

# THE ESCAPE NEWS

Spring/Summer Issue 2023

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**Vice President:** Dennis Jolly  
**Secretary:** Joanne DiBlasi  
**Treasurer:** Jack Ellex

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## It's time for the 2023 Annual Dues Raffle

|       |   |  |
|-------|---|--|
| Name  | EPOA 2023 MAINTENANCE/UTILITIES RAFFLE                                      |  |
| Email | Prize: Maintenance/Utility fees paid for ONE year.                          |  |
| Phone | Drawing: May 27, 2023 @ the General Membership Meeting                      |  |
|       | <i>value of prize equals the Maintenance/Utility fees ONLY for 1 lot.</i>   |  |
|       | <i>Prize does NOT include Special Assessment or Dock fees.</i>              |  |
|       | <i>No cash will be awarded. Prize will be applied to account.</i>           |  |
|       | <i>Proceeds will go to Recreation.</i>                                      |  |
|       | <i>Winner need not be present to win.</i>                                   |  |
|       | <i>If ticket sales do not exceed prize amount we will</i>                   |  |
|       | <i>continue selling and a raffle winner will be chosen on a later date.</i> |  |
|       | <b>\$20 per ticket (Buy 5 get 1 free)</b>                                   |  |
|       | Permit # 1330   |  |

## Manager's message

What a nice winter that was. Summer is coming quickly.

Many residents have asked about the additional dock. As of now it is still in Brookfield's hands. We do not know if it will be approved or not. I do know they received the application and will be reviewing and advising.

Maintenance has been around to properties to mark the water shut off. There is a blue marker there that is from Maintenance. According to the rules and regulations it is the responsibility of the homeowner to have this marked. Also, if you haven't scheduled your water to be turned on, please call, and set this up ahead of time. Someone needs to be present when the staff goes to turn it on. If no one is there to meet them, it will not be done.

Also, please check the culverts in front of your property. Many are filled with leaves and must be cleaned out. The homeowner is responsible to rid these of leaves and debris.

Our application with the USDA for the sewer plant has been approved. In 2024 it will go to bid and hopefully by the end of 2025 it will be completed. We must follow the USDA guidelines. More on the sewer plant and Walnut well under the Treasurers comments.

A plan to pave the rest of the cul-de-sacs this year is in the works. I am waiting for the estimate to bring to the board. Hilltop and Hickory were done back in October.

Please remember if you have not done so yet, to pick up your 2023 EPOA stickers for vehicles and recreational vehicles. Pool bracelets will be ready in May. You must be a member in good standing to receive your bracelets. Marina pool will be opened Memorial Day weekend. Southerton pool's date will be announced in a few weeks.

The recreation committee has many events coming up; please look inside the newsletter for the events. Clean Up Day is May 6th in the Southerton area. We will be leaving this event at Southerton for future reference. Also, there is a new playground being installed at Southerton.

The General Membership meeting is Saturday May 27th, @ 9:00am and there is a Dock meeting after. At the General meeting the dues raffle winner will be chosen. There is time to purchase your dues raffles. We sell them right up until and at the membership meeting. Stop in the office to see our other raffles. We have new color sweatshirts and T-shirts for sale.

All monthly fees are due on the 1st of the month. On the 10th the interest is applied. Your check needs to be received prior to the 10th of the month. We are currently working on changing systems again. Hopefully by June 1st it will be up and running. The new system will be Appfolio, when it is up and running you will be notified through text message and email. This system seems to offer us more without being very costly.

If you have any questions or concerns please give us a call, send an email to [managerattheescape@ptd.net](mailto:managerattheescape@ptd.net) or stop in the office.

Sincerely,

Ann Marie Miller  
Property Manager

# A NOTE FROM OUR TREASURER

Welcome 2023! The winter of 22/23 was either a blessing (marginal temperatures) or a disappointment (lack of recreational snow) depending on your perspective. Either way I am sure everyone is looking forward to warmer weather now that spring is here. From a financial perspective 2022 proved to be an upbeat year. All our major economic indicators were positive except for the Sewer Treatment Plant with expenses slightly higher than forecasted. By the year's end we recorded a budget surplus that allowed for the replacement of one of our older vehicles that far exceeded its life expectancy and could no longer pass inspection. Ann Marie was able to locate a newer model to ensure the Escape can meet our maintenance demands. In addition, there were additional funds that have been set aside for the drilling of a new well to replace the underperforming Walnut well. With the first quarter of 2023 behind us, we are currently above plan, and our bank accounts are adequately funded to meet our operational needs.

With regards to the aforementioned Walnut Well. The necessary documentation has been approved by the DEP and the engineering firm assisting has prepared a detailed Request for Proposal that will be distributed to several well drilling companies for quotes. There are a few predrilling activities that need to occur such as clearing the drill site and leveling an access road which will be performed by Escape resources. Once the new well is completed it will be subject to various testing and monitoring before it can be unified with the community's water distribution system.

More good news! After many years of discussions, more discussion, information sharing, and Ann Marie's determined resolve, the USDA's Rural Development has approved the Escape's funding request to replace the existing waste treatment plant. The engineering firm that prepared the preliminary documentation is in the process of formulating a comprehensive engineering report and required documents. This is projected to be completed by this fall and we expect to solicit Requests for Proposals by early 2024 with a commissioning date by 2025 if not sooner. Escape maintenance personnel have done an excellent job of keeping the existing systems operational and in compliance.

Jack Ellex, Treasurer

# DOCK NEWS

Boating season is here. It's been a long but mild winter, and I'm sure everyone is excited to get out and enjoy our great community. Docks will start going in the water soon and boats on May 15th. If done earlier, you will be notified by email blast and Facebook. Want to take this opportunity to pass along some updates and general information.

**Dock Replacement plan:** Dock set #4 is now complete and we are financially on track to complete the remaining docks in the future barring any material increases as we've seen in the last few years.

**Dock Upgrade:** In past seasons, you may have noticed docks break loose due to the high winds and boat traffic along our shoreline. So, we decided to purchase additional higher strength chains that will be added to each dock set at the shoreline. The idea is to have two chain lines per dock set (original and new) and hopefully reduce or eliminate docks breaking loose from the shoreline and causing damage.

We suggest that all dock slip, Jet ski ramp owners, residents that rent the slip know and familiarize yourself with the Escape Dock Rules & Regulations.

There will be a Dock Owners meeting directly following the General Membership meeting. General Meeting starts 9:00 am, May 27, 2023.

Hope to see you at the meeting or on the water and wishing everyone a fun and safe boating season.

Dennis Jolly  
Dock Committee Chair

# RECREATION UPDATE

As Spring is in the air and Summer not far behind, the Recreation Committee has been meeting to begin planning activities. Old favorites, like the annual July 4th Parade (which will be held on July 1st), and the Community Picnic (which will be held on July 8th). We will be continuing our Friday Night Social which meets the second Friday of the month at 7:00 pm at the marina. It is a great way to make new "Escape" friends. The Book Club will continue to meet on the third Friday of each month at 7:00 pm at the marina. We will be scheduling future activities, community yard sale, movie night, bonfires, bingo, etc. A big event this year will be a Tricky Tray on August 19th at 7:00 pm. This is a fun-filled, prize-winning night (more info to follow).

There is a community raffle of a beautiful 4-piece wicker seating set for your deck or patio. Tickets are available at the office for \$5.00. The raffle will be on May 12th. There will be ongoing raffles throughout the season. Stop in the office to see what great prizes you can win. Of course, the annual dues raffle is still going on. The tickets are \$20.00 each or buy 5 and get one free. The winner will be announced at the May 27th General Membership Meeting.

As "Lake Time" will be starting please continue to check at the office for fliers of upcoming events.

If you are interested in joining the Recreation Committee or would like to VOLUNTEER to help with activities 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)

Have a safe and happy summer!

The Recreation Committee



## MAY

### **2nd-Bible Study (will be ongoing every Tuesday)**

- 6:30-8 PM

### **6th-Clean-Up Day**

- 9AM- 3 PM at the Southerton Pool area
- \$20.00 per load

### **12th-Friday Night Social**

- 7 PM at the Marina

### **19th-Book Club**

- 7 PM at the Marina

### **27th-General Membership meeting & Dock Meeting**

(DUES RAFFLE WINNER CHOSEN)

## JUNE

### **9th-Friday Night Social**

- 7 PM at the Marina

### **16th-Book Club**

- 7 PM at the Marina

## JULY

### **1st-July 4th parade**

- parade starts at 10 am
- (Golf carts line up at the Marina at 9:30)

### **8th-Community Picnic**

- 12 PM at the Marina

### **14th-Friday Night Social**

- 7 PM at the Marina

### **21st-Book Club**

- 7 PM at the Marina

## AUGUST

### **11th-Friday Night Social**

- 7 PM at the Marina

### **18th-Book Club**

- 7 PM at the Marina

### **19th-Tricky Tray**

- 7 PM at the Marina

**More events to be announced.  
Yard Sale will be on September 16th**

# CHRISTMAS PARTY PARTY 2022

