
ESCAPE NEWS

www.theescapepoa.com

July 21

President's Message

I hope you are enjoying this lovely summer at the lake! If you're new to our community, one way to get to know your neighbors is to please join us at some of our many activities, like the golf cart parade we just had and attending our National Night Out on Tuesday, August 3rd. These activities are posted on our website, at the office and by the mailboxes, marina building and in our message box at the Southerton entrance.

I also ask that you consider in joining one of our many committees which are also listed on our website. Your board of directors meet monthly, and we encourage you to please attend these meetings. You should review the prior board meeting minutes that are posted on our site. Please know that the board members are homeowners such as yourself. Our community has made major improvements in the past several years. We are striving to make it even better! That is in large part due to our manager, Ann Marie Miller and her staff. We have several large projects in front of us, such as the sewer and water plant replacement. I ask that you become familiar with what lies ahead. This can be done by attending the board meetings, reading the minutes of the various meetings and checking our website. I hope you and your family and friends continue to enjoy your summer at the lake!! Be safe and please get involved!

Respectfully,

Patty Crispino

Board Members

President: Patty Crispino

Vice President: Kevin Keller

Secretary: Joanne DiBlasi

Treasurer: Jack Ellex

Manager: Ann Marie Miller

Board Members: Ed Pellikan, Scott Powell, Dennis Jolly, Robert Snyder, and Jason Abbott

Contact Information

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Manager's Message

Well summer is moving along very quickly. Over the last year we had many new homeowners move in. I want to welcome them again. The Recreation committee hosted a gathering to meet the neighbors, it was well attended but more would be great. We have surveys in the office and included in this newsletter. Please remember that we can do many activities, but the committees need help. On July 4th, the Annual Golf Cart Parade went off very well. There were 22 golf carts. Congratulations to the winners of that and the house decorating contest.

As you can see; we are in the process of a project by Marina pool. The pool deck and the fencing have been extended. There were a few roads paved. We received an estimate for more to get done; I am waiting on a few more estimates.

I had a survey of our Marina area; it turns out that the Escape property goes over to the first house on Laurel Lane. We met with the association attorney and the homeowner of the property. The homeowner understands and is moving his items from the property. Once that is done the Board of Directors will discuss what to do with the extra space; we are not sure if another dock will be allowed. I will be meeting with a representative from Brookfield as well to discuss this.

Sewer plant project: I know it has been many years since the start of this project. I was working with two representatives at the USDA that had both retired in 2020. I am working with someone new that seems to be confident that this will happen soon. Hopefully, we will have some news by the General Membership meeting on September 4, 2021.

Boat/dock removal: This year is the draw down for Lake Wallenpaupack. This means boats and docks will have to be removed by 9/16/21. The Board of Directors meetings times have changed. From May-October the meetings will begin at 9:00am, from November-April they will begin at 10:00am.

Pools: Please remember that pools are swim at your own risk. The attendant is there for cleaning and signing in residents. I have had a few people complain that they do not feel their child is safe with the attendant. They are not lifeguards or babysitters.

There will be three board of director seats up for election. Please be on the lookout for more information after the fall meeting and remember to vote. It is important to get your vote in. We did switch over computer systems and the kinks are all out. In another month we will be sending some information for homeowners to set up an account online. You will be able to review your account as well as pay online.

This year we will be hosting National Night Out. This is our first year trying this event. It is on Tuesday August 3, 2021, at the Marina. There will be a magician, DJ, food, police with ID kits, fire truck, games, face painting, more to come, etc. Please come support this event.

I know many residents get annoyed that they have stickers for their vehicles, and recreational vehicles. These are the rules and have been for years. As for guest passes, we have them in the office as well as we give patrol some in case the office is closed. The homeowner must have the name and license plate of the guest to get a pass.

As always, any suggestions, complaints, or help needed please stop in, call, or email me at managerattheescape@ptd.net. I hope you all have a great summer!

Ann Marie Miller
Property Manager

BOARD OF DIRECTOR MEETING TIMES HAVE CHANGED;
FROM MAY TO OCTOBER THE MEETINGS WILL BE AT 9:00AM
FROM NOVEMBER TO APRIL THE MEETINGS WILL BE AT
10:00AM
ALL MEETINGS ARE SUBJECT TO CHANGE

SATURDAY, AUGUST 14, 2021 AT 9:00 AM
SATURDAY, SEPTEMBER 4, (GENERAL MEMBERSHIP) AT
9:00 AM
SATURDAY, OCTOBER 9, 2021 AT 9:00 AM
SATURDAY, NOVEMBER 13, 2021 AT 10:00 AM
SATURDAY, DECEMBER 11, 2021 AT 10:00 AM

ALL COMMITTEES CAN USE VOLUNTEERS. PLEASE CONTACT
THE OFFICE AND SIGN UP FOR A COMMITTEE.
COMMITTEE MEETING DATES VARY. THE CHAIRMAN OF THE
COMMITTEE WILL ADVISE YOU BY EMAIL OR PHONE OF THE
MEETING DATE.

National Night Out
Tuesday, August 3rd, Marina Bldg. 6pm
Magician Act at 7:00 pm
Vehicle Display by Fire Dept., ID Kits from Police
Watermelon Eating Contest, food, DJ and more.

Yard Sale
Saturday, August 7th, 2021
9:00 am to 3:00 pm
Set up can be at ball field, office, or individuals' home.
Sign up in the office or call (570)-857-9090

Halloween Golf Cart Parade and October Fest
Saturday, October 9th, 2021
Hayride, Scarecrow Decorating Contest
Pumpkin Decorating
Golf Carts line up at Marina at 12:30 pm –Parade at 1pm
October Fest begins after parade



7/25/21 & 8/21/21 @ 7PM @ Marina
Please bring your own snacks.

Bible Study every Tuesday (Except 8/3) 6pm @ the Marina



This Photo by

Book Club 3rd Friday of every month 7pm @ the Marina



Yoga -keep a look out on Facebook, website and email blasts for dates.

The Escape POA

National Night Out Agenda

6:00 pm – Event Begins

6:30 pm – I.D. Kits from Police Department

6:30 pm – Firetrucks arrive from Fire Department

7:00 pm – Magician Act Begins

6:00 pm to 10:00 pm (Throughout event) – Face Painting, Watermelon Eating Contest, Games, etc.

Balloon Shoot and Firearm Safety

Food & refreshments served throughout the event;
Hot dogs, walking tacos, popcorn, etc.

Pool Hours

Come enjoy the cool water and have fun!

Southerton Pool-

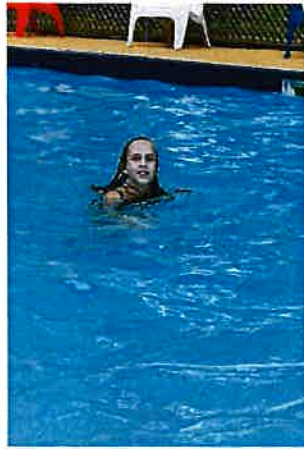
10:00am-8:00pm daily

Marina Pool

Sun-Thurs: 10:00 am – 8:00 pm

Fri-Sat: 10:00 am – 10:00 pm

Weather Permitting Hours are subject to change.



4TH OF JULY GOLF CART DECORATING CONTEST AND HOUSE DECORATING WINNERS

1st Place: The Pool Family



2nd Place: The DiBlasi Family



3rd Place: The Gratacos Family



Other Contestants:





1st
Place:
The
Pool
Family



2nd
Place:
The
DiBlasi
Family



3rd
Place:
The
Shuler
Family



Other Contestants:

THE ESCAPE RECREATION COMMITTEE SURVEY

1. Residency in the Escape:

___ I am a full time resident ___ I am a seasonal resident

2. How many people currently live in your household _____?

3. Please indicate the total number of persons within your household that fall into the following age categories:

Under 10 _____ 10-19 _____ 20-34 _____ 35-54
_____ 55-69 _____ over 70 _____

4. Are there any parks, recreation or culture activities that you or members of your household would like to see offered in the Escape that are not currently available? List as many as you would like.

5. Please provide any additional comments you may have regarding recreation facilities and scheduled events in the Escape

Thank you for taking the time to complete this survey.

Property Owner Information Sheet

Name: _____

Lot #: _____

Mailing address: _____

Escape address: _____

Email address: _____

Phone # (s): _____

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
April 10, 2021 - 10:00 am**

PRESENT: Patty Crispino, President; Kevin Keller, Vice-President; Jack Ellex, Treasurer; and Ann Marie Miller, Property Manager

Board Members: Dennis Jolly

Present via Zoom: Joanne DiBlasi, Secretary and Scott Powell

Absent: Jason Abbott, Ed Pellikan and Bob Snyder

Also Present: Homeowners (sign-in sheet available) and Zoom participants

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino, at 10:00 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. It was determined that there was a board majority present.

APPROVAL OF MINUTES

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted

RESOLVED that the Board of Directors accepts the minutes of March 13, 2021 meeting as written.

All Aye (6-0) Motion Carried

APPROVAL OF TREASURER'S REPORTS

On a motion made by Kevin Keller and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Reports as of March 31, 2021.

All Aye (6-0) Motion Carried

Total of cash accounts -	\$ 340,543.38
Total for CDs -	\$ 81,421.11
Total for Dock accounts -	\$ 74,921.93

Grand total as of 2/28/2021 -	\$ 496,886.42
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Jack read the Treasurer's report.

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. She commented that the agenda is small but the board felt they should have a meeting in case homeowners had comments/concerns.

VICE PRESIDENT'S COMMENTS: Kevin thank you for coming. As this is the rainy season, please check your culverts and clean them if needed.

MANAGER'S COMMENTS:

- Dues raffle tickets are on sale.
- May 1st is Clen-Up Day. There is a fee of \$20.00 per load to dump. You need to be sure you have an updated EPOA sticker, with your license plate number on it, in order to dump. Kevin explained the cost of \$20.00 per car/truck. The fee is due to the increase cost of the dumpsters and the dumping fees. The Escape is not charging to raise money.
- If you haven't picked up your 2021 stickers please come to the office with all the required documents.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly (on behalf of Bob Snyder). There is a dock meeting scheduled via Zoom only on Saturday, April 17th at Dock #2 will be ready by May 15th.

Architectural Committee – Scott Powell (Greene) and Ed Pellikan (Palmyra) - Scott reminded everyone to get their permits when planning a project.

Physical Plant/Roads Committee – Jack Ellex – Assessing the roads. Getting estimates on some paving to see if the funds are in the budget. Please do preventive maintenance on the culverts.

Community Watch – Scott Powell – Keep you eyes open and report anything that is suspicious to the office. Also, the bears are out. Take caution when out walking. Don't come between mama and her baby.

By Laws Committee –Joanne DiBlasi – nothing to report at this time.

Ballot Committee – Joanne DiBlasi – nothing to report at this time.

Grievance Committee – Kevin Keller – Saturday, April 10th meeting was postponed. The case is being evaluated.

Recreation Committee – Joanne DiBlasi – Meeting is scheduled for Saturday, May 15th at 10:30 am in the marina building.

Finance - Jack Ellex – The budget is good.

QUESTIONS/COMMENTS FROM PROPERTY OWNERS:

Pat O'Dougherty – her dog's favorite toy, Lucy, was lost. She searched the community but fortunately Lucy was found in the spare bedroom.

Bob and Carol Gratacos - Kudos to the maintenance staff for plowing and sanding the roads during the harsh winter. Thank you to the Board Members for volunteering their time and energy to help better the community, We appreciate all that everyone does. The Board thanked Mr. & Mrs. for their kind words.

ADJOURNMENT

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted

RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

All Aye (6-0)

Motion Carried

Time: 10:12 am

Respectfully submitted,
Joanne DiBlasi, Board Secretary

The Escape Property Owners Association, Inc.

General Membership Meeting

September 5, 2020 (reviewed May, 21 General Membership meeting)

PRESENT: Patty Crispino, President; Jack Ellex, Interim Treasurer; Joanne DiBlasi, Secretary and Ann Marie Miller, Property Manager

Board Members: Kevin Keller, Lorraine Wolff and Ed Pellikan

ABSENT: Dennis Jolly, Vice-President, Scott Powell and Jason Abbott

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino at 10:08 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Patty welcomed everyone and thanked everyone for coming.

APPROVAL OF MINUTES

On a motion made by Kevin Keller and seconded by Lorraine Wolff and duly adopted
RESOLVED that the Board of Directors accepts the minutes of August 13, 2019 General Membership Meeting as written.

All Aye (6-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Lorraine Wolff and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report of August 31, 2020. Jack Ellix, Interim Treasurer, read the report.

Total of cash accounts -	\$ 236,928.61
Total for CDs -	\$ 79,349.87
Total for Dock accounts -	\$ 63,452.18

Grand total as of 9/1/2020	\$379,730.66
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All Aye (6-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. We are meeting on the ballfield so we can follow CDC suggestions. Thanks to Ann Marie and her staff for setting up the table and chairs. The Board is making the meeting decisions month to month. The structure of the meetings will change as the times change. Thanks for your patience during this trying time.

MANAGER'S COMMENTS:

- The raffle tickets sold very well.. The winner is Bob and Joanne DiBlasi.
- Clean Up day is Saturday, October 17th at 9:00 am at the marina building. A resident asked if appliances can be discarded. No, they cannot. You can make arrangements with PP&L to have appliances picked up if they are in working order.
- Oak and Walnut wells will be tested next Tuesday and Wednesday. Residents may have low pressure during this time.

A homeowner questioned about a 5th well. According to records there is no other well online.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Joe DiRado on behalf of Dennis Jolly – gave an update on the building of Dock #2. A dock owner stated that access to Dock #1 is difficult. The committee will look into this. We are limited as to what Brookfield allows us to do. Another dock owner asked were residents allowed to fish from the docks. Ann Marie informed him that they could fish from the first finger.

Architectural Committee –Ed Pellikan - Nothing to report at this time.

Physical Plant/Roads Committee – Jack Ellex – Repairs on potholes will begin around September 24th. The committee did culvert inspections. A reminder to homeowners to clean their culvert pipes. Jack gave an update on water and sewer projects. It was explained that the sewer grant is through the USDA because of the low 1% interest rate. The bank was much higher.

Community Watch – Scott Powell – Nothing to report at this time.

By Laws Committee –Joanne DiBlasi – We will be scheduling a meeting in the near future.

Ballot Committee – Joanne DiBlasi – There are 4 Board seats available: Lorraine Wolff, Ed Pellikan, Jason Abbott and Kevin Keller. Please submit Letters of Interest by September 24th.

Grievance Committee – Kevin Keller – A meeting will be scheduled.

Finance – Jack Ellex – At the end of September we will project the budget for 2021.

Materials and supplies have gone up this year. Reminder, there has been no increase in HOA fees for several years.

Recreation – Unfortunately, there has been limited events this year. Let's hope next year is different. Thanks to Anne Keller for the yoga class and the donation.

APPROVAL TO ACCEPT BID FROM BLUE OX TREE SERVICE

On a motion made by Patty Crispino and seconded by Lorraine Wolff and duly adopted
RESOLVED that the Board of Directors approves to accept the bid from Blue Ox Tree
Service, in the amount of \$8,200.00, for tree removal as marked by Brookfield.

All Aye (6-0) Motion Carried

We asked for more bids. Unfortunately, we only received two. It is not easy to get
contractors to send in bids.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – can anything be done regarding recreational vehicles running rampart at
night with loud music. Please report this to the office. There is a rule regarding loud audio.

Homeowner – can anything be done with the vacant house next door to her. Unfortunately,
not. The house is being sold on a tax sale. This means the purchaser is responsible for all
unpaid debt on the house. The resident asked if they can clean up the property. The
answer is we cannot give permission due to insurance liability and this could be considered
trespassing.

Homeowner - questioned running of a generator 24/7. It was explained why this is
happening. The homeowner is being fined for noise after 11:00 pm . It was suggested to
homeowner to call the local township and politicians.

Homeowner – Water is seeping up from the ground behind their home on Hillside. It was
explained that if this occurring on their property it is their responsibility.

Celine please contact her regarding kittens. The TNR program has been a success so far.
Volunteers will be building colonies for the cats not on Escape property.

Patty Crispino asked if there anymore questions or concerns from the homeowners.

ADJOURNMENT

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

All Aye (6-0) Motion Carried Time: 10:44 am

Enjoy the lake!

Respectfully submitted,

Joanne DiBlasi
Board Secretary

The Escape Property Owner's Association, Inc.

P.O. Box 282

Greentown, PA 18426

Mailing Address

Street Number and Name

City, State 98765-4321