

Echoes From Our Lake

July/August 2009
Volume 112

Walker Lakeshores Landowners Association, 100 Walker Lake Road, Shohola, PA 18458
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WLLA 2009 Election Results *by Kathy Kilmer*

Members of the Association elected a new President and Vice President as well as 5 Directors at the Annual Membership meeting on July 18. The newly elected Officers and Board members are as follows:

President	Art Politano
Vice President	Mary Iverson
Directors	Frank Dubowski Charlie Keiselmann Andy Milne Nancy Olsen Tom Tate

The Nominations Committee congratulates you and also thanks the other individuals who stood for election for their willingness to serve the community.

Politano Addresses the Community



I want to take this opportunity to thank the community for their attendance at the General Membership meeting held on Saturday, July 18, 2009. The above average turnout of community members for this election meeting truly showed that one and all really DO CARE about their needs and concerns within their living environment. A big part of this CARE was that the community had the opportunity to elect those whom they felt would best represent what they so rightfully deserve - and - most importantly - treat their "investment" in the community with the highest regard and respect.

Along these lines, I want to thank you for electing me as your next President. This is an honor for me, because you have placed your trust and confidence in supporting me during this endeavor. To be President of an Association, an Organization, and all other types of such entities, means to lead with confidence; to lead with respect; to lead with *(Continued on page 2)*

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the notion of having the concerns, opinions, and wishes of the community as ONE - if not THE - top priorities.

A beginning of better community relations as well as more community involvement is what is needed. The first step towards this will be the placing of a Suggestion Box, installed next to the entrance of the Club House office. Matters of concern can be dropped into this Suggestion Box - whether anonymously or not - and I assure you that any and all matters will be looked into.

I thank you once again for your confidence in electing me as your President.

My warmest wishes,

Art W. Politano
President-Elect

Walker Lake Message Board

One of our members has created a forum/message board for Walker Lake. Here is the link: <http://walkerlake.proboards.com/index.cgi> Sign up, find Announcements, Information on Social Events, 4 Sale items. Post a message and look for car pooling or a fishing partner or a garage sale or books to share.

News from the WLLA Office

Don't forget that you can get your newsletter by e-mail. If you have already signed up, we thank you! (Email us with your request at wlla@ptd.net)

Lost and found: A PA trailer license plate, keys, sunglasses, a ring. Kindly stop in the office to claim lost items.

Summer Calendar of Events

July 31st, Friday	S-W Yankee Game/Bus Trip – <i>Sold out!</i>
August 8 & 9, Sat & Sun	Walker Lake Community Home Garage Sales
August 15, 2009	10:00 AM – WLLA Board of Directors Meeting
August 21, Friday	Casino Bus Trip 'Sands' at Bethlehem, PA – <i>Sold out!</i>
Fall/Winter	Bus Trip to Radio City Christmas Show [see related information under Social Events.]

Social Events by Fran Orth

The bus trip to PNC Field to a Scranton Wilkes-Barre Yankees game on Friday night July 31st is sold out, as is the casino bus trip to the new Sands Casino in Bethlehem, PA. Thank you for your enthusiasm for these events! We welcome any and all suggestions for the future. Give me a call (Fran 296-5528) or the office (Norma or Mary Agnes 296-7788.) with your ideas.

Future Events: *Disco Dance party!* In October we are working on having a disco dance party. If you would like to help with this, let us know.

Bus trip to Radio City Christmas Show: We need to find out if there is an interest in this bus trip before we order tickets. Would you call the office or Fran and tell us if you would like to go? Thank you!

COLLECTION OF GENTLY USED SHOES – *Soles4Souls*

If you have shoes, sneakers and/or boots that aren't worn regularly, please donate them to Soles4Souls, whose mission is simple: "To impact as many lives as possible with the gift of shoes".

Soles4Souls started in response to the Southeast Asian tsunami of 2004, continued to help victims of Hurricanes Katrina and Rita and, to date, has distributed shoes to people in need in over 70 countries on 5 continents (including the U.S.). By contributing your gently worn footwear, you will be helping the over 300 million children around the world without shoes.

Please bring your donations, with a rubber band around each pair, to the Walker Lake office during office hours, where you will find collection boxes. I will be responsible for boxing and sending the donations to the Sole4Souls headquarters in Nashville, Tennessee. Please consider making a \$1.00 voluntary contribution along with your donations to offset the shipping costs.

Thank you, in advance, for your donations. If you want to help me with this effort, I welcome your participation. I can be reached here at 570-296-2594 or in NY at 718-762-0763.

To quote Soles4Souls: "It is so easy for anyone to help give hope, simply by giving a pair of shoes."

Thanks for caring about those in need--
Barbara Silver

Walker Lake Ladies Club

The Walker Lake Ladies Club (WLLC) hosted the Penny Social this year at the Read Clubhouse. As most of you know, Grace Hachtman ran this very popular event and she trained us all very well with her example of hard work and organization. Grace continued helping as a member of the Ladies Club this year, and we made a total of \$495.00! Two hundred dollars has been pledged to the Youth Committee for a future project. Thank you all for your generous donations. A great time was had by all!

The Walker Lake Ladies Club (WLLC) welcomes new members. Yearly dues are minimal. They meet the 1st and 3rd Wednesday of each month at 10 AM. If you have any questions, please call the office (296-7788).

Think you may be interested, but want to check us out first? Have some questions? Come for a visit some Wednesday, bring your lunch if you'd like, stay for a little while or the entire time! Visit a few times if you need to. You may decide to join us and that would be terrific!

SUMMER ROAD REPORT

The Road committee has been busy pursuing several different projects:

1. Precision Landscaping has completed a comprehensive pothole repair on the dirt and gravel roads. Several other road repair projects are targeted for repair before the winter snow season.
2. The culvert pipe for the Onandaga culvert repair project has been ordered by the contractor and, if the weather permits, the replacement of the culvert will take place in August. Onandaga Road will be closed for the duration of the project, so please plan accordingly.
3. Planning is underway for the construction of a storage building to house winter road materials near the clubhouse. The storage building will enable WLLA to buy winter road material at a bulk discount and will expedite our winter road maintenance.
4. The committee has met with and interviewed four consulting firms with expertise in dirt and gravel road maintenance and in storm water management as part of a long-range plan to coordinate maintenance of our roads with the health of our lake. Walker Lake has experienced significant sediment buildup over the years from improper drainage that has allowed excess run-off to get into the lake. We are waiting for the written proposals from the consultants and after reviewing and evaluating them, we will present our recommendations to the Board.
5. In conjunction with our long-range plan, the committee submitted a grant proposal on behalf of Walker Lake for federal stimulus money from PennVEST for storm water management projects. The PennVest funding decision has taken place and we did not receive any funding. The Road Committee will therefore prioritize projects according to WLLA budget allowances.
6. If you have any questions or are having a problem with your road, please contact us by calling or emailing the WLLA office and your request will be forwarded to the Road Committee.

BEARS + TRASH = A MESS

If household trash containing food scraps is put out on Sunday night, by Monday morning it will most likely be found scattered everywhere. The culprits are our neighborhood bears who quickly learn and remember where to get breakfast. Bears are adept at opening and perhaps destroying all types of cans and garbage bins; no structure seems impervious to invasion.

Some suggestions:

- (1) Put trash out Monday morning as close to pick-up time as possible.
- (2) Weekenders:
 - (a) Take trash with you when you leave.
 - (b) Ask a neighbor to put your trash out on Monday morning.
- (3) Sprinkling bleach or ammonia in cans helps to mask food odors but it doesn't guarantee that the bears will stay away. (More tips on bears follow in the [More Bears..article.](#))

MORE BEARS...

You may have seen Walker Lake's mama bear and her three cubs in the neighborhood lately. The PA Game Commission asks that you report any nuisance sightings to them directly: (570) 675-1143, taking note of time and place. There is also information on their website: <http://www.pgc.state.pa.us> with specific sites under 'Wildlife' for Nuisance Management, Living With Black Bears and NeighBEARhood Watch, among other interesting information. "... don't feed the bears! If you remove the food, you will remove the bear."

Other tips for reducing bear visits:

- Don't leave pet food outside at night.
- Clean the grease from your barbecue grill after every use (but don't dump the grease out back!)
- Bring your bird feeders (including hummingbird feeders) inside at night.

Bears will usually leave you before you have to leave them, but sometimes they get surprised. Stay calm and leave calmly, talking so the bear knows you are there. If it is a VERY close encounter, back away slowing while facing the bear, avoiding eye contact. Never climb tree to escape, because the mama bear may have chased one of her cubs there. Don't run, you can't outrun a bear.

Are you a bookworm?

If so, stop in and visit the Walker Lake Lending Library. You don't need a card and you can keep the book until you have finished reading it, no matter how long it takes.

Another place for books is BookMooch.com. Here you can post the books you own and would like to exchange. When another member requests a book and you mail it, you earn a credit of a book. You could also try PaperbackSwap.com – they help members Swap, Trade & Exchange Books with each other for free. Mail a book. Get a book. Any book you request is yours to keep, share or trade.

Important Notices:

ONANDAGA ROAD CLOSING FOR REPAIRS

As reported in the 'ROAD REPORT' on page 3, **Onandaga Road will be closed** for repair for the duration of the culvert pipe repair. If the weather permits, the replacement of the culvert will take place near the end August. Watch for signs that will be posted when the work is about to begin.

- ✓ Do you rent your home in Walker Lake? If so, it is important that you contact the WLLA Office so that we have emergency information on file. Please call (570) 296-7788 or write (100 Walker Lake Rd., Shohola, PA 18458) or email (WLLA@ptd.net) for information.

As always, your contributions and suggestions are welcome. The deadline for submissions to the next newsletter is September 30, 2009. Please send submissions via email to the WLLA office at wlla@ptd.net, or in writing to WLLA, 100 Walker Lake Road, Shohola, PA 18458.

Proposed 2010 Budget
Revenue & Expenses

	Actual 2008	Projected 2009 Jan-Dec	Proposed 2010 Budget Total	<----\$ amount----> for each part			<--Percentages--> of total		
				Member	Lake	Road	Member	Lake	Road
6000 - Membership exp.									
6111 - Clubhouse exp	1,714	1,200	1,200	1,200	0	0	100%	0%	0%
6114 - Directory Expense		0							
6112 - Social event exp	3,194	1,000	2,000	2,000	0	0	100%	0%	0%
6131 - Crime watch	0	0	0	0	0	0	25%	65%	10%
6132 - Security (includes PN Alarm and Home Land)	2,951	3,000	3,000				25%	65%	10%
6212 - Badges and Tags	2,127	1,000	1,000	0	1,000	0	0%	100%	0%
6311 - Nominating Committee	479	400	400	100	260	40	25%	65%	10%
6312 - Rules and Regs	1,400	3,000	200	100	100	0	50%	50%	0%
6313 - Newsletter	3,273	2,000	2,000	500	1,500	0	25%	75%	0%
6314 - Website	135	100	100	100	0	0	100%	0%	0%
6315 - Long Range Planning			500	250	75	175	50%	15%	35%
6560 - Payroll Expenses	96	96	100	25	50	25	25%	50%	25%
6500 - Association Expense Other	415	462	500	175	150	175	35%	30%	35%
Total 6000 - Member exp.	15,784	12,258	11,000	4,450	3,135	415			
7105 - Software	25	0	200	200			100%		
7106 - Donations	1,758	1,250	1,500	375	1,125		25%	75%	0%
7112 - Mileage	62	0	100	25	65	20	25%	65%	10%
7110 - Personnel	23,807	28,000	32,000	8,000	20,800	3,200	25%	65%	10%
7123 - Off. supplies, print, mail, phone	3,844	2,800	3,850	1,155	1,348	1,348	30%	35%	35%
7124 - Office equipment exp	4,663	200	2,500	625	1,625	250	25%	65%	10%
7130 - Utilities	6,896	7,000	7,500	3,750	1,875	1,875	50%	25%	25%
7141 - Legal expense	3,330	3,000	2,000	500	1,300	200	25%	65%	10%
7142 - Accounting	3,005	2,000	3,000	750	1,950	300	25%	65%	10%
7143 - Contracts	345	0	0	0	0	0	25%	65%	10%
7151 - School, Property, Federal Inc. & Corp. Taxes	2,846	2,900	3,000	750	1,950	300	25%	65%	10%
7161 - Director's insurance	1,350	1,360	1,375	344	894	138	25%	65%	10%
7162 - Liability insurance	13,067	13,067	13,500	3,375	8,775	1,350	25%	65%	10%
7163 - Volunteer Accident Insurance	310	310	310	78	202	31	25%	65%	10%
7164 - Property Insurance	310	310	350	88	228	35	25%	65%	10%
7165 - Umbrella Insurance	3,165	3,175	3,200	800	2,080	320	25%	65%	10%
7171 - Misc. (admin. related)	489	25	25	6	16	3	25%	65%	10%
7173 - Misc exp - other	373	175	175	44	114	18	25%	65%	10%
Total 7100 - Admin. Exp.	69,645	65,572	74,585	20,864	44,345	9,386			
7200 - Lake Expenses									
7250 - Lake Committee	225	225	1,000	0	1,000	0	0%	100%	0%
7251 - Dam Inspection	500	500	600	0	600	0	0%	100%	0%
7251.1 Dam Maintenance	2,250	1,800	2,000	0	2,000	0	0%	100%	0%
7252 - Water Testing Admin	2,395	2,395	2,500	0	2,500	0	0%	100%	0%
7253 - Lake Consultant Services	4,850	5,100	3,500	0	3,500	0	0%	100%	0%
7253.1 Weed Spraying	1,056	1,200	2,000	0	2,000	0	0%	100%	0%
7254 - Lake Stocking	2,478	2,500	3,000	0	3,000	0	0%	100%	0%
7256 - Lake Expenses - Other	3,752	3,700	4,000	0	4,000	0	0%	100%	0%
7260 - Beach & Grounds	5,482	5,080	4,000	0	4,000	0	0%	100%	0%
Total 7200 Lake Expenses	22,988	22,500	22,600	0	22,600	0			
7300 Road Expenses									
7311 - Snow Plowing	10,437	8,500	30,000	0	0	30,000	0%	0%	100%
7314-7320 - Road rep. and Maint. (incl. \$42,000 for Onondaga)*	16,999	70,000	72,000	0	0	72,000	0%	0%	100%
Total 7300 - Current Road Expenses	27,436	78,500	102,000	0	0	102,000			
8000 Capital Expense									
8100 - Roads	4,204	0	0	0	0		0%	0%	100%
Total 8000 Capital Expense	4,204								
Total Expenses	140,057	178,830	210,185	25,314	70,080	111,801			
Capital Account Balances									
		Balance May 2009							
- Capital improvement reserves		\$ 27,000							
- General Contingency Reserves		\$ 3,019							
- Road reserves		\$ 732							
- Lake reserves CD		\$ 100,000							
Total - Reserve Accounts		\$ 130,751							
			Surplus/Shortfall						
Total 4000 Member Income	29,750	Expenses =	25,314	4,436	Assoc. Members =	350	2009 \$75	2010 \$85	
Total 4200 Lake Income	107,200	Expenses =	70,080	37,120	Owners Lake Assess. =	536	\$195	\$200	
Total 4300 Road Income	122,500	Expenses =	111,801	10,699	Owners Road Assess. =	350	\$320	\$350	<-1 acr
Total Income	259,450	Total Exp.	207,195	52,255					

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Walker Lakeshores Landowners Association, Inc.
100 Walker Lake Road
Shohola, PA 18458

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Walker Lakeshores Landowners Association Officers

Vice President: Frank Dubowski, Jr.

Treasurer: Art Politano

Secretary: Paul DuBrow

Board of Directors

William Carpenter

Barbara DiMiao

Roseanne Gargiulo

Mary Iverson

Charlie Kieselmann

Kathy Kilmer

Keith LaPan

Judy Mays

Andrew Milne

Rose Murphy

Fran Orth

Art Politano

Bill Reese

Jeffrey Seeds

Non-Board Chairpersons

Peter Wulforth - Lake

Nancy Olsen – Beach and Grounds

Key Contacts

Norma Prigge-Office

Mary Agnes Dorney-Office

Jeffrey Seeds-Webmaster