESS: \_\_\_\_\_ PHONE #: \_\_\_\_\_

**CONTRACTOR INFORMATION**

CONTRACTOR NAME: \_\_\_\_\_

PA CONTRACTOR #: \_\_\_\_\_

CONTRACTOR TAX ID #: \_\_\_\_\_

**CONTRACTOR CERTIFICATE OF INSURANCE MUST ACCOMPANY THIS APPLICATION**

**PLEASE READ CAREFULLY BEFORE SIGNING**

**All projects must conform to EPOA and Township rules and regulations as specified in the EPOA ARCHITECTURAL CONTROL GUIDELINES:**

When application is approved by the EPOA Architectural committee, and EPOA & township permits are issued, construction is expected to begin right away. (weather permitting) All projects must be completed twelve (12) months for date of approval. If an extension is needed, request must be made in writing and reviewed by the EPOA. If approved, an extension permit will be issued.

Escape poa employees and Architectural committee members reserves the right to inspect all work, for compliance, duration and after completion of the project.

All construction must follow: Pennsylvania uniform code (p.u.c.), international residential code (i.r.c.), township codes.

**ITEMS TO BE SUBMITTED WITH APPLICATION:**

- (1). A color sample of actual material.
- (2). Painting and staining – color swatch.
- (3). Plot plan, (preferably drawn by a registered surveyor) by home owner, to be included to show location and dimensions of structural additions in relationship to existing house, garage etc. and side, front & rear setbacks.
- (4). Attach all Township Permit documents including plot plans
- (5) Contractors certificate of insurance

# TYPE OF IMPROVEMENT

All improvements are subject of approval by the Architectural committee

1) <u>      </u> <b>Painting/Staining</b> Color <u>                  </u> Mfg name <u>                  </u> what will be painted/stained: <u>                  </u>
2) <b>Metal or Asphalt roof</b> Name <u>                  </u> Material <u>                  </u> Color/sample <u>                  </u> Mfg <u>                  </u>
3) <u>      </u> <b>Replace Siding</b> Provide Color and sample <u>                  </u> Mfg Name <u>                  </u> Material <u>                  </u>
4) <u>      </u> <b>Replace Windows</b> (permit not required for same size replacement) Mfg <u>                  </u> Color <u>                  </u>
5) <u>      </u> <b>New Homes, Sheds, Garages or Car Ports</b> Length <u>      </u> Width <u>      </u> Height <u>      </u> Overhang <u>      </u> Attach Picture <u>                  </u> Number of Windows/Doors <u>                  </u> Color Siding <u>                  </u> Color Shingle <u>                  </u> Door Color <u>                  </u> <b>PLOT PLAN REQUIRED                    TOWNSHIP PERMIT REQUIRED</b>
6) <u>      </u> <b>Driveway</b> Expand <u>                  </u> Excavate <u>                  </u> Blacktop <u>                  </u> Other material <u>                  </u> <b>PLOT PLAN REQUIRED                    TOWNSHIP PERMIT REQUIRED</b>
7) <u>      </u> <b>Add Enclosed Deck</b> <u>      </u> <b>Enclose Existing Dec</b> Size <u>                  </u> Type of wood <u>                  </u> Color and Mfg <u>                  </u> <b>PLOT PLAN REQUIRED                    TOWNSHIP PERMIT REQUIRED</b>
8) <u>      </u> <b>DECK Replace/Extend</b> Type of wood <u>                  </u> Color and Mfg <u>                  </u> Prop. Staked <u>                  </u> Current Size <u>                  </u> New Size <u>                  </u> <b>PLOT PLAN REQUIRED                    TOWNSHIP PERMIT REQUIRED</b>
9) <u>      </u> <b>Fence (Refer to EPOA ARCHITECTURAL CONTROL GUIDELINES for restrictions)</b> Height <u>                  </u> Color <u>                  </u> <b>Plot Plan Required</b>
10) <u>      </u> <b>Stormwater (indicate any gutters, leaders &amp; drains to be installed)</b> <u>                  </u>

Property manager signature:                   

Escape address:                    Lot #:                   

Homeowner:

# **RULES AND REGULATIONS**

## **CONTRACTOR/EQUIPMENT**

**CONTRACTOR HOURS:** 7:00am to 7:00pm Monday -Saturday

If extra time is needed for concrete, etc. the homeowner must get approval from the manager.

No Sundays or holidays- if an emergency homeowner must get the approval from the manager.

**HEAVY EQUIPMENT:**

Equipment being used while job is being performed can be located on job site but must be removed within 24 hours of completion. FINE \$100.00

All Vehicles over ten (10) tons must use the Ledgedale Road entrance to the Escape from March 1st to June 1st. FINE \$500.00

**Any questions regarding this application should be directed to the Escape POA office during the normal business hours of 8:30 AM to 4:30 PM, Monday, Tuesday, Thursday and Friday (closed Wednesday). The Property Owner is the responsible party. The Property Owner is responsible to be aware of all phases of the construction. Your signature acknowledges that you have read all governing Rules & Regulations as set forth and will fully comply therewith.**

**EPOA employees and/or Architectural committee members reserves the right to inspect all work, for compliance, duration and after completion of the project.**

By signing this page, I have read and understand all information on this page.

Property owner (print): \_\_\_\_\_

Property Owner signature: \_\_\_\_\_

Architectural approval signature: \_\_\_\_\_

**GOLF CART RULE CHANGE**

b. Children between the ages 12 and 13, accompanied by parent/guardian, are able to operate a golf cart. In addition, they must obtain an additional sticker from the office identifying that the cart is being driven by a child between the ages 12 and 13.

**WATER CONSERVATION RULE CHANGE**

During extremely cold conditions, residents are instructed **NOT** to leave water running to prevent frozen pipes. Appropriate insulation and/or heat tape should be used to protect your water lines. **Fine \$500.00 first offense; second offense \$1000.00.**

***The Escape 7<sup>th</sup> Annual Clean Up Day!***

***Be There or Be***

***Saturday, April 25, 2020***

***Meet 9am at the Marina***

***All supplies will be provided.***

***Great opportunity to clean out your unwanted items and your property.***



***ITEMS NOT ACCEPTABLE:***

***Tires***

***Electronics***

***Major appliances***

***Large Furniture (must be broken up)***

***Please sign up in office (or call 570-857-9090)***

***Or on Facebook by Wednesday, April 22***

***The Escape Annual Independence Day Celebration***

July 4<sup>th</sup>, 2020

Golf Cart Parade (Starts at 10am)

Hot Dogs and Drinks

NJ Snake Man (2:00)

Prizes

Raffles

50/50

Pie Eating Contest

Swimming

Music

All Day Fun & Games

with

Friends, Families, Neighbors

Come on down and join in the fun to celebrate our great Nation!

# EPOA REFLECTIVE ADDRESS MARKER SIGNS

Get Help in Case of Emergency!

If you can't be FOUND, you can't be HELPED!

Order your ADDRESS SIGN today

**BEFORE** you NEED it!

Sign Features: Highly Visible Day or Night

Reflective Material on Both Sides

Fade Resistant, Lasts for Years

Pre-drilled Holes (you supply post if needed  
or can be installed on house)

White Reflective Numbers on Green Background

**Only  
\$20**

Sign is also great to get deliveries (UPS, Fed Ex, Flowers,) or give directions via GPS devices.

Signs need to be picked up from the office. Please fill out the form below and return it with a check or money order for \$20 per sign to the office either in person or by mail.

The Escape POA, P.O. Box 282, Greentown, PA 18426

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone # \_\_\_\_\_

Physical Escape Address (Number To Be On Sign – NOT LOT #) \_\_\_\_\_

If you are unsure of you address number, please call the office 570-857-9090



We have been asked by The Pike County Board of Elections to supply the following information regarding Mail-In Ballots.

### What is a Mail-In Ballot and how is it different from an Absentee Ballot?

- To qualify for an **Absentee Ballot**, a voter must meet certain criteria; have an illness, physical disability, or be unable to go to their polling place because of duties or occupation.
- **Anyone** can receive a Mail-In Ballot with **no reason or excuse needed**.
- Voters may request to be placed on a permanent **Mail-In Voter List**. These individuals will have an application mailed to them by the first week in February each year, which, if completed and returned, entitles them to receive ballots in the mail for all elections taking place in the remainder of the calendar year and for any special elections through the third week in February of the following year.
- To be placed on a permanent **Absentee Voter List**, a voter must have an illness or physical disability and an affidavit signed by their doctor. These individuals will have an application mailed to them by the first week in February each year, which, if completed and returned, entitles them to receive ballots in the mail for all elections taking place in the remainder of the calendar year and for any special elections through the third week in February of the following year.

### How do I apply for a Mail-In or Absentee Ballot?

- The quickest way to apply for a Mail-In or Absentee Ballot is online at [www.votesPA.com](http://www.votesPA.com). If you provide an email address when applying online you can track your ballot. You will receive email notifications as your application goes through the process of being approved, your ballot mailed, and your ballot received.
- Paper applications are available to print out and mail to your county elections office at [www.votesPA.com](http://www.votesPA.com) or [www.pikepa.org](http://www.pikepa.org), or you may pick up an application at the Pike County Election Office, 506 Broad St., Milford PA 18337.
- You can also call the Pike County Elections Office at 570-296-3427 and request an application be mailed to you.

### When can I apply for a Mail-In or Absentee Ballot?

- Voters can apply for a Mail-In or Absentee Ballot 50 days prior to an election. Applications received earlier will be held by the elections office until they can be officially processed. Your ballot will be mailed as soon as the ballot is ready and has been certified by the state.
- All applications for Mail-In or Absentee Ballots **must be received** by the elections office **no later than the Tuesday before Election Day**. Post-marks do not apply.

### When and where do I return my Mail-In or Absentee Ballot?

- All voted ballots **must be received** by the Pike County Elections Office **no later than 8:00 pm on Election Day**.
- **Mail-In or Absentee Ballots cannot and will not be accepted at polling places.**

### How is my Mail-In or Absentee Ballot counted?

- After returning your ballot to your county elections office, your ballot is recorded as being received and your ballot is securely stored until after the polls close on Election Day. A computation team will begin counting Mail-In and Absentee Ballots at 8:00 pm on Election Day at the Pike County Administration Building. The counting of the ballots is advertised in local newspapers and open to the public.
- After the Mail-In and Absentee Ballots have been counted, the results from those ballots are added to the results of the votes cast at the polls and posted on the Pike County website [www.pikepa.org](http://www.pikepa.org).

### Can I still vote in person if I apply for a Mail-In or Absentee Ballot?

- No. Once a voter applies for a Mail-In or Absentee Ballot, that voter is not eligible to vote at the polls, however, if the voter was not able to return their Mail-In or Absentee Ballot to the elections office on time, they can be issued a Provisional Ballot at the polls.

### Why should I vote by mail?

- Voting by mail is secure and convenient! When you apply online and provide an email address you can track your ballot and receive alerts when your ballot is on its way to you and has been received by your elections office.
- Voting from the comfort of home gives you more time to select and research the candidates on the ballot so you can make better informed choices!
- We all lead busy lives and sometimes it can be difficult to schedule a trip to the polls around our daily obligations.
- During busy elections when a high turnout is expected, you can skip the hassle of finding parking and waiting in line at the polls.
- Weather can play a factor here in Northeast PA.....no worries about getting out to the polls during inclement weather!

### What are the benefits of voting by mail?

- The new Mail-In Ballot makes voting easier and more accessible than ever! With no reason needed to request a Mail-In Ballot more voters have the opportunity to participate in our elections. Higher voter participation gives our communities the knowledge and confidence that they are being governed by officials that have been elected by a majority of the people.
- Pike County voters can have confidence in knowing that their Mail-In and Absentee Ballots are counted using the same secure and accurate software used to count ballots at the polls.
- No excuse Mail-In Ballots give all eligible Pennsylvania citizens the freedom to exercise their right to vote from just about anywhere, securely and hassle-free!

For more information visit [www.votesPA.com](http://www.votesPA.com) or contact the Pike County Elections Office 570-296-3427  
[www.pikepa.org](http://www.pikepa.org)

## COLLECTIONS

All fees are due on the 1st of the month. On the 10th we add late fees. In March we will be sending out statements for those who are late and owe interest. Some people we have notified because their bank is sending them after the 10th.

In February there is a charge of \$50.00 for annual membership fee that was due February 1st. Many people have not paid this.

The dock fee and jet ski fee are due on March 1<sup>st</sup>.

In April the dock assessment will be charged to your account. You can pay it in full or \$50.00 a month. This needs to be paid in full by 8/31/2020.

Thank you



## Contact Us

**The Escape POA, Inc.**  
P.O. Box 282  
Greentown, PA 18426  
570-857-9090  
managerattheescape@ptd.net  
www.theescapepoa.com



Hi everybody! My name is Betsy the Blood Drop. I am asking for your help to increase the much-needed blood supply. The Escape POA is so kindly hosting its 2<sup>nd</sup> Annual Blood Drive and I hope a lot of you will be there to donate. This year's drive will be on Friday, July 24 at the Marina Building starting at 1pm. Last year about 18 people participated so hopefully, we can increase that number. The blood you donate might just SAVE A LIFE! More information will come and there will also be an online sign up so you can schedule a time that is most convenient for you. As of right now, please mark your calendars to save the date! Thank you from the bottom of my platelets!

**Friday, July 24**

**1pm – 6pm**

**Marina Building**

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EPOA  
P.O. Box 282  
Greentown, PA 18426

### **Recipient Name**

Street Address

City, ST ZIP Code