

THE ESCAPE NEWS

Fall/Winter Issue 2022

Manager's message

Another summer gone too quickly. I would like to take this time to welcome all the new homeowners to the Escape. We have had a few projects going on over the summer and will continue to do so. As you can see, we have a beautiful new planter with the Marina sign at the Marina, new fencing around Southerton Playground and the field, Southerton bathroom is redone. This fall maintenance will be redoing Southerton pool building as well as getting ready for winter. We are waiting for the fencing to come in to repair the fence at the tennis courts. We have had paving done and hopefully Hickory Circle and Hilltop Circle will be done before you receive this.

It is Board of Election time. Enclosed is the ballot, board letters, and self-addressed stamped envelope.

Please make sure you vote for two candidates.

As many know by now, we have more property at the Marina area. With this we applied to Brookfield to put in an additional dock. Once we know whether it was accepted, we will let the membership know. Many have emailed, called, messaged, etc. regarding a beach area. We do not have a shoreline for a beach.

We will be sending out the 2023 coupons electronically as well as future newsletters. If you do not have access or you would rather have the coupons printed, we can print them out and send them to you or you can pick them up. Please remember your maintenance/utilities fees are due the 1st of the month. If we do not receive them before the 10th the interest is added. Please make sure the office has your correct email and phone numbers. You can email me at managerattheescape@ptd.net with any information. This is important for robo calls and email blasts.

With leaves falling please keep an eye on your culverts. They must be kept clear. If you are closing for winter and having your home winterized, please call the office to have your water shut off. As for others please make sure you are prepped for winter by making sure the pipes are insulated and the heat tape works.

We have had issues with the pump stations so please do not dump grease down the sink or flush baby wipes, flushable, feminine products, disinfectant wipes. Throw them away. Flushing these items or anything but toilet paper causes harm to the pump stations.

Rules have changed for EPOA stickers; all residents must have new stickers by February 1st of each year. Also, there is no parking on the roads at all. There was vandalism at Southerton playground. Thanks to the cameras and a few residents we were able to catch the individuals.

If you have any questions, concerns or suggestions please give me a call or send an email to managerattheescape@ptd.net.

Sincerely,
Ann Marie Miller
Property Manager

Board Members

President: Patty Crispiino
Vice President: Kevin Kelller
Secretary: Joanne DiBlasi
Treasurer: Jack Ellex
Jason Abbott
Dennis Jolly
Ed Pellikan
Scott Powell
Robert Snyder

Manager

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A Note from our President:

I WANT TO THANK THE RECREATION COMMITTEE. WHETHER IT IS MOVIE NIGHT OR MUSIC TRIVIA OR THE GOLF CART PARADE, TO NAME A FEW. THESE ACTIVITIES TRULY HAVE HELPED BUILD THE COMMUNITY IN WHICH WE LIVE. NEIGHBOR BREAKING BREAD WITH NEIGHBOR. CHILDREN RUNNING AROUND LAUGHING AND PLAYING WITH OTHER CHILDREN. THIS IS JUST ONE OF THE MANY REASONS I AM SO PROUD TO BE PART OF THIS COMMUNITY. THANK YOU TO ALL WHO COULD PARTICIPATE IN THESE MANY ACTIVITIES. PLEASE CHECK OUR WEBSITE AND THE OFFICE FOR UPCOMING EVENTS.

WE WILL BE FACING THE COLD WEATHER SHORTLY. IF YOU HAVE A NEIGHBOR THAT LIVES ALONE OR IS A SENIOR, PLEASE KEEP AN EYE OUT FOR THEM. IF YOU FEEL THEY NEED SOME HELP, PLEASE LET ME KNOW OR CALL THE OFFICE AND LET ANN MARIE KNOW.

LASTLY, I WOULD LIKE TO MAKE A REQUEST. IF YOU AND YOUR FAMILY USE FLUSHABLE, BABY WIPES, DISINFECTANT PLEASE DO NOT PUT THEM IN THE TOILET. EVEN IF THEY SAY FLUSHABLE WIPES, THEY ARE NOT GOOD FOR OUR SEWER SYSTEM. PLEASE PUT THEM IN A WASTE BASKET INSTEAD.

I LOOK FORWARD TO SEEING YOU AT OUR UPCOMING BOARD MEETINGS.

REGARDS,
PATRICIA CRISPINO
PRESIDENT

RECREATION

Fall/Winter 2022

The Recreation Committee has been working hard on planning activities until the end of the year. Along with some old favorites, such as the annual Spaghetti Dinner and the Halloween Golf Cart Parade, we have added some new activities. We are starting a Craft with Melissa. She will be showing us how to make a seasonal craft for our home or as a gift. The cost is \$25.00 and that includes all the materials. This is a great way to show off your talents. We have started a BYOB Social Night which meets the second Friday of the month at 7:00 pm at the marina. It's a great way to meet your fellow residents. Our Chili Cook-Off is Saturday, November 12th. Come join us to enter your favorite recipe or just to taste. Another new event this year will be the Christmas Tree Lighting Celebration. This is on Saturday, December 3rd at 7:00 pm at the Southerton Pool area. After the tree lights up the night we have hot chocolate and snacks.

There are many more activities planned. Please check the upcoming events below or pick one up at the office, hang it on your fridge and come join us. As the weather will be getting cold, it will be nice to warm up with friends.

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.

A Note from our Treasurer:

TREASURER'S COMMENTS

Jack Ellex

Two Thousand Twenty-Two has been a pivotal year for our community. Operating income from Maintenance Fees and Dues has been consistently ahead of projections and only requiring some gentle reminders from the office to keep us financially healthy. From the beginning of the year, I have been happy to report our month-over-month available bank cash accounts have exceeded four hundred thousand dollars. The Escape's economic picture has been so robust that it became necessary to explore banking options to ensure our available funds are protected by FDIC safeguards. In other words, existing monies in various accounts exceeded the limits established by the federal government. Two CDARs or IntraFi Deposit accounts were created which allow the EPOA's Management Team to distribute funds in secure institutions while ensuring ease of access.

Earlier this year the community overwhelmingly approved maintaining the current Maintenance Fee expense even though the portion that was associated with Special Assessment, had matured and the bank loan satisfied. This has allowed for greater improvement planning and execution. The major portion of Escape main access roads have been repaved and we will be accelerating the schedule of resurfacing secondary streets and Cul De Sacs.

With the confidence that comes from having funds available, our Property Manager Ann Marie has been aggressively implementing improvement projects throughout the community with a focus of safety, appearance, and utilities reliability. For those residents that access water from the Walnut well, progress with identifying a new well location and filing the required permitting is moving forward. Working in concert with the Department of Environmental Protection (DEP) and its engineering firm Century Engineering, we hope to execute the drilling on a new well soon. In addition, as everyone is aware, our Waste Treatment Plant (WTP) has far exceeded its life expectancy but with our dedicated and knowledgeable resources the plant continues to meet demand. As mentioned in Board Meeting updates, we continue to meet with the USDA and our engineering firm KBA Engineering to provide the essential documentation for submittal. KBA Engineering is responsible for select environmental and technical deliverables with the Escape accountable for operational and financial practices and procedures. Although we have been addressing this issue for several years, we are assured of timely consideration to our funding request. Since the projected cost of a new WTP is well over a million dollars having a government secured load is extremely beneficial.

In closing I look forward to continuing to work with Ann Marie, her team, and the entire EPOA Board of Directors with forecasting how best to implement community enhancement strategies while maintaining a stable balance sheet.



11th- Social Club

7 PM at the Marina

12th-Chili Contest

7 PM at the Marina

Please sign up with the office. We Need to make sure we have enough contestants to hold this event.

18th-Christmas Craft

6 PM @ the Marina

cost is \$25 (Must be signed up and prepaid)

19th-Bingo

7 PM at the Marina

December

3rd-Christmas Tree Lighting

6 PM at the Southerton Park

Hot cocoa, coffee & cookies provided

4th-Cookie Exchange

2 PM at the Marina

*Bring 5 dozen cookies (4 dozen individually wrapped to exchange and 1 dozen to enjoy)

9th-Social Club

7 PM at the Marina

16th-Christmas Home Decorating Contest

Sign up at the office to have your home added on the list for the contest. Please have lights on by 6 PM.

17th-Escape Christmas Party

6 PM at the Marina. Fun for all ages!

*Ugly Christmas Sweater contest



Summer FUN





WE DIDN'T REALIZE
we were
**MAKING
MEMORIES**
WE JUST THOUGHT
we were
HAVING FUN



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Contact for more details


NO FIREARM NEEDED FOR TRAINING



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